

VILLAGE OF LAFAYETTE COMPREHENSIVE PLAN

October 2012



FORWARD & ACKNOWLEDGEMENTS

Families need a safe and secure place to live and work, play and pray. Healthy, vibrant communities provide a place where the local economy provides jobs, ways to travel about freely and safely, quality schools, and recreational opportunities. It is the responsibility of local government to provide those public services and facilities as well as to develop policies and adopt regulations to guide development that meets the needs of its residents. The Village of Lafayette 2040 Comprehensive Plan was developed to provide the foresight and guidance necessary to provide the community with a wide variety of options and opportunities, while preserving the community's rural character and its existing quality of life. The Plan strives to balance shared community values with the need for, and implications stemming from population change and rural development pressures.

A comprehensive plan is a broad statement of community goals and policies that direct orderly and coordinated physical development into the future. It anticipates changes and provides specific guidance for the future as well as reflects the results of citizen involvement, technical analysis, and the judgment of local leaders. The Village of Lafayette 2040 Comprehensive Plan recognizes the consequences of unplanned growth and carefully considered the environmental implications of such growth on water quality, wildlife habitat, and available farmland;

therefore, the Plan calls for increased coordination with respect to development, transportation utility infrastructure, and open space. The Plan recognizes the need to effectively partner with other local, county, and State stakeholders to address and revise various regulatory controls, including: zoning, site design, exterior maintenance, and permitting processes. The Plan is considered pro-growth; it is offered as a vision for the future based on existing opportunities and current challenges within the community.

The Planning Commission wishes to acknowledge and thank Ohio Northern University Engineering and Environmental Studies students who devoted hundreds of hours discussing, reviewing, and arguing differing points of view. Also to be thanked are the executive officers of the Lima Area Chamber of Commerce and the Allen Economic Development Group who reviewed, edited and submitted quantitative data and qualitative insights to identify and support economic existing and future opportunities. In addition, staff members of the Allen County Engineer and the Allen County Auditor provided professional insights, hard data, and project cost estimates. The Commission wishes to thank the Village Council and Board of Public Affairs for their assistance and insights; and acknowledge Lee Yoakam and the work of the Jackson Township Historical Society for their insights and access to their publications.

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INTRODUCTION

1



The Lafayette Village Comprehensive Plan: 2012-2040 is intended to serve as the primary document to guide land use and development/redevelopment over the next 25+ years.

The comprehensive plan was developed as a collaborative effort between representatives of Village Council, Jackson Township, Historical Society, Ohio Northern University's College of Engineering and the Regional Planning Commission. Ohio Northern students and the Planning Commission compiled the data/analyses. Representatives of Council and the Historical Society validated the survey findings and direction. The Plan attempts to identify and address the challenges and opportunities faced by the Village in the context of the larger community.

1.1 LOCATION & OVERVIEW

The Village of Lafayette is located in northwest Ohio in Allen County. The Village straddles sections 21 and 27 of Jackson Township. According to the United States Census Bureau, in 2010 Lafayette has a total land area of 0.2 square miles and is part of the Lima Metropolitan Statistical Area

1.2 HISTORY

According to local historian Lee Yoakam the history of Lafayette is strongly tied to that of Jackson Township. Before the Civil War, not

much was recorded of the history of Lafayette. The Village was surveyed by John Jackson and platted by Barnett Weyer in 1835. The first post office was started in 1848. That same year, the Ohio and Indiana Railroad began to buy land for the rail line that would later serve the Village. By 1854, the Village began to expand on both sides of the rail line. Lafayette was incorporated in 1868, and prior to this, no records were kept of town meetings and other Village activities. M.C. Mumaugh was the Village's first mayor, elected in 1896, and Lafayette Rosecrans was a member of Lafayette's first Village council.

Though the official town name was Lafayette, correspondence to residents in the Village would be addressed to Herring, Ohio. This was done to avoid confusion due to several towns in Ohio also named Lafayette. In 1910, the address of Herring or Herring Station was changed to Lafayette Rural Station. The Town Hall was established in 1899, distinguishing Lafayette as a progressive and growing community.

In 1903, a fire nearly destroyed the downtown area. What may have been a disaster that caused a complete setback in the Village became a major opportunity. Lafayette was rebuilt much larger and grander by the end of the year. Lafayette

continued to grow throughout the early twentieth century. A high school was built in 1906 with an enrollment of 508 students.

From 1899 to 1933, the Town Hall was a focal point in the Village. The town clock was said to be a proud part of the community's history. Many local events were held in the Town Hall, but the advancement of industry and larger towns began to create challenges for small towns like Lafayette. Cheaper gas and improved roads made it much easier to travel farther for shopping and entertainment, and minimizing the market share in small towns.

In 1968, Lafayette celebrated its centennial, marking one hundred years as an incorporated Village.

1.3 COMMUNITY VISION

The Village of Lafayette promotes a well balanced, pro-growth philosophy that balances the traditions of the past with the opportunities that new technologies and services bring to its residents. The Village will retain its small town charm promoting itself as the safest place to live based on strong family values and community spirit.

Enhancements to the infrastructure involve implementation of services and initiatives to encourage development and redevelopment of the Village.

Preservation of the Village involves the maintenance of historic sites and buildings. This preservation places an emphasis on continuing the town's social and cultural traditions.

1.4 GOALS & OBJECTIVES

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

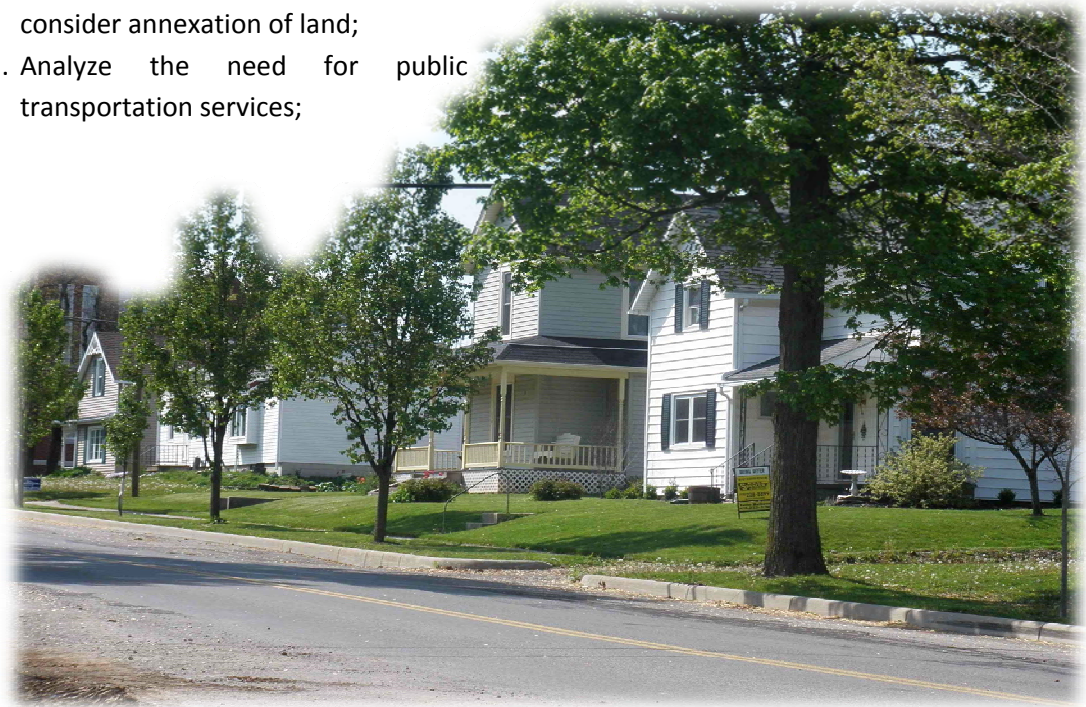
1. Protect the unique natural and cultural identity of the Village;
2. Balance new residential development opportunities and open space preservation;
3. Protect and utilize natural resources within the Village and surrounding unincorporated area including wild-life, open space, and groundwater resources;
4. Establish population characteristics by age group to understand the demand and consumption of public services;
5. Prioritize redevelopment strategies;
6. Promote commercial revitalization;
7. Establish standards for new residential and commercial development;
8. Monitor and maintain current infrastructure and encourage implementation of sustainable infrastructure;

9. Consider utility system needs for the Village inclusive of water, sewer, and drainage.
10. Ensure adequate housing for the various segments of the community;
11. Preserve and maintain housing units and explore options for property maintenance enforcement;
12. Develop initiatives for street, sidewalk, and curb renovations;
13. Enhance bicycle and pedestrian safety and ensure adequate pathways throughout the Village;
14. Assess potential impacts of future development and infrastructure and consider annexation of land;
15. Analyze the need for public transportation services;

1.5 ORGANIZATION OF COMPREHENSIVE PLAN

The comprehensive plan for Lafayette is organized into the following sections:

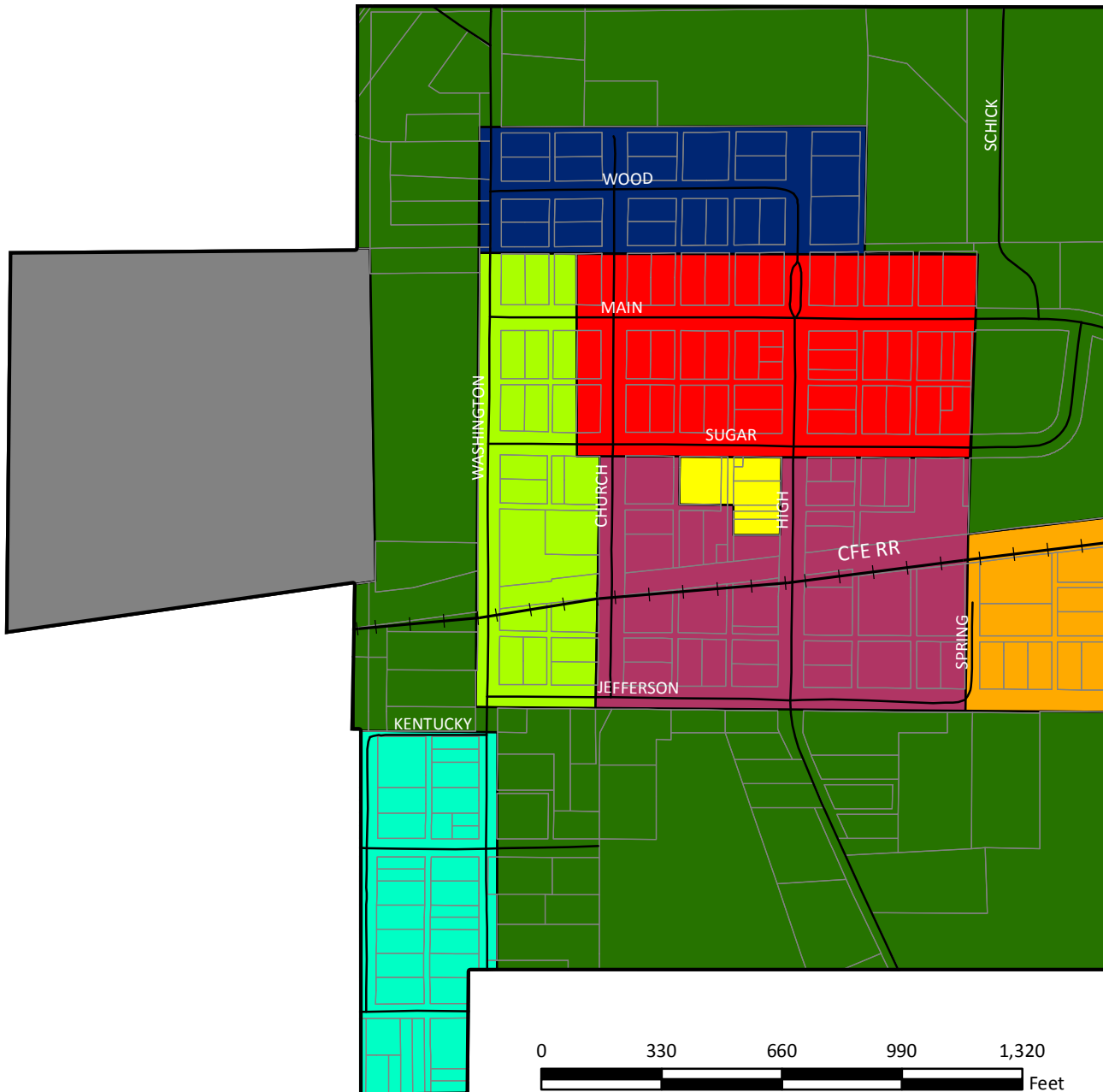
- Site and Situation
- Population Characteristics
- Infrastructure
- Environmental Factors
- Economic Overview
- Projections and Action Plan
- Summary and Recommendations



MAP 1-1 VILLAGE OF LAFAYETTE SUBDIVISION PLATS BY YEAR

Subdivisions

- The Original Plat; 1836
- The First South Addition; 1841
- The Second South Addition; 1852
- The Barnet Weyers West Addition; 1858
- William Craigs Addition; 1869
- Wood's Addition; 1901
- Plainview Addition; 1913
- Annexation; 1905
- Annexation; 2008



March 2012



SITE & SITUATION 2



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

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

2.1 LOCATION ATTRIBUTES & COMPOSITION

Lafayette Village is approximately 0.2 square miles and is located in the east edge of Allen County within Jackson Township. The Village of Lafayette is politically controlled by a Village Mayor and Council form of government. The Village was founded circa 1835 and incorporated in 1868. Map 2-1 shows the location of the Village of Lafayette with respect to other political subdivisions. Map 2-2 provides an aerial view of the Village.

2.2 CLIMATE & NATURAL FEATURES

The Village itself is located on a sloping and undulating landscape with residentially developed property. Lafayette Village sits upon very rich soils due to its location within the historic Great Black Swamp. This swamp was a significant feature of Allen County and encompassed almost 7000 square miles of prime timber and flooded prairies.

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

2.2.1 Climate

The Village experiences relatively cold temperatures in winter and hot temperatures in the summer. In winter, the average temperature is 27.9 degrees Fahrenheit and the average daily minimum temperature is 19.0 degrees. The lowest temperature on record is -23 degrees Fahrenheit in January of 1963. In summer, the average temperature is 72.0 degrees and

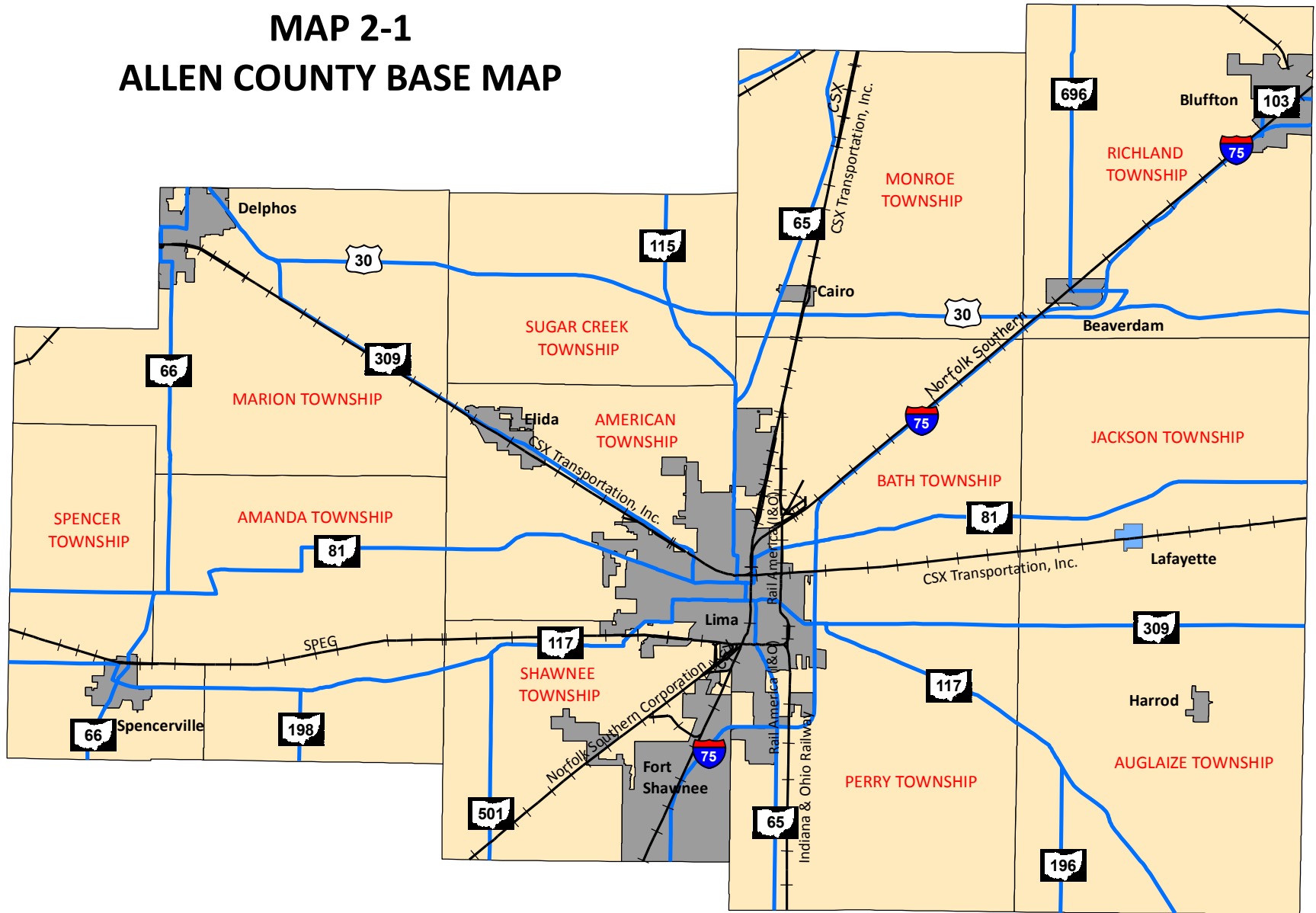
the average daily maximum temperature is 82.0 degrees. The highest recorded temperature is 103 degrees and occurred on July 1988.

The average annual precipitation is 35.79 inches. Of this, 20.32 inches usually fall in May through October. The growing season for most crops occurs within this period. The heaviest 1-day rainfall on record during this period was 4.38 inches on June 14, 1981. On average, thunderstorms occur 39 days each year, most between the months of April and September.

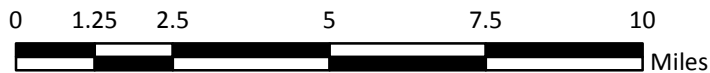
The average relative humidity in mid afternoon is about 60 percent. It is generally higher at night, and reaches about 82 percent at dawn. The sun shines about 74 percent of the possible time during summer and about 45 percent during winter. The prevailing wind is from the west/southwest. Average wind speed is highest from January through April, reaching 12 miles per hour.

During the winter months, the average snowfall is 19.2 inches. The greatest one-time snow depth on record was 19 inches. About 40 days of the year have at least 1 inch of snow on the ground, but this number varies from year to year. The heaviest 1-day snowfall on record was more than 18.0 inches on January 13, 1964.

MAP 2-1 ALLEN COUNTY BASE MAP



June 2012



MAP 2-2 VILLAGE OF LAFAYETTE AERIAL VIEW



March 2012



2.2.2 Physiography, Relief & Drainage

The Village of Lafayette is located in the Till Plains physiogeographic region of Ohio. As shown in Map 2-3, Lafayette is characterized by a rolling topography sloping from the south and west to the creek in the northeast corner of the Village. There is a fall of some 40 feet over the eastern length of the Village with a low level of 905 feet above sea level and a high point of 946 feet above sea level. The Village slopes northward toward Little Hog Creek.

The community has been covered by multiple ice sheets in its history. Over time the process of glacial advancement and retreat resulted in the terrain we see today and the productive soils but with relatively poor drainage. The Village is drained into a branch of Hog Creek called the Little Hog Creek.

2.2.3 Floodplains & Wetland

Given the rolling topography of the Village and the relatively low-lying creek area, coupled with the local climate and moderate precipitation, localized flooding and ephemeral pools result. And with the community's relative position to Little Hog Creek the community occasionally experiences severe flooding.

Floodplains are those high hazard areas identified by the federal Emergency Management Agency (FEMA) as areas with a 1.0 percent chance per annum of flooding. FEMA has identified only two small areas in the northwest portion of the Village as high hazard areas.

All of the incorporated areas of Lafayette are located within the Little Hog Creek watershed. This watershed drains into the Hog Creek watershed (below Grass Creek to above Little Hog Creek) and the Ottawa River watershed (below Little Hog Creek to above Lost Creek). This watershed drains nearly 10,058 acres of land in Allen County and is accountable for the FEMA floodplain areas located near and within the corporation limits.

Of the waterways that have been surveyed for attainment status, all are currently in full attainment. However, there are other waterways within the watershed that have not been studied and their status is therefore unknown. Currently there are no threatened or endangered species that have been found within the watershed boundaries but there have been species found in all the adjacent watersheds in Allen County. Map 2-4 shows the watershed area and its water quality attainment status for the studied waterways.

2.3 MINERAL RESOURCES

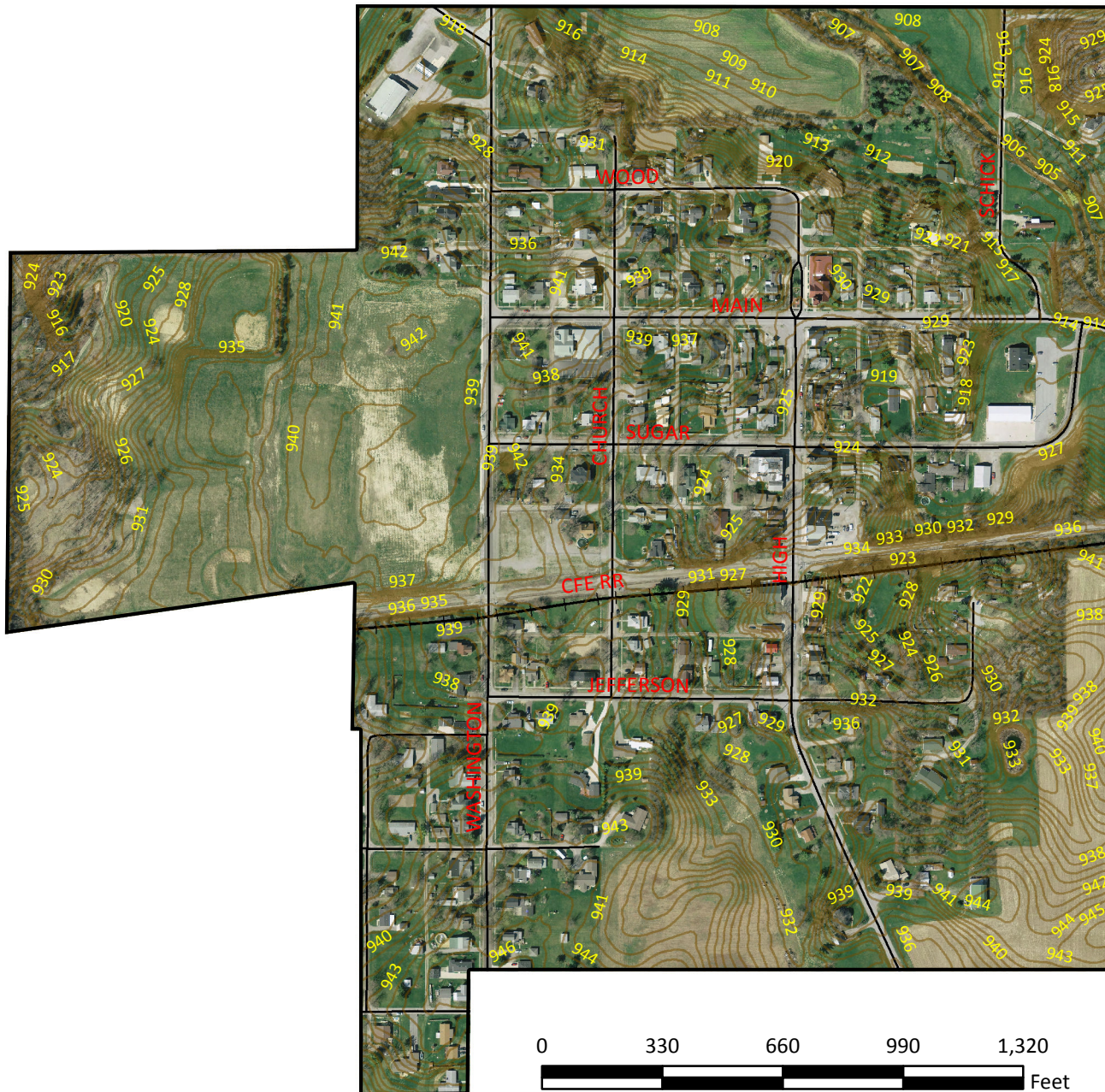
The mineral resources of Lafayette and the surrounding area are limited to bedrock, sand, and gravel. Most of these resources are of little commercial importance. Any high-quality materials are relatively thin deposits not suitable for wide commercial use. Dolomite is the major component of bedrock in the area, although limestone is also present. Both have been mined near Lafayette Village.

2.4 SOILS

Soils are a significant factor in the ability or inability of soil to support a foundation, handle on site sewage disposal, or nurture vegetation. Development should be encouraged in areas where the soil is suitable. Areas with poor drainage or high agricultural productivity should not be developed. These soils can be seen on Map 2-5. The majority of soils in Lafayette are not considered hydric.

Based on a soils analysis completed by the United States Department of Agriculture (USDA) Natural Resource Conservation Services (NRCS), four localized soil types were classified as hydric. Hydric soils are those that formed under conditions of saturation, flooding or ponding and are a good indicator of wetlands and flood plains.

MAP 2-3 VILLAGE OF LAFAYETTE TOPOGRAPHY









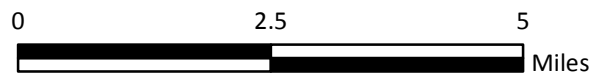
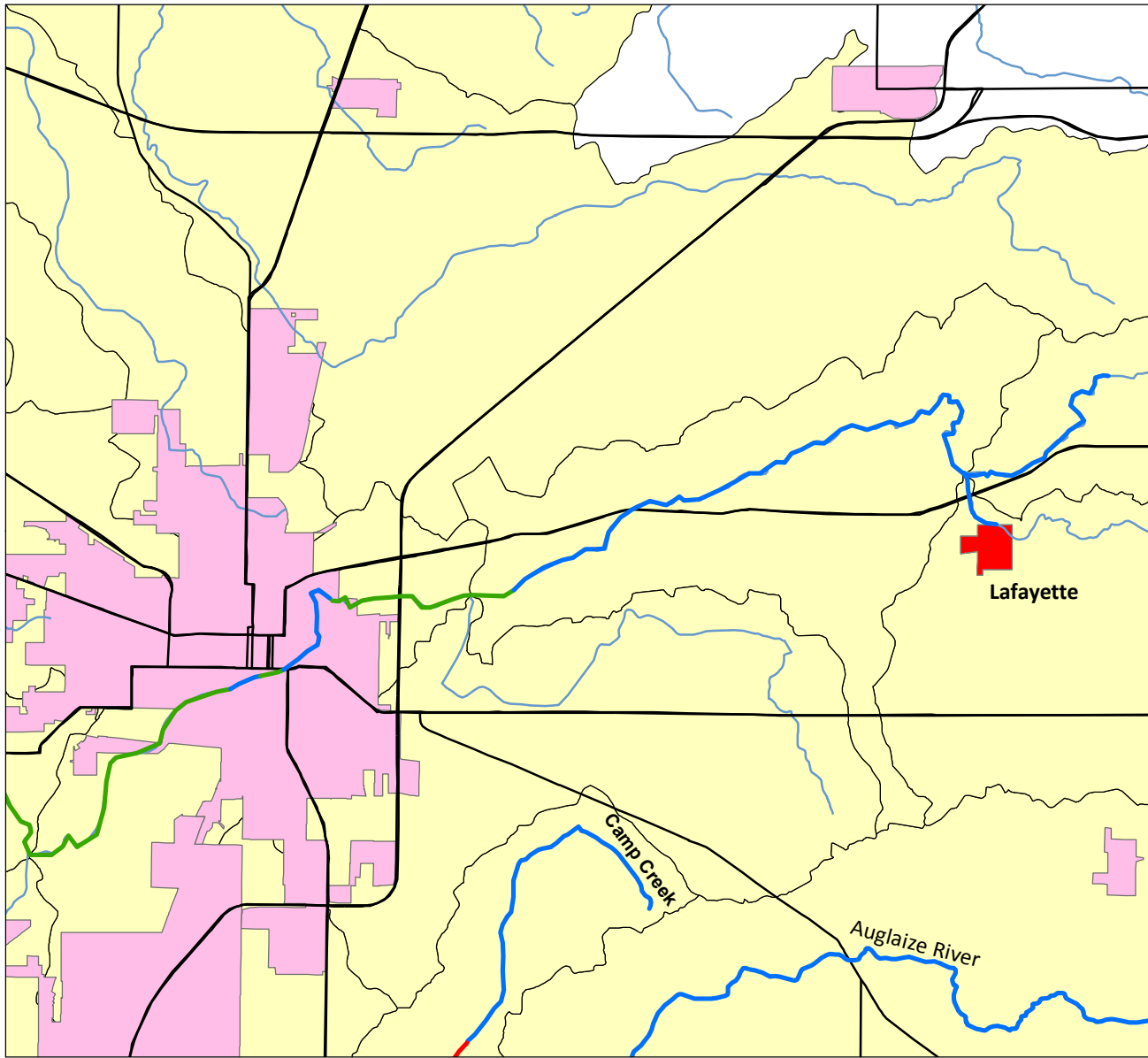
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MAP 2-4 VILLAGE OF LAFAYETTE WATERSHEDS BY WATER QUALITY ATTAINMENT STATUS

Aquatic-Life Use Attainment Status

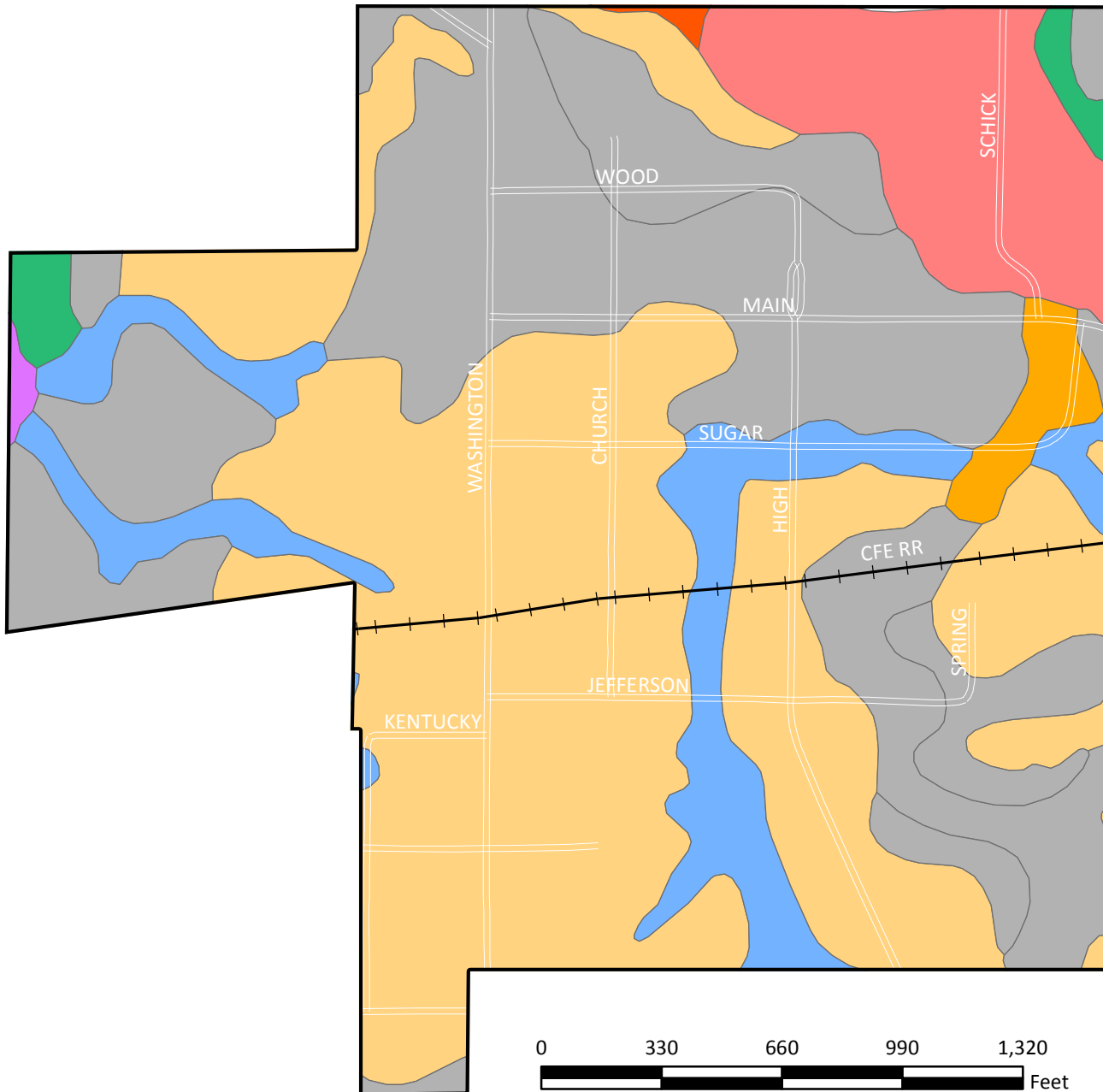
-  Full Attainment
-  Non Attainment
-  Partial Attainment
-  Recreational
-  Subwatershed Boundary
-  Stream Segment
Attainment Status Unknown



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MAP 2-5 VILLAGE OF LAFAYETTE SOIL TYPES



Soil Type

-  Blount Series
-  Flatrock Series
-  Glyncwood Series
-  Morley Series
-  Millsdale Series
-  Pewamo Series
-  Shoals Series
-  Sloan Series



July 2012



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

Hydric soils have a number of limitations. Some of these limitations can be reduced with decisions based upon local land use planning, conservation planning, and assessment of wildlife habitats. The hydric soils in Lafayette Village are presented in Map 2-6.

2.5 LAND USE PATTERNS

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

By analyzing the manner of which land is used over time, patterns can be seen. Though the use is often scattered, general classifications of economic use include agricultural, commercial, industrial,

residential, recreational, utility transportation, and public/quasi-public uses.

**TABLE 2-1
VILLAGE OF LAFAYETTE LAND USE BY TYPE, ACRES & PARCELS**

<i>Land Use Type</i>	<i>Total Acres</i>	<i>Percent of Total Area</i>	<i>Total Parcels</i>	<i>Percent Total Parcels</i>	<i>Mean Parcel Size</i>
Lafayette	122.4	100.0	238	100.0	0.52
Agricultural Uses	10.5	8.6	2	0.01	5.30
Commercial Uses	5.9	4.8	24	0.10	0.25
Residential Uses	92.1	75.2	196	0.82	0.47
Public Uses	9.7	7.9	10	0.04	0.97
Quasi-Public Uses	1.0	0.8	5	0.02	0.19
Railroad	3.3	2.7	1	0.00	3.25

Note: Land use, acreage and parcel data is reflective of 2011 Allen County Auditor data. Such data incorporates acreage consumed by land supporting transportation activities; some overlap also exists between agricultural and residential due to residential and farming uses occurring on the same parcels.

Most of the Village of Lafayette is classified as residential property, with minor commercial property located at the center of the Village. Some public and quasi-public areas are also located within the Village

limits as shown in the generalized land use Map 2-7. Of note is the extent of the undeveloped agricultural land within the Village.

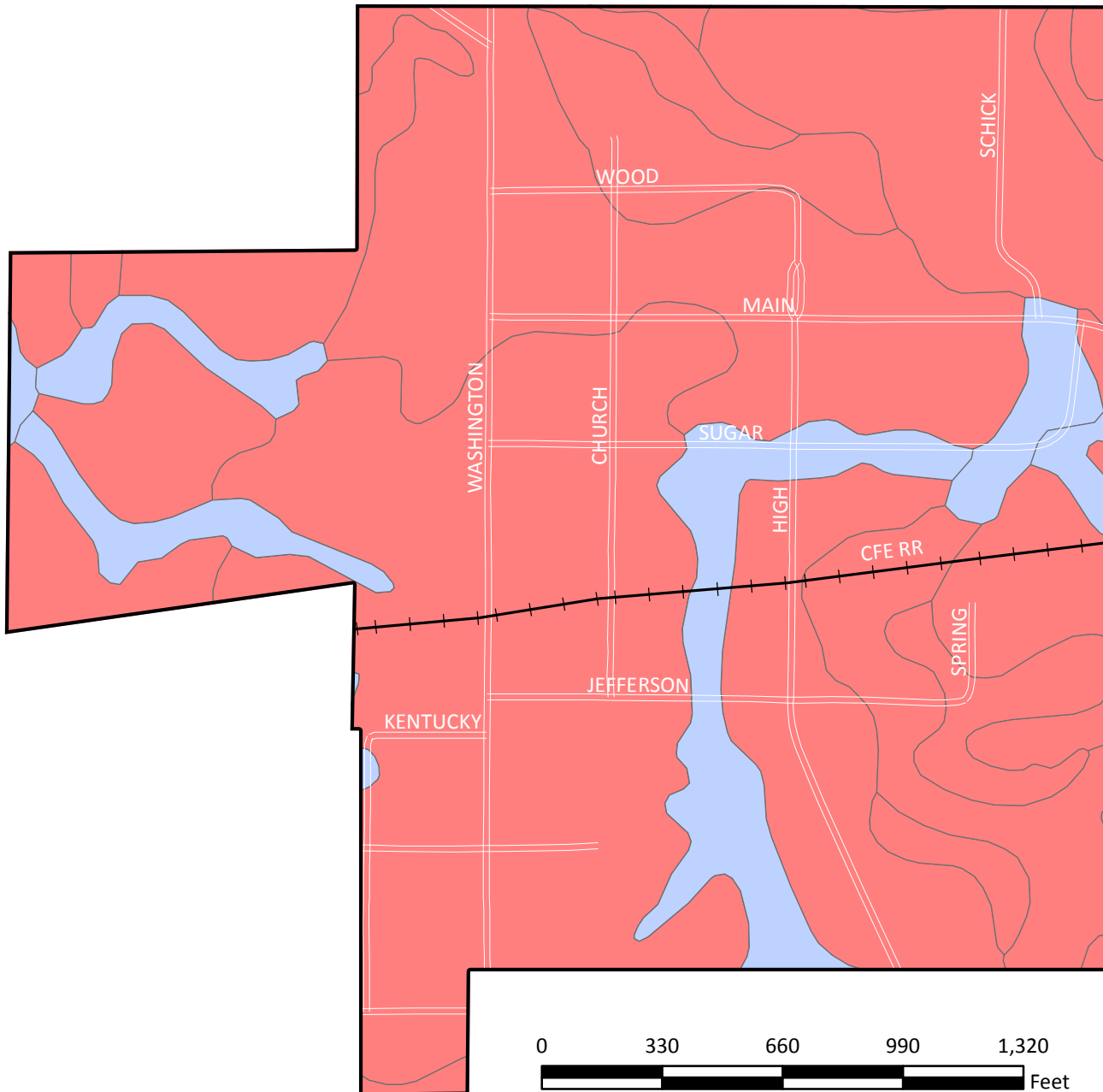
2.6 SUMMARY



The Village of Lafayette has been able to support a large residential component. Its ability to support increased future residential development is dependent on the municipal sewer infrastructure and possibility of municipal water. Its small town residential character contributes to a rich quality of life, and needs to be protected.

Little Hog Creek is the only natural corridor for the transmission of water through the Village. Map 2-8 depicts the parcels effected by the creeks flood hazard area which impacts a 7.7 acre portion of the Northeast portion of the Village.



MAP 2-6 VILLAGE OF LAFAYETTE HYDRIC SOILS



-  Hydric Soils
-  Non-Hydric Soils



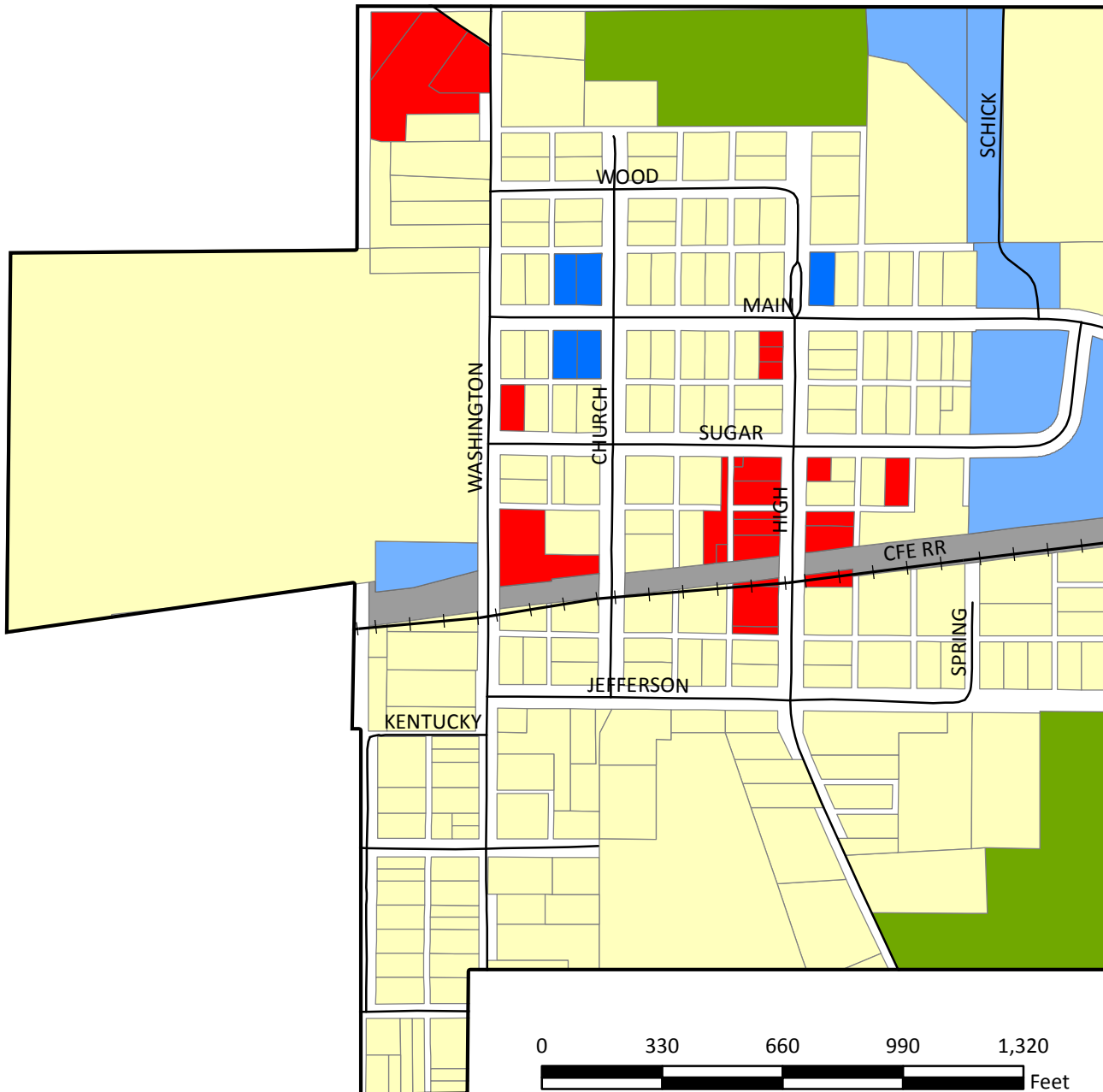
July 2012



MAP 2-7 VILLAGE OF LAFAYETTE GENERALIZED LAND USE

Land Use

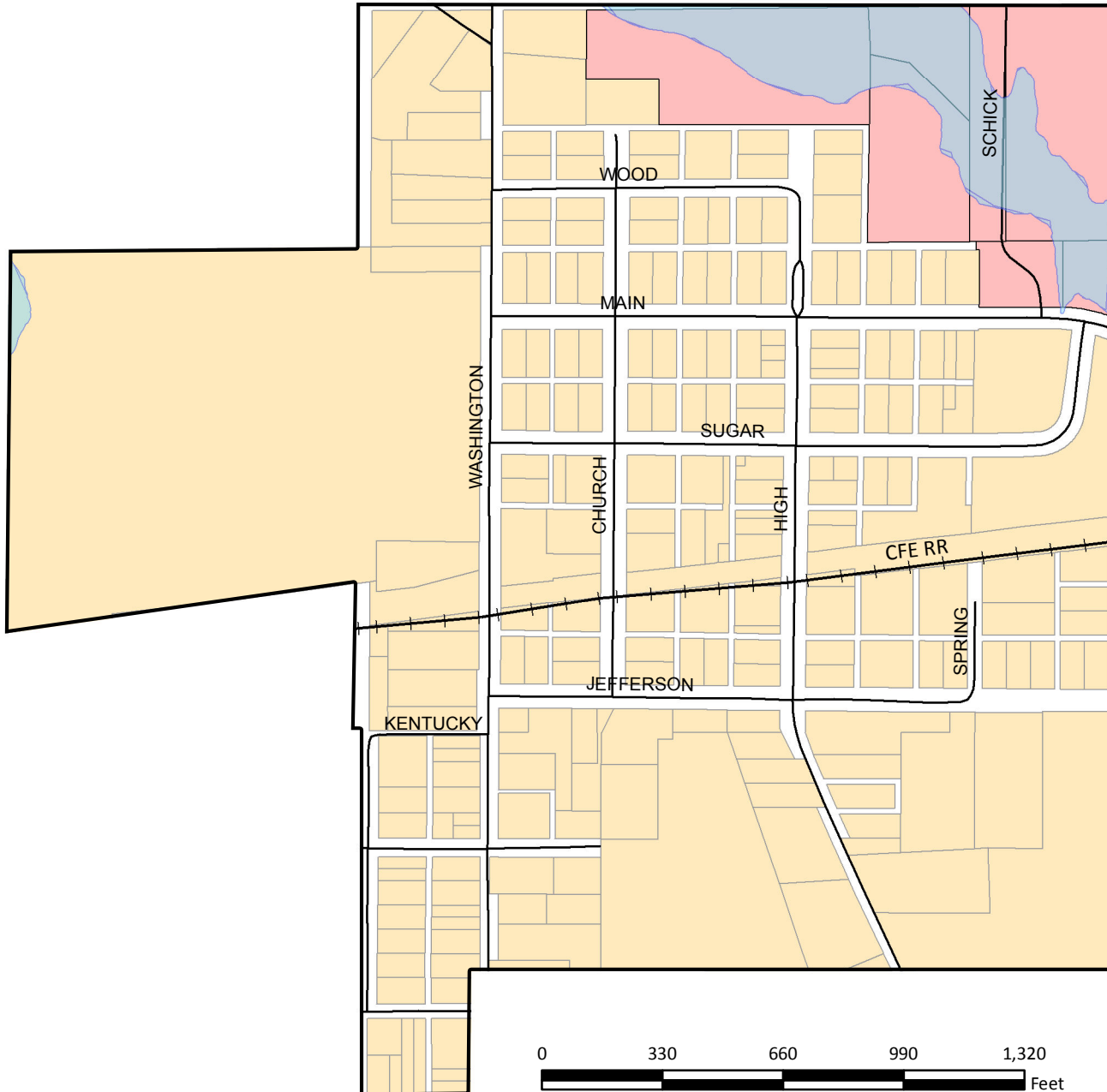
-  Residential
-  Commercial
-  Agriculture
-  Quasi Public
-  Public
-  Utility





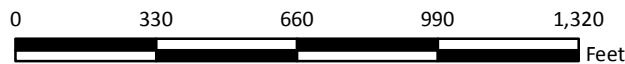
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MAP 2-8 VILLAGE OF LAFAYETTE PROPOSED FLOODPLAIN EFFECTED PARCELS



-  Effected Parcels
-  Proposed Floodplain



August 2012



POPULATION CHARACTERISTICS

3



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

3.1 POPULATION

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

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

Population change, whether growth or decline, is neither static nor uniform. In fact, many political subdivisions within Allen County have experienced an extended period of continued growth, while others have experienced overall growth in cyclical spurts. Table 3-1

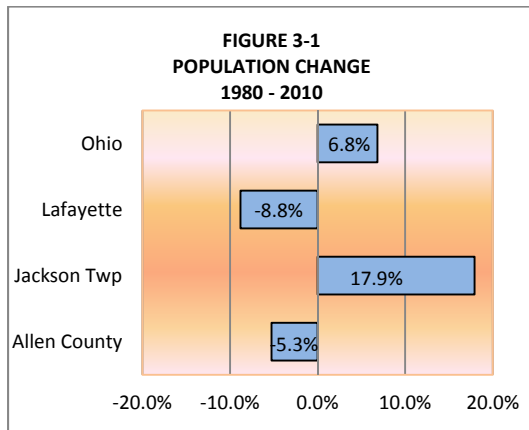
identifies each of the various political subdivisions by population over the last several decades. Figure 3-1 illustrates change in population between 1980 and 2010 by selected jurisdiction.

According to the United States Bureau of the Census, the population of the Village of Lafayette in 2010 was 445 persons. Table 3-1 reveals that the Village has experienced an overall population decline of 6.5 percent when examining the period between 1960

<i>Political Subdivision</i>	<i>1960</i>	<i>1970</i>	<i>1980</i>	<i>1990</i>	<i>2000</i>	<i>2010</i>	<i>Percent Change</i>
Allen County	103,691	111,144	112,241	109,755	108,473	106,331	2.5
Beaverdam	514	525	492	467	356	382	-25.7
Bluffton (pt)	2,591	2,935	3,237	3,206	3,719	3,952	52.5
Cairo	566	587	596	473	499	524	-7.4
Delphos (pt)	3,716	4,301	3,984	3,901	3,928	3,938	6.0
Elida	1,215	1,211	1,349	1,486	1,917	1,905	56.8
Fort Shawnee Village*	N/A	3,436	4,541	4,128	3,855	3,726	8.4
Harrod Village	563	533	506	537	491	417	-25.9
Lafayette Village**	476	486	488	449	423	445	-6.5
Lima City	51,037	53,734	47,817	45,549	41,578	38,771	-24.0
Spencerville Village	2,061	2,241	2,184	2,288	2,235	2,223	7.9
Amanda Township	1,217	1,498	1,769	1,773	1,913	2,071	70.2
American Township	9,184	8,766	11,476	10,921	13,599	12,476	35.8
Auglaize Township	1,740	2,245	2,042	1,936	2,359	2,366	36.0
Bath Township	8,307	9,323	9,997	10,105	9,819	9,725	17.1
Jackson Township	1,523	1,761	2,214	2,288	2,632	2,611	71.4
Marion Township	2,222	2,644	2,734	2,775	2,872	2,777	25.0
Monroe Township	1,386	1,490	1,621	1,622	1,720	1,702	22.8
Perry Township	5,045	3,751	3,586	3,577	3,620	3,531	-30.0
Richland Township	1,530	1,515	1,628	1,821	2,015	1,955	27.8
Shawnee Township	9,658	6,298	7,803	8,005	8,365	8,707	-9.8
Spencer Township	863	960	925	832	871	844	-2.2
Sugar Creek Township	1,166	1,209	1,242	1,311	1,330	1,283	10.0

*Population change 1970- 2010
**Adjusted population for the year 2000

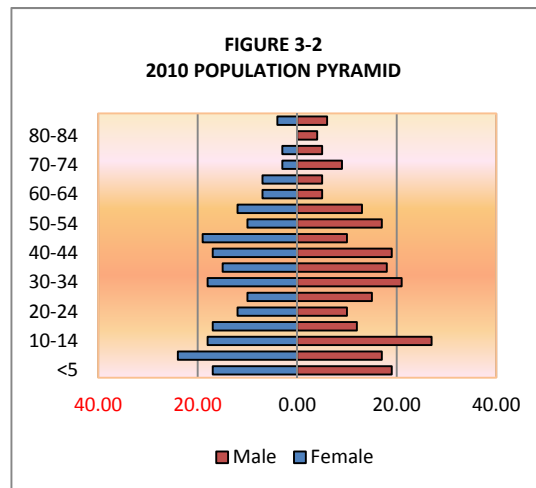
and 2010. After doing an extensive analysis of local data including a review of historical demolition reports, building permits and utility service by address the population total for the year 2000 in Lafayette was adjusted to 423 persons, a difference of 119 persons. Based on the population change, between the 2000 and 2010 Census periods, the population of the Village of Lafayette increased 5.2 percent, while Allen County experienced a 2.1 percent decline. For comparison, the State of Ohio grew by 1.6 percent over the same period.



3.2 AGE & GENDER

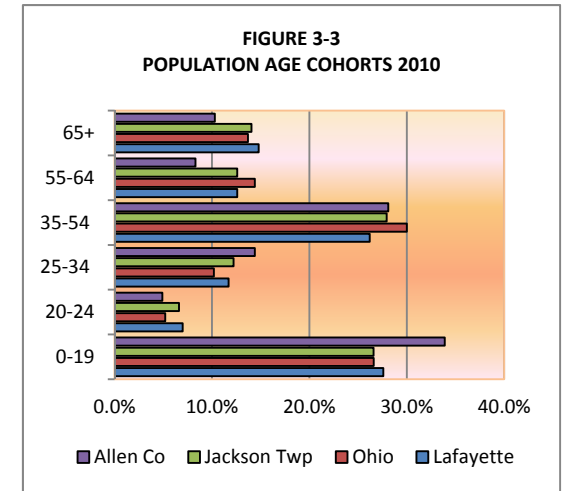
Both age and gender are critical characteristics of a community's population. Age reflects certain attitudes and beliefs. Age also reflects demands for education, employment, housing and services. Age cohorts identify specific population

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



The Village's overall demographics generally reflect state, county and other township statistics. However, there is a large discrepancy between the percentage of persons in the 0 to 19 age groups living in the Village of Lafayette and the 20 - 34 age groups (33.9% vs. 19.3%). This could be indicative of a high out migration of college bound and/or college-educated adults. The

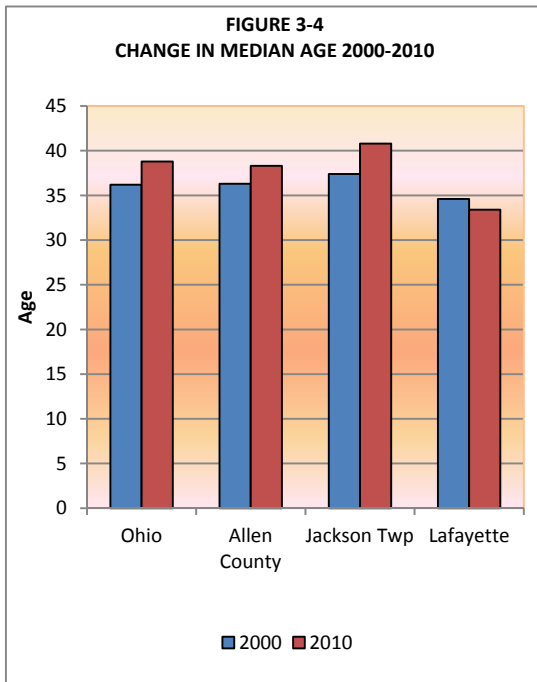
2010 age distribution for Lafayette, Jackson Township, Allen County and the State of Ohio are presented in Figure 3-3.



Consistent with national trends, the populations of Jackson, Allen County and Ohio are aging, while that of Lafayette seems to be getting younger. Following that trend, the median age for Lafayette in 2010 is 33.4 years, while the State (38.8), County (38.3), and Jackson Twp (40.8) are all increasingly older.

The median age of residents has declined between 2000 and 2010 in Lafayette as opposed to Jackson Township, the County and the State. As illustrated in Figure 3-4 the median age of residents in Lafayette in 2010 was down from 34.6 in 2000. An examination of the community's population

reveals an increasing senior population. Concerns center on the availability and need for affordable housing for young families and services to accommodate post-retirement households.



While the Village seems to be getting younger, 38.9 percent of the population is an age at which it is not able to fully contribute to the economic growth and earning power of the community. Over a quarter (27.4%) of the population is under 15 years, while 10.3 percent are 65 years and over. Data shows that an additional 8.3 percent of the population is categorized in the pre-

retirement age group of 55-64 and may be readying for retirement.

The statistics in Table 3-2 indicate that the age groups within the Village of Lafayette are fairly evenly split above and below age 30 (55.5%, 45.5%), whereas the 30+ age groups are over-represented with respect to other area political subdivisions. This fact helps explain household income levels and the notion that Lafayette residents are an upwardly mobile population. The 0-19 and 25-34 population cohorts are significantly higher than those of Jackson Township, Allen County and the State of Ohio, pointing to a larger number of young families.

Cohort	Male	Percent	Female	Percent	Total	% Total
<5	17	8.0	19	8.2	36	8.1
5 to 9	24	11.3	17	7.3	41	9.2
10 to 14	18	8.5	27	11.6	45	10.1
15-19	17	8.0	12	5.2	29	6.5
20-24	12	5.6	10	4.3	22	4.9
25-29	10	4.7	15	6.5	25	5.6
30-34	18	8.5	21	9.1	39	8.8
35-39	15	7.0	18	7.8	33	7.4
40-44	17	8.0	19	8.2	36	8.1
45-49	19	8.9	10	4.3	29	6.5
50-54	10	4.7	17	7.3	27	6.1
55-59	12	5.6	13	5.6	25	5.6
60-64	7	3.3	5	2.2	12	2.7
65-69	7	3.3	5	2.2	12	2.7
70-74	3	1.4	9	3.9	12	2.7
75-79	3	1.4	5	2.2	8	1.8
80-84	0	0.0	4	1.7	4	0.9
85+	4	1.9	6	2.6	10	2.2
Total	213	100.0	232	100.0	445	100.0

3.3 HOUSING

The housing stock is a critical piece of any community's infrastructure and wealth and a component of the Plan which drew much attention. Given the relatively small size of the Village it is somewhat surprising that the number of housing units was called into question resulting in some necessary statistical adjustments.

As background, consider that in 1990 the Census documented 167 housing units within the Village. Ten years later in 2000, the Census reported only 126 units, a loss 41 units or nearly 25 percent. Moreover, in the 2010 Census, 172 housing units were identified, an increase of 46 units and a jump of 36.5 percent over the official 2000 Census count. Such discrepancies required additional review.

Analysis of the Allen County Auditors records identified a discrepancy between the total number of housing units within the Village in 2000 and the 126 units reported by the Census Bureau. In fact, a detailed audit of the units found 164 housing units within the Village at the time of the 2000 Census tabulation. Table 3-3 recognizes an adjustment for the year 2000 of some 38 units and this data will be used herein to minimize any further data discrepancies.

TABLE 3-3 POPULATION & HOUSING CORRECTION		
Year	Population	Housing
1990	449	167
2000	304	126
2000 Adjusted	423	164
2010	445	172

To address the respective projections thru the 2040 planning period, Section VII will use adjusted data reflecting the additional 38 housing units and, a corresponding 119 additional residents of such units based on the average household size documented in the 2000 Census.¹

3.4 HOUSEHOLDS & HOUSEHOLD SIZE

Households refer to any housing unit that is occupied; the total population divided by households establishes household size. Change in the total number of and the respective size of households is an important demographic measure. This measure is

¹ When comparing the census block 2000 data with the Auditor’s database five census blocks were identified having housing unit discrepancies. Each of the five census blocks are located within census tract 114 and include blocks; 2023, 2025, 2029, 2030, 2050. When reviewing the 2000 census data, blocks 2023, 2025, 2029, and 2030 each show a loss of three to seven housing units, while census block 2050 showed an additional three housing units.

important since each household requires a dwelling unit, and in most cases the size of the household will determine specific housing components such as number of bedrooms, bathrooms, square footage, play area, etc. Therefore, as households change in terms of number and/or character, housing consumption changes. If the number of households increases, then the housing supply must adjust to reflect the growth. As the characteristics of the household change, new residency patterns are established.

From a public policy perspective, it is important to balance the available housing supply with the housing demand; otherwise unmet needs result in out migration, excess housing costs, vacancy and/or unmet demands for public service.

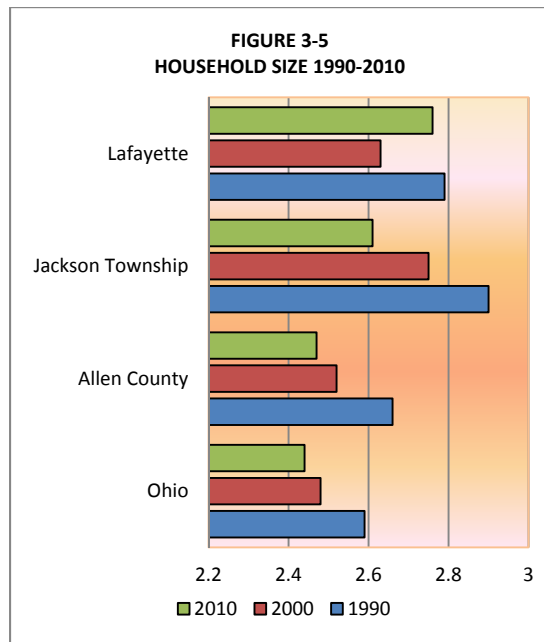
Census data along with adjusted housing data for the year 2000 reveals the total

number of households and the rate of change in the total households between 2000 and 2010. Table 3-4 indicates the total number of Lafayette households did not change between 2000 and 2010, for a total of 161. In comparison, there was an increase of 4.9 percent in number of Jackson Township households during the same time-period.

TABLE 3-4 TOTAL HOUSEHOLDS & AVERAGE HOUSEHOLD SIZE BY POLITICAL SUBDIVISION 2000-2010						
Political Subdivision	2010 Total Households	2010 Average Household Size	2000 Total Households	2000 Average Household Size	Total Households % Change	% Change Household Size
Allen County	40,691	2.47	40,646	2.52	0.1%	-2.0%
City of Lima	14,221	2.39	15,410	2.42	-7.7%	-1.2%
American Township	5,344	2.46	4,933	2.38	8.3%	3.4%
Bath Township	3,827	2.52	3,815	2.54	0.3%	-0.8%
Shawnee Township	3,327	2.59	3,097	2.64	7.4%	-1.9%
City of Delphos	1,612	2.38	2,717	2.52	-40.7%	-5.6%
Marion Township	1,016	2.6	1,012	2.84	0.4%	-8.5%
Village of Fort Shawnee	1,506	2.49	1,524	2.53	-1.2%	-1.6%
Perry Township	1,453	2.49	1,417	2.5	2.5%	-0.4%
Village of Bluffton	1,428	2.57	1,329	2.32	7.4%	10.8%
Jackson Township	1,003	2.61	956	2.75	4.9%	-5.1%
Village of Spencerville	817	2.62	845	2.54	-3.3%	3.1%
Auglaize Township	893	2.69	843	2.8	5.9%	-3.9%
Village of Elida	708	2.67	698	2.75	1.4%	-2.9%
Amanda Township	759	2.72	684	2.76	11.0%	-1.4%
Richland Township	604	2.64	658	2.98	-8.2%	-11.4%
Monroe Township	634	2.7	607	2.83	4.4%	-4.6%
Sugar Creek Township	495	2.54	476	2.79	4.0%	-9.0%
Spencer Township	326	2.61	304	2.87	7.2%	-9.1%
Village of Cairo	198	2.70	181	2.76	9.4%	-2.2%
Village of Harrod	143	2.87	173	2.84	-17.3%	1.1%
Village of Beaverdam	144	2.6	140	2.54	2.9%	2.4%
Village of Lafayette*	161	2.72	161	2.63	0.0%	3.4%

*Adjusted housing data for the year 2000

As stated earlier, household size is also an important factor as it relates to housing and the size of homes with respect to the number of bedrooms, bathrooms, yard area, etc. Table 3-4 also presents information relative to the changing status of household size, as does Figure 3-5. In 2000, the average household size in the Village of Lafayette was 2.63 persons per household while in 2010 the household size increased some 3.4 percent over 2000 and reflected 2.72 persons.



In 2010, the average household size in Jackson Township dropped to 2.61 persons per household, still higher than the mean size of 2.47 persons per household in Allen

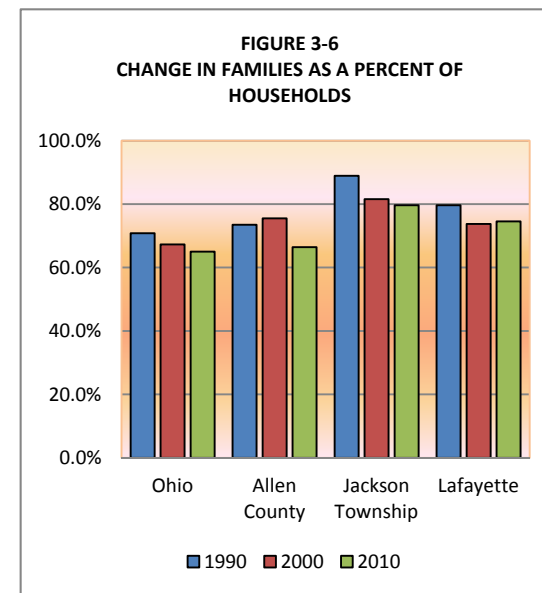
County, but a decrease of 5.1 percent in size from 2000. Notice that household size varies by political subdivision across Allen County. When comparing villages, persons per household range from a high of 2.87 in the Village of Harrod to a low of 2.57 in the Village of Cairo.

The household size projected for the year 2040 for the Village of Lafayette is 2.33 persons per household, while Jackson Township is expected to experience a household size of only 2.17. This data may very well indicate that a historical trend of families with children is changing to more two-person households, single-parent households with children under the age of 18 years and households comprised of retirees. The implications of smaller size households should be monitored by local policy experts and reflected in local housing policies, building codes and zoning regulations.

3.5 FAMILIES

The U.S. Census defines a family as a group of two or more people who reside together and are related by birth, marriage or adoption. Census data suggests 120 families resided in the Village of Lafayette in 2010. Changes in the overall number of families in Jackson, Lafayette, Allen County and State of Ohio are indicated in Figure 3-6. Between

2000 and 2010 the number of families residing in Lafayette grew by 37.9 percent while both Allen County and Ohio experienced a loss of 4.4 percent and .05 percent of families respectively.



3.6 INCOME: HOUSEHOLD, FAMILY & PER CAPITA

Data for the three most widely used indices of income, including per capita income, household income and family income are displayed in Table 3-5 by political subdivision and by Census period. As seen in Figure 3-7, data suggests Lafayette's household median income is behind that of Jackson Township but far ahead of Allen County and slightly ahead of Ohio.

TABLE 3-5 VILLAGE OF LAFAYETTE COMPARATIVE INCOME MEASURES BY DECENNIAL CENSUS					
Income: By Type & Year	Lafayette	Ohio	Allen County	Lafayette as % of Allen County	Lafayette as % of Ohio
*2010					
Median Household	\$47,946	\$47,358	\$43,632	109.9%	101.2%
Median Family	\$52,500	\$59,680	\$55,549	94.5%	88.0%
Per capita	\$18,379	\$25,113	\$21,713	84.6%	73.2%
1999					
Median Household	\$41,250	\$40,956	\$37,048	111.3%	100.7%
Median Family	\$47,969	\$50,037	\$44,723	107.3%	95.9%
Per capita	\$17,822	\$21,003	\$17,511	101.8%	84.9%

* ACS 2010 5-Year Estimates

TABLE 3-6 INCOME IN 2010 BY THE VILLAGE OF LAFAYETTE HOUSEHOLD TYPE						
Income Range	Household		Families		Non Family Household	
	Number	Percent	Number	Percent	Number	Percent
Less than \$10,000	4	4.0	0	0.0	4	12.9
\$10,000 - \$14,999	10	9.9	0	0.0	10	32.3
\$15,000 - \$24,999	9	8.9	3	4.3	6	19.4
\$25,000 - \$34,999	15	14.9	7	10.0	8	25.8
\$35,000 - \$49,999	24	23.8	23	32.9	1	3.2
\$50,000 - \$74,999	17	16.8	17	24.3	0	0.0
\$75,000 - \$99,999	18	17.8	16	22.9	2	6.5
\$100,000 - \$149,999	0	0.0	0	0.0	0	0.0
\$150,000 - \$199,999	0	0.0	0	0.0	0	0.0
\$200,000 or more	4	4.0	4	5.7	0	0.0
Total	101	100.1	70	100.1	31	100.1

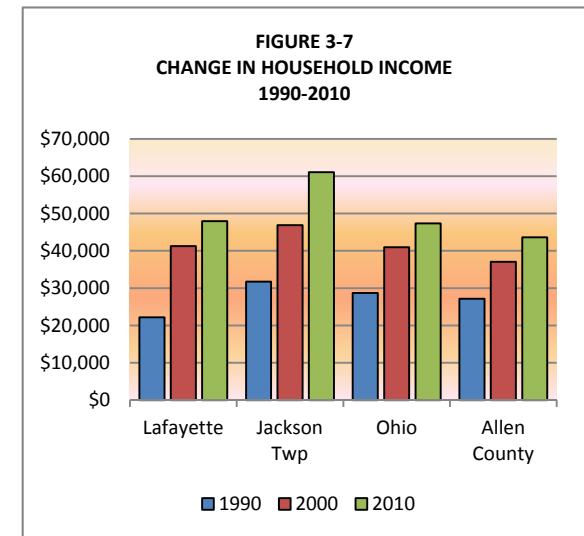
*ACS 2010 5-Year Estimates

And while the median household income within Allen County has lagged behind that of Ohio, income within the Village has repeatedly met the state average household income level. Household income has significantly increased since the 1999 decennial Census period. When comparing

median household incomes between Lafayette and the State, the income gap has slightly increased from 0.7 percent in 1999 to 1.2 percent in 2010.

Examining family median income, patterns shift. Village median family incomes rose over the last 10 years but experienced a wider gap in family income when compared to both the State and the County. According to ACS tabulations the median family income in Lafayette was 5.5 percent lower than Allen County's median family income in 2010 and 12.0 percent lower than the State's family median income. In 1999, the median family income of Lafayette was higher than that of the County (+11.3%) and State (+0.7%).

Per capita income for the Village of Lafayette in 2010 was \$18,379 a slight increase of 3.1 percent from 1999 figures. The Village exhibited a much slower growth rate when compared with the County (24.0%) and the State (19.6%) per capita increases from 1999. Lafayette's gap between the State's per capita income widened from 15.1 percent to 26.8 percent between 1999 and 2010.



3.7 POVERTY STATUS

The American Community Survey 2010 5-Year estimates provides information regarding the number of individuals and families whose incomes fell below established poverty levels. ACS tabulations revealed that, 41 individuals (14.3% of all individuals), and 7 families (10.0% of all families) in the Village of Lafayette were below the established poverty level based on income and household size in 2010.

Families with the female as head of the household and related children were more likely to encounter poverty status than those families headed by a married couple with related children. In fact, of all families suffering poverty, all 7 (100%) had children.

For purposes of comparison, data indicates that 10.3 percent of all families and 14.2 percent of all individuals within the State of Ohio were below the established poverty level.

A comparison of income data between the 2000 and 2010 census reports reveals an increase in the proportion of individuals and families in poverty. In fact, 31 individuals and 4 families entered poverty in the Village between census tabulations; this represents an increase of 133.3 percent and 310.0 percent respectively. Households in Lafayette receiving public assistance fell from 4 to 0. Households with public assistance at the County level dropped from 3.1 percent in 1999 to 2.3 percent countywide over the same period, a decline of 312 households. The statistic is alarming given that federal and state funding for the poor has all but been eliminated. For comparison purposes, the percentage of households receiving public assistance in the State of Ohio is 2.9 percent.

TABLE 3-7 POVERTY STATUS BY FAMILY STATUS IN THE VILLAGE OF LAFAYETTE		
<i>Family Type by Presence of Related Children</i>		
Total Families	70	100.00%
Married - Related Children	44	62.9%
Male Alone - Related Children	4	5.7%
Female Alone - Related Children	8	11.4%
Family - No Children	14	20.0%
<i>Poverty Status of Families with Related Children</i>		
Total Families	7	10.0%
Married - Related Children	0	0.0%
Male Alone - Related Children	2	2.9%
Female Alone - Related Children	5	7.1%
Family - No Children	0	0.0%
*ACS 2010 5-Year Estimates		

Relevant information on family households and poverty status is presented in Table 3-7. Table 3-8 provides an overview of poverty as a percentage of income for all individuals 18 years of age or older.

3.8 EDUCATIONAL ATTAINMENT

Table 3-9 presents data summarizing the educational attainment levels of the Village of Lafayette population aged 25 years or more in 2010. Data shows that there are 16 individuals or 10.1 percent of all individuals 25 years of age or older that have not

completed a high school education. This statistic compares favorably against State and national attainment levels where high school diplomas fail to be earned by 12.6 and 15.0 percent of the respective populations. When looking at college, 57.2 percent of the identified population attended some college. This is above the state level of 51.6 percent and the national level of 56.0 percent. However, given that there are reputable post secondary schools located in Allen County and several others readily accessible, it is surprising that only 15.1 percent of the Village's adult residents have completed a 4-year college and/or graduate degree program. Given the ease of access to quality education in the area, educational attainment is significantly beneath State and national averages of 27.9 percent and 24.1 percent respectively.

Many factors affect employment and income rates among adults. None, however, may be as important as educational attainment levels. Higher levels of educational

TABLE 3-8 RATIO OF INCOME TO POVERTY LEVEL AMONG INDIVIDUALS								
Ratio	Ohio		Allen County		Lafayette		Jackson Twp	
Below 50% of Poverty Level	729,282	6.51%	8,292	8.1%	5	1.7%	11	0.36%
50% to 99% of Poverty Level	857,010	7.65%	8,363	8.2%	36	12.6%	111	3.66%
100% to 149% of Poverty Level	954,483	8.52%	8,769	8.6%	13	4.5%	97	3.19%
150% to 199% of Poverty Level	1,020,739	9.11%	9,721	9.5%	44	15.4%	524	17.26%
200% of Poverty Level or more	7,638,128	68.20%	67,174	65.7%	188	65.7%	2,293	75.53%
*ACS 2010 5-Year Estimates								

TABLE 3-9 EDUCATIONAL ATTAINMENT FOR POPULATION 25 YEARS & OVER IN THE VILLAGE OF LAFAYETTE		
Educational Attainment	Total Population	
	Persons	Percent
Less than High School Diploma	16	10.1
High school graduate, GED	52	32.7
Some college or Associate's degree	67	42.1
Bachelor degree or higher	24	15.1
Totals	159	100.0
* ACS 2010 5-Year Estimates		

attainment have repeatedly demonstrated higher income earnings regardless of gender. In addition, positions that require higher educational attainment levels tend to offer more job satisfaction. Moreover, individuals with lower educational attainment levels, those with no high school diploma, experience higher rates of unemployment (nearly 3 times the rate for those that have completed a bachelor degree). Therefore, it is extremely important to support local school initiatives, post secondary advancement and continuing educational programs to strengthen the skill sets of the local population and labor force.

3.9 LABOR FORCE PROFILE

The civilian labor force consists of all non-institutionalized people 16 years of age or older who are identified as either employed or unemployed, and includes those individuals currently members of the armed forces.

According to ACS 2010 5-Year estimates the civilian labor force in Lafayette totaled 131 persons, or 0.2 percent of the County's total civilian labor force. Examining employment rates, 125 persons or 95.4 percent of the 131 person labor force were employed.

A perspective on the Lafayette labor force can be gained by examining the number of

employed persons by type of occupation. Table 3-10 uses ACS 2010 5-Year estimates to identify the dominant occupation sectors of the Village residents; finance, insurance, real estate, rental and leasing, are followed by construction, retail trade, and educational, health and social services.

In Allen County, the employment-population ratio, or the proportion of the population 16 years of age and over in the workforce, has remained virtually unchanged over the past 10 years at between 61 and 64 percent (2000, 60.9%; 2010, 63.5%). 2010 ACS tabulations reflect that 74.0 percent of Lafayette's available population age 16 and over is engaged in the work force. This ratio is significantly above the rate for Ohio (64.8% and 64.9%) and that of the United States (63.9% and 65.0%) over the last 10 years.

The unemployment rates over the past 10 years for Allen County reflect the impact of major employers

relocating or instituting major cutbacks in response to market events or economic trends. According to 2010 ACS tabulations the Village of Lafayette's unemployment rate of 4.6 percent was well below the County rate of 10.2 percent. Table 3-11 documents unemployment over time for both Allen County and the Village of Lafayette.

<i>Occupation</i>	<i>Number</i>	<i>Percent</i>
Agricultural, Forestry, Fishing, Hunting and Mining	0	0.0
Construction	20	16.0
Manufacturing	13	10.4
Wholesale Trade	2	1.6
Retail Trade	19	15.2
Transportation, Warehousing and Utilities	3	2.4
Information	4	3.2
Finance, Insurance, Real Estate, Rental and Leasing	38	30.4
Professional, Scientific, Mgmt., Administrative, Waste Mgmt.	3	2.4
Educational, Health and Social Services	14	11.2
Arts, Entertainment, Recreation, Accommodation, Food Service	1	0.8
Other Services (except Public Administration)	6	4.8
Public Administration	2	1.6
Total	125	100.0

* ACS 2010 5-Year Estimates

	2000				2010			
	<i>Village</i>	<i>%</i>	<i>County</i>	<i>%</i>	<i>Village</i>	<i>%</i>	<i>County</i>	<i>%</i>
16+ Population	230	100.0	83,540	77.0	177	100.0	83,862	100.0
Workforce	149	64.8	50,866	60.9	131	74.0	53,252	63.5
Employed	137	91.9	47,951	94.3	125	95.4	47,801	89.8
Unemployed	9	6.0	2,915	5.7	6	4.6	5,451	10.2

* ACS 2010 5-Year Estimates

3.10 SUMMARY

The population of the Village of Lafayette has experienced a slight increase of 5.2 percent since 2000, but an overall decline of -6.5 percent since 1960.

Census data reveals the composition, size and number of households is changing. The total number of Lafayette households in 2010 was 161, an increase of 5.4 percent over the 2000 figure. In 2010, the average household size in Lafayette was 2.72 persons, an increase of 5.4 percent in size since 2000, and an increase of 2.3 percent since 1990. The implications of larger sized households are important and should be monitored by local policy experts and reflected in the local housing policies, building codes and zoning regulations.

While the median age for many communities across Ohio and in Allen County are increasing, the median age for the Lafayette has dropped over the past 10 years. The median age of the population is 33.4 years, 4.9 years younger than the County and 7.4 years younger than Jackson Township as a whole. The median age coupled with an overall increase in the local population and the increase in younger residents paints an optimistic picture for continued Village growth. However, data suggests that simply

due to age of the population more than a third (37.8%) of the population is not able to fully contribute to the economic growth and earning power of the community. Increased population of residents will also impact the need for service, including education, police, fire and emergency medical service. And, age will be an essential factor in housing consumption and design. Local policies should be developed to increase opportunity, choice and costs in housing based on both physical and financial considerations.

Racially, the Village is homogenous; whites comprise the largest percentage of the population at 97.8 percent. The largest minority group within the Village of Lafayette is Asian, which comprises only 1.3 percent of the total population. Those identified as American Indian comprise less than 1 percent (0.2%) of the total Village population.

Many factors affect employment rates among adults. None, however, may be as important as educational attainment levels. Data shows that there are 16 individuals or 10.1 percent of all individuals 25 years of age or older that have not completed a high school education residing in the Village of Lafayette. The rate of Lafayette adults who have not graduated from high school is well

below the state and national averages of 12.6 percent and 15.0 percent respectfully. Educational attainment within the Village compares favorably against Jackson Township, the County, State and National benchmarks in regards to high school graduation rates, and is well above the Township, County, State and National rates when comparing adults who have attended some college or has acquired an associate's degree. This is an important factor in community development as it tends to suggest that young men and women of the Village of Lafayette, upon acquiring a four year degree or higher, are not returning.

The Village of Lafayette income has continued to out pace Allen County and the State of Ohio but lag behind Jackson Township in comparison to median household income. The median household income gap with regards to the County and State was identified in 1999 as +11.3 percent and +0.7 percent, respectively. The gap in household income in 2010 between the Village and the County shrunk to 1.5 percent, while the gap with the State widened by 0.5 percent. Median family income in Lafayette was 94.5 percent of the County median family income in 2010 and 88.0 percent of the States median family income. According to ACS 2010 estimates Lafayette's per capita

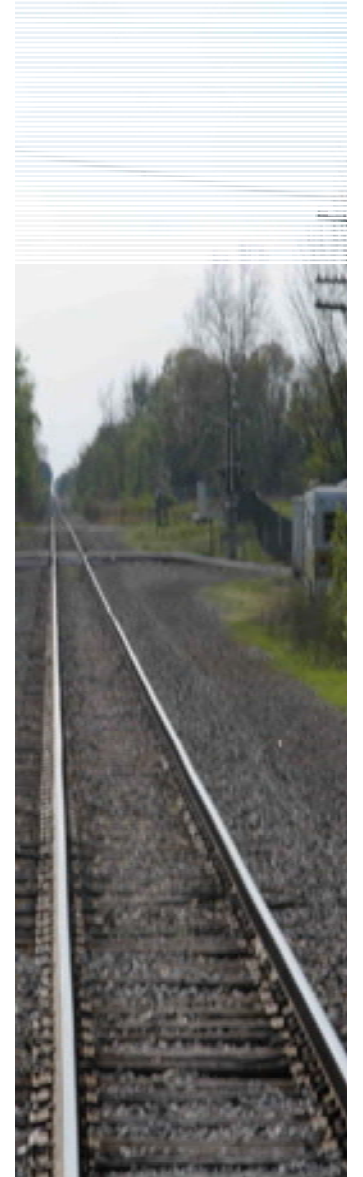
income was 84.6 percent of that of the County and 73.2 percent of the State figure.

The ACS 2010 5-Year estimates revealed that 41 individuals (14.2%) and 7 families (10.0%) resided below the established poverty level based on income and household size. For purposes of comparison, data indicates that 16.3 percent of all individuals and 12.0 percent of all families within Allen County were below the established poverty level. In Lafayette, 7 households (10.0%) were beneath the poverty level. Locally, all 7 of the families in poverty had children.

When examining the type of occupation of Lafayette residents, finance, real estate and insurance is the predominant sector with 38 of the 125 residents (30.4%) employed. That said, in raw numbers, there has been a significant increase in the proportion of residents employed in the sector since 2000 (38 vs. 4). Construction has surpassed educational, health and social services with 16.0 percent of all work performed by Village residents. There are an additional 15.2 percent of residents involved in retail trade, a loss of 8 residents since 2000.

INFRASTRUCTURE

4



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

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

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

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

4.1 HOUSING

Local housing characteristics reflect the number and type of units available, their age and their overall physical condition - both interior and exterior. Examining the distribution of housing units by the year in which the structure was built provides some insight into the history

of residential development in the area, and can indicate potential problem areas in housing condition due to the age of structures. The following subsections attempt to identify the nature of the Village of Lafayette housing using Census data and comparisons to other political subdivisions to provide relative measures.



4.1.1 Age of Housing Stock

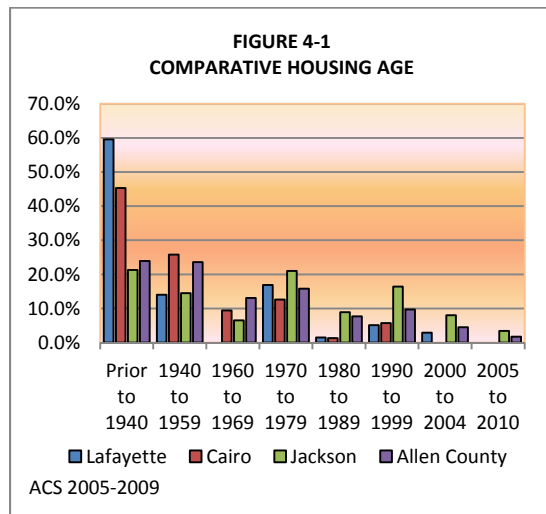
Table 4-1 provides a representative sample of the 172 housing units within the Village. Table 4-1 reveals that 82.5 percent of

Year	Lafayette	Harrod	Cairo	Beaverdam	Jackson	Allen County
Total	143	152	209	128	810	34,011
Prior to 1940	66.4%	68.4%	52.2%	71.9%	18.8%	33.3%
1940 to 1959	16.1%	12.5%	19.1%	8.6%	10.7%	22.8%
1960 to 1969	2.8%	4.6%	5.7%	5.5%	9.9%	12.9%
1970 to 1979	3.5%	6.6%	10.0%	4.7%	16.9%	11.9%
1980 to 1989	2.1%	2.6%	1.4%	4.7%	10.5%	5.4%
1990 to 1999	1.4%	2.0%	4.3%	0.8%	16.8%	7.7%
2000 to 2010	7.7%	3.3%	7.2%	3.9%	16.4%	6.1%

*Auditors Database

Lafayette’s housing was built before 1960.

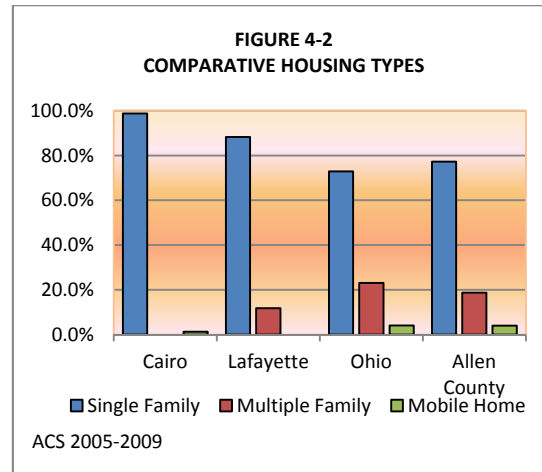
Figure 4-1 shows a comparison of housing stock based on age between county and village level data sets. Locally, the Lafayette has one of the oldest housing stocks in Allen County. Comparatively, just over half (56.1%) of the housing in Allen County was built before 1960.



4.1.2 Types of Housing Units

The identification of housing units by type helps determine the housing choices available to local residents and allows issues of housing accessibility and affordability to be determined. The vast majority of homes in the Village of Lafayette are single-family units. Figure 4-2 reveals the over dependence on single family homes. After an in-house review of parcel data along with

census tabulations it was revealed that Lafayette had 88.2 percent of its housing stock as single family. Typical rates for the area (Allen County, 77.3%; Cairo, 98.7%) are slightly higher than the Ohio average (72.9%).

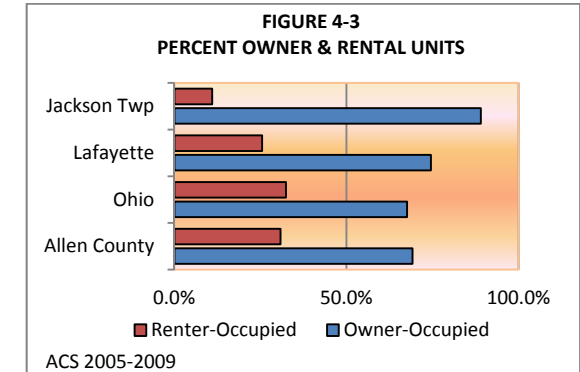


When examining multi-family units, the Village of Lafayette’s (11.8%) does not compare favorably to either the State or the County. The proportion of multi-family units, including apartments, is less than that of Allen County (18.7%) and the State of Ohio (23.1%). The presence of manufactured/mobile homes has been minimized and the Village now has a low percentage of such units represented in its housing stock. There are 2 mobile located homes in the Village of Lafayette which is lower than the proportion found in Allen

County (4.0%) and the State of Ohio at (4.0%).

4.1.3 Owner vs. Renter-Occupied Housing

The Village of Lafayette has a greater level of home ownership with fewer rental units when assessed against larger communities. As shown in Figure 4-3, Lafayette (84.8%) is slightly lower than Jackson Twp (96.9%), but higher than Ohio (69.5%), and Allen County (70.8%).



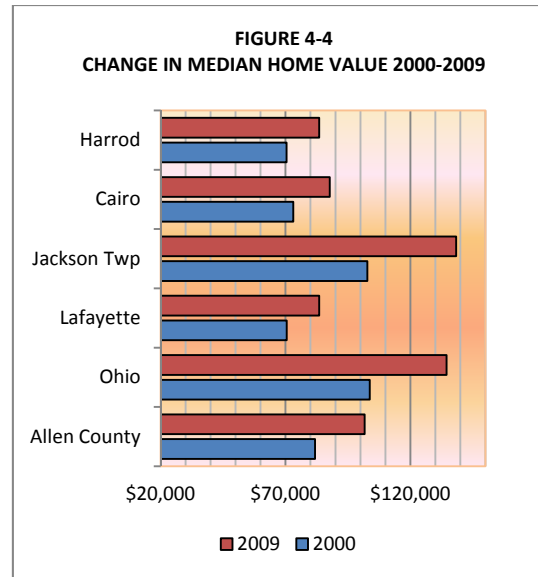
4.1.4 Rental Costs

Table 4-2 reveals the cost of rental housing within the Village of Lafayette and other properties. Lafayette has very few rental properties as compared to other villages. However, according to the 2005 to 2009 ACS data the Village of Lafayette has much higher median rental cost of \$558, when compared to the Village of Harrod (\$347), Auglaize Township (\$469), and Jackson Township (\$502).

4.1.5 Home Values

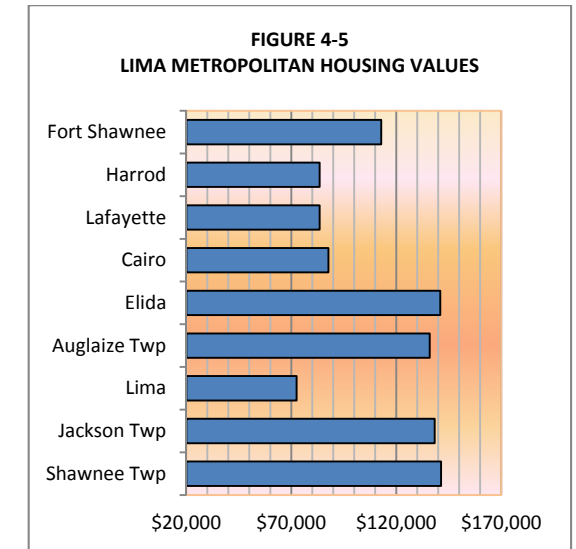
The median home value for the Village of Lafayette between 2005 and 2009 was \$83,500 and found to be significantly lower than Allen County (\$101,700) and Jackson Township (\$138,300). The median home value was 62.1 percent of Ohio's median home value (\$134,500). The median home value in the Village as compared to Allen County reflects the relative age, square footage, size of the unit and lot size upon which the Village's housing stock is situated.

Figure 4-4 reveals the change in the median value of owner-occupied units in the Village of Lafayette between 2000 and the 2005 to 2009 period. Data suggest that the increased valuation experienced in Lafayette over the 10-year period reflected an 18.4 percent increase (\$13,000) which trailed both the State of Ohio (\$30,800/29.7%) and Allen County (\$19,900/24.3%).



As shown in Figure 4-5, Lafayette compares favorably with other villages within the Lima Metropolitan Area with regards to home value. Maps 4-1 and 4-2 identify sales and new construction by location, year, and value. Table 4-3 identifies home sales and

new construction in the Village of Lafayette over the 2009 thru 2011 period by address and value. When looking at new construction and housing sales since the census, the average value for the 20 identified properties has been \$68,895.



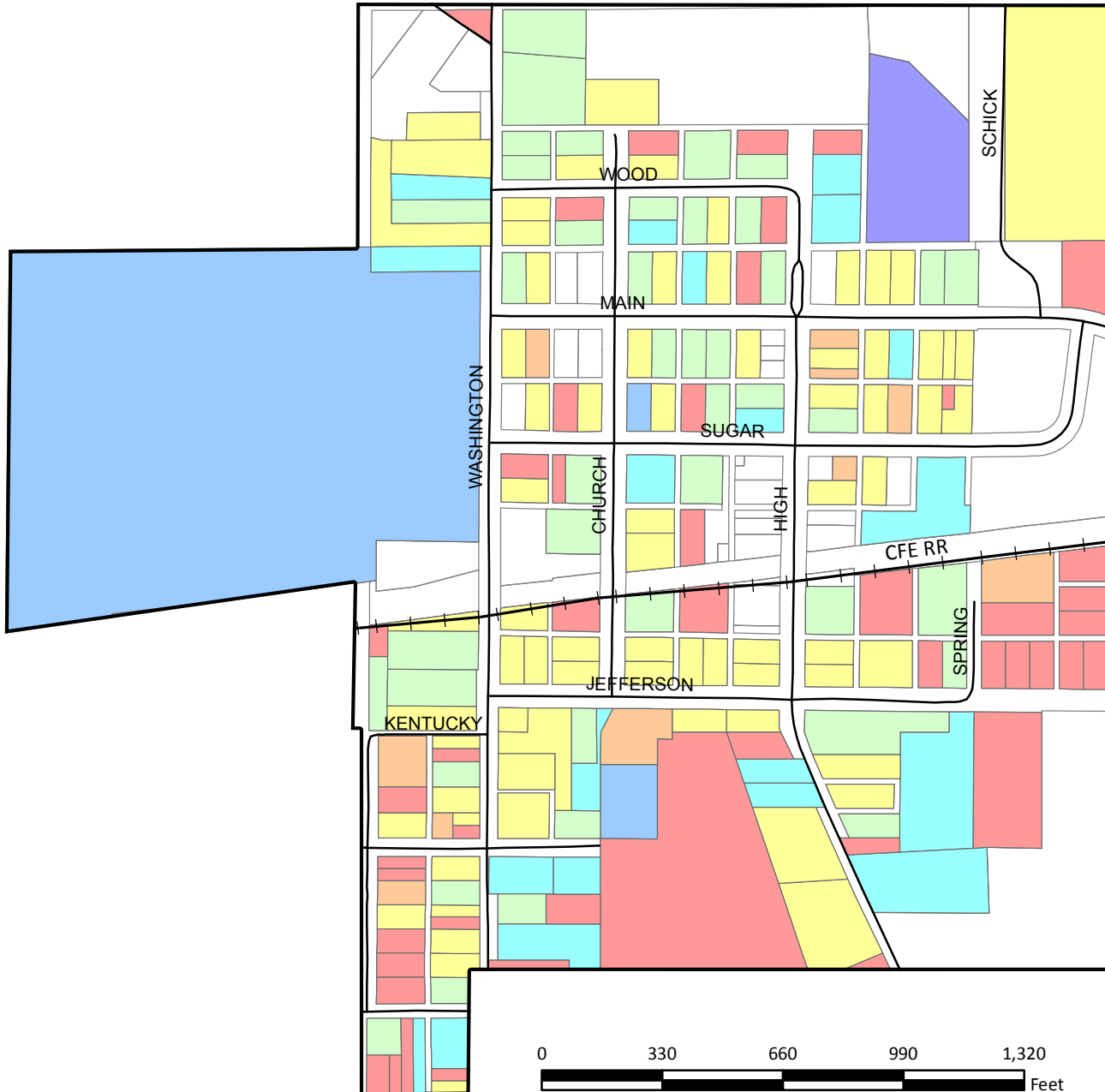
Rent	Harrod	Lafayette	Cairo	Auglaize	Allen County	Jackson
Median	\$347	\$558	N/A	\$469	\$590	\$502
Less than \$100	0	0	0	0	388	0
\$100 to \$200	0	2	0	13	531	0
\$200 to \$300	0	0	0	0	782	0
\$300 to \$400	8	2	2	45	2,557	30
\$400 to \$500	2	0	0	36	3,128	21
\$500 to \$600	2	6	0	14	1,886	14
\$600 to \$700	3	0	0	14	1,186	24
\$700 to \$800	0	0	0	11	178	0
\$800+	0	0	0	15	562	12

*ACS 2005-2009

Address	Sale Amount	Address	Sale Amount
108 HIGH ST	\$4,500	S WASHINGTON ST	\$68,000
132 S WASHINGTON ST	\$9,900	322 S WASHINGTON ST	\$80,000
115 E MAIN ST	\$25,000	306 S WASHINGTON ST	\$100,000
131 S HIGH ST	\$25,000	309 WOODLAWN ST	\$116,000
WASHINGTON ST	\$25,000	WOODLAWN ST	\$116,000
109 WOOD ST	\$32,000	WOODLAWN REAR AVE	\$116,000
109 S CHURCH ST	\$42,000	WOODLAWN AVE	\$116,000
220 HIGH ST	\$54,500	116 E MAIN ST	\$120,000
210 S HIGH ST	\$59,000	201 PARK AVE	\$140,000
210 W JEFFERSON ST	\$61,000	Average	\$68,895
309 S WASHINGTON ST	\$68,000		

*Allen County Auditor Database

MAP 4-1 VILLAGE OF LAFAYETTE RESIDENTIAL PROPERTY VALUE



Housing Value

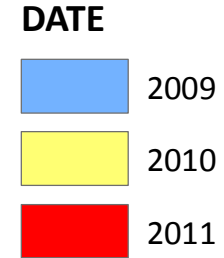
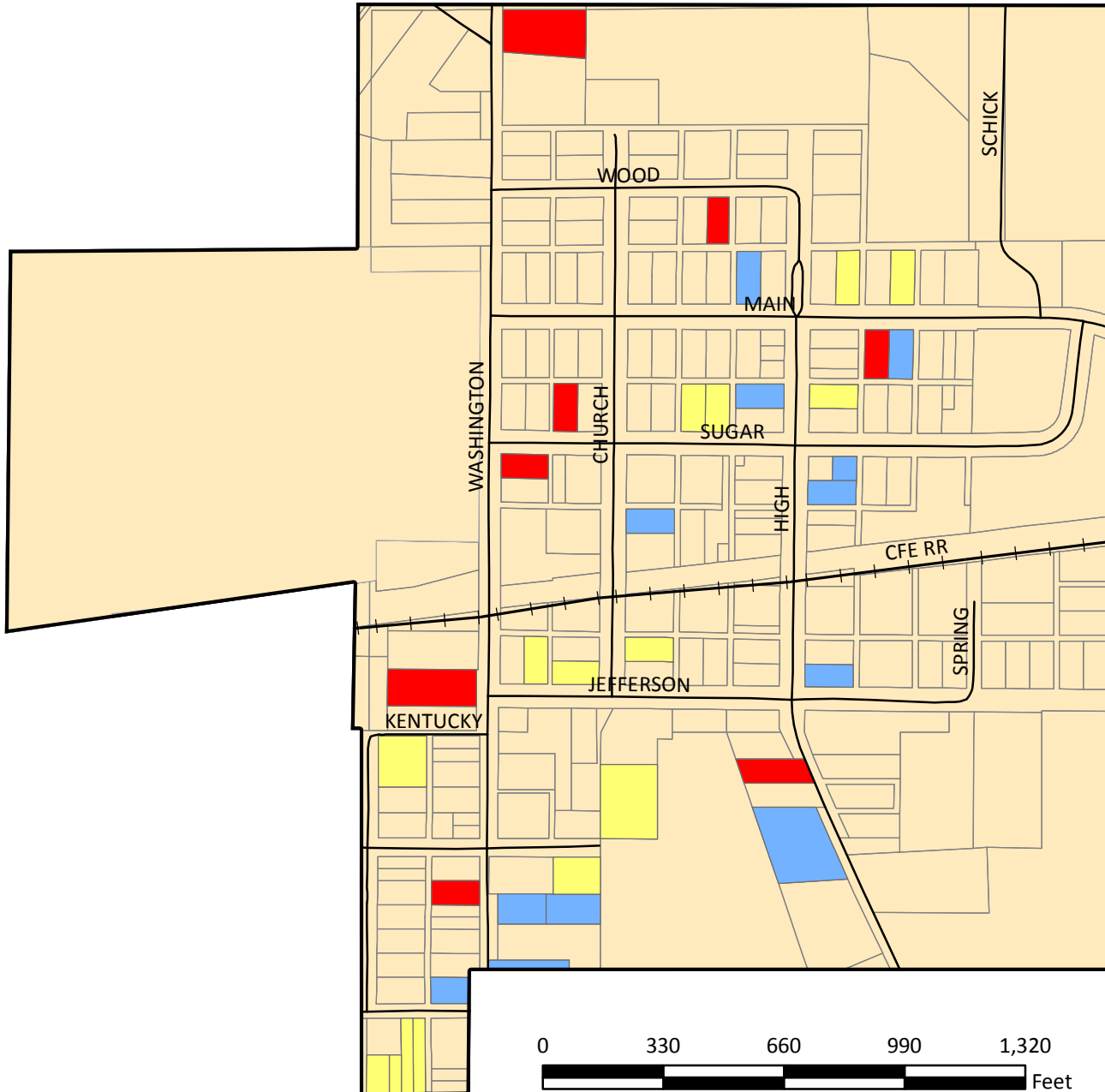
	\$400 - \$16,500
	\$16,501 - \$50,000
	\$50,001 - \$75,000
	\$75,001 - \$100,000
	\$100,001 - \$150,000
	\$150,001 - \$200,000
	\$200,001 - \$294,700



June 2012



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



June 2012



4.1.6 Home Sales & Foreclosures

During the recent housing crisis, few homes have been sold or newly constructed. Between 2009 through 2011, only 20 homes were built or sold. Table 4-3 identifies the 20 units by address and value.

Examining local data, of the six foreclosure filings that occurred over the 2008 - 2011 period, three were filed in 2009 and three were filed in 2011. Map 4-3 reflects foreclosure activity by Sheriff’s Auction and street address across the Village of Lafayette for the period.

4.1.7 Housing Vacancy

Vacancy rates indicate the relative demand for housing in a community. Vacancy is often used as a proxy for desirability and/or the condition of the vacant units. They are based on housing units, which can be a 1-room efficiency apartment or a 5-bedroom home that are unoccupied for one reason or another. According to the 2010 Census, the State of Ohio has one of the lowest vacancy rates in the nation (10.2%). In 2010, of the total number of housing units within the Village of Lafayette (172) there were only 11 vacant units for a rate of 6.4 percent, which was lower than the housing unit vacancy rate of the State. Of those housing units that were identified as vacant at the time of the

2010 Census, 2 were listed as for rent, 1 was for sale, and 8 units were shown as “other vacant.” As a percentage of total housing units available, in 2000 vacancies represented 6.3 percent of all housing units. Table 4-4 and Map 4-4 present the location of vacancies within the Village.

TABLE 4-4 VACANCY STATUS BY POLITICAL SUBDIVISION 2000-2010						
Housing Units & Political Subdivision	2000 Census	Percent Vacant	2010 Census	Percent Vacant	Change	
					Amount	Percent
Allen County	3,599	8.1	4,380	6	781	21.7
Beaverdam	13	8.5	9	5.9	-4	-30.8
Bluffton	98	6.9	91	6	-7	-7.1
Cairo	3	1.6	16	7.5	13	433.3
Delphos	189	6.5	130	7.5	-59	-31.2
Elida	19	2.6	33	4.5	14	73.7
Ft. Shawnee	84	5.2	99	6.2	15	17.9
Harrod	5	2.8	18	11.2	13	260
Lafayette	8	6.3	11	6.4	3	37.5
Spencerville	58	6.4	69	7.8	11	19

4.1.8 Housing Maintenance/Construction

As the majority of the homes in the Village were built before 1940 maintenance is an issue that will need to be continuously addressed. By adopting and enforcing specific regulations, Lafayette can work toward improving the current housing stock.

Map 4-5 reveals a number of buildings in the Village deteriorating. With the restoration or removal of these units, the desirability and aesthetic appeal of the Village could be

improved. Preservation of older buildings will require continuing efforts of local area residents, businesses, and other local groups.

New home construction located on the periphery of the Village or on existing lots where fire or neglect have taken a unit should be developed with respect to the character of the existing area and adjacent housing stock. Any new or infill development should look to integrate new structures harmoniously into the local landscape to improve and enrich the adjacent properties as well as increase the value of the new unit itself. Structures should be of similar size, scale and density as existing adjacent uses. The home design, the streetscape, the garage and parking areas need to be coordinated to ensure a pleasant, positive community impact.

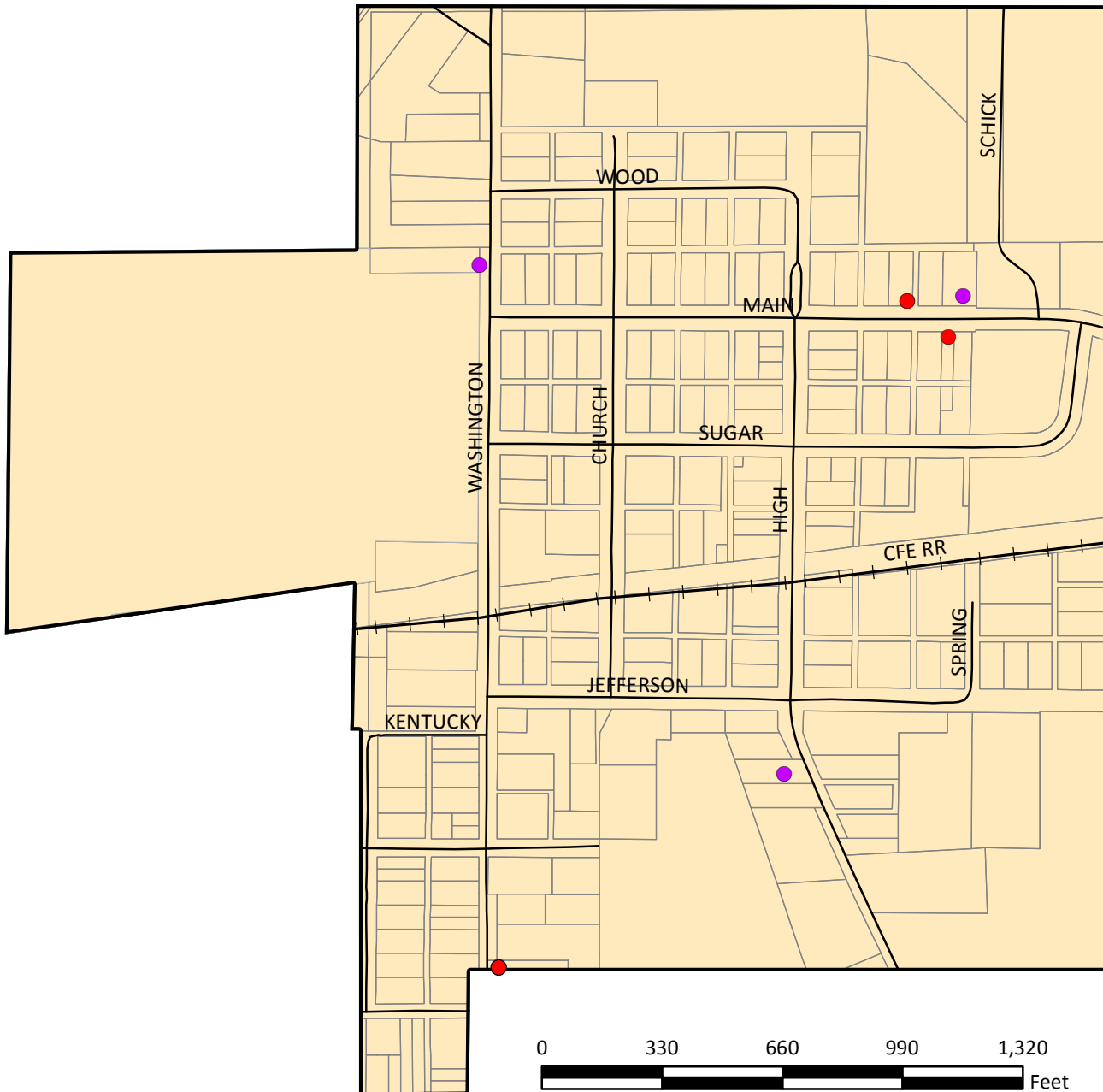
4.2 WATER, WASTEWATER & STORMWATER INFRASTRUCTURE

Managing the need for and removal of water in its various forms requires infrastructure. Such infrastructure reflects public utilities and services addressing drinking water, sanitary sewer, stormwater drainage, and irrigation as well as snow removal and flood

MAP 4-3 VILLAGE OF LAFAYETTE FORECLOSURES 2008 - 2011

Foreclosures

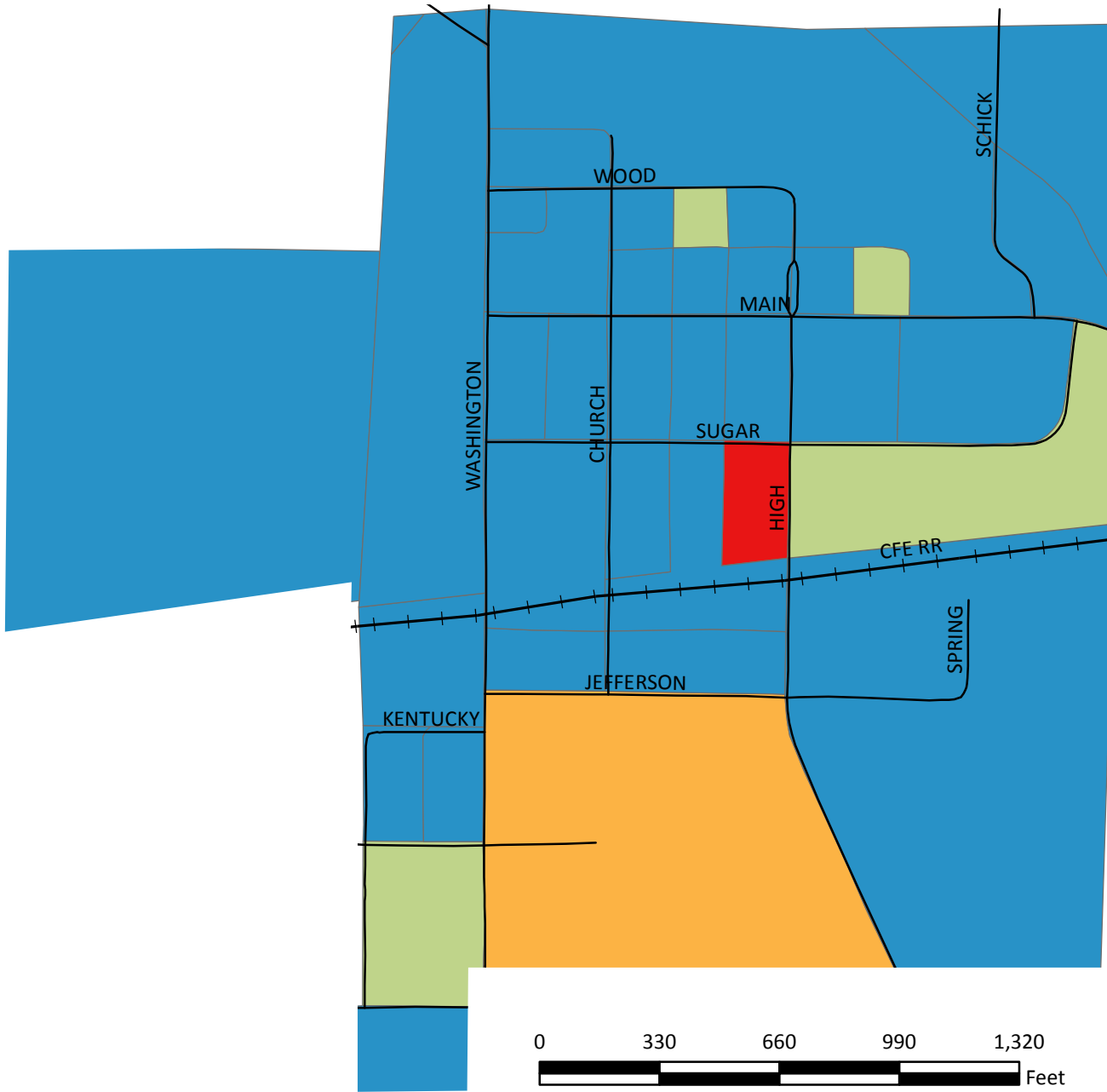
- 2008
- 2009
- 2010
- 2011



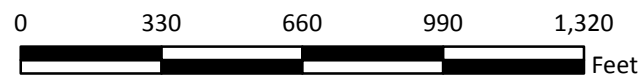
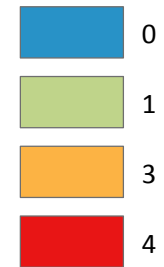
June 2012



MAP 4-4 VILLAGE OF LAFAYETTE VACANT HOUSING UNITS BY CENSUS BLOCKS 2010



Vacant Housing Units

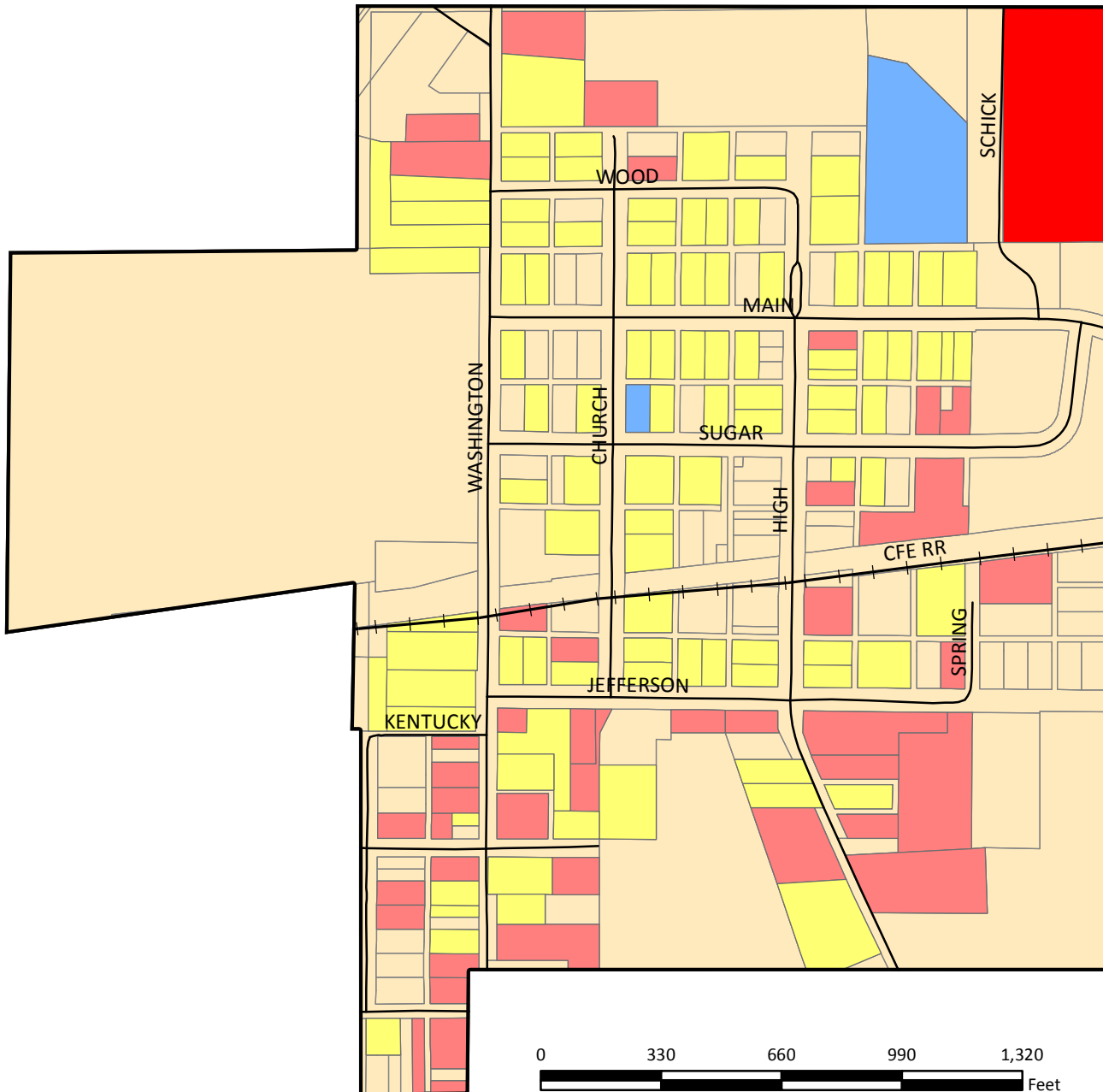
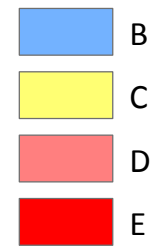


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MAP 4-5 VILLAGE OF LAFAYETTE RESIDENTIAL PROPERTY GRADE

Grade



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control. These public utilities are necessary in order to sustain current activities and support future development.

4.2.1 Water

Examining potable water, the Village of Lafayette relies on individual water wells located on individual properties. A regional water system study was prepared in 2000 but rejected.

4.2.2 Wastewater

When examining wastewater treatment services, the Village services are provided beyond the corporation limits, servicing a portion of the neighborhood in the Southwest portion outside the Village off of Woodlawn and Park avenues. The sanitary sewer system also extends along Napoleon Road south of the Village to Allen East Schools.

The duty of a wastewater treatment plant is to remove the solids from the contaminated water and return wastewater to its natural state. The initial solids that are removed without any treatment are defined as “sludge,” and once treated the solids are known as “biosolids.” Treatment helps prevent disease and contamination of soil, surface or ground waters.

The waste water treatment plant within the Village was initially constructed in 1980 and last updated in March 2003. The plant serves some 160 customers within the Village and contracts with Allen County for treatment of the effluent from the Allen East School campus (students, faculty, staff) and a limited number of residents outside the Village corporate limits.

The class 1 facility – design flow is 100,000 gallon and averages approximately 40,000 gallons. The treatment plant’s maximum capacity of sludge is currently 10,000 gallons. The average daily sludge input is 100 gallons. The annual dry tons of the treated sludge or “bio-solids” produced annually at the plant are estimated at 4 tons. The Village currently disposes of the bio-solids at a Findlay landfill rather than using agricultural land application process. Inflow and Infiltration (I&I) issues from stormwater are an on-going concern of the administration which has begun exploring engineering alternatives to mitigate the problem. The sanitary sewer system is aging however, and will require updating. Map 4-6 depicts the current sanitary sewer system.

4.2.3 Stormwater

The Village stormwater facilities are limited given its unique setting along Little Hog

Creek. Occasionally severe flooding occurs. In 2006 the County Engineer identified specific improvements to address the flooding. The Plan was subsequently rejected due to costs.



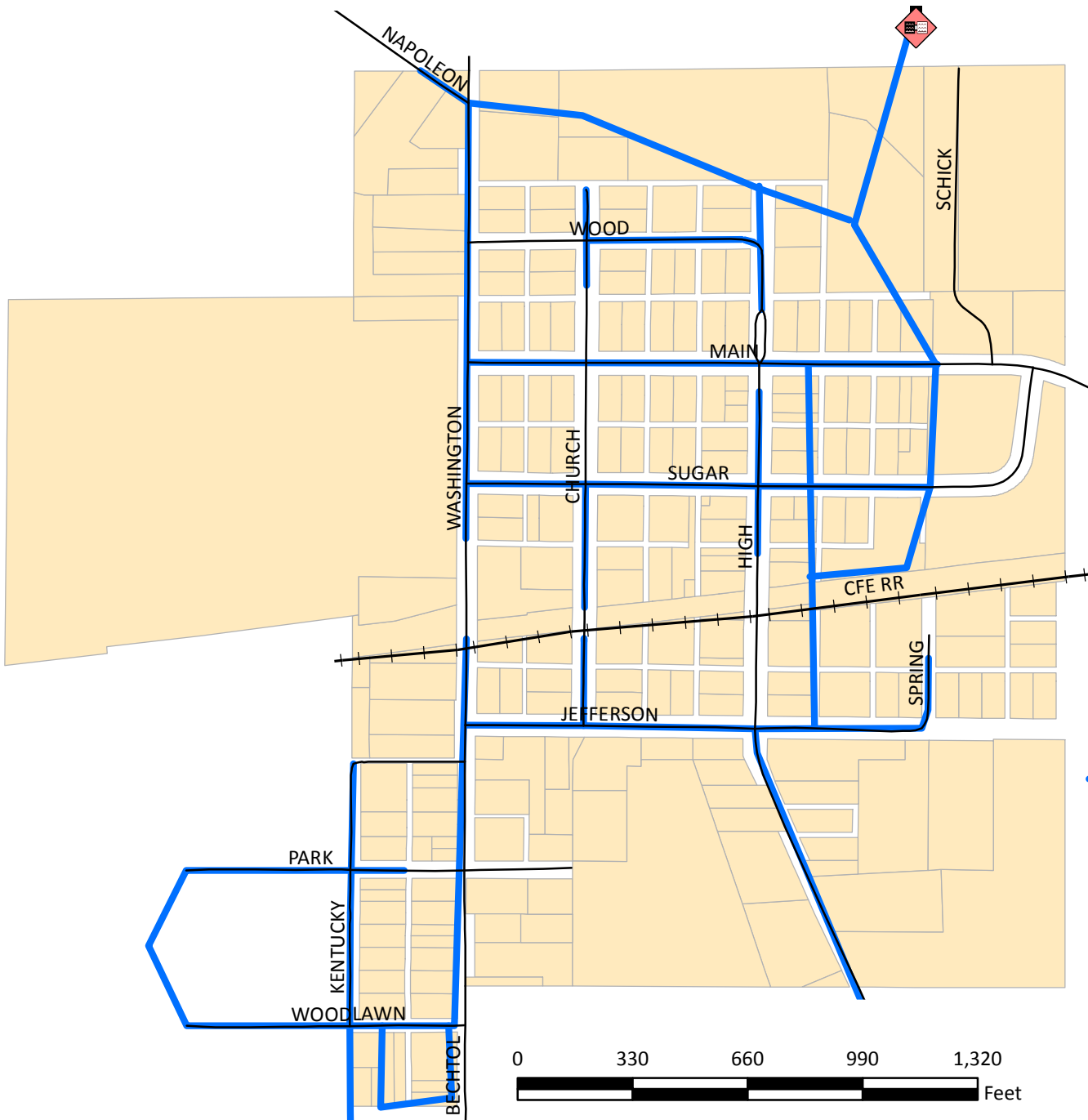
4.3 TRANSPORTATION & TRANSPORTATION SERVICES



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

4.3.1 Transportation System

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

MAP 4-6 VILLAGE OF LAFAYETTE SANITARY SEWER



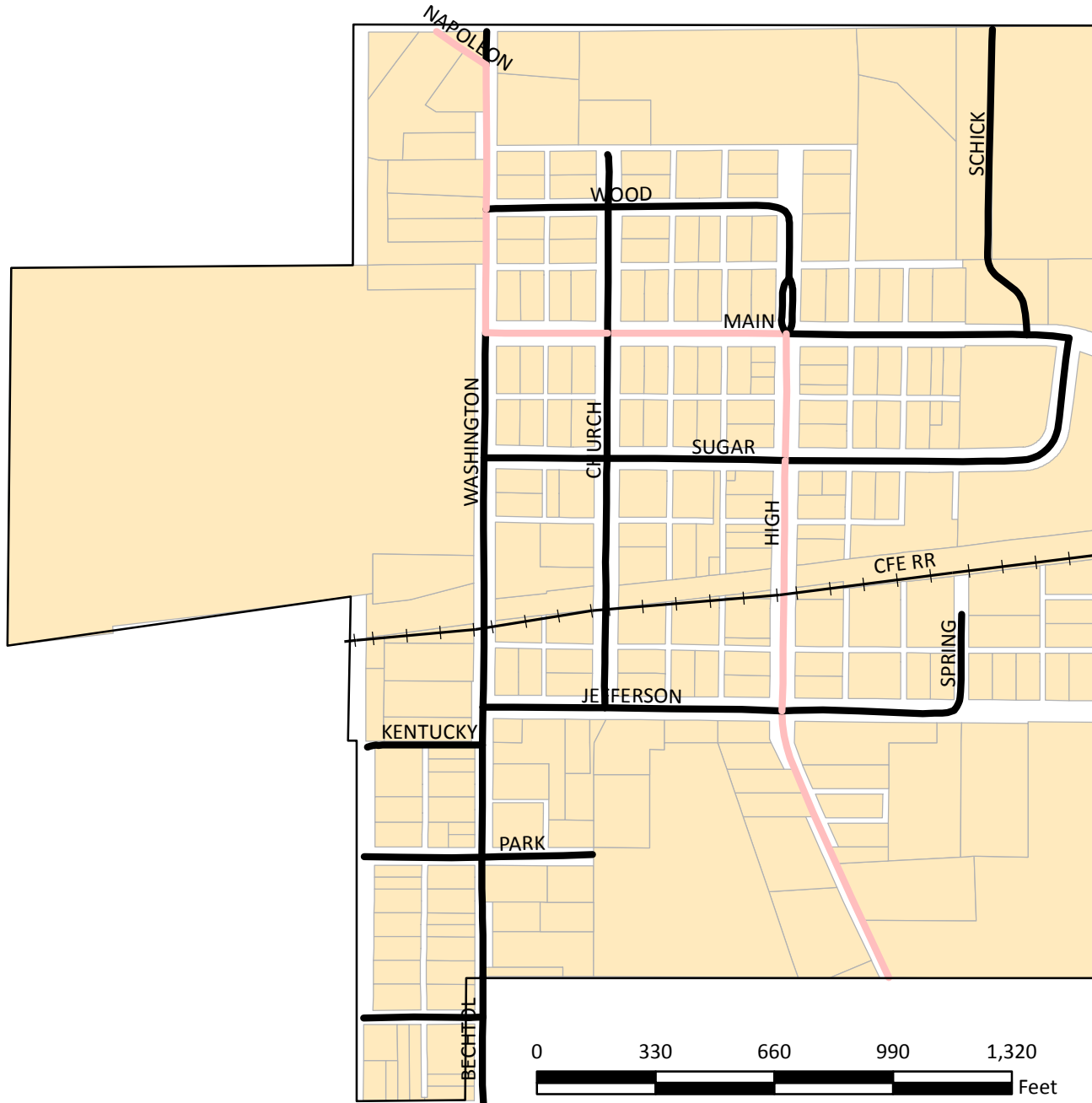
-  Sanitary Sewer Facility
-  Sanitary Sewer



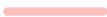

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MAP 4-7 VILLAGE OF LAFAYETTE FUNCTIONAL CLASS



Functional Class

-  Rural Major Collector
-  Rural Local



June 2012



The functional classification of the respective roadways establishes the function of roadways by type and often determines funding eligibility. The roadway system mileage within the Village of Lafayette entails 3.32 miles. Collector roadways total .65 miles and account for 19.6 percent of total system mileage. Rural major collectors are eligible for federal funding. The remaining roadway system (2.67 miles) is classified as local in nature for which the Village itself is responsible. According to 2012 estimates of daily vehicular miles of travel (VMT), total VMT approach 348,100 vehicles on the Village roadways annually.

TABLE 4-5 ROADWAY MILEAGE BY FUNCTIONAL CLASS & JURISDICTION IN THE VILLAGE OF LAFAYETTE		
Functional Class	Municipal	Total Miles
Rural Major Collector	0.65	0.65
Rural Local	2.67	2.67
Total Miles	3.32	3.32

Various roadway pavement widths have been identified in Map 4-8 as to their compliance with the Ohio Department of Transportation (ODOT) design standard of 9-10-foot lane widths dependant on average daily traffic (ADT). Table 4-6 identifies 1.3 miles of deficient roadway widths by extent of deficient width. Map 4-9 depicts those stretches of deficient roadway.

TABLE 4-6 DEFICIENT PAVEMENT WIDTH IN THE VILLAGE OF LAFAYETTE		
Deficient Pavement Width	Rural Local	Total Miles
7	0.08	0.08
6	0.21	0.21
5	0.06	0.06
4	0.08	0.08
3	0.17	0.17
2	0.27	0.27
1	0.33	0.43
Total Miles	1.2	1.3

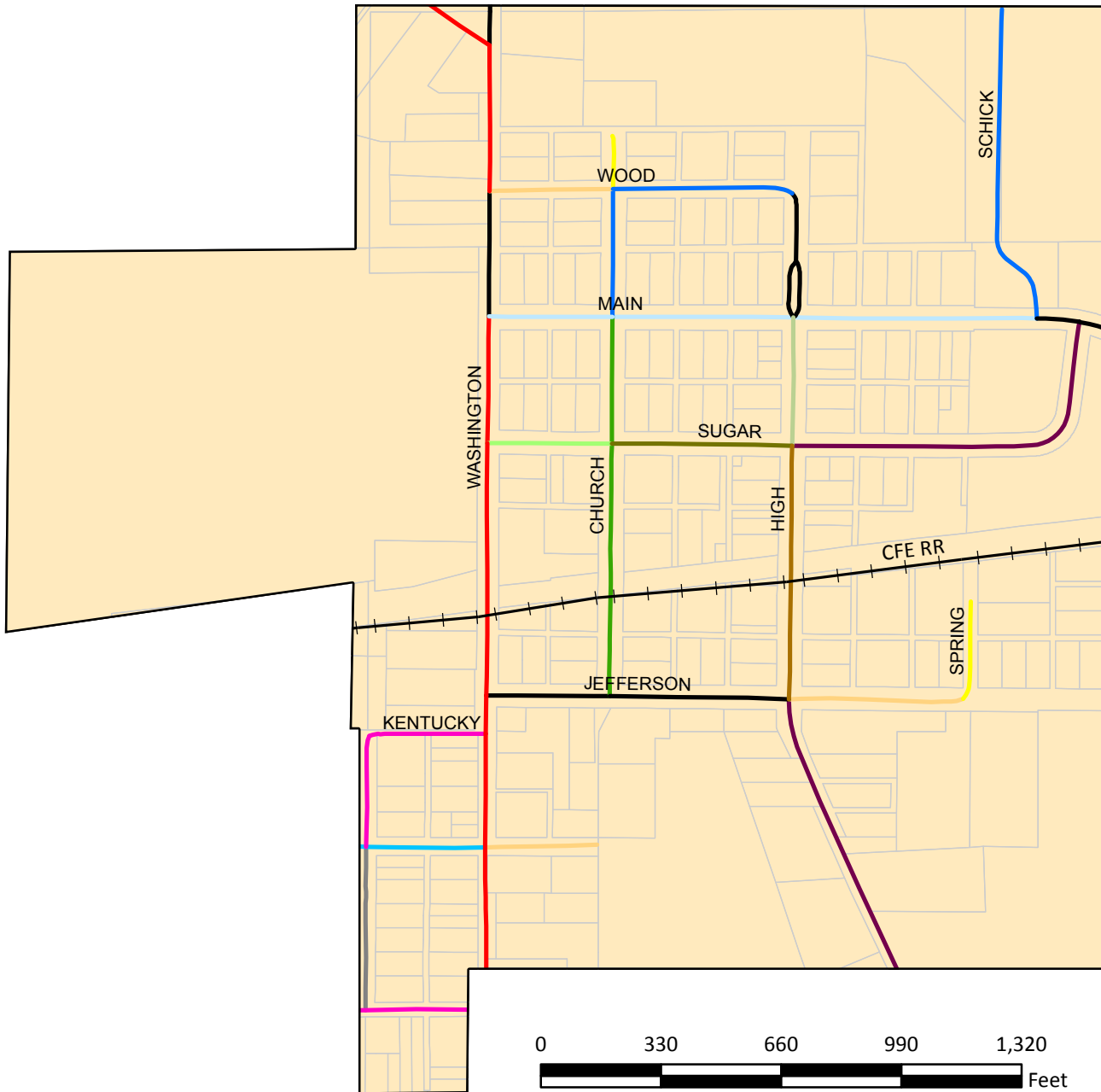
In addition to addressing roadway width issues are concerns over the local streetscape. The streetscape consists of those areas within the public road right of way that includes the street pavement condition, curbs, gutters and the conditions of the sidewalks. Streetscape also includes any overhead or pedestrian lighting, street trees, banners, street benches, trash receptacles, etc. Curbs and gutters were missing along many of the streets; and, while the lack of curbs and gutters promote sound drainage and their absence can exacerbate local roadway pavement conditions and drainage problems. And albeit many of the streets enjoyed a beautiful shaded streetscape, such trees were all too often larger trees typically not associated with public road right of way or with promoting good sidewalk conditions. In fact, along many of the Village streets sidewalks were generally either absent or in poor condition.

Estimates to improve such roadways vary due to existing conditions including shoulder width, drainage and base. Assuming an adequate base, shoulder width and no drainage improvements or right-of-way acquisitions, necessary roadway improvements are estimated at \$4.1 million. This includes new curbs and sidewalks on each side of each street. Based on existing conditions, the Village will need to develop policy to address and prioritize deficient roadways and sidewalks, their status and maintenance.

4.3.2 Crash Data

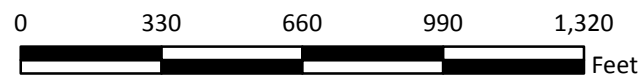
Table 4-7 summarizes the crash data for the Village of Lafayette. There were eight crashes that occurred from 2008 to 2011, none of which were fatal. Six crashes involved property damage while two involved injury to one of the occupants involved in the accident. Of concern was a bicycle injury crash involving an 8-year old in 2011. Table 4-7 indicates the severity of crashes that occurred, while Map 4-10 shows the locations of those eight crashes within the Village. The spike of crashes occurring in 2011 is of concern and the Village officials need to follow-up with the local traffic safety advocates and representatives of area law enforcement to identify the contributing factors and behaviors.

MAP 4-8 VILLAGE OF LAFAYETTE ROADWAY WIDTH



Road Width (feet)

- | | | | |
|--|----|--|----|
| | 11 | | 20 |
| | 12 | | 22 |
| | 13 | | 23 |
| | 14 | | 25 |
| | 15 | | 30 |
| | 16 | | 36 |
| | 18 | | 38 |
| | 19 | | |



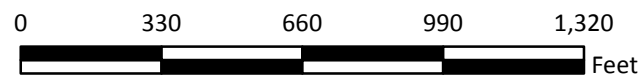
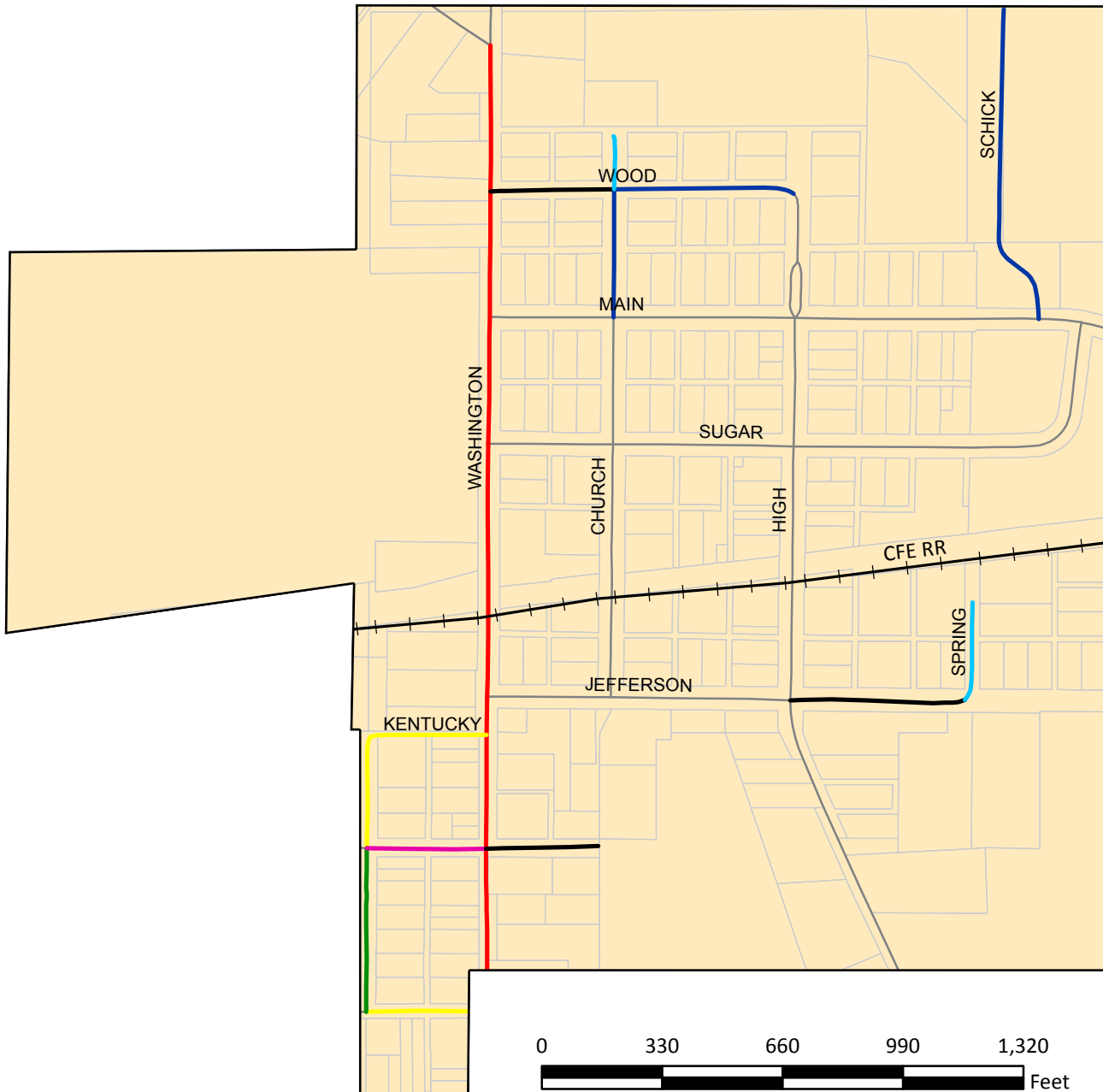
June 2012



MAP 4-9 VILLAGE OF LAFAYETTE DEFICIENT ROADWAY WIDTH

Deficient Road Width (feet)

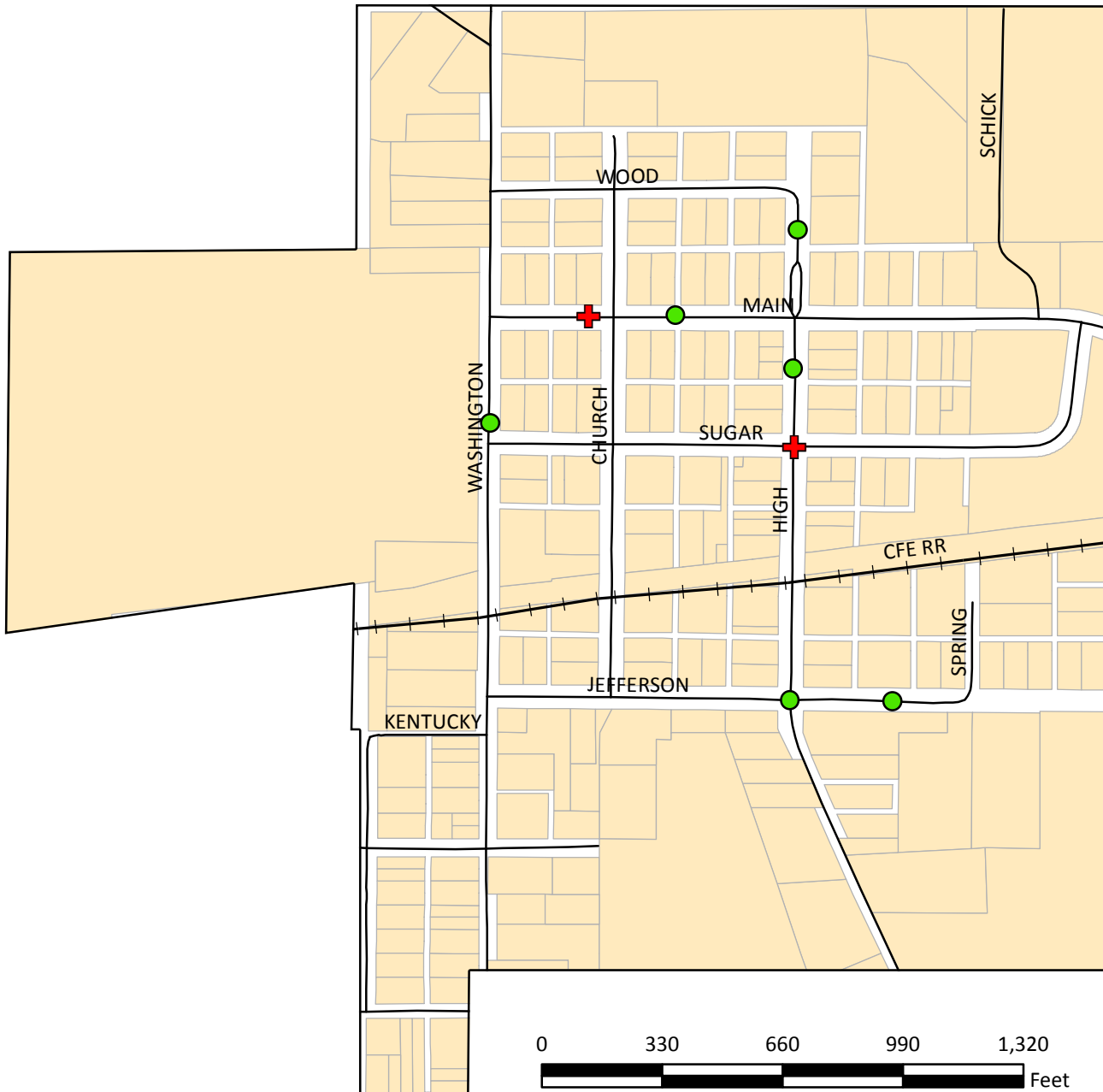
- -1
- -2
- -3
- -4
- -5
- -6
- -7



August 2012

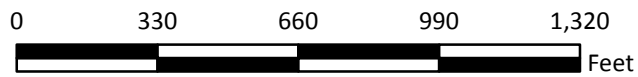


MAP 4-10 VILLAGE OF LAFAYETTE 2008 - 2011 CRASHES



Crashes

- Non-Injury Crash
- + Injury Crash



August 2012



TABLE 4-7 CRASHES BY YEAR IN THE VILLAGE OF LAFAYETTE				
Year	Fatal Crashes	Injury Crashes	Property Damage Crashes	Total Reportable Crashes
2008	0	0	1	1
2009	0	0	1	1
2010	0	0	1	1
2011	0	2	3	5
Totals	0	2	6	8

4.4 RAILROAD INFRASTRUCTURE

In 2009, the Public Utilities Commission of Ohio (PUCO) documented some 99.12 miles of rail in Allen County. Slightly more than .4 linear miles are located within the Village of Lafayette. The Chicago, Fort Wayne & Eastern (CFE) Railroad is owned by the CSX Corporation. The PUCO reports 2 thru trains per week. The maintenance of the line and the 3 at-grade crossings is a joint effort between CFE and the Village authorities. CFE is responsible for maintaining the tracks, the track crossing, the active and passive traffic controls at the tracks including the crossbucks, flashing signals, gates, stop or yield signs, bells, AFR/FRA placards, etc. The local authorities are responsible for the approaching roadway including the road conditions, advance warning signs and pavement markings (the stop bars, and etc.).

The Washington Street crossing serves approximately 550 vehicles per day. Field surveys indicated the advance warning signs

were posted; however, the southbound sign is blocked by a tree. A review of the pavement markings reveals the absence of the advance railroad pavement markings and stop bars. There are no passing line demarcations in the centerline of the roadway. Active warning system components present at the crossing include crossbucks with flashing signals and gates. The southbound crossbuck is slightly damaged. The condition of the crossing is considered to be in fair repair.

The Church Street crossing serves approximately 200 vehicles per day. Field surveys suggest the advance warning signs were posted; however, the northbound sign is damaged. A review of the pavement markings reveals the absence of the advance railroad pavement markings and stop bars. There are no centerlines on the roadway. The active warning system components present at the crossing include crossbucks with flashing signals and gates. The condition of the crossing is considered to be in fair repair. The High Street crossing serves approximately 675 vehicles per day. Field surveys suggest the advance warning signs were posted; however, the southbound sign is twisted and damaged. A review of the pavement markings reveals the absence of the advance railroad pavement markings and

stop bars. There are no passing line demarcations in the centerline of the roadway. Active warning system components present at the crossing include crossbucks with flashing signals and gates. The condition of the crossing is considered to be in good repair.



4.5 SUMMARY

The 2010 Census reported a total of 172 housing units in Lafayette, an increase of 4.9 percent or 8 units over the previous 10-year period. Concerns regarding residential development include: the aging population and the appropriateness of the existing housing supply to meet future demands; the age and condition of the existing housing stock and the status of available codes/programs to support the redevelopment of some of the older housing stock. These concerns were identified in Issue Identification/Prioritization surveys and validated by hard data.

The key issues of concern to future development revolve around the availability, adequacy and costs of infrastructure/utility services and expected growth. The community's transportation network and drainage system are typical ongoing infrastructure concerns for the public. Unfortunately, unnecessary or unplanned mandated improvements to public utilities are expensive for residents and businesses alike.

The link between community development and transportation cannot be minimized. The community's access to the State highway system is adequate and pending improvements will only increase the community's local attractiveness. The adequate funding of the community's transportation infrastructure, including sidewalks, is also important. Some streets do not meet minimum design standards and need to be improved to facilitate daily traffic flow safely. Adequate maintenance of roadways is now an important issue for the Village to address. Transportation funding resources available from the State are identified in the appendices of the document.

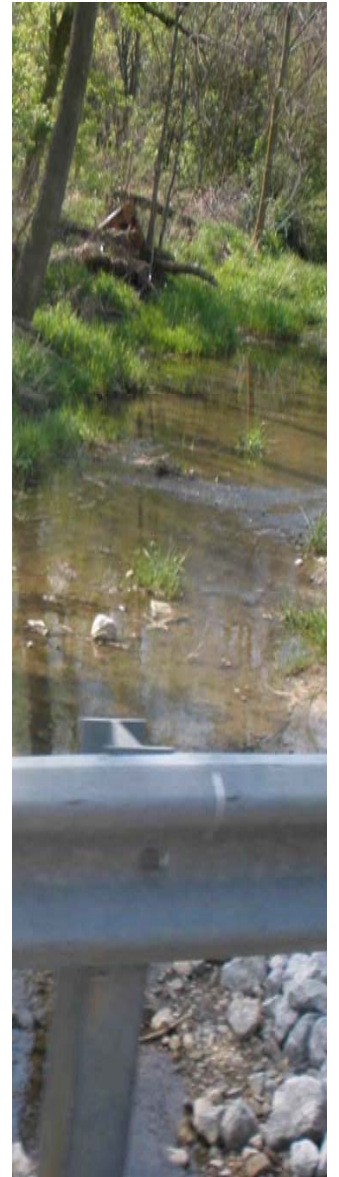
Traffic safety is a recent issue and concern. A rash of crashes occurred within the Village in

2011. Forty percent of said crashes resulted in injuries. Allen East School District officials have raised concerns about the increasing involvement of teen drivers and speed/alcohol crashes. Selective enforcement may be warranted but discussions with the Allen County Sheriff's Office would be a resolvable first step. Field observations indicated the use of off-road vehicles operated by adolescents on public roadways without proper safety equipment.



ENVIRONMENTAL FACTORS

5



Areas designated for future development should be identified and supported with necessary infrastructure; while the Village's natural and cultural resources and public places should be targeted for protective measures. Achieving a future pattern of sound development that protects natural resources and enhances aesthetic qualities, while allowing a sustainable economy to develop supported by infrastructure investments sufficient for a 25+ year planning period, is the goal of the Village's future land use planning process.

5.1 SOLID WASTE ISSUES

On average, local residents generate between 4.39 to 4.43 pounds of waste a day. The total population for the Village of Lafayette would produce roughly 1,400 pounds of waste a day, or 510,400 pounds per year. The closest sanitary landfill to the Village of Lafayette is the Cherokee Run facility in Bellefontaine, Ohio. This facility was run by Allied Waste Systems, Inc., but is now closed. The next closest recipient for the Village's waste is the Evergreen Landfill Facility, operated by Waste Management and located in Northwood, Ohio. This facility accepts nearly 60% of Allen County waste. Outside Allen County there are 10 other landfills that accept a portion of local waste. Those facilities include Mercer, Logan,

Wyandot, and Hancock counties. Both of Allen County's landfills are now closed.

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

The North Central Ohio Solid Waste District (NCOSWD) and the Ohio Department of Natural Resources (ODNR) provide an anti-litter program to reinforce educational outreach efforts, public awareness activities, and media releases. There is an Annual Household Hazardous Waste event that helps eliminate the dumping of illegal toxic waste, this is sponsored by the NCOSWD. Allen County has recently become involved with Keep America Beautiful, Inc. to assist the local communities, like Lafayette Village, to develop a cleaner and, therefore, safer environment. The Village and Township support a recycling operation at the Fire Department monthly.

The Village of Lafayette is served by Brown's Refuse Service and Griffith's Refuse for waste pick up; village wide contracting is not practiced. While sometimes politically charged, designing and implementing a standard process would allow waste to be addressed and begin long-term development of minimization of waste disposal. Litter's effects are inescapable and far-reaching. Developing environmentally friendly methods of disposal of solid waste is challenging for villages with constrained budgets. The first step in the process is to acknowledge those challenges. Residents should realize that annual litter cleanups are not viable, long-term litter prevention. The Village may want to partner with external organizations and introduce programming such as Adopt-A-Highway, Adopt-A-Roadway, and Adopt-A-Waterway. Though such programs exist, they do not contribute significantly to waste prevention, as they are an after-the-fact method of disposal. Therefore, the best way to approach the problem is at its source with enforcement and education of the public.

Local leaders within the Village need to acknowledge that solid waste, which can be seen as litter, reaches far into the planning process including: storm water management, building codes, zoning regulations, exterior

maintenance codes, etc. The Village does not have a current exterior maintenance or building code.



5.2 AIR QUALITY ISSUES

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

In 2003 Allen County was identified as being noncompliance with the National Ambient Air Quality Standards (NAAQS) for ozone. Noncompliance indicated ozone limits are exceeded; those limits are set by the USEPA. On May 16, 2007 the USEPA published a notice addressing Allen County being re-designated to a maintenance attainment with status respect to 8hr ozone and an effective date of June 15, 2007.

The Ohio Department of Transportation (ODOT) and the Ohio Environmental Protection Agency (OEPA) are working with Allen County in interagency cooperation to maintain air quality compliance pursuant to the USEPA's 8-HR Non-attainment Area Conformity Analysis required by Section 40 CFR 93.119.

5.3 WATER QUALITY ISSUES

For local, federal, and state officials water pollution is a major concern. In 2002 and 2004 the Ottawa River and its tributaries were investigated by the USEPA for conformity to the Clean Water Act. Several tributaries from the result of the study were found to be impaired, specifically the Ottawa River locally and Lost Creek in Bath Township (which is just west of the Village). The most important threat to water quality is agricultural runoff and its intensity as well as septic systems of individual households, and municipal discharges coming from 5,700 acres below the Hog Creek watershed and 876 acres in the Lost Creek watershed contributing to poor water quality. Illustration 5-1 provides a visual representation of the topography of the Village illustrating the pattern of runoff into Little Hog Creek.

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

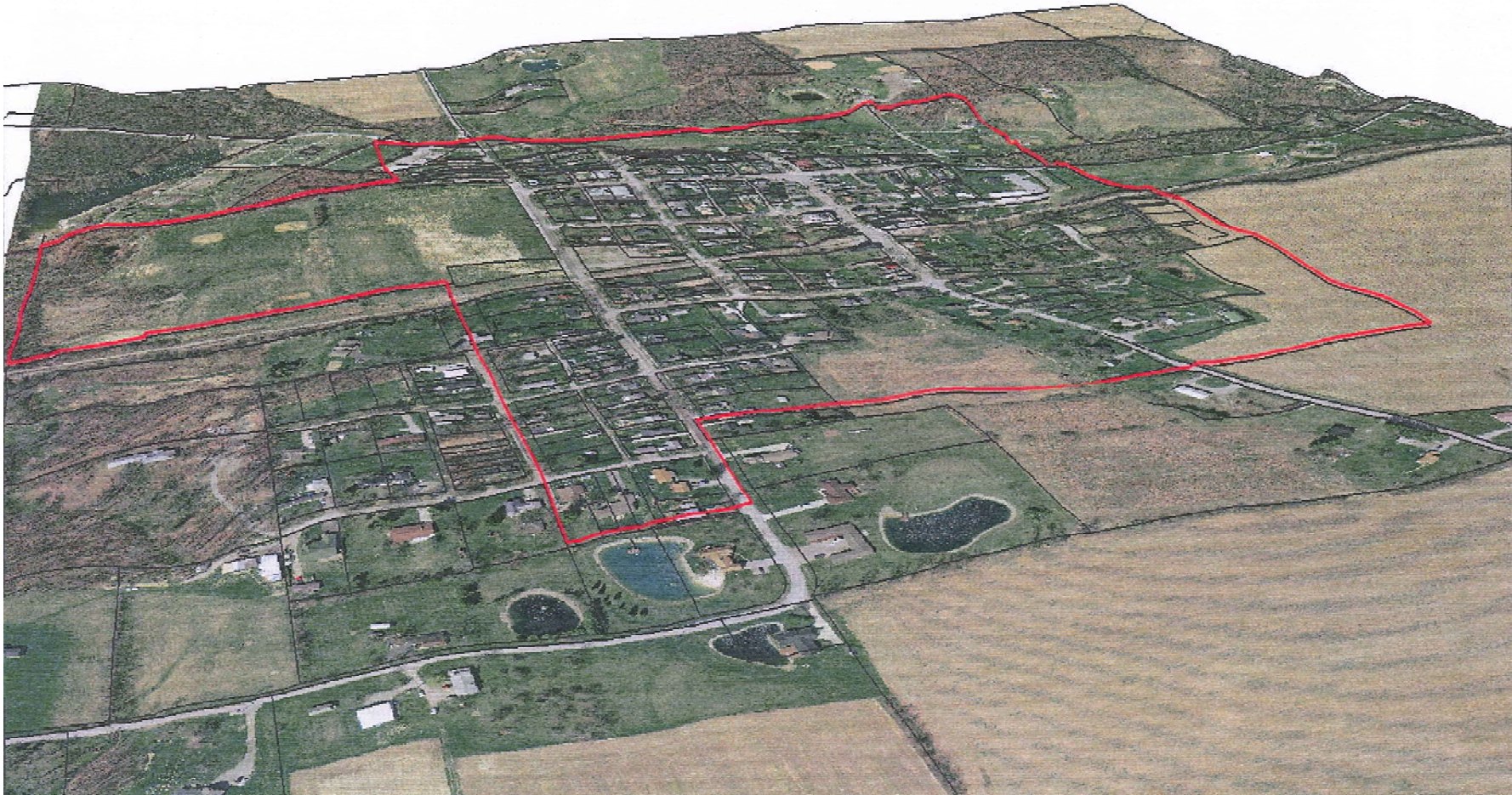
- Identify and eliminate pollutant discharges from wastewater treatment facilities and combined sewer overflows.
- Manage storm water runoff, thus reducing settlement, nutrients, and downstream floods.

Implementation of stormwater management policies and adoption of floodplain regulations would complement the creation of a stormwater utility. Stormwater utilities are one tool that communities have used to develop alternative funding sources to address drainage and stormwater issues. Stormwater utilities provide a stable dedicated funding stream for stormwater programming. The utility has been determined to be a more equitable long-term solution to addressing pressing budgetary problems and drainage.

5.4 THE NATURAL ENVIRONMENT

The natural environment of the Village has shaped its site and situation. The local

**ILLUSTRATION 5-1
VILLAGE OF LAFAYETTE TOPOGRAPHY**



geographic and geologic conditions provide the topography, drainage patterns and vegetative cover. The natural environment has been modified and is now obligated to carry the burden of human activities inclusive of littering, illegal dumping, roadway salts, and chemicals contamination. The natural environment plays a vital role in many of the Village's memories and the vision for the Village's future. Map 5-1 provides a visual representation of the existing elements supporting the natural environment. The extent to which the modification of the natural landscape continues unrestricted, especially its wooded lots and natural waterways, will be the basis upon which this planning document will be judged in the future.

5.4.1 Local Watersheds

A broad understanding of how watersheds function is necessary to appreciate the relationship between Lafayette, waterways and the larger natural environment. There are two major creeks within Lafayette, an unnamed stream on the west and Little Hog Creek to the north. The streams both drain into Hog Creek which eventually drains into the Auglaize River and eventually into Lake Erie. These streams provide the necessary drainage for Lafayette, as well as provide riparian habitat for a variety of flora and

fauna provided as natural migration routes for birds and other wildlife. Such resources must be protected for posterity. In fact, these waterways and their riparian habitat should be inventoried and monitored as to their health and protected to ensure access to their natural beauty for future generations. It is especially important that early order streams and tributaries, such as the creeks near Lafayette, are protected for sustainability since these waterways have a big effect on higher order streams and rivers that they feed into.

5.4.1.A Little Hog Creek

Little Hog Creek is a portion of the Ottawa River. It gained its name from the Hog Creek Shawnees that were in the area. Little Hog Creek is 4.8 miles long with a slope of 11.7 ft/mile. It runs through the northeast corner of Lafayette's Corporation limit.

Little Hog Creek is designated as a Warm Water Habitat and the watershed itself received a score of 75/100 based on a recent USEPA biological chemical assessment (2010). Causes for impairment for this waterway include:

- Direct habitat alterations
- The addition of nutrients
- Sewage biological indicators
- Dissolved oxygen

- Sediment problems
- Total Suspended Solids were found to be present

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

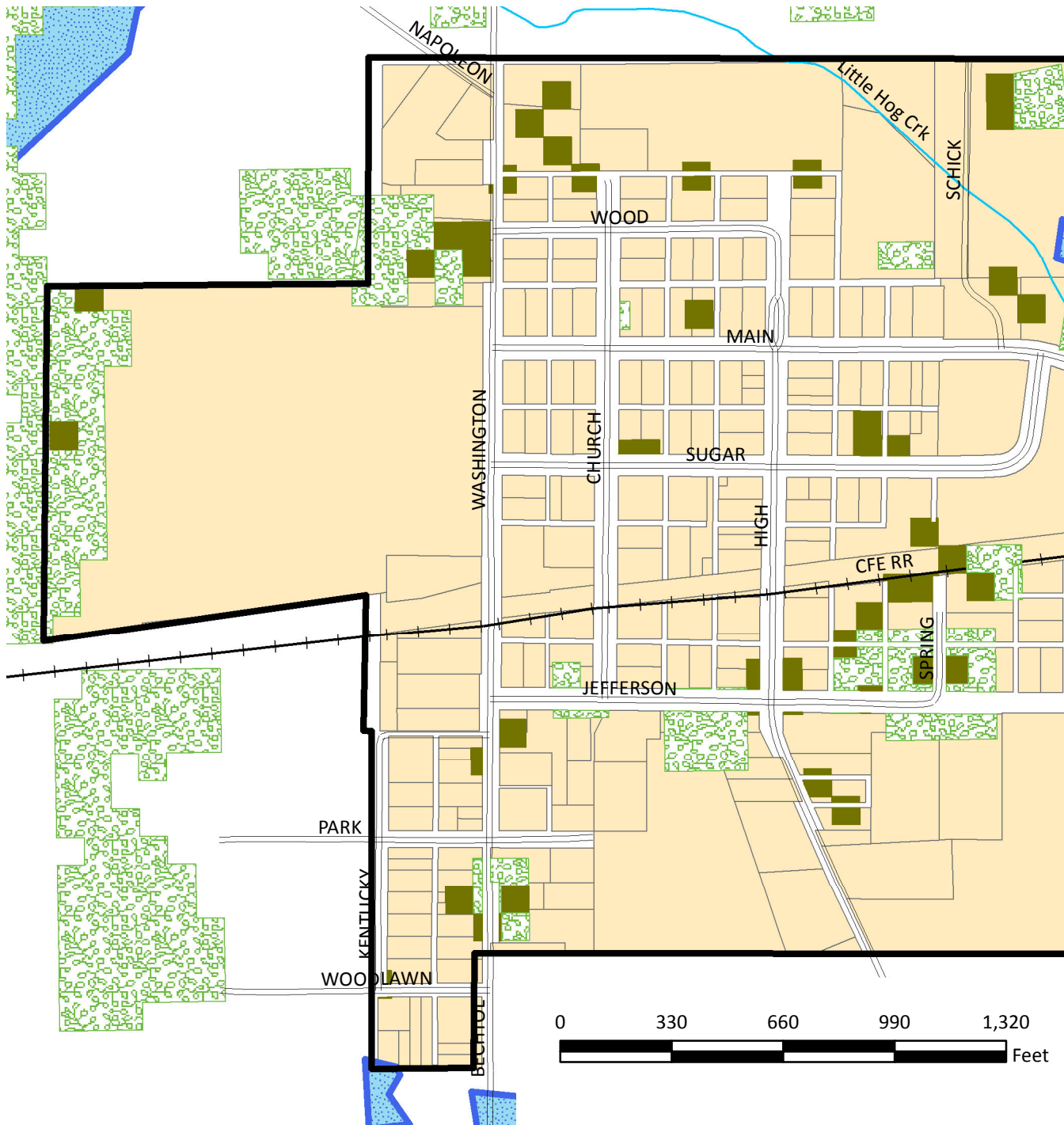
- Crop production that had tilled drainage
- Septic systems of individual residential places
- Stream banks being modified and destabilize



5.4.2 Floodplains

Historically, villages were founded near water sources, making it easier to draw water and use it where needed. Waterways were, and still are, important for irrigation of crops. The natural beauty of lower lying

MAP 5-1 VILLAGE OF LAFAYETTE NATURAL ENVIRONMENT



Natural Environment

-  Waterways
-  Scrub
-  Wooded Area
-  Wetlands



July 2012



land, and cheaper prices for ground in these areas, often reflect development decisions that are not based on common sense. Many consider the idea of purchasing land in these floodplain areas foolish because of the flood-related damage, increased runoff, negative impacts on water quality, and the loss of habitat for wildlife. Developing in these areas will cause the Village a loss of scenic views, loss of areas for birds and wildlife, and disrupt the storm water retention areas and drainage patterns. Floodplains should be preserved and protected to prevent further damage to water quality and the ecosystem. Floodplains that are naturally occurring further ecological diversity and slow peak storm water runoff from eroding banks. In addition, they help prevent flooding This raises the level of flooding in the downstream waterways. Floodplains, and the soils associated with them, are capable of siphoning out various pollutants from storm water before it reenters local tributaries or percolates back into the soil. For soil maps see the Site and Situation section.

5.4.3 Public Lands/Parks & Recreation

The Village reflects the natural and built environments. Public and quasi-public lands and buildings sustain the Village residents. Such sites are important to the design and function of the Village. Quasi-public land

reflects the Lafayette Christian Church, the First United Methodist Church of Christ, the Zion Evangelical Church, and Village buildings such as the fire department, and various right-of-ways. Future development should also be mindful of the cemetery. The Village park provides access to 3 baseball ball fields, open space and limited fishing access to Little Hog Creek.



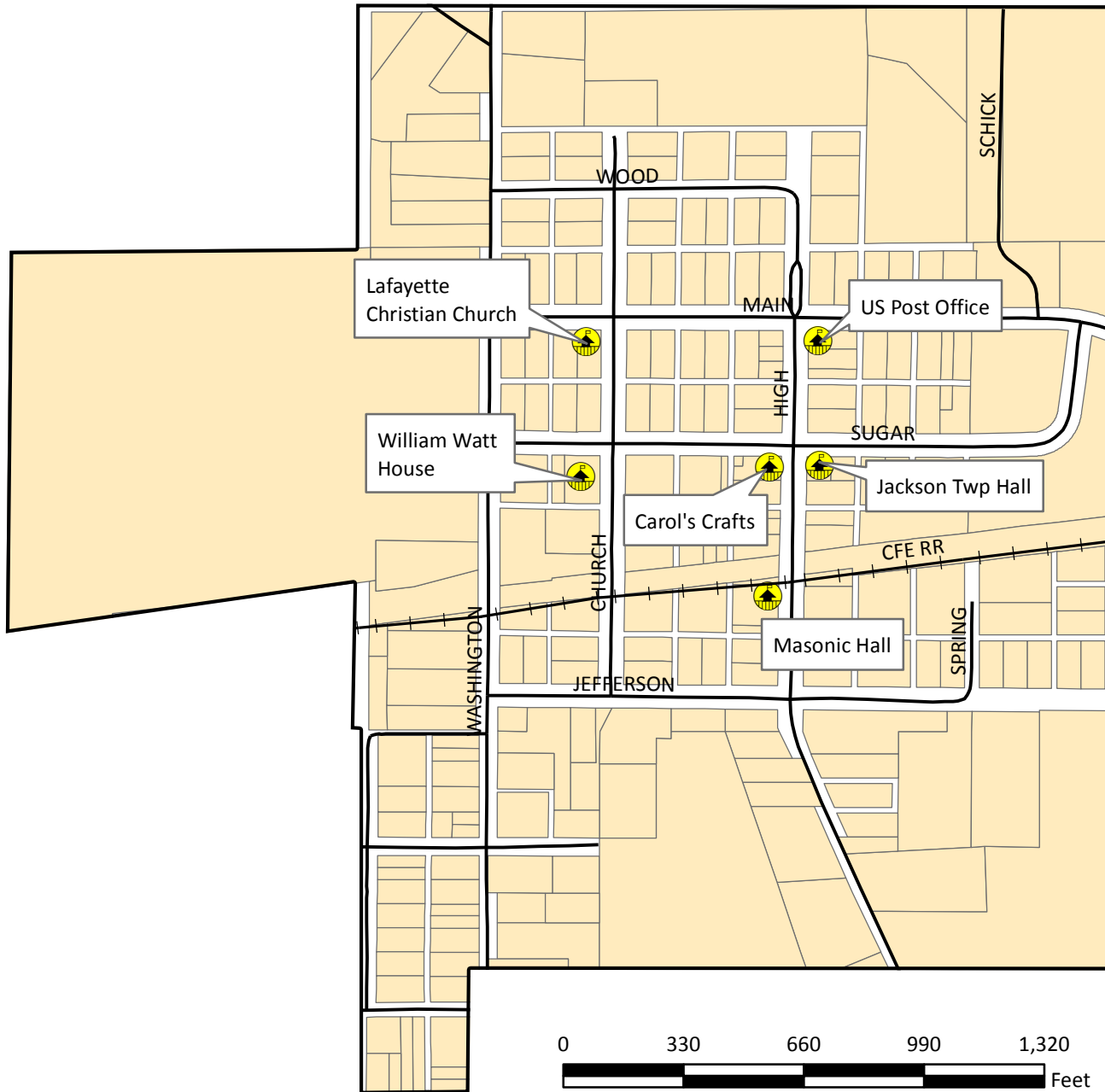
5.5 HISTORICAL STRUCTURES

Currently identified by the Ohio Historical Society there are six historical structures within the corporation limits of Lafayette. These buildings are the William Watt House, Lafayette Christian Church, Lafayette Masonic Lodge/Hacks Auction House, Lafayette Branch Public Library/Jackson Township Hall, IOOE Lodge/Carol's Crafts, and the US Post Office. Historic structures are an important part of any town and

should be preserved to their original state for posterity. Map 5-2 identifies these structures. The community has an active historical society that has recently undertaken renovations with great success. Future efforts may well look to preserve and repair these historic buildings. The Rehabilitation Investment Tax Credit program is a federal program available for substantial rehabilitation of qualified depreciable buildings; Ohio also offers a similar program for rehabilitation administered by the Ohio Department of Development and the Ohio Historic Preservation Office.



MAP 5-2 VILLAGE OF LAFAYETTE HISTORICAL STRUCTURES



 Historical Structures



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5.6 PLANNING FOR FUTURE GROWTH & DEVELOPMENT

In Allen County local governments do not have a long history of local county land use planning. However, Auglaize, Bath and Richland townships have adopted such plans and Jackson Township has recently begun development of a land use plan. To support zoning and subdivision, floodplain management, and health code regulations such plans are essential to develop specific policies and directives that will directly improve the local community.

At the present time, the Village of Lafayette has no public water source and water services are restricted to individual resident wells. The sewer system available in the Village of Lafayette is aging and the treatment facility will need to meet the mounting demands of the OEPA.

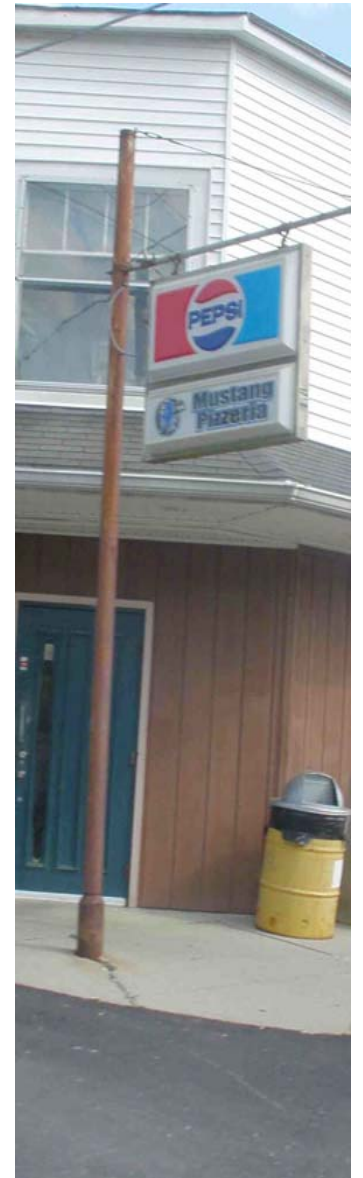
As a result of the comprehensive plan and collaborations between the Allen County Engineer, the Allen County Sanitary Engineer and the LACRPC, it is possible to support residents of Lafayette interested in furthering development inside the Village limits and ensuring adequate infrastructure a mix of uses to help create unique development. Local officials should be interested and focused on regulatory controls that promote growth of local

businesses without compromising the environment, or any potential for commercial success.



ECONOMIC OVERVIEW

6



Historically, the economic well being of the Village of Lafayette had been founded on its rich resource base, especially timbering and farming. High Street became the center for commerce. A hardware store, jeweler, blacksmith, meat markets, hotel, farm machinery, buggy shop and a boarding house all had sprung up by the turn of the century. The Village capitalized upon its location on what once was SR 81 and its ability to provide the outlying rural community with the goods and services necessary to support them. Today, however, timbering is gone as an economic pursuit and commercial ties to the agricultural sector have been minimized as Village residents pursue other economic pursuits.

Local elected officials are cognizant of the extent of existing businesses, the existing commercial buildings within the Village and the need to diversify the community's tax base. Officials are aware of an increasing demand for public services and an increasing tax burden on residents caused in part by increasing costs associated with the maintenance of existing infrastructure and utility services. Officials are looking to the diversification of the economic base predicated on redeveloping and expanding the local business opportunities that will provide increased employment opportunities

for local residents as well as the means to minimize residential tax burdens.

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

This section attempts to provide baseline information on economic underpinnings and begins with an overview of current Village business and employment patterns. Data from 2010 Census and the 2005-2010 American Community Survey is compared and contrasted to further define the employment within the community. Prior to summary statements, an overview of Lafayette's existing tax base is provided.

6.1 EMPLOYMENT STATUS

The U.S. Census Bureau provides employment data across 20 employment categories. This data allows for trend

analyses or to compare changes in the number of total employed residents reported by the category of employment. In the Village of Lafayette a half dozen general occupation categories were identified in the ACS 2010 5-Year estimates which comprised the bulk of occupations pursued by Village residents including:

- Construction
- Finance, Insurance, Real Estate, Rental and Leasing
- Retail Trade
- Health, Education & Social Service
- Manufacturing

Collectively, these 5 categories represent 8 of every 10 employed Lafayette residents. Table 6-1 displays a comparative data analysis of occupations pursued by Lafayette residents for the years 2000 to 2010.

According to ACS 2010 5-Year estimates, 125 Lafayette residents were actively employed. Table 6-1 indicates that employment within the Village of Lafayette declined 8.8 percent between 2000 and 2010. Such data lies in sharp contrast to losses experienced by the County (0.2%) and the State (0.6%) over the same ten-year period.

When examining the current 2010 occupation of residents within the Village of Lafayette against 2000 data, a number of trends appear that will be important to the community's future. A precipitous decline occurred in the number of residents employed in the manufacturing sector, while the Finance, Insurance and Real Estate (FIRE) sector employment grew considerably (850.0%) as did the construction sector (25.0%) since 2000. In the past 10 years the Village experienced a loss of 44.0 percent of non FIRE sector service jobs, a trend that is not consistent with either the County (15.4%) or State (11.4%). Table 6-1 identifies the occupation, and compares employment of Lafayette residents between 2000 and 2010.

The remainder of the section looks to examine and establish the current employment characteristics of the Village. The section starts by examining the current employment status of local residents before documenting local employers. A summary follows a short overview of the Village Tax Base.

6.1.1 Finance & Insurance

ACS tabulations show increased employment in the FIRE sector among residents of the Village between 2000 and 2010, experiencing a bump of 850.0 percent. In 2000 only four

residents held employment within the finance, insurance and real estate sector or 2.9 percent of the total Village residents. In 2010 however, 38 residents or 30.4 percent of the total Village employment held similar jobs. For comparison purposes, the County experienced an increase of 29.4 percent in finance and employment jobs over the same time-period, while the State experienced a much more subtle increase of 4.3 percent.

6.1.2 Construction

According to ACS estimates as of 2010 there were 20 residents living within the Village of Lafayette who were employed in the construction industry. That is an increase of 25.0 percent from the 2000 Census which indicated 16 residents working in construction. When compared to County

and State levels, the local construction industry fared well. Between 2000 and 2010 both the County and State experienced similar declines in construction jobs ranging from 7.5 to 7.0 percent respectively.

6.1.3 Retail Trade

The ACS 2010 5-Year estimates identified 19 individuals employed in retail trade residing in the Village of Lafayette. Retail employment fell 29.6 percent between the 2000 to 2010 period within the Village. Lafayette retail employment mirrors that of Allen County in that both the County and the Village lost retail jobs within the past 10 years. Within the Village, those working in some form of retail trade still make up the third largest segment (15.2%) of local employment.

Sector	2000 Census	Percent Total Employment	2010 ACS	Percent Total Employment	Percent Net Change
Employed 16 and over	137	100.0	125	100	-8.8
Construction	16	11.7	20	16.0	25.0
Manufacturing	22	16.1	13	10.4	-40.9
Transportation & Warehousing	7	5.1	3	2.4	-57.1
Wholesale Trade	1	0.7	2	1.6	100.0
Retail Trade	27	19.7	19	15.2	-29.6
Information	0	0.0	4	3.2	0.0
Professional Management, etc.	5	3.6	3	2.4	-40.0
Finance, Insurance & Real Estate	4	2.9	38	30.4	850.0
Health, Education & Social Service	33	24.1	14	11.2	-57.6
Entertainment, Recreation, Food & Accommodations	8	5.8	1	0.8	-87.5
Other Services	4	2.9	6	4.8	50.0
Public Administration	10	7.3	2	1.6	-80.0
*ACS 2010 5-Year Estimates					

6.1.4 Health, Education & Social Services

ACS 2010 5-Year estimates identified 14 Lafayette residents employed in the health, education and social service industry. Of the top five employment sectors represented in the Village Health, Education and Social Services experienced the largest decline (-57.6%) in the number of residents working within the sector over the 2000-2010 period. In comparison, the State and the County both experienced an increase of 17.9 percent and 17.2 percent respectively.

6.1.5 Manufacturing

In 2010 there were 13 Lafayette residents working in the manufacturing sector, down from 22 residents in 2000; a drop of 40.9 percent. Even with the drastic decline the manufacturing industry still employs one in ten employed residents. In comparison, both Ohio (-7.0%) and Allen County (-7.5%) saw a steep decline in manufacturing jobs between 2000 and 2010.

6.2 EMPLOYMENT WITHIN THE VILLAGE OF LAFAYETTE

Ancillary employment data identified 7 private firms and the Village of Lafayette as the sole public sector employer that provided employment in the general categories of: retail trade, public administration, construction, and other services.

Data suggests a decline in employment occurred internally with existing employers since 2000. The number of businesses reporting employment in the Village was consistent over the 2010 period. Table 6-2 reflects the employers located within the Village of Lafayette in 2010 while Table 6-3 reflects the employers located within the Village in 2000. Map 6-1 identifies those businesses located within the Village.

TABLE 6-2 EMPLOYERS IN THE VILLAGE OF LAFAYETTE 2010	
<i>Firm</i>	<i>Employment</i>
Clums G and G Inc.	0
G. H. Bierly	3
Quality Indoor Services	11
Mustang Pizzeria	10
Jenelle R. Laing	4
Hefners Trucking	2
Village of Lafayette	2
Total	32

TABLE 6-3 EMPLOYERS IN THE VILLAGE OF LAFAYETTE 2000	
<i>Sector</i>	<i>Employment</i>
Pete's Party Shop	6
Tony's Food	20
US Post Office	2
Silver Springs Lake	6
Jackson Township	5
Total	39

6.3 TAX BASE

An analysis of the community's economic base has already been discussed in terms of its population and demographic indicators, its housing and infrastructure, and its employer and employee characteristics. The

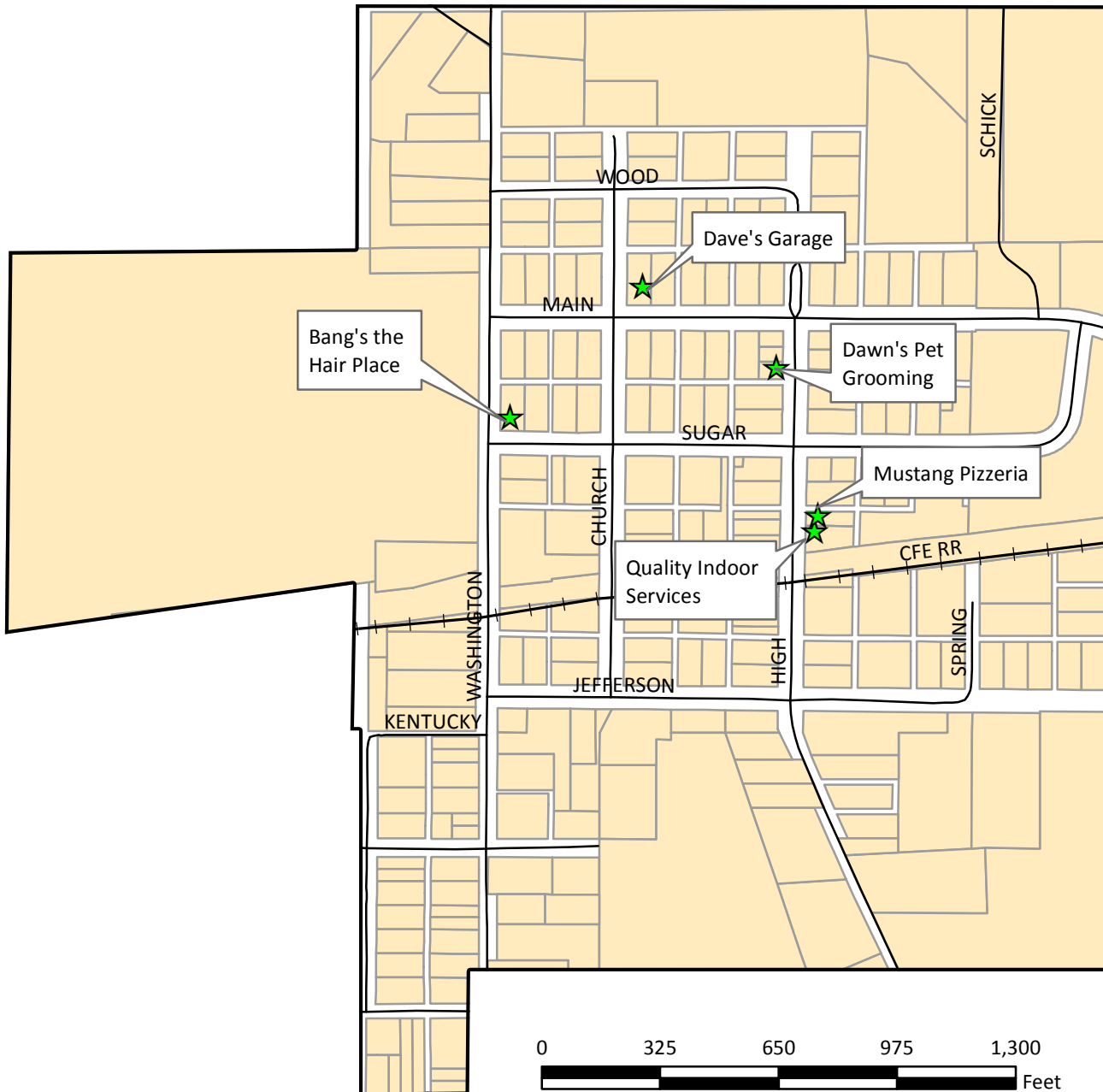
Plan also identifies land use by type and vacancy status to assess underutilized land by sector. However, the community's local tax base needs to be discussed further in order to provide an overview of the community's current assets and liabilities with respect to taxes and government services.

Tables 6-4 and 6-5 identify the real and personal property by class in 2011. The table indicates total acres by land use type. The table proceeds to break out market value by land use type and establishes a 100 percent market value of just over \$13 million of land and improvements by type of land.

Table 6-5 reveals tax valuation for real and personal property by class over the 2008 through 2011 period. As shown in Table 6-6, tax valuation for agricultural and residential units has increased 2.5 percent since 2008.

Based on a four (4) year review (2008-2011) total tax valuation based on real property and personal property, as shown in Table 6-5, has increased from \$12,787,143 in 2008 to \$13,015,457 in 2011, a modest increase of 1.8 percent. Real property by itself, as shown in Table 6-6, experienced a similarly modest increase of 1.2 percent during the same time period.

MAP 6-1 VILLAGE OF LAFAYETTE EMPLOYMENT



★ Business



July 2012



Table 6-6 displays the fluctuation in the commercial and industrial property tax base over the last 4 years which experiences an overall decline in the tax base over the past 4 years. The tax burden shared by agricultural and residential land owners has steadily increased over the last 4 years while the utility tax base has fluctuated up and down, but posted an overall increase in its tax base over the 2008 to 2011. However, even with the decline in commercial and industrial property the Village has experienced an increase in its tax base over the last 4 years.

In essence, the community's tax base is a collective value of assets against which a tax is levied to support services provided or procured by the local government. In the Village of Lafayette there are several taxes or levies that are assessed against these valuations based on a specific rate or millage. The maximum amount of taxes that may be levied on any property without a vote is 10 mills on each dollar of valuation. This is known as the 10 mil limitation, and the taxes levied within this limitation are known as inside millage (ORC 5705.02). Outside levies are those taxes generated for services provided by entities other than the Village of Lafayette (e.g. Allen East Local School District). For purposes of simplicity these assessments are grouped. Those taxes levied

for purposes provided by, or procured by the Village including Fire and EMS are identified separately by millage and property type and revenue stream.

Responsibilities of the Village of Lafayette are outlined in various sections of the Ohio Revised Code which identify the Village responsible for the maintenance and repair of incorporated roadways – keeping them reasonably safe for public travel (Section 5571): the related and incidental requirement that the Village maintain roadway tile and ditches to endure adequate maintenance/safety (Section 5571): and, the maintenance and care of cemeteries (Section 517). Such costs are bore by the Village general fund.

Three primary sources for local project delivery include the street construction maintenance and repair fund, the sewer operating fund and the general fund. Table 6-7 provides a general indication of the

TABLE 6-4 TAX BASE & RECEIPTS BY LAND USE 2011			
Land Use	Total Acres	100% Market Value	Gross Tax
Residential and Agriculture	102.6	11,864,971	4,152,740
Commercial/Trans/Other	5.9	681,714	238,600
Utility	3.3	468,772	164,070
State Reimbursement			\$0
Total	111.8	\$13,015,457	\$4,555,410

TABLE 6-5 100% TAX VALUATION BY TYPE & YEAR				
TYPE Real Property	2008	2009	2010	2011
Agricultural & Residential	11,580,400	11,239,971	11,959,459	11,864,971
Commercial & Industrial	825,114	739,057	718,314	681,714
Utilities	7,543	8,686	9,371	10,629
Sub Total	12,413,057	11,987,714	12,687,144	12,557,314
Tangible Personal	374,086	396,543	433,029	458,143
Total	12,787,143	12,384,257	13,120,173	13,015,457

TABLE 6-6 TAX VALUATION BY TYPE, PERCENTAGE & CHANGE BY YEAR				
Type	Year			
	2008-2009	2009-2010	2010-2011	2008-2011
Real Property				
Agriculture & Residential	-2.9%	6.4%	-0.8%	2.5%
Commercial & Industrial	-10.4%	-2.8%	-5.1%	-17.4%
Utilities	15.2%	7.9%	13.4%	40.9%
Sub Total	-3.4%	5.8%	-1.0%	1.2%
Personal Property				
Tangible Personal	6.0%	9.2%	5.8%	22.5%
Sub Total	6.0%	9.2%	5.8%	22.5%
Total	-3.2%	5.9%	-0.8%	1.8%

TABLE 6-7 2008-2012 REVENUE SOURCES					
Source	2008	2009	2010	2011	2012*
Streets	\$18,522	\$16,798	\$18,983	\$22,957	\$6,676
Sewer	\$61,092	\$69,382	\$74,142	\$84,454	\$44,276
General Fund	\$60,023	\$62,646	\$56,459	\$50,714	\$27,430
*First 6 months					

Village's three funding totals through June of 2012. Lafayette also has a permissive tax for street improvements that was used in 2009. It is also worth noting that in 2010 revaluation of properties increased the real estate taxes within the Village.

Costs associated with police, fire and emergency medical services although extremely important to a community's quality of life are not required services within an Ohio village. Although such services are directly related to the health, safety and welfare clause of any government's general responsibilities, they are not required. Nor are services related to picking up limbs/leaves, mowing rights of way, providing parks and recreational facilities, facilitating litter collection and recycling activities, or adopting/enforcing zoning regulations. Village residents may assume some of these additional responsibilities over time as public demand for such services increase. It should also be noted that such services are expected in communities who



expect to maintain positive growth and an attractive community appearance.

6.4 SUMMARY

Data suggests there are five (5) businesses operating within the Village of Lafayette, of which one is in the retail sector (Mustang Pizzeria), and four (4) are in the service sector (Quality Indoor Services, Bangs the Hair Place, Dawn's Pet Grooming, and Dave's Garage).

The labor force in the Village reflected 125 persons in 2010; 38 of the residents (30.4% of the workforce) depend on the finance, insurance and real estate sector for their employment. While finance is the single largest employment sector, construction employs the second largest proportion with 20 residents and 16.0 percent of all employed residents within the Village.

The entertainment, recreation, food and accommodations sector between 2000 and 2010 showed the largest decline (-87.5%) of employment for residents residing within Lafayette. Not far behind was the public administration sector which lost 80.0 percent of employment within the Village. The largest increase in the employment sector during this time period was the finance, insurance and real estate sector which jumped 850.0 percent to 38 employees, with

the wholesale trade sector a distant second with a 100.0 percent increase.

While market value and the respective tax valuation have increased over the 2008 through 2011 period, changes in taxation have and will continue to shift the burden being carried by owners of real property. Efforts to better balance a changing tax revenue stream with existing/future demands for service will be difficult without further analysis.

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



PROJECTIONS & ACTION PLAN

7



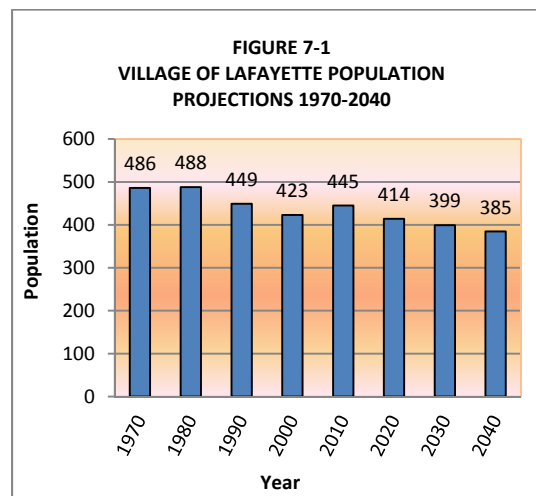
The development of a community is directly related to the dynamics of population and place over a period of time. Population is directly attributable to available infrastructure, employment opportunities, commercial/industrial activities and levels of technology. In general, however, population growth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

Based on current trend lines, policies and practices, the Village of Lafayette is projected to lose population thru the year 2040. There are several factors that suggest this decline: past trends, lack of municipal water services, commercial disinvestments, lack of internal employment opportunities, and the limited mix and character of the housing stock. This section attempts to identify the implications of a declining population and develop an action plan to sustain and invigorate the community over a 2040 planning horizon.

7.1 POPULATION PROJECTIONS

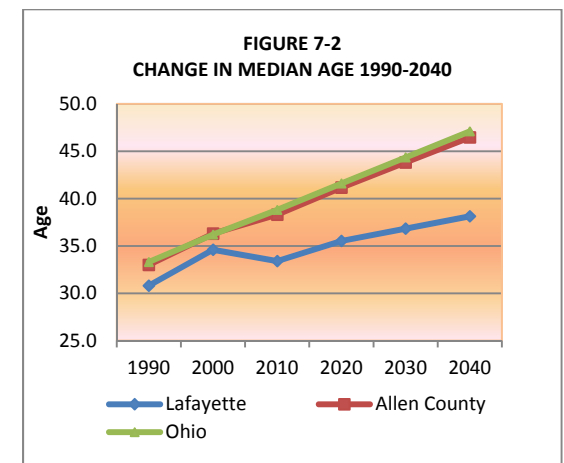
Section 3.1 examined population change and composition by various demographic and socio-economic characteristics. As stated in section 3.3 an analysis of Lafayette’s housing stock in 2000 revealed a discrepancy in a total number of housing units listed by the

U.S. Census Bureau. Housing unit totals were adjusted from 126 units tabulated by the 2000 Census to 164 units identified by the LACRPC. The adjusted housing unit count revealed an increase of 38 units which ultimately affected future population projections calculated for the Village. Current population projections indicate a slow and steady decline for the Village of Lafayette through 2040. Projections were supported with R² values of .898 and determined reasonable for predictive purposes. Figure 7-1 suggests that the Village will lose approximately 60 more residents between 2010 and 2040. The projected decline for Lafayette will impact the demand on community facilities, housing supply, and land use allocation within the Village unless program policies are implemented.



7.1.1 Age Projections

Section 3.2 identified existing demographic characteristics of the Village of Lafayette and the larger community. Based on existing data and future trends, Lafayette’s median age is expected to gradually increase over time as shown in Figure 7-2. Over the next 30 years the population within the Village should experience an increase in average age of 4.7 years or over the 30 year period. By the year 2040 the median age should exceed 38 years of age.



7.1.2 Household Size

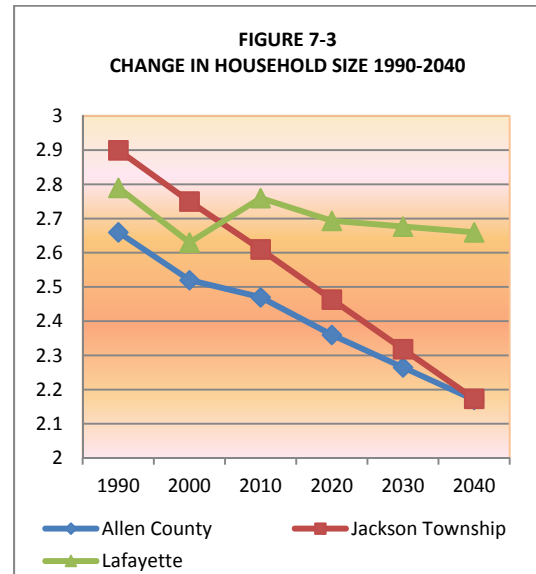
Like most communities across the United States, households in the Village of Lafayette are declining in size. Lafayette has experienced precipitous declines of 1.1 percent since 1990. In comparison, Allen County (-7.1%) and Jackson Township (-

10.0%) both experienced a decline in average household size over the same time period. There are several reasons for the decline in household size. More people are choosing to remain single rather than getting married. Further, married couples are tending to have fewer children and only after they are well settled in their careers; or prefer not to have children at all. Divorce and increased longevity also contribute to a decreased household size.

The result of decreased household size is that more dwellings must be constructed to house the same number of people. The Village's household size has decreased from 2.79 persons per household in 1990 to 2.72 in 2010. Lafayette's household size is projected to fall to 2.66 people per household by 2040.

According to the Census 2010 data, of the 161 households in the Village 1 in 5 households had at least one individual age 65 or older. Of the 46 individuals identified as being over the age of 65, more than half (29/63.0%) are female in 2010. These numbers are projected to increase considerably with nearly 1 in 3 (29%) of residents being over the age of 60 by 2040. Recognizing the structural elements, personal demands of an aging population

need to be considered by the Village in terms of housing and services to be provided by both the public and private sectors.



7.1.3 Employment

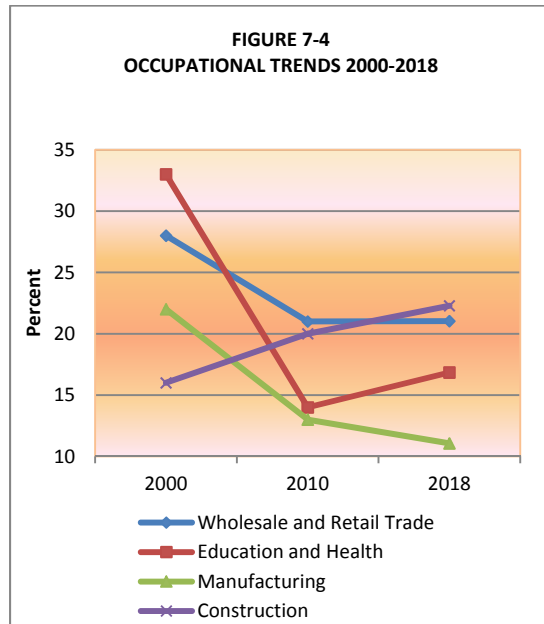
Employment in the Village of Lafayette, presented in Section 3, identified the type of employment performed by residents of the Village. The Plan recognizes the community's existing economic base is undergoing a transition from a traditional manufacturing base to a more service oriented finance and insurance economy. It is also recognized that any movement in employment by the region's larger employers, including P&G, Dana Automotive Systems Group, Ford, DTR Industries, Precision Thermoplastic

Components, and Pepsi, will have a dramatic impact on the local economy.

Determining future employment is somewhat more difficult as more retirees will be expected to re-enter the labor pool at least to some degree, as life expectancy continues to increase. The economy is expected to provide jobs for workers at all educational levels, but individuals with more education and training will enjoy both higher pay and greater job opportunities. This fact is supported by a recent report released by the Ohio Department of Job and Family Services (ODJFS/2010) that suggests occupational growth rates in Ohio thru 2018 suggest a 20.8 percent in occupations requiring moderate-term on-the-job training and occupations requiring an associate degree. Further, all occupations that require at least post secondary training are projected to grow faster than the 4.3 percent average growth rate of total occupations.

Based on local/national trends the largest and most rapid growth sectors in the economy are those related to the service industry. According to ODJFS, service-providing industries will account for virtually all of the job growth. Education and health care services are expected to add over 60 percent (64.9%) of new jobs. Figure 7-4

identifies the occupational trend for Lafayette residents projected to 2018.



7.2 LAND USE PROJECTION

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

Projections for residential demands reflect CY 2011 data as a baseline. For future land use activities the Planning Commission tracked development by square footage and year by type of land use over the last several decades (1970 thru 2010) to establish baseline information. Projections of demand for specific types of land use were then prepared using various regression analyses. The demands for projected development were balanced with vacant land identified/assigned to the respective land use category using the ACAO database. Future acreage was determined based on various factors including ancillary supporting services for each of the respective categories such as: employee parking, customer parking, drainage areas, landscaping/open space requirements, etc.

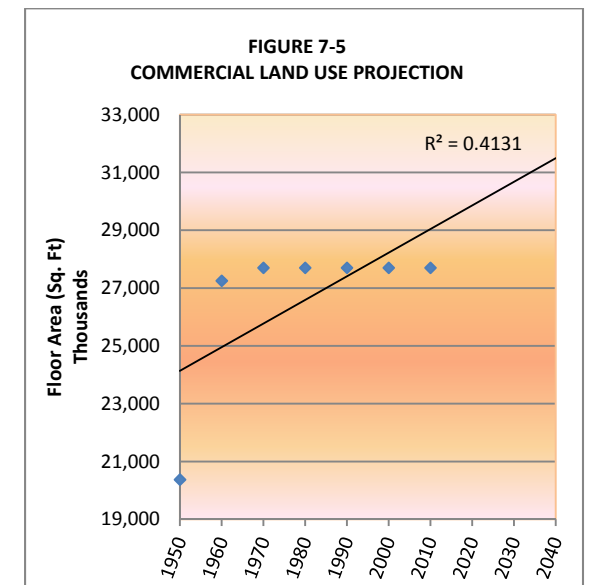
7.2.1 Commercial Land Use

Current Allen County data (2011) suggests an existing 27,700 square feet of commercial space and 5.12 acres of developed commercial land in the Village of Lafayette. Examining historical data, spurts of commercial development were followed by periods of relative inactivity within the Village. Currently 5 businesses are located in the Village of Lafayette, consuming 4,198 square feet of commercial space. According to Table 7-1 an additional 3,792 square feet

of commercial space will be developed thru the year 2040. However, with 23,502 square feet of currently vacant commercial space located inside the Village the plan recognizes and argues for the rehabilitation of those current structures for future commercial use. Figure 7-5 depicts the historical growth in commercial development since 1950 with projected demand shown through 2040.

**TABLE 7-1
COMMERCIAL LAND USE BY YEAR**

Year	Square Footage
2010	27,700
2020	29,858
2030	30,675
2040	31,492
Change	3,792
% Change	13.69%



7.2.2 Quasi-Public Land Use

Quasi-public land use includes a mix of private and public facilities including churches and educational facilities. Land use consumption would reflect worship/fellowship facilities, day care centers, and playgrounds. Current quasi-public land use occupies slightly less than 1 acre (.97) of land for churches. Due to the presence of 3 main line churches and a declining population base, the extent of existing quasi-public property within the Village is expected to remain adequate at present levels thru the 2040 planning period.

7.2.3 Public Land Use

Public land use includes a mix of public facilities including emergency service buildings and government facilities. Land use consumption would reflect parking areas, stormwater retention/detention areas, school buildings, libraries, playgrounds, Fire/EMS, administration buildings, utilities, maintenance facilities and staging areas. Current public land use occupies more than 9.68 acres. A lack of residential growth coupled with an existing and ample supply of public land within the Village suggested no new public land would be needed thru 2040.

7.2.4 Residential Land Use

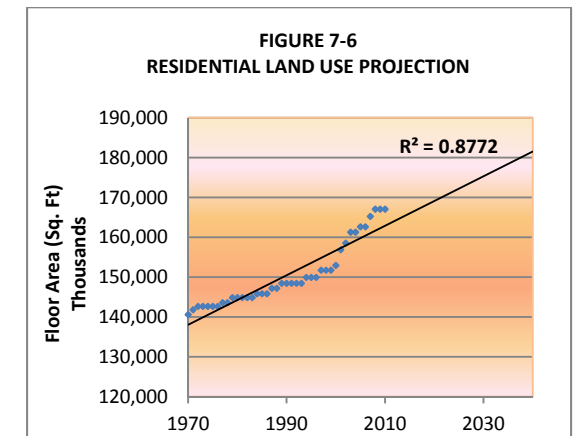
Residential land use includes a range of single family through multi-family dwellings.

Included in this classification would be apartments, condominiums, duplexes, manufactured home parks, as well as any associated secondary uses such as parking, storage, and open space. In the Village of Lafayette residential land use utilizes 92.1 acres of land, or 75.2 percent of the total land area.

Based on ACAO data, 2040 residential land use projections were developed from existing interior square footage of residential units by date of construction and their respective lot size. Figure 7-6 depicts the historical growth in residential development since 1970 with projected demand shown through 2040. Table 7-2 suggests that an additional 14,481 square feet or 8.67% over the existing floor space will be added to the existing inventory by 2040. The regression analysis projects total square footage based on existing data with an R² value of 0.887 and seems reasonable for planning purposes given the size of the community and the sample.

Year	Square Footage
2010	167,048
2020	169,097
2025	172,205
2030	175,313
2035	178,421
2040	181,529
Change	14,481
% Change	8.67%

Given the 14,481 sq ft increase in residential space projected and based on the median square footage of those housing units built since 2000 (1,400 sq feet), projections suggest 10 new homes will be added to the housing stock over the next 3 decades. Average residential lot sizes for new housing is estimated at .33 acres per unit resulting in approximately 3.5 acres of new residential use. As currently 12.7 acres of vacant land exist within the Village no conversion to residential land is required.



7.2.5 Agricultural Land Use

Given the community's rural nature it should not be a surprise to find 10.5 acres of agricultural land located on 2 parcels (5.12 acres and 5.41 acres) within the Village. Of note are 2 other large parcels are or could be farmed but identified and taxed as residential land. In the northwest quadrant

sits the Amburgey property (28.5 acres) vacant and idle; while the Long property (5.62 acres) is partially farmed. The total amount of such land approaches 75 acres (74.67 acres); such use is generally inconsistent with the density and residential character of a rural village and should be viewed as available ground for further development.

7.3 INFRASTRUCTURE PROJECTIONS

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

Infrastructure improvements are expensive long term investments and a cost benefit analysis should proceed before any investment decisions are finalized. Existing facilities need to be maintained and typically improved to meet new regulatory policies and provide a higher standard of living. But investment in village infrastructure can be expected and such investments will improve the operations across the Village and can be expected to improve the aesthetics and curb appeal of the Village. Therefore, plans for

updated systems and increased maintenance are part of the action plan for the community.

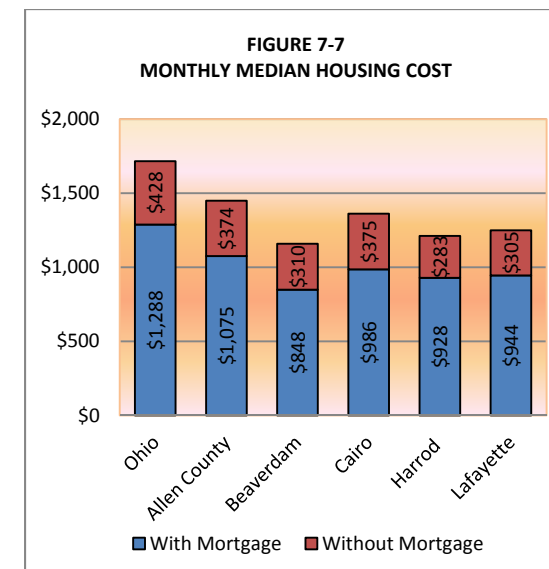
7.3.1 Housing

As identified in Sections 3.3, 4.1 and 7.2.4 housing is a necessary component of the community's infrastructure. The character and condition of housing is indicative of the quality of life. Village data from the 2010 Census identified 172 housing units and a vacancy rate of 6.4 percent. They indicated a rapidly aging housing stock, many in relatively poor condition and largely restricted to single family use.

Data also suggested that the Village of Lafayette's housing costs were relatively low when compared to the County and the State but similar to other similar-sized villages as identified in Figure 7-7.

Projected population loss within the Village is estimated at 13.5% by 2040. Acknowledging this loss, the Village will still need to construct at least 10 new residential structures to meet the shrinking household size. Vacant land is available across the Village so depending upon the location of a any new development the land needed for such structures is not anticipated to require a conversion from one land use type to

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



7.3.2 Water, Wastewater & Stormwater

The plan recognizes the limited utility services currently available and the need for improved utility services in the community. Lafayette currently does not operate municipal water services, but a plan to bring such services is possible and could be very beneficial.

The Village should request the Allen Water District to reexamine the possibility of

providing municipal water to the community now that the District has been expanded authority to operate in Jackson Township. The current sewer system serving the Village will continue to need upgrades to address the standards of the Ohio Environmental Protection Agency (OEPA). A comprehensive operational analysis and rate assessment has been recently undertaken by the Village and is a strategic first move. Dependent upon the findings the Village may want to pursue further negotiation with the Allen County Sanitary Engineer to assess the possibility of developing a regional wastewater facility.

Storm water management is also a major concern as infrequent storms have resulted in some dangerous flooding events. Previous studies have identified insufficient storm sewer capacity to address heavy precipitation along specific corridors of the Village, including Sugar Street. As the Village is situated in a bowl-like position relative to the existing watersheds, development of a stormwater retention facility must be considered as a critical infrastructure component. Such a structure properly sited will minimize the vast majority of localized flooding currently being experienced. Preliminary engineering has previously been completed as part of County Ditch Petition #1223 and attached as Appendix A.

7.3.3 Transportation

The Village of Lafayette is currently serviced by 2.94 miles of roadways that provide approximately 953.6 vehicle miles of travel per day. Lafayette is responsible for the maintenance and upkeep of all 2.94 miles of roadway within its village boundaries. ODOT-based estimates indicate as much as \$2.73 million is need to address roadway drainage, widen roadways to meet recommended minimum lane widths, construct curbs and gutters, install necessary sidewalks and repair deficient bridges.

Lacking pressure from population and employment growth, increased traffic is not a major issue. However, there are roadways in need of repair and a lack of maintenance will only exacerbate future conditions. Funding for such improvements is available from a variety of sources but Council will need to be proactive in securing such funds. The Village should undertake a pavement assessment to prioritize needed improvements and better preserve its roadway in a financially sound approach. The major collector status of portions of High, Main and Washington provide a stable federal funding source for improvements.

Rail services along the (CFE: Chicago, Fort Wayne & Erie) do not run as frequently as in

the past. However, at-grade railway crossings warrant constant attention and could benefit from some improvements. The costs of such improvements were included in the \$2.73 million price tag identified earlier.

7.4 THE PLANNING PROCESS

Because Lafayette Village did not have a comprehensive plan, unanswered questions reflected the need to develop one.

Village Council members together with representatives of the Board of Public Affairs and the Lafayette Jackson Historical Society met to discuss specific areas of concern and to identify goals and objectives for the Village. The Plan is the result of input from various persons and agencies offered as a concise report that addresses specific issues or areas that are important to the future of the Village.

7.5 ACTION PLAN

The Plan is driven by various interrelated factors associated with population change (including: the demand for housing, goods and services and employment opportunities), existing infrastructure and the quality of life. Goals of the Plan have been bundled to address multiple concerns raised during the planning process and include:

- Transportation Corridors & Gateway Aesthetics (7.5.1)

- Furthering Local Development & Diversification of the Tax Base (7.5.2)
- Housing: Developments & Design Criteria (7.5.3)
- Protection of Natural Resources & Environmental Conservation (7.5.4)
- Economic Development (7.5.5)
- Quality of Life Issues (7.5.6)

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

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

7.5.1 Improving Transportation Corridors & Gateway Aesthetics

The community is serviced by approximately 3 miles of roadways that facilitate more than 953 vehicle miles of travel on a daily basis. Sections 4.3.1 and 7.3.3 identified the existing characteristics of the highway

system, public transportation services and other transport modes including pipelines, rail and cartage services. This section of the Plan attempts to highlight specific issues especially regulatory controls and policies identified during the planning process. Of specific interest was:

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

Roadway Safety: Pursuant to the Ohio Revised Code, the local governments are charged with the maintenance and repair of local roadways. Current corrective measures targeting existing deficiencies on the road network exceed \$2.73 million. Maintaining a safe and efficient roadway system will

TABLE 7-3 GOAL: CREATE A SAFE, EFFICIENT AND WELL MAINTAINED ROADWAY SYSTEM FOR LOCAL RESIDENTS AND EMPLOYERS.		
Policy	Strategy	Objectives
Maximize the safety of community residents/motorists on the local roadway network.	Advocate a safe environment for drivers, pedestrians and bicyclists.	Enforce traffic laws to curb at-risk behaviors.
		Promote safe driving behavior through public education/awareness.
Maintain sound quality pavement conditions on area roadways.	Implement a Pavement Management System. Develop the necessary funding to sustain roadway maintenance issues. Identify/monitor deficient roadway conditions and correct same as Village staffing and equipment will allow.	Inventory existing roadway pavement conditions and prioritize necessary maintenance and rehabilitative actions based on established threshold levels.
		Identify total funding needs for warranted roadway improvements, transportation enhancements, maintenance/replacement of equipment and personnel costs.
		Identify all potential funding streams to adequately address roadway maintenance issues.
		Implement those actions necessary to finance warranted transportation improvements.
		Maintain a prioritized list of transportation improvement projects.
		Develop and maintain necessary roadway maintenance equipment.

require grant funding and a dedicated funding source that the community must identify/develop. The Village must undertake measures to document existing conditions and implement warranted improvements. The community must also identify alternative funding streams to maintain the integrity and safety of local roadways. Appendix C identifies a variety of transportation funding sources.

Pavement Conditions: Roadway pavement maintenance is critical to supporting the community's safety and future growth. Adoption and implementation of a pavement management system would further local safety initiatives and allow the Village to better maintain existing traffic conditions. ODOT and the RPC can support such an initiative.

At Risk Behaviors: A rash of crashes occurred in 2011 that were troubling. Coupled with the recent loss of several teenage students at Allen East High School requires the Village to take further action. The Allen East School Board and the Allen County Sheriff's Office could prove effective at addressing localized traffic problems and resolving at-risk behaviors of teenage drivers while also identifying available state and federal

funding options and developing the necessary projects.

Improved Aesthetics: The roadways serving the community help frame the mental pictures formed as people traverse the Village. Clean streets, crisp curbs, tree lawns and new sidewalks establish a heightened curb appeal and bolster the community's image and attractiveness for new investment. The street and associated road right of way should be understood as valuable assets that need to reflect the pride and capabilities of the community.

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

Receiving the appropriate mix of physical improvements, development guidelines and regulatory controls, would allow the streets to better serve the local community. Corrected sight lines, street trees and

landscaping provide softer, cleaner, greener and more attractive public spaces.

The Village lacks the entryway signage necessary to convey the history and pride of the community. The Village should take immediate steps to identify potential programs and funding sources including state and federal funds to improve the appearance of local streets especially the higher order roadways that serves as gateways to the community such as Napoleon Road. Community beautification projects could involve a shared cost tree program supported in part with funding from the Ohio Department of Natural Resources, as well free grass and flower seed programs sponsored by local Keep America Beautiful affiliates, 4-H programs and gardener's clubs.

Improvements should also be supported with site enhancements at key locations in the Village. Important and highly visible sites such as the public facilities including the Fire Department and Library/Village Administration Building would be well served with increased attention paid to landscape elements. Appropriate landscaping will not only improve the overall appeal of such sites it will establish a certain community standard that private property owners can be expected to meet.

7.5.2 Furthering Development & Diversification of the Tax Base

The community is founded on the people and infrastructure that support local economic, social and cultural institutions and activities. It is this same infrastructure and these institutions that residents must collectively rely upon to stimulate further opportunities for future community growth including those for employment and the necessary procurement of goods and services.

Rather than accept current trends and declining population, the Village needs to position itself to grow in population and improving its property values and quality of living. Growth can sometimes be painful but a certain decline also comes with personal and financial heartaches. Arguing for growth and further development specific policies must be developed, supported and implemented to ensure that the community maximizes its investments in infrastructure and services and protects natural resources. This section recognizes specific issues and concerns important to the Plan including:

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

Infrastructure Coordination: The coordination of municipal water services to sites critical to the future of the Village and the larger Allen County community. The Village of Lafayette must work with representatives of Jackson Township, Auglaize Township, the Village of Harrod, the Allen East School District, the Allen Water District, and the Ohio Environmental Protection Agency to support development of municipal water service to assure a safe drinking supply.

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

The maintenance and success of the Plan depends in large measure upon the careful and deliberate actions taken by those agencies vested with guarding the public's health safety and welfare. The future

coordination of utilities should be guided by this Plan especially its land use and water & wastewater elements. This Plan should be consulted and supported by the various entities that provided supporting documentation for its release, as well as those who will be expected to take future actions on behalf of the public. Table 7-4 attempts to summarize local environmental concerns and infrastructure coordination.

Tax Base Diversification: Tax base refers to the total wealth in terms of land, property and income that is subject to taxation. The community receives tax revenues for real and personal property to support local services. The concept of a diversified economic base reflects risk management practices. Practices that suggest a community's dependency upon any one sector or any one company for employment or revenue threatens the economic vitality of the community especially as an economic downturn, an environmental disaster or horrific incident might negatively impact that sector or facility and ultimately the community. From a risk management perspective a broad base of employment opportunities across a number of divergent sectors better serves the community.

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

be considered. Such an assessment would necessarily target:

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

Recovery policies would address services that are similar to those provided by the private sector to either reflect market costs or be discontinued. For those services provided by

the community, recoupment of costs such as those associated with calls for service including false alarms and ambulance runs should also be assessed. General administrative costs need to be assessed against the available general fund and, regulatory fees, such as building/driveway permits should be evaluated to reflect total costs. Policies should reflect the total cost of providing such services including all direct and indirect costs program wide.

Furthermore, the community should recognize the shift in state taxation programs/policies and the cumulative impact of tax abatements on local government services as well as changes in the way personal property is now taxed. The community should assess the long-term

TABLE 7-4 GOAL: COORDINATE INFRASTRUCTURE IMPROVEMENTS AND LAND USE IN ORDER TO PROMOTE DESIRABLE (RE)DEVELOPMENT PATTERNS, MINIMIZE ADVERSE ENVIRONMENTAL IMPACTS AND COSTLY UTILITY EXTENSIONS/INVESTMENTS.		
<i>Policy</i>	<i>Strategy</i>	<i>Objectives</i>
Use the Comprehensive Plan text and maps to guide development decisions and the extension of utilities as well as promotion of the public's health, safety and welfare.	Use the Comprehensive Plan's recommendations, including future land use map, as a guide to decision making when reviewing/approving (Re)development proposals and variance requests.	Create and educate public and local officials on the findings and recommendations of the Plan. Amend the Plan as conditions change. Develop and adopt summary impact studies for proposed (re)developments.
	Use the findings and recommendations of the Comprehensive Plan as a guide for the development and coordination of future transportation, land use and urban design issues with respect to (re)development proposals.	Promote stability and an improved quality of life.
Support the improvement of sanitary sewer services.	Coordinate land use change with available municipal services.	Establish existing capacity of all municipal water and sanitary sewer services.
		Maximize cost-effectiveness of delivering utility services.
		Develop local recognition of feasible limits for municipal services and develop utility service district.

implications of these on the existing tax base against the Plan’s stated goals and objectives and develop fiscal alternatives. In order to better prepare for declining state support the community should undertake an assessment of all available revenue streams including the provision of new or special services, developing improvement districts, the ability to assess franchise fees and/or the support of specific public taxes/levies. The local communities should consider the implications of revenue generated from such sources based on a cost benefit analysis and with respect to the Plan’s stated goals and objectives.

Finally the Plan recognizes the need to preserve its economic base and historical

reliance upon the manufacturing sector. The Plan recognizes changes but suggests the support of existing manufacturing activities and embracing green technologies will advance the local tax base. Table 7-5 identifies key strategies of local economic development.

Green Infrastructure: While local economic development professionals push for spec buildings, sound roads, and utility upgrades/extensions, local community development professionals argue the need for communities to develop green infrastructure. Green infrastructure includes a community’s parks, trees, shrubs, lawns and open space areas; grey refers to building, roads, utilities and parking lots. Green

infrastructure is living, breathing and porous. Green infrastructure cleans the air producing oxygen and allows water to percolate down through the soils which naturally filters pollutants before entering local waterways. Grey surfaces are impervious forcing water to runoff thru unnatural channels which must be managed and cleaned before entering our creeks and rivers.

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

**TABLE 7-5
GOAL: PROMOTE AND FURTHER INTEGRATE THE (RE)DEVELOPMENT OF COMMERCIAL ECONOMIC ACTIVITIES WITHIN THE COMMUNITY.**

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

livable, produce fewer pollutants and are more cost effective to operate.

Undertaking a community-wide landscaping and scenic beautification program would prove beneficial to community development on an ecological, social and fiscal basis. Data suggests that developing green infrastructure will not only improve the appearance of the community, it will increase property values. Such reports suggest that the impact albeit not uniform is generally applicable to both urban and rural settings. This Plan calls for the development of green infrastructure whenever and wherever possible to improve the overall appeal and livability of the community. This Plan calls for the community to aspire to Tree City USA status. Table 7-6 outlines the objectives discussed in this section.

7.5.3 Housing Demand, Accessibility & Stabilization

The Plan identified aspects of the Village’s housing stock and population in earlier

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

In an attempt to address the community’s diverse housing needs of the future, the Plan calls for the Village to consider developing and implementing procedures regarding accessibility standards for new development while enforcing standardized exterior maintenance codes and standardized residential building codes

Accessibility Standards: The Plan reports that nearly 3 in 4 residential units (73.6%) of the Village’s housing stock were built prior to 1960. And, that this housing stock primarily reflects the family demands of the post World War II era and the baby-boomer generation. By 2040, the projected residential unit growth will add approximately 10 housing units; their household size will be less than 2.7 persons per household in Lafayette. Given the changing demographics and declining household size it is clear that measures need to be taken now to ensure adequately designed residences with specific accessibility designs identified for an aging senior component.

Consideration should be given to those development proposals that include single floor designs or ranch type homes with smaller square footage requirements. Design criteria could easily be supported in developments of 4 to 6 units per acre when public utilities are provided.

TABLE 7-6 GOAL: CREATE THE GREEN INFRASTRUCTURE NECESSARY TO IMPROVE THE LOCAL AIR AND WATER QUALITY AS WELL AS COMMUNITY AESTHETICS.		
<i>Policy</i>	<i>Strategy</i>	<i>Objectives</i>
Support the development of green industries.	Identify and promote the development of green industry jobs in construction, energy, horticulture, and manufacturing as well as the service sector.	Identify and publicize publicly available technical information on green industry including an inventory of available grants for education and business start-ups.
		Work with local educational institutions to prepare students emerging from high school for green industry jobs.
		Support adaptive reuse of existing vacant structures.
Improve the aesthetics of the local built environment.	Adopt landscaping standards by land use/district.	Adopt minimum landscaping regulations for all commercial and industrial sites.

New housing design should be able to serve not just the community's aging population but be reflective of property maintenance from a structural and aesthetic perspective including landscaping, accessibility and supporting community services. Such issues should be addressed by proponents at the preliminary planning stage. Regulatory language and policy guidelines for the design criteria of units should be reviewed/revised/adopted. Issues to be addressed include types of units, sizes of units, parking, pedestrian lighting and accessibility standards.

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

The community should uphold the existing exterior maintenance code to ensure that the outward appearance of properties is maintained and somewhat uniform to acceptable neighborhood standards. When individual properties are allowed to slip into disrepair they not only negatively impact the salability and valuation of the individual property but the adjacent properties as well. Left unattended such sites tend to result in a pattern of disinvestment culminating in depressed areas demanding public attention with little valuation to support public investments.

TABLE 7-7 GOAL: THE COMMUNITY WILL SUPPLY SAFE, SUSTAINABLE AND ACCESSIBLE HOUSING.		
<i>Policy</i>	<i>Strategy</i>	<i>Objectives</i>
Support the quality of life (QOL) in existing residential neighborhoods by developing an understanding of QOL issues by neighborhood.	Identify where housing conditions/ values are declining or unstable and develop an appropriate response to improve environment.	Identify and inventory existing code violations. Identify and inventory existing safety concerns including traffic, drainage, utilities, lighting, etc.
	Support and develop the necessary resources to stabilize the community's older housing stock.	Identify existing market forces. Identify available resources to support revitalization efforts.
	Adopt/Adapt an Exterior Maintenance Code & Inspection Program applicable to all properties.	Adopt the Building Officials and Code Administrators (BOCA) Property Maintenance Code.
Enhance the appeal and vibrancy of existing housing space.	Encourage/support neighborhood programs, events and service projects that foster neighborhood pride.	Publicly recognize individuals and organizations who make a difference.
		Publicly recognize individuals for voluntarism within the community.
		Support clean-up days, spring flower planting, festivals/block parties and holiday lighting programs.
Encourage a wide variety of housing types and/or styles within any proposed housing development.	Review subdivision regulations for impediments to affordable housing.	Remove impediments which artificially inflate housing costs without furthering the public's general health, safety and welfare.
Provide sound housing (re)construction of all residential housing stock.	Institute an accepted code for all housing (re)construction.	Adopt the Ohio Building Officials Association (OBOA) 1, 2 & 3 Family Dwelling Code for all residential construction.
Encourage the provision of housing to meet the needs of elderly residents and those with disabilities.	Establish an advisory board of special needs advocates to address and quantify the housing needs of special populations.	Identify, support and/or develop the appropriate services/programming necessary to sustain residents in their own homes.
		Remove impediments to housing choice.
	Support Fair Housing legislation.	Identify and target fair housing violations.

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

7.5.4 Environmental Stewardship & Sustainability

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

Erosion Control Regulations and the Allen County Subdivision Regulations.

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

The Plan argues that these resources are too important to the overall ecology of the Village to allow development to destroy or minimize their effectiveness. The Village argues for specific actions including: (1) an inventory of all waterways and ditches be established and monitored for flow, maintenance, water quality and illicit discharges; (2) a further inventory of all environmental, social, cultural and historic

sites to assist with preliminary planning activities; (3) an inventory of existing wood lots by type of trees to help develop tree planting standards and sightline requirements for designated overlay and street tree districts; (4) an inventory of animal/bird nesting/feeding areas to sustain and protect the migration of same across the community; and, (5) the development of a recreational open space development plan.

The Plan recognizes the importance of these resources to the natural environment and suggests that the documentation and incorporation of these resources in greenway or corridor planning activities. Such planning activities could provide the necessary personal human interaction to support the future diversity of the community's plant/wildlife communities. It is with the same logic that the Village supports developing such corridors in order to provide both recreational and transportation opportunities that will positively influence economic and community development. The Plan suggests that such a component will support and augment landscaping, buffering and sightline corridor requirements identified earlier.

7.5.5 Economic Development

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

This document has already focused on specific aspects of community infrastructure investments in terms of water, wastewater,

transportation and housing. It has also documented a stagnant population and a decline in the number of local employers. And while the report addressed aspects of resident employment and the larger employment base, little has been presented to address those economic development initiatives that could be undertaken to broaden economic opportunities for existing and future area residents and businesses alike.

Economic development should be considered as one of the cornerstones of the Plan because it is a central factor in the

community’s ability to sustain itself. This particular subsection will attempt to address public and private sector economic development initiatives to support further local community development.

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

TABLE 7-8 GOAL: TO CREATE AND RETAIN QUALITY JOBS THAT PROMOTE SMALL TOWN IDEALS.		
<i>Policy</i>	<i>Strategy</i>	<i>Objectives</i>
Promote a pro-business climate in the community based on establishing positive relationships among businesses, residents, and community leaders.	Establish a process for continuous dialogue between businesses, residents and government sectors.	Assist businesses by addressing their immediate issues and concerns.
		Identify community services that need improvement.
		Develop a comprehensive communications plan that includes frequent opportunities to share the successes of the program with local residents and businesses.
		Survey residents and businesses for an analysis of the work skills, concerns, and future plans of the local labor force.
		Increase communications between the local community and business and civic leaders across the region.
	Develop a thorough understanding and narration of the local economy.	Collect and analyze data about existing businesses and the local workforce to develop a better understanding of the local economy.
Implement a plan of action for the retention and expansion of existing businesses and the workforce.		Identifying businesses that are planning to close, sell, move or expand.
		Develop local market statistics and data for attraction and community marketing.
		Complete Service Gap Analysis.
Support local business development.	Support local entrepreneurship as the most cost-effective economic development strategy.	Establish supportive start-up business services identifying opportunities for shared services and networking.
		Implement business education programs in the local schools from an early age.
		Implement life-long learning experiences to promote a pro-business environment.

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

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

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

Commerce, Regional Planning Commission and area financial institutions.

Government Involvement in Economic Development: Government involvement in the economy has increased tremendously over the last several decades, and its actions taken at the national, state and local levels, have largely been undertaken in support of economic development aimed at increasing competitiveness. The new global marketplace requires local governments and institutions to reassess their role with the increased competition for industries and employment.

Local government can affect some of the factors important to advancing economic development by embracing its traditional role as public service provider and regulator. In addition, and to be more proactive, government can also embrace a more entrepreneurial role as a deal-maker and business recruiter. Recognizing that government's role as the provider of quality basic services and regulatory efficiency is critical, government can further local development by providing additional incentives to businesses to retain and attract businesses, employment, and families.

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

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

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

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

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

Coordination of Economic Development Programs & Support Services:

The coordination of economic development programs and support services at the very broadest level is the effort to avoid competition among communities within a region. There are various degrees of coordination. At one end of the spectrum is the establishment of a formal organization to perform the necessary planning, financing, recruitment, and retention functions across the community or region – such as that performed by the Allen Economic Development Group. At the other end is the more informal coordination provided by the local Chamber of Commerce where government and business representatives talk to each other on a regular basis or on an ad-hoc, as needed basis for specific issues. A component of intraregional coordination is

the pooling of available resources to attract companies to the community or region. The motivating factor for this coordination is the recognition that job creation and retention have economic effects that spill across political subdivision boundaries. If a company comes to the Lima or Delphos area, for example, residents and businesses from nearby communities can benefit through increased spending, and new business purchases within the region. Such successful coordination results in a multiplier effect positively impacting the entire region.

Business Development Programs: As identified earlier in Section 6, employment within the community is limited largely to the services and food and drink; and, all local private-sector employers are classified as small businesses.

Locally, the Village has access to a wide range of business development agencies such the Small Business Development Center (SBDC) at Rhodes State College and the Walter C. Potts Entrepreneurial Center located in the Lima Chamber of Commerce. Both facilities provide needed technical support and assistance to local entrepreneurs.

Recent case studies have shown that entrepreneurship programs can play a vital

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

The SBDC provides small business management training, counseling, consulting, and research services, for small firms. Programs respond to the needs that individual businesses identify in the areas of technology transfer, management, financing, marketing, and workforce training. A variant on the small business center is the entrepreneurship training whereby local School District students and Rhodes State faculty establish local business education programs. Another component is the annual business start-up fair where prospective entrepreneurs meet with those who have experience launching a business or who can

offer other useful support services. At a start-up fair an economic development agency places fledgling businesses in contact with low-cost or no-cost mentors (such as retired executives) who can provide advice for small businesses in the area of management, marketing, accounting, financing, and other skills.

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

Business Attraction & Retention: The Ohio Department of Development (ODOD) and other state agencies charged with community development, transportation, agriculture and tourism employ a variety of business attraction and retention techniques as a matter of course. Area governments

and non-profits including the AEDG utilize such techniques to ensure personal contacts at a regional level. Locally, the various Chambers of Commerce act as the vehicles to discuss, analyze and support a business friendly environment.

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

The direct marketing techniques to emphasize the identified assets of the community, available land, rail, buildings and workforce employed as part of a business attraction strategy can take many forms, including:

- Brochures or pamphlets, either general in nature or targeted to a specific industrial classification, about the region's or local government's attractions to business and industry;
- Websites; and,

- Maintenance of a publicly accessible database of available commercial and industrial land and buildings.

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

- Surveys of local businesses to determine plans for changes or expansions and attitudes toward local governments;
- Periodic business roundtables or breakfasts;
- Regular personal visits by local government officials to businesses;

Such activities work toward furthering communication and trust between local businesses and government. Increased

information resulting from such activities can also provide the means to respond with immediacy in and under emergency situations. Both the Lima Area Chamber of Commerce and the Allen Economic Development Group are willing to discuss local business concerns with the Village and its employers.

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

Appendix D contains “The RMP Opportunity Gap – Retail Store Types” report for a 1 mile, 1.5 mile and 2 mile radius from Lafayette. The Gap Analysis provides a comparison between both business sales and household expenditure estimates for a variety of retail data outlets. The household expenditure estimates constitute the demand column of the report and the business sales estimates constitute the supply column. The difference between demand and supply represent the opportunity gap or surplus available for each

retail outlet in the specified reporting geography. When the demand is greater than the supply, there is an opportunity gap (surplus) for the retail outlet. Notice the retail opportunities identified within just 2 miles of Lafayette. This data should drive development decisions. The Allen Economic Development Group which provided this data is willing to assist Village officials in this endeavor.

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

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

One of the best known financial tools is tax-increment financing (TIF). The TIF method of

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

- Construction or improvement of any publicly owned building, facility, structure, landscaping, or other improvement within the project area from which the tax increment funds were collected;
- Paying for the installation of publicly owned utilities in the project area; and,
- Meeting the cost of administrative, overhead, legal, and other operating expenses of the redevelopment agency created to oversee the TIF program.

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

redevelopment activities. That excess is the "tax increment" in TIF.

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

The AEDG can assist local efforts to identify the most appropriate financial incentives available to local governments and businesses necessary to support the type and level of economic development desired. Table 7-9 provides a general overview of financing and incentives options. Any financial technique that raises money that a local government can use to contribute to any of the multiple costs of development can

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

Locally, the AEDG, SBDC, and ODOD are able and willing to support informational requests and technical assistance regarding business development incentives and financing. In addition, the AEDG has access to the Allen

**TABLE 7-9
FINANCING & INCENTIVES**

INCENTIVES:

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

FINANCING:

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

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

Infrastructure Investments: Communications infrastructure, water supply, sewers, roads, sidewalks, parks, and transit services are critical components of a community's development capacity and long-term competitiveness. Businesses rely on infrastructure to conduct their work and transport their goods and services. Also, a well-maintained community makes it a more pleasant place in which to live and work. Local government is responsible for most of these infrastructure components and can therefore exert significant influence on development type and pattern. Economic

development interests can spur or expand infrastructure improvements.

Capital improvement programs (CIP) typically reflect a 5-year schedule of capital improvement projects. The CIP is one of local government's most powerful tools for implementing a local comprehensive plan and supporting both commercial/industrial and residential growth. By carefully selecting and timing capital projects, the CIP process can ensure that a local government:

- repairs and replaces existing infrastructure;
- meets needs in mature, growing, and redeveloping areas;
- coordinates activities or various government departments; and,
- ultimately influences the pace and quality of development in a community.

The CIP document consists of project descriptions along with schedules and tables showing revenue sources and expenditures by year. Capital improvements include major nonrecurring expenditures for such projects as community centers, fire and police stations, parks, playgrounds, street construction or reconstruction, sewage and water treatment plants, water and sewer lines, and swimming pools. Costs associated

with capital improvement projects include architectural and engineering fees, feasibility studies, land appraisal/acquisition, and construction. The Village of Lafayette needs to develop and maintain such a document.

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

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

- Affordable medical care
- Clean air
- Clean water

- Close to colleges/universities
- Close to relatives
- Good schools
- High civic involvement
- Inexpensive living
- Low crime rate
- Low housing prices
- Low income taxes
- Low property taxes
- Low risk of natural disasters
- Low sales tax
- Low unemployment
- Nearby hospitals
- Nearby museums
- Near places of worship
- New business potential
- Plentiful doctors
- Recent job growth
- Short commutes

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

Of real concern however, is the changing face of the rural residential communities as young adults increasingly leave to pursue opportunities unavailable to them in their hometown. The ability to retain and attract

young adults is critical to ensuring a prosperous and growing community. The ability to support and entertain the 25 through 34 age cohort is critical to providing the family base of the community, the area labor force, and leaders for tomorrow. Current local leaders need to be able to address this important cohort in their policy decisions.

Today, within the realm of economic development and the energies exerted over the recruitment of employers/employees, new residents and economic growth, QOL is used as a marketing tool emphasizing the advantages of a particular location over another in terms of specific rankings or measures of community attributes. While cognizant of the community's assets and incorporating the shared values and vision for the community, the Plan recognizes and embraces the concept of QOL rankings from the perspective of providing baseline measures for monitoring and quantifying aspects and progress in terms of achieving the Plan's goals and objectives.

Recognizing that assessing QOL in a community can be subjective based on the methods and measures used. Research however has indicated that certain dimensions of QOL can be measured using

indicators related to determinants of health and community-well being. Especially important in the community development process are those dimensions of QOL that include the perceptions of residents about aspects of their neighborhoods and community that either enhance or diminish their quality of life. From this perspective the Plan could use annual QOL indicators to track community growth and community concerns within the Village of Lafayette based on the criteria that Lafayette identifies as important.

Examining public safety and welfare, efforts should focus on crime by type and location; as well as vehicle crashes by location, age and contributing factors. The community's perception of crime; the location, nature of calls for service requiring the response of Fire and/or Emergency Medical Services (EMS) personnel and response times should also be assessed to gauge coverage disparities across the community.

Indicators of QOL should focus on aspects of: public safety & welfare, jobs & economic vitality, and health & education. For example, to assess economic vitality, the Village could use employment by industry, weekly wage by industry and unemployment rates to assess change over time. Specific

objectives identified elsewhere in the Action Plan could then be coordinated with these measures to provide an annualized quantitative assessment from which future actions could be taken.

Health and education issues are critical to supporting family values in the community. Efforts to improve communications between the Allen County Health Department, the Allen County Safe Community Coalition, should be explored and expanded to include Village representatives. Health issues should examine and identify teen pregnancy issues, pre-natal health care, communicative diseases, accessibility to health care and leading causes of death to measure community health concerns. Educational measures might rely upon high school dropout rates, standardized test scores, funding levels per student, teacher student ratios, class availability, the availability of extracurricular activities, student participation rates and safety in schools to assess progress or needed improvements.

PLANNING PROCESS,
SUMMARY &
RECOMMENDATIONS

8



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

8.1 THE PLANNING PROCESS

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

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

The plan was constructed with the input of various actors including representatives of the Allen County Engineer, the Allen County Sanitary Engineer, the Allen Water District, the Allen Economic Development Group, the Lima Area Chamber of Commerce, the Regional Planning Commission and civil engineering students of Ohio Northern University. The input was presented for comments and corrective action by an Advisory Committee reflecting Village Council, the Board of Public Affairs and the Lafayette Jackson Township Historical Society.

The Plan is relatively succinct, comprised of separate and distinct sections that address specific issues, areas or functions important to the future of the community. Although, mutually supportive of the entire Plan, each

section of the report is independent. Goals were identified by the Advisory Committee and refined during the visioning process. The policies, strategies and objectives were identified over the course of the planning process. Policies are the fundamental assertions targeting fulfillment of the goal. Strategies were developed as a systematic approach to be taken to support a particular policy and/or stated goal. Objectives were specific tasks to realize strategic points or policy items.

8.2 PLAN SUMMARY & RECOMMENDATIONS

This section attempts to address the issues raised in earlier sections with summary recommendations. Section 7 of this report includes tables that identifies goal driven specifics on policies, strategies and objectives particularly important to the identified goals in a timeline format that provides strategic benchmarks for measuring future success. The policies, strategies and objectives included in the matrix were identified over the course of the planning process. The respective highlights of the planning process and summary recommendations for the various components are presented below.

8.2.1 Population

The Plan suggests that the Village of Lafayette will continue to experience a gradual decline in population over the next 20+ years unless local policies and programs are developed and implemented to counteract the trends established to date. While noting some obstacles to future growth the Plan argues that unlike the national trend, the Village's population is getting younger; the median age is 33.4 years, 5.4 years younger than the State as a whole.

The Plan contends that this fact is an opportunity to reverse past trend lines as age will necessarily be a factor in housing consumption and design. The Plan argues that local policies should be developed to increase opportunity, choice and costs in housing based on both physical and financial considerations. Local policies must also acknowledge that growth is largely reflective of and dependent upon those in the 25-34 age cohort. This cohort is very mobile and will often make residential decisions based upon available amenities. Quality schools, ready access to parks and other recreational activities and entertainment facilities are critical to attracting this population. Local decision makers must recognize and

prioritize land use decisions and capital expenditures based on such information.

8.2.2 Housing

This Plan acknowledges the historical consequences of land consumption and household size. The Plan identifies the population dynamics impacting the community and attempts to satisfy the appetite for housing consumption based on a realization of changing household size and decreasing population. The Plan argues that housing should meet the needs of a diverse community, a community of all ages and incomes. The Plan supports zoning codes and recommends adoption of exterior maintenance code. Based on population estimates and residential land use projections, the Village will need an additional 12 residential units by the year 2040; this does not reflect the number of homes that will need to be built to replace those lost to acts of God and poor maintenance. The Village must commit to more integrated, sustainable housing; housing that will meet the needs of a diverse community, a community of all ages and physical capabilities.

8.2.3 Land Use

The Plan recognizes the relationship between the unincorporated agricultural areas

bounding the Village, existing residential housing and employment opportunities on commuting patterns. The Plan recognizes the extent of vacant commercial structures and suggests the extent is pervasive and in need of reversal. Housing, as a basic need of the community, is estimated to consume an additional 4 acres of the community's yet undeveloped land if the historical pattern of residential development is continued.

In an attempt to satisfy the economic growth of the community, the Plan identifies specific areas for commercial/services and residential activities. The Plan recognizes existing land use patterns and identifies specific corridors that support such development. Such uses have been historically supported by the community.

Such estimates are predicated upon the community's stated interest of developing its existing abandoned commercial structures and increasing the residential density allotments per acre.

8.2.4 Transportation

Increased development will result in increased traffic. The Plan identifies specific corridors as important to the community's future development and calls for increased capacity and aesthetic upgrades. The

community advances specific projects to improve safety. The Plan mandates a transportation system that operates at a satisfactory level of service; a transportation system that is efficient.

The Plan calls for the standardization of roadway widths on the major rural collector roads. The Plan recognizes Napoleon Road, Washington St. between Napoleon and Main St., Main St. between Washington and High St., and High St. south of Main St. as major thoroughfares serving the community. Village roads meant to serve specifically the area residents cannot be expected to meet the same standards. In fact, the Village may find that adopting low volume roadway design and maintenance standards more fiscally responsible over the planning period.

The Plan identified no high crash intersection locations along village roadways, nor were any intersections projected to become deficient due to future traffic volume. Noting various roadway pavement widths deficient as to their compliance with ODOT design standards necessary improvements are estimated \$2.73 million. The Plan further recommends that a pavement management system be integrated within normal roadway maintenance operations to improve capital improvement program planning and

budgetary requirements. Appendix V identifies the various Transportation funding sources by project type and funding program.

8.2.5 Environmental Conservation

The USEPA has reassessed Allen County with respect to Ozone and found it to be in maintenance status (August 2007). Since then the USEPA has set future standards for smog at higher levels threatening to adopt a .060 ppm up from the current .080 ppm.

Within the Village, the Little Hog Creek watershed is considered to be largely in compliance with federal Clean Water Act standards. The health of the riverine system was seriously taken into consideration during the planning process. The Plan identifies existing and future areas of medium density residential development coupled with commercial uses. The Plan also identifies such uses and their proximity to endangered riverine environments and natural areas including mature tree stands and parks.

The Plan promotes the protection and integration of environmentally sensitive areas within quality, high value added developments and/or public control through acquisition to protect access for future generations. More specifically, the Plan identifies the inclusion of: (a) mandated

riverine buffers to be established to improve water quality; and, (b) landscaped buffers around commercial sites as important to ensuring pleasant sight lines, containment of site generated litter and minimal night glaze.

APPENDICES

REPORT OF COUNTY ENGINEER

REVISED CODE, SEC. 6131.14

In the Matter of the
Single County Ditch #1223
Petitioned for by:
Village of Lafayette

County Engineer's Office
Allen County, Ohio
Proceedings to reconstruct an
existing watercourse.

To the Board of County Commissioners,

September 6, 2006

The undersigned county Engineer, in obedience to the order of the Board, made on August 16, 2001 proceeded in the above matter and made the necessary survey, plans, maps, and estimate of the actual costs of construction and development of a maintenance fund.

I also prepared a schedule containing the name of each owner of the land, with a description of the land which I believe to be benefited by the proposed improvement, taken from the tax duplicate of the county, and have entered in the schedule the approximate number of acres benefited by the proposed improvement, and the estimated amount that the land, in my opinion, ought to be assessed, as a result of this petition. The survey, maps, profiles, plans, schedules, and reports are attached and made a part hereof.

In my opinion based on actual view and under requirements of Section 6131.09 of the Revised Code, I estimate the cost of construction of said improvement with my further findings as follows:

Item	Description	Quantity	Unit	Cost per Unit	Total Cost
201	Clearing and Grubbing	1	Lump	\$4,000.00	\$4,000.00
202	Catch Basin, Removed	5	Each	\$150.00	\$750.00
202	Pipe Removed, 24" and Under	168	Ft	\$8.00	\$1,344.00
203	Excavation, embankment, leveling, and removal from site as necessary	15000	Cu Yd	\$2.50	\$37,500.00
601	Rock Channel Protection, Type C, 18" Thick	95	Cu Yd	\$30.00	\$2,850.00
603	6" Conduit, Type E	50	Ft	\$3.50	\$175.00
603	8" Conduit, Type C	56	Ft	\$6.00	\$336.00
603	8" Conduit, Type E	50	Ft	\$5.00	\$250.00
603	12" Conduit, Type C	60	Ft	\$9.00	\$540.00
603	12" Conduit, Type E	50	Ft	\$8.00	\$400.00
603	18" Conduit, Type B	194	Ft	\$20.00	\$3,880.00
603	18" Conduit, Type C	85	Ft	\$18.00	\$1,530.00
603	24" Conduit, Type B	403	Ft	\$25.00	\$10,075.00
603	24" Conduit, Type C	50	Ft	\$20.00	\$1,000.00
603	30" Conduit, Type B	70	Ft	\$40.00	\$2,800.00
603	42" Conduit, Type B	516	Ft	\$60.00	\$30,960.00
603	42" 45° Bend	1	Each	\$850.00	\$850.00
604	Catch Basin, 2'x3'	4	Each	\$600.00	\$2,400.00
604	Catch Basin, 2'x3' with East Jordan 8308 Solid Cover With 4 Bolt Flange	1	Each	\$1,000.00	\$1,000.00
604	Yard Drain	2	Each	\$300.00	\$600.00
604	Manhole, No. 3, 6" Diameter	1	Each	\$1,750.00	\$1,750.00
605	6" Unclassified Pipe Underdrain, (707.31) w/ Type E Backfill	1750	Ft	\$3.00	\$5,250.00
837	21" PVC Liner Pipe, Installed	120	Ft	\$60.00	\$7,200.00
917	Roadway Pavement Repair	80	Sq Yd	\$50.00	\$4,000.00
917	Stone Drive Repair	169	Sq Yd	\$5.00	\$845.00

EROSION CONTROL					
659	Seeding, Mulching, and Fertilizer	17305	Sq Yd	\$0.75	\$12,978.75
659	Soil Analysis	1	Each	\$100.00	\$100.00
659	Lime	3.6	Acre	\$120.00	\$432.00
832	Stormwater Pollution Prevention Plan, As per plan.	1	Each	\$9,070.00	\$9,070.00
	COST TO DATE: Use 9.14.06 Summary	1		\$19,050.59	\$19,050.59
	(Engineering, Legal Fees, Administration)				
	Estimated Costs to Complete Project	1		\$8,500.00	\$8,500.00
	(Surveying, Inspection, Administration)				\$172,416.34
	10% Contingency for Construction				
	(\$172,416.34 x .10 = \$17,241.64)				\$17,500.00
	Interest to Finance Construction (5% for 1 year)	1			\$189,916.34
	(\$189,916.34 x .05 = \$9,495.82)				\$9,500.00

**Total Estimated Project Cost
for Report of County Engineer**

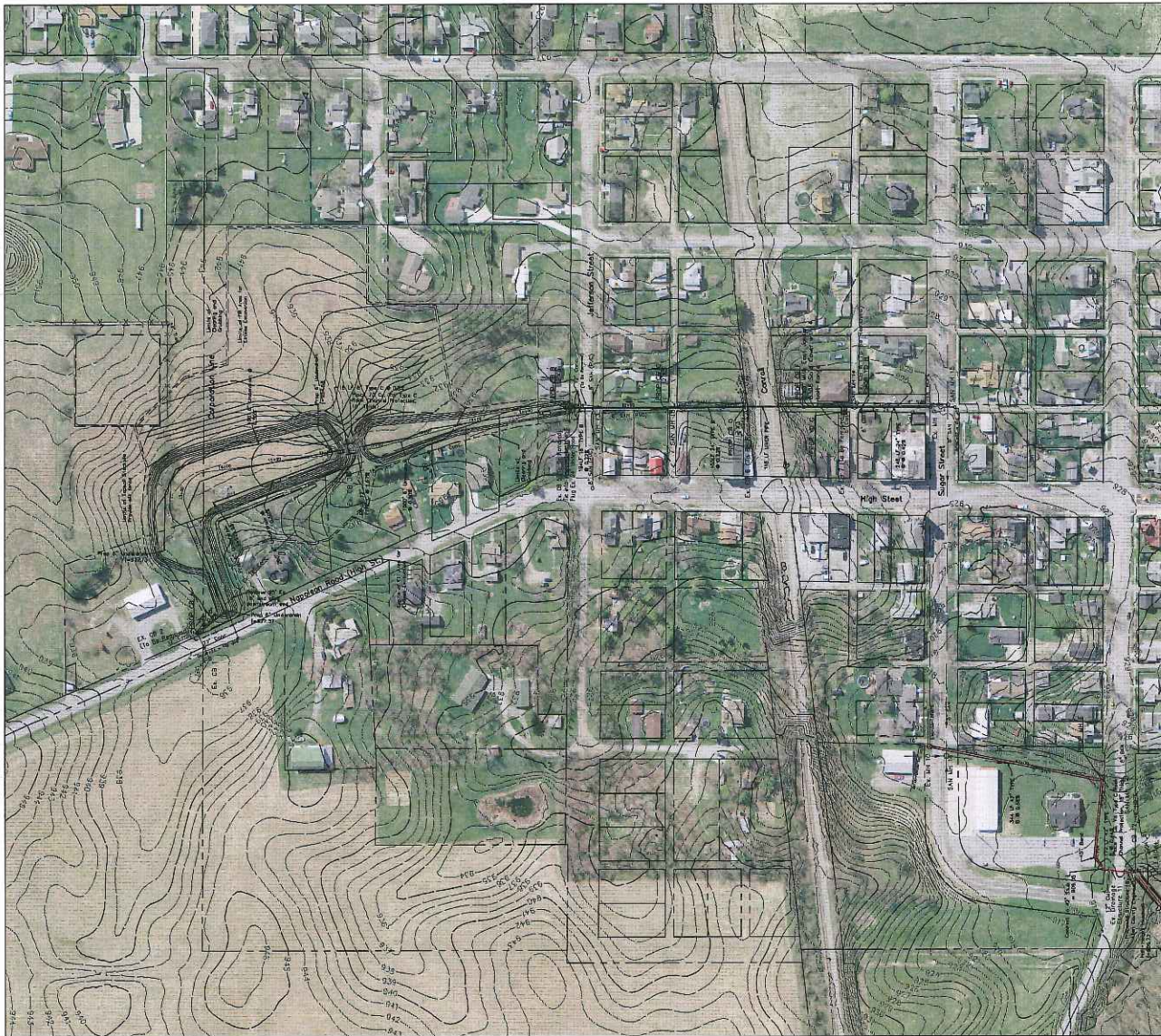
\$199,416.34

Based on the above estimate, I feel that the costs of this Project are reasonable, compared to the significant benefits. Further, it is my opinion that the proposed improvement is feasible and necessary and shall be placed on permanent maintenance once completed.

I further recommend that your board strongly review the facts and listen carefully to the testimonies of these landowners directly adjacent to the project before making a decision to approve or dismiss the project at this hearing

Respectfully submitted,

Timothy J. Piper, P.E., P.S.
Allen County Engineer



Ex. CB 1
Top Elev.=933.81
15' | SE=831.61
27' | W=830.87

Ex. CB 2
Sta. 10+37.5, 68.0' Lt.
Top Elev.=933.80
12' | S=931.65
27' | E=930.55
18' | NW=929.75

Ex. CB 3
Sta. 10+40.2, 43.6' Rt.
Top Elev.=929.89
18' | S=925.25
18' | N=925.24
Bottom=925.18

Ex. CB 4
Sta. 17+97.4, 34.9' Rt.
Top Elev.=929.28
6' | E=924.08
18' | N=923.37
18' | S=923.29
Bottom=923.09

Ex. CB 5
Sta. 20+77.0, 8.3' Lt.
Top Elev.=925.44
6' | W=923.78
24' | S=922.49
24' | N=923.42

Ex. CB 6
Sta. 24+28.4
Top Elev.=924.81
4' | SW=923.31
6' | S=923.21
6' | W=921.71
24' | S=921.31
24' | N=921.21

Ex. CB 7
Top Elev.=924.04
Sta. 28+18.7, 7.1' Rt.
5' | E=922.09 (Plugged)
5' | W=922.04

Ex. CB 8
Sta. 28+52.0, 7.1' Rt.
Top Elev.=924.00
6' | W=921.65

Ex. STM MH 9
Sta. 27+58.9
Top Elev.=925.58
12' | N=922.06
18' | W=920.09
24' | S=919.67
36' | E=919.58
Prop. 24" | S=919.67

Ex. STM MH 10
Sta. 40+20.0
Top Elev.=915.53
6' | W=912.10
18' | S=912.10
36' | W&N=912.05
Prop. 42" | N=912.05

Ex. Drainage Structure 11
Top Elev.=913.46
4' | E=909.51
12' | E=908.36
42' | S=908.78
Bottom=906.46

Ex. CB 12
Top Elev.=916.96
18' | E=912.90

Ex. SAN MH 13
Sta. 21+29.8, 8.7' Lt.
Top Elev.=930.17
8' | N=920.53
8' | E=W=920.42

Ex. SAN MH 14
Sta. 26+45.0, 7.2' Lt.
Top Elev.=925.02
8' | N=917.92
8' | SE=917.92

Ex. SAN MH 15
Sta. 28+22.7, 4.6' Lt.
Top Elev.=925.04
8' | N=913.09

Ex. SAN MH 16
Sta. 40+54.8, 11.4' Rt.
Top Elev.=916.82
18' | W=909.42
6' | S=909.27

Ex. SAN MH 17
Top Elev.=921.84
6' | W=909.59
6' | S=907.69
6' | N=907.64

Ex. SAN MH 18
Sta. 22+81.5, 7.7' Lt.
Top Elev.=927.63
8' | S=921.1

PROP. CB A - 2'x3'
Sta. 10+37.5, 68.0' Lt.
Top Elev.=933.80
Ex. 12" | S=931.65
Ex. 27" | E=930.55
Prop. 30" | NW=930.3

PROP. CB B - 2'x3'
Sta. 20+77.0
Top Elev.=924.85
Ex. 24" | W=923.78
Ex. 24" | SE=922.49
6" | S=922.35
18" | N=922.08

PROP. CB C - 2'x3'
Sta. 22+77
Top Elev.=927.20
18" | S=921.65
24" | N=921.85

PROP. CB D - 2'x3'
Sta. 24+26
Top Elev.=926.00
Ex. 4" | SW=923.31
Ex. 6" | SW=923.21
Ex. 6" | E=921.81
Ex. 6" | W=921.71
Ex. 24" | N=921.21
Prop. 24" | S=921.31

PROP. CB E - No.3, 6" Diameter
Sta. 43+51.7
Top Elev.=919.50
Prop. 42" | SW=910.05
Prop. 42" | E=909.60

PROP. CB F - 2'x3' With East
Jordan 8308 Solid Cover with 4
bolt flange, or Equal
Sta. 25+41.3
Top Elev.=925.24
Prop. 21" | S=920.74
Prop. 24" | N=920.74

PROP. YD G
Sta. 28+18.7
Top Elev.=924.00
6" | S=921.65

PROP. YD H
Sta. 28+52.0
Top Elev.=924.00
6" | S=921.65



3
14

NOTES
XXX

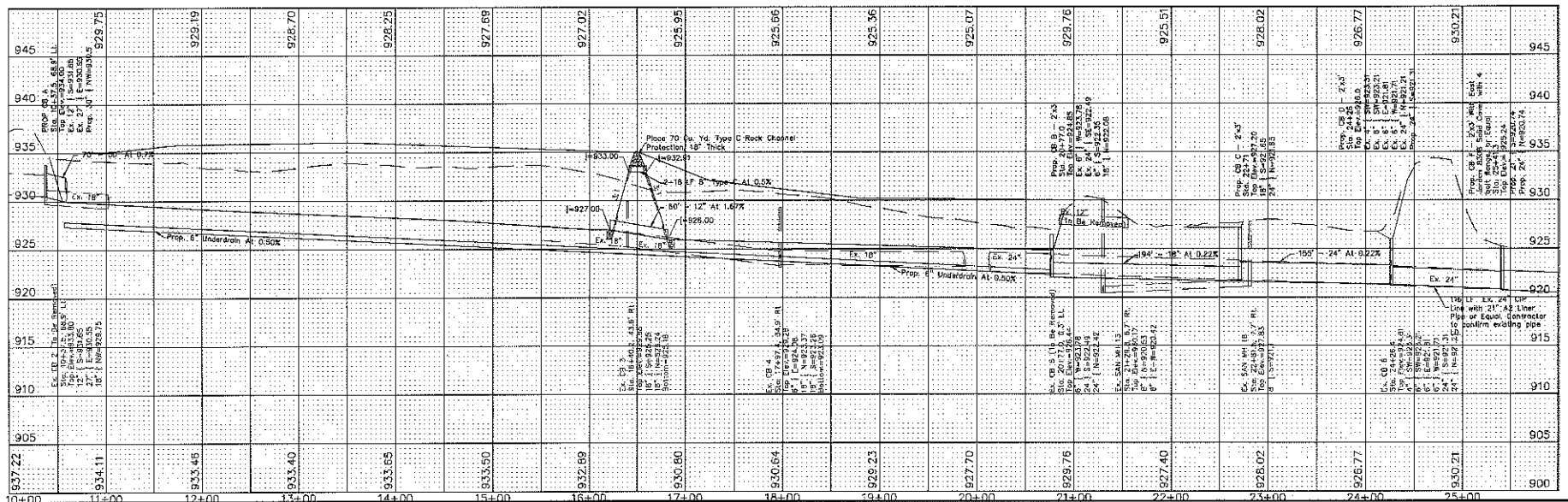
PREPARED BY
KIMBERLY PROGRESSIVE, INC.
1111 W. STATE ST., SUITE 100
ALLEN, OHIO 44015

PROJECT
County Ditch #1223
Village of Lafayette
Allen County, Ohio

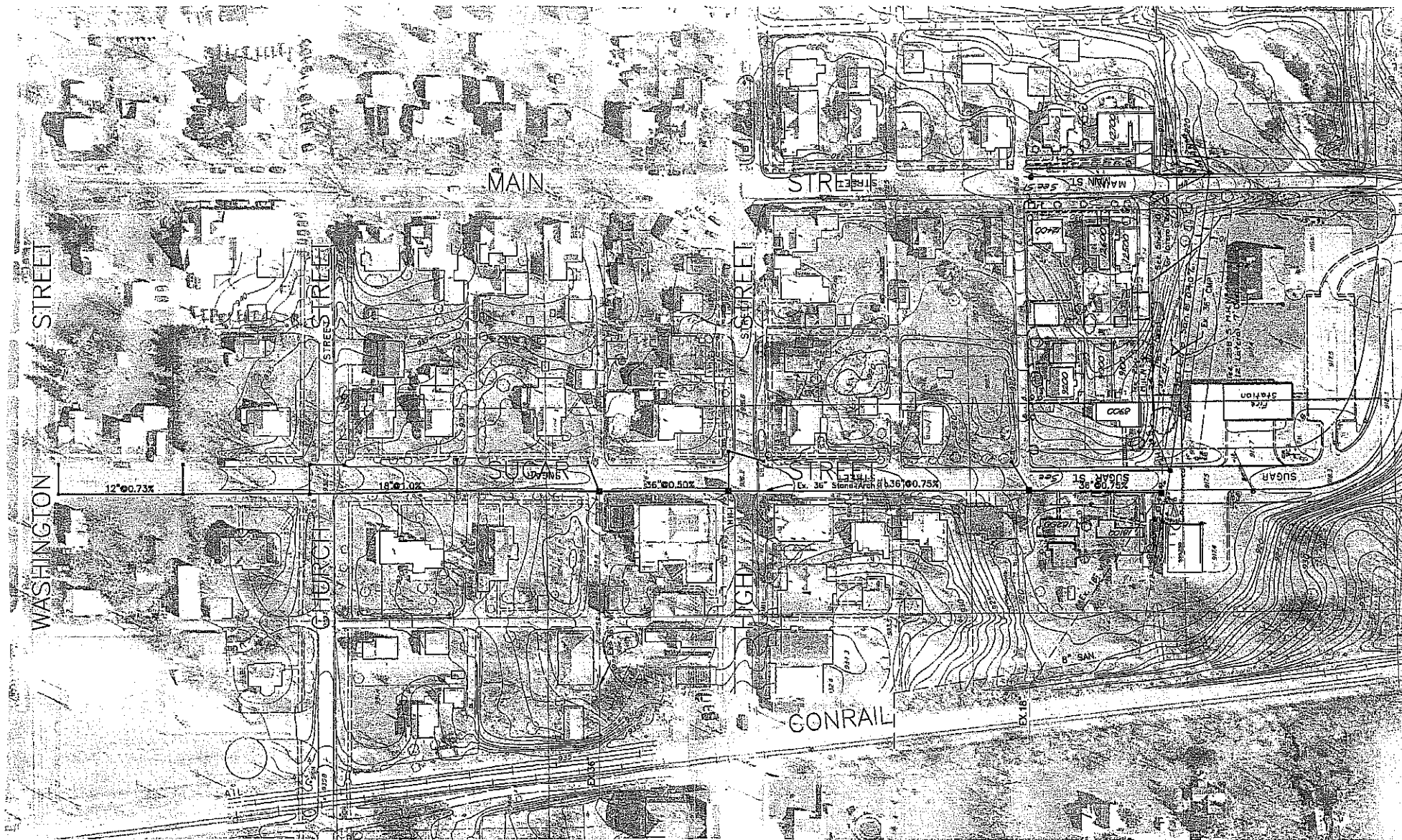
SUBJECT
Site Plan



DRAWN BY
06-28-0-
BLW
CHECKED BY
C-650
JRW
SCALE
1"=100'

3
14



DATE 05-28-04 C-830	DRAWN BY BLF JRM	CHECKED BY T-257	SHEET Plan & Profile Sta. 10+00 TO 25+00	PROJECT County Ditch #1223 Edge of Lohrville Allen County, Ohio	DESIGNED BY Mc MORSE ENGINEERS, INC. PRESIDENT AND SURVEYOR PROFESSIONAL ENGINEER	NO. 14



SUBJECT SUGAR STREET DRAINAGE IMPROVEMENTS	PROJECT VILLAGE OF LAFAYETTE ALLEN COUNTY, OHIO	PREPARED BY  KOHL & KALHER ASSOCIATES, INC. CONSULTING ENGINEERS AND ARCHITECTS 301 E. UNIVERSITY AVENUE COLUMBUS, OHIO 43215 614-227-7122	DATE 11-01-00 DRAWING NO. 	DRAWN BY BWA CHECKED BY JRM	CALCULATIONS SCALE 1" = 100' 
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WASHINGTON STREET

STREET

MAIN

STREET

$Q_{10} = 26.0 \text{ cfs}$
 $t = 10 \text{ min}$

$Q_{10} = 18.0 \text{ cfs}$
 $t = 12 \text{ min}$

$Q_{10} = 21.6 \text{ cfs}$
 $t = 14 \text{ min}$

$Q_{10} = 30.7 \text{ cfs}$
 $t = 15 \text{ min}$

$12'' @ 0.73\%$

$18'' @ 1.0\%$

$36'' @ 0.50\%$

$36'' @ 0.75\%$

$36'' @ 0.75\%$

WASHINGTON STREET

CHURCH STREET

HIGH STREET

CONRAIL

$Q_{10} = 38.2 \text{ cfs}$

$t = 49.2 \text{ min}$

$Q_{10} = 15.9 \text{ cfs}$

$t = 27.6 \text{ min.}$

$36'' @ 0.75\%$
 $\phi = 75 \text{ cfs}$

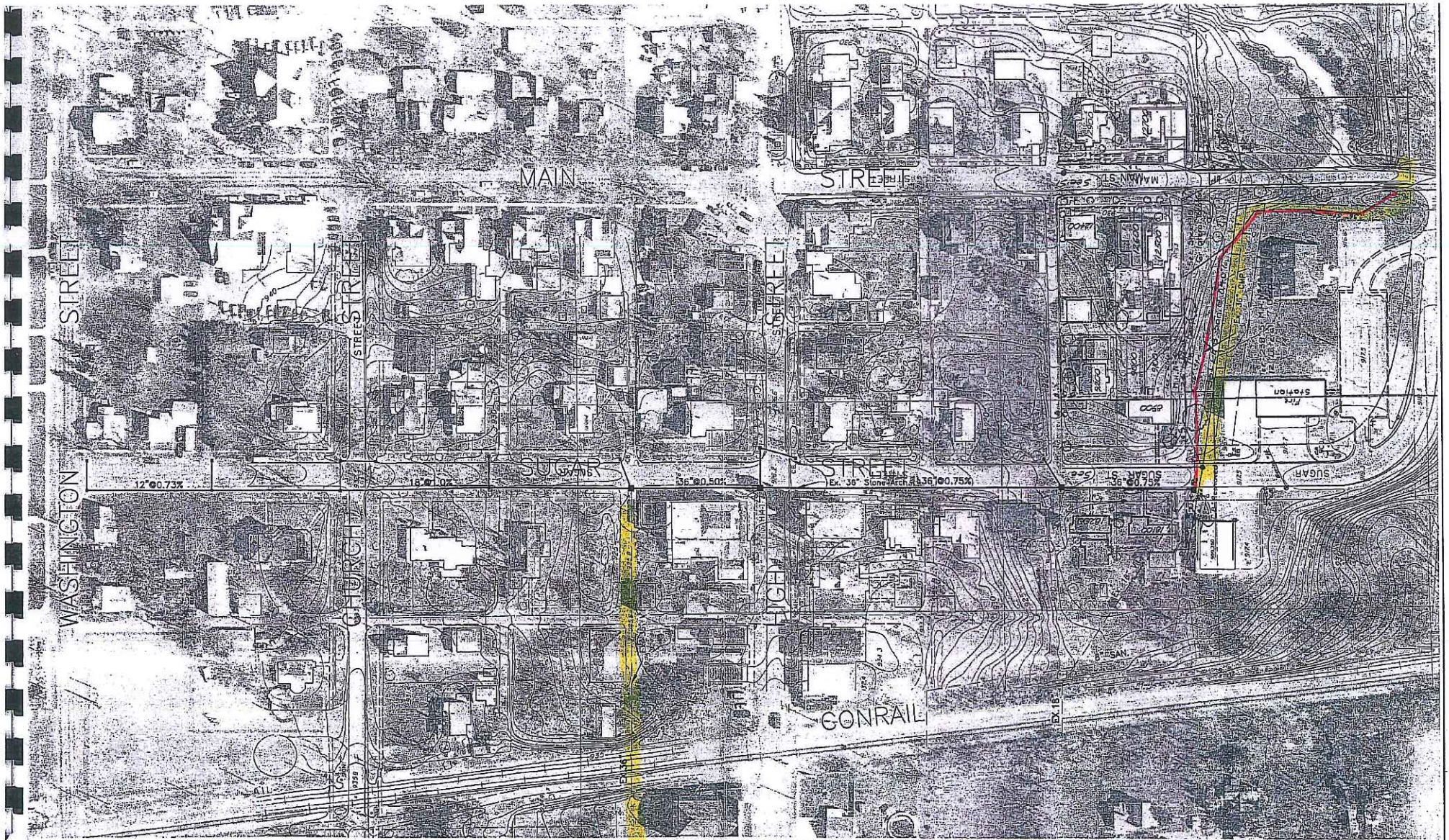
SUBJECT
SUGAR STREET
DRAINAGE IMPROVEMENTS

PROJECT
VILLAGE OF LAFAYETTE
ALLEN COUNTY, OHIO

PREPARED BY
KOHLI & KALHER ASSOCIATES, INC.
CONSULTING ENGINEERS AND ARCHITECTS
311 S. W. 5th St.
418-227-1135

DATE
11-01-00
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BWA
CHECKED BY
JRM
CALCULATIONS
SCALE
1" = 100'





SUBJECT SUGAR STREET DRAINAGE IMPROVEMENTS	PROJECT VILLAGE OF LAFAYETTE ALLEN COUNTY, OHIO	 PREPARED BY KOHLI & KALAHER ASSOCIATES, INC. <small>CONSULTING ENGINEERS AND SURVEYORS 311 E. JEFFERSON STREET SUITE 200 418-327-1122</small>	DATE 11-01-00 DRAWING NO. <small>11-01-00</small>	DRAWN BY EWA CHECKED BY JRM	CALCULATORS <small>SCALE</small> 1"=100'	
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Village Comprehensive Plan Issue Identification/Prioritization Process

Please identify how important you feel each of these central themes are to the future of the Community. Central themes (A, B, C, etc.) are general areas of community interest. Points related to each of the themes are numbered. Please rank each numbered point with a numerical value between 1 and 5 with 1 being of little importance and 5 being very important. We will use this exercise to help us guide the development of specific goals and objectives which will be included as “action steps” in the conclusion of the document. The scale is nominal and we will weigh the collective answers to help develop the tone and language of the text. Section H is for any areas of central interest that I have omitted and you would like us to explore in the remaining weeks.

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

A. Citizen Involvement & Community Support

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

B. Community Character

- 4.67 1. Preserve and enhance the aesthetic character of the community's commercial and residential sites as well as its agricultural land.
- 5.00 2. Maintain the community's desirable characteristics that have created a sincere, proud, close-knit community.
- 4.33 3. Convey the character of the community by developing attractive gateways to the Village thru the Township.
- 4.00 4. Make sure the current regulations, and any future changes, are designed to maintain and project a positive character of local merchants and residents.
- 4.33 5. Support the development of safe, sustainable and accessible housing and businesses in terms of pedestrian and vehicular access.
- 4.67 6. Encourage development design elements (building facades, setbacks and landscaping, signage, and other elements) that present the larger community as attractive.
- 4.67 7. Maintain the variety, convenience and neighborliness of living in the community.
- 4.67 8. Encourage incremental growth outward from the Village.
- 4.33 9. Maintain and promote the development of small-town gathering places where informal public life may be experienced by residents and guests of the community.

C. Community Infrastructure/Facilities

- 4.67 1. Upgrade existing community infrastructure and facilities as necessary to serve and support the community's residents and businesses.
- 5.00 2. Support safe, efficient, well maintained highways such that motorists experience minimal travel delays and/or ill comfort from pavement conditions, while maintaining safe, pedestrian friendly residential streets with slower speeds.
- 4.00 3. Coordinate infrastructure improvements and land use in order to promote desirable development patterns while minimizing adverse environmental impacts and costly utility extensions/investments.
- 3.00 4. Construct or enlarge community facilities in an appropriate manner, in the best interest of identified community goals.
- 4.33 5. Develop facilities that project the community as welcoming and attractive to residents and visitors alike.
- 4.00 6. Provide adequate space and facilities for neighborhood level and community-level recreational needs of current and future residents.
- 4.00 7. Develop streets scaled for typical uses rather than being oversized to accommodate worst-case scenarios.
- 3.67 8. Develop area wide trails and sidewalk system to link the Village with schools, parks and shops.

D. Economic & Business Development

- 4.67 1. Take actions to expand and diversify the Community's tax base, with increased land made available for development to support a range of economic activities.
- 4.33 2. Take actions to support the redevelopment of vacant buildings where existing infrastructure that currently has the infrastructure and services (including adequate water/sewer, roads, transit, police, fire, EMS) needed to support commercial/industrial demands.
- 5.00 3. Promote a positive relationship with the business community.
- 4.00 4. Support the development of mixed use activity centers to promote diversity of the community's economic base and choice of lifestyle.
- 4.33 5. Ensure new development has the infrastructure and services (including adequate water/sewer, roads, transit, police, fire, EMS) needed to support increased demands.
- 4.00 6. Support taxation and infrastructure development policies that support job creation.
- 4.00 7. Support the development of an inviting and economically viable central business district.

E. Housing

- 5.00 1. Support housing development that is well planned, organized and within the constraints of available or planned water, sewer, and roadway infrastructure.
- 4.00 2. Maintain a balance of housing options to meet the needs of all residents.
- 4.33 3. Support an aggressive code enforcement policy to eliminate housing deterioration.
- 4.00 4. Support the redevelopment of existing residential units using local policies and available state and federal funding programs.
- 4.00 5. Support and enhance the vibrancy of existing and proposed residential developments.
- 3.67 6. Ensure that housing growth is controlled to a manageable pace.
- 3.33 7. Consider intergenerational housing developments that meet the needs of elderly.
- 4.33 8. Maintain an appropriate and affordable housing for retired/fixed income residents.

F. Land Use

- 3.67 1. Promote mixed use developments, including a mix of residential and non-residential uses, within the community's existing commercial/industrial areas.
- 3.67 2. Assure that land use regulations continue to accommodate a comprehensive variety of uses that will promote the fiscal health of the community, particularly as a land is developed or re-zoned.
- 3.67 3. Maintain the diversity of land uses through careful land use planning.
- 4.00 4. Maintain a desirable balance between agricultural land use and community growth.
- 4.00 5. Support development and utility extensions based on site-specific consideration such as proximity to existing infrastructure, environmental factors, and agricultural operations and soil suitability.
- 3.67 6. Ensure that the agricultural viability and rural character of the Township is preserved.
- 4.00 7. To the extent possible, maintain a compact community pattern and promote efficiency in circulation and public services.
- 4.00 8. Plan for development within a regional context and undertake necessary planning with adjacent political subdivisions and utility service providers to best serve the community.
- 3.00 9. Encourage a transitional development area to form a defined edge between urbanized areas and planned rural areas.

G. Agriculture

- 4.00 1. Protect prime farmland for current and future agricultural production.
- 4.00 2. Recognize and support the continued use of agriculture as an economically viable and culturally important sector.
- 4.00 3. Protect prime farmland from large lot development.
- 4.00 4. Support the development of funding for open space and farmland preservation.

H. Environmental

- 4.33 1. Manage future growth and development to assure that it is consistent with the natural limitations of the land, the availability and provision of public services in a cost effective manner, and the protection of the community's rural character.
- 4.33 2. Protect critical stream corridor areas, and consider all waterway functions, including watershed drainage, floodwater storage, filtration of pollutants from surface and ground water, wildlife habitats, and scenic and recreational resources.
- 3.67 3. Coordinate and integrate local parks within a county-wide system of parks and greenways.
- 4.33 4. Support/reward developers for preserving sensitive areas ie: open space, stormwater detention/retention areas.

I. Others (identified by you)...

- **Infrastructure ?**
- **Safety Services ?**
- **Housing Needs/Programs ?**
- **Business/Service Needs ?**
- **Drainage Concerns ?**

Village of Lafayette - Comprehensive Plan

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

1. The Village has a small town feel.
2. The Village is a neighborly place where residents are friendly and take care of each other.
3. The Village has a good school system and nice park that provide a safe place to raise kids.
4. The Village is peaceful - it's a nice place to walk especially in the evenings.
5. The Village is a well maintained, affordable place to live and supported by community officials who really care about the people.

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

1. The appearance of some properties - seems like property appearance/values have been declining as more renters move in.
2. Sidewalks and streets need to be fixed
3. Municipal water services need to be established.
4. Limited room for expansion of homes or businesses – Village needs to grow
5. More government help and cooperation in maintaining the Village is necessary

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

1. Water & Sewer Upgrades - need water and sewer to attract businesses and allow more new building
2. Improve overall appearance especially the housing stock
3. Fix the roads and sidewalks
4. Need more land, annex land to grow and improve tax base while keeping the small town feel
5. Keep a Village Council not County Government and keep the residents involved

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

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

X – Eligible

X – Conditions Apply

MPO – Metropolitan Planning Organization

CEAO – County Engineers Association of Ohio

ODOT – Ohio Department of Transportation

OPWC – Ohio Public Works Commission

ORDC – Ohio Rail Development Commission

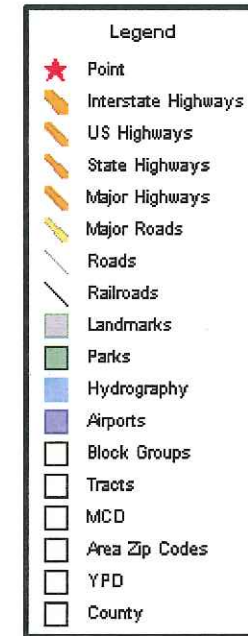
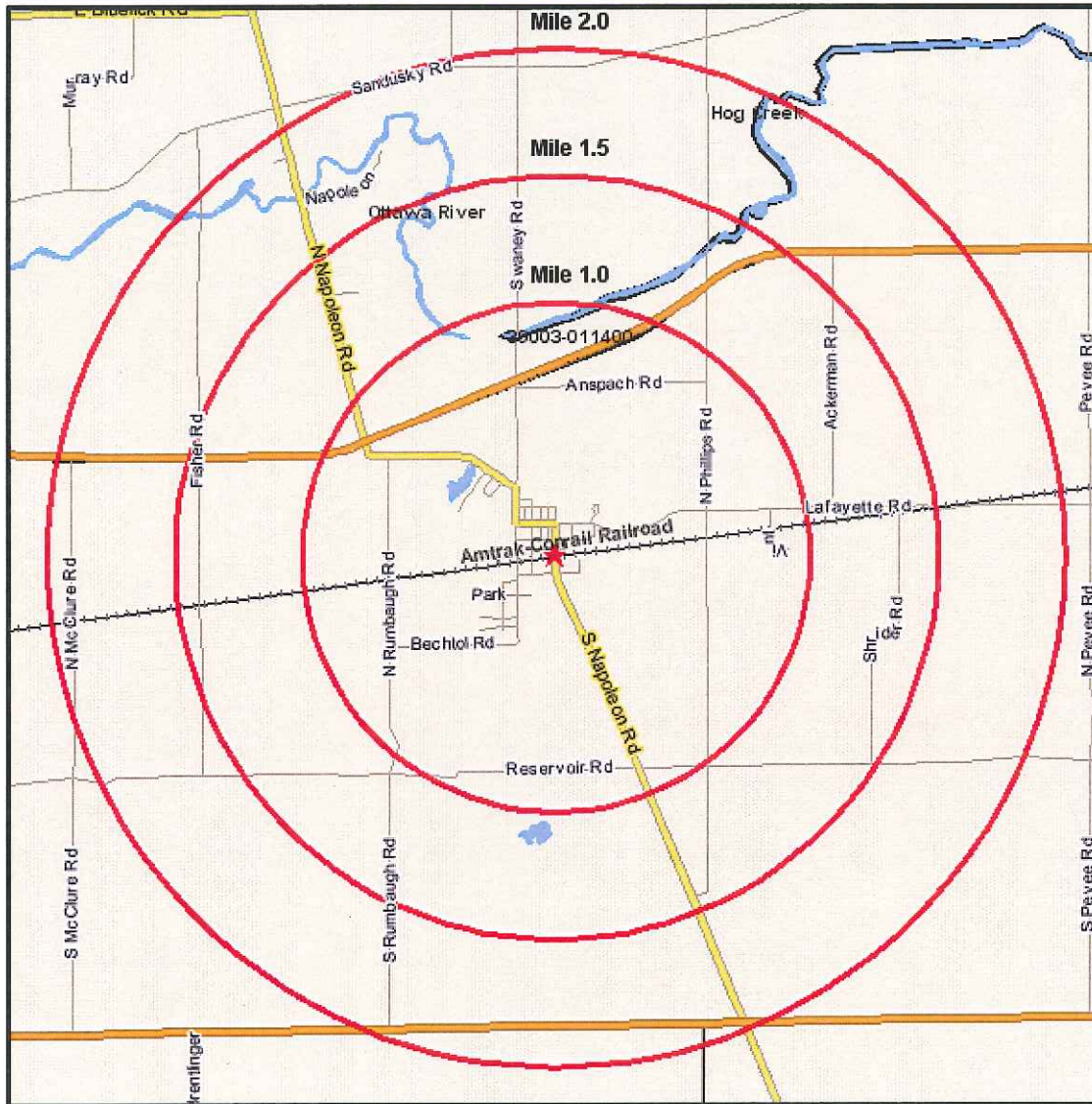
ODNR – Ohio Department of Natural Resources

ODOD – Ohio Department of Development

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

Area Map

LAFAYETTE, OH 45854
 Coord: 40.758300, -83.948500
 Radius - See Appendix for Details



RMP Opportunity Gap - Retail Stores

Radius 1: LAFAYETTE, OH 45854, 0.00 - 1.00 Miles, Total

	2012 Demand (Consumer Expenditures)	2012 Supply (Retail Sales)	Opportunity Gap/Surplus
Total Retail Sales Incl Eating and Drinking Places	11,425,290	599,350	10,825,940
Motor Vehicle and Parts Dealers-441	2,056,694	248,641	1,808,053
Automotive Dealers-4411	1,721,054	248,641	1,472,413
Other Motor Vehicle Dealers-4412	191,262	0	191,262
Automotive Parts/Accsrs, Tire Stores-4413	144,378	0	144,378
Furniture and Home Furnishings Stores-442	215,438	243,429	(27,991)
Furniture Stores-4421	114,104	241,670	(127,566)
Home Furnishings Stores-4422	101,334	1,759	99,575
Electronics and Appliance Stores-443	235,857	0	235,857
Appliances, TVs, Electronics Stores-44311	174,841	0	174,841
Household Appliances Stores-443111	42,903	0	42,903
Radio, Television, Electronics Stores-443112	131,938	0	131,938
Computer and Software Stores-44312	49,624	0	49,624
Camera and Photographic Equipment Stores-44313	11,393	0	11,393
Building Material, Garden Equip Stores -444	1,056,689	0	1,056,689
Building Material and Supply Dealers-4441	946,920	0	946,920
Home Centers-44411	379,653	0	379,653
Paint and Wallpaper Stores-44412	22,898	0	22,898
Hardware Stores-44413	95,537	0	95,537
Other Building Materials Dealers-44419	448,832	0	448,832
Building Materials, Lumberyards-444191	175,732	0	175,732
Lawn, Garden Equipment, Supplies Stores-4442	109,769	0	109,769
Outdoor Power Equipment Stores-44421	22,286	0	22,286
Nursery and Garden Centers-44422	87,483	0	87,483
Food and Beverage Stores-445	1,481,136	0	1,481,136
Grocery Stores-4451	1,358,860	0	1,358,860
Supermarkets, Grocery (Ex Conv) Stores-44511	1,287,692	0	1,287,692
Convenience Stores-44512	71,168	0	71,168
Specialty Food Stores-4452	41,881	0	41,881
Beer, Wine and Liquor Stores-4453	80,395	0	80,395
Health and Personal Care Stores-446	734,878	0	734,878
Pharmacies and Drug Stores-44611	631,359	0	631,359
Cosmetics, Beauty Supplies, Perfume Stores-44612	26,510	0	26,510
Optical Goods Stores-44613	30,281	0	30,281
Other Health and Personal Care Stores-44619	46,729	0	46,729

RMP Opportunity Gap - Retail Stores

Radius 1: LAFAYETTE, OH 45854, 0.00 - 1.00 Miles, Total

	2012 Demand (Consumer Expenditures)	2012 Supply (Retail Sales)	Opportunity Gap/Surplus
Gasoline Stations-447	1,159,381	0	1,159,381
Gasoline Stations With Conv Stores-44711	871,360	0	871,360
Other Gasoline Stations-44719	288,021	0	288,021
Clothing and Clothing Accessories Stores-448	503,002	7,330	495,672
Clothing Stores-4481	364,102	0	364,102
Men's Clothing Stores-44811	21,939	0	21,939
Women's Clothing Stores-44812	93,075	0	93,075
Childrens, Infants Clothing Stores-44813	21,516	0	21,516
Family Clothing Stores-44814	194,050	0	194,050
Clothing Accessories Stores-44815	8,673	0	8,673
Other Clothing Stores-44819	24,847	0	24,847
Shoe Stores-4482	71,727	7,330	64,397
Jewelry, Luggage, Leather Goods Stores-4483	67,173	0	67,173
Jewelry Stores-44831	61,351	0	61,351
Luggage and Leather Goods Stores-44832	5,822	0	5,822
Sporting Goods, Hobby, Book, Music Stores-451	216,412	9,505	206,907
Sporting Goods, Hobby, Musical Inst Stores-4511	156,812	9,505	147,307
Sporting Goods Stores-45111	76,876	9,505	67,371
Hobby, Toys and Games Stores-45112	50,951	0	50,951
Sew/Needlework/Piece Goods Stores-45113	15,477	0	15,477
Musical Instrument and Supplies Stores-45114	13,508	0	13,508
Book, Periodical and Music Stores-4512	59,600	0	59,600
Book Stores and News Dealers-45121	39,537	0	39,537
Book Stores-451211	37,007	0	37,007
News Dealers and Newsstands-451212	2,530	0	2,530
Prerecorded Tapes, CDs, Record Stores-45122	20,063	0	20,063
General Merchandise Stores-452	1,506,511	0	1,506,511
Department Stores Excl Leased Depts-4521	725,882	0	725,882
Other General Merchandise Stores-4529	780,629	0	780,629
Miscellaneous Store Retailers-453	323,920	133	323,787
Florists-4531	22,490	0	22,490
Office Supplies, Stationery, Gift Stores-4532	114,913	0	114,913
Office Supplies and Stationery Stores-45321	64,856	0	64,856
Gift, Novelty and Souvenir Stores-45322	50,057	0	50,057
Used Merchandise Stores-4533	23,397	133	23,264
Other Miscellaneous Store Retailers-4539	163,120	0	163,120
Non-Store Retailers-454	855,216	0	855,216
Foodservice and Drinking Places-722	1,080,156	90,313	989,843
Full-Service Restaurants-7221	481,084	90,313	390,771

RMP Opportunity Gap - Retail Stores

Radius 1: LAFAYETTE, OH 45854, 0.00 - 1.00 Miles, Total

	2012 Demand (Consumer Expenditures)	2012 Supply (Retail Sales)	Opportunity Gap/Surplus
Limited-Service Eating Places-7222	460,618	0	460,618
Special Foodservices-7223	90,423	0	90,423
Drinking Places -Alcoholic Beverages-7224	48,031	0	48,031
GAFO *			
General Merchandise Stores-452	2,792,133	260,263	2,531,870
Clothing and Clothing Accessories Stores-448	1,506,511	0	1,506,511
Furniture and Home Furnishings Stores-442	503,002	7,330	495,672
Electronics and Appliance Stores-443	215,438	243,429	(27,991)
Sporting Goods, Hobby, Book, Music Stores-451	235,857	0	235,857
Office Supplies, Stationery, Gift Stores-4532	216,412	9,505	206,907
	114,913	0	114,913

RMP Opportunity Gap - Retail Stores

Radius 2: LAFAYETTE, OH 45854, 0.00 - 1.50 Miles, Total

	2012 Demand (Consumer Expenditures)	2012 Supply (Retail Sales)	Opportunity Gap/Surplus
Total Retail Sales Incl Eating and Drinking Places	16,743,755	940,811	15,802,944
Motor Vehicle and Parts Dealers-441	3,023,279	324,127	2,699,152
Automotive Dealers-4411	2,531,624	324,127	2,207,497
Other Motor Vehicle Dealers-4412	279,207	0	279,207
Automotive Parts/Access, Tire Stores-4413	212,448	0	212,448
Furniture and Home Furnishings Stores-442	318,378	332,312	(13,934)
Furniture Stores-4421	168,895	315,039	(146,144)
Home Furnishing Stores-4422	149,484	17,273	132,211
Electronics and Appliance Stores-443	347,878	0	347,878
Appliances, TVs, Electronics Stores-44311	257,868	0	257,868
Household Appliances Stores-443111	63,244	0	63,244
Radio, Television, Electronics Stores-443112	194,624	0	194,624
Computer and Software Stores-44312	73,190	0	73,190
Camera and Photographic Equipment Stores-44313	16,819	0	16,819
Building Material, Garden Equip Stores -444	1,557,222	0	1,557,222
Building Material and Supply Dealers-4441	1,396,111	0	1,396,111
Home Centers-44411	559,686	0	559,686
Paint and Wallpaper Stores-44412	33,839	0	33,839
Hardware Stores-44413	140,577	0	140,577
Other Building Materials Dealers-44419	662,009	0	662,009
Building Materials, Lumberyards-444191	258,850	0	258,850
Lawn, Garden Equipment, Supplies Stores-4442	161,111	0	161,111
Outdoor Power Equipment Stores-44421	32,562	0	32,562
Nursery and Garden Centers-44422	128,549	0	128,549
Food and Beverage Stores-445	2,160,130	0	2,160,130
Grocery Stores-4451	1,980,927	0	1,980,927
Supermarkets, Grocery (Ex Conv) Stores-44511	1,877,239	0	1,877,239
Convenience Stores-44512	103,688	0	103,688
Specialty Food Stores-4452	61,028	0	61,028
Beer, Wine and Liquor Stores-4453	118,176	0	118,176
Health and Personal Care Stores-446	1,071,869	0	1,071,869
Pharmacies and Drug Stores-44611	920,739	0	920,739
Cosmetics, Beauty Supplies, Perfume Stores-44612	38,651	0	38,651
Optical Goods Stores-44613	44,355	0	44,355
Other Health and Personal Care Stores-44619	68,124	0	68,124

RMP Opportunity Gap - Retail Stores

Radius 2: LAFAYETTE, OH 45854, 0.00 - 1.50 Miles, Total

	2012 Demand (Consumer Expenditures)	2012 Supply (Retail Sales)	Opportunity Gap/Surplus
Gasoline Stations-447	1,691,920	0	1,691,920
Gasoline Stations With Conv Stores-44711	1,271,154	0	1,271,154
Other Gasoline Stations-44719	420,766	0	420,766
Clothing and Clothing Accessories Stores-448	737,936	71,988	665,948
Clothing Stores-4481	533,526	0	533,526
Men's Clothing Stores-44811	32,209	0	32,209
Women's Clothing Stores-44812	136,257	0	136,257
Childrens, Infants Clothing Stores-44813	31,536	0	31,536
Family Clothing Stores-44814	284,425	0	284,425
Clothing Accessories Stores-44815	12,727	0	12,727
Other Clothing Stores-44819	36,373	0	36,373
Shoe Stores-4482	104,608	71,988	32,620
Jewelry, Luggage, Leather Goods Stores-4483	99,802	0	99,802
Jewelry Stores-44831	91,247	0	91,247
Luggage and Leather Goods Stores-44832	8,555	0	8,555
Sporting Goods, Hobby, Book, Music Stores-451	318,719	93,352	225,367
Sporting Goods, Hobby, Musical Inst Stores-4511	230,931	93,352	137,579
Sporting Goods Stores-45111	113,296	93,352	19,944
Hobby, Toys and Games Stores-45112	74,910	0	74,910
Sew/Needlework/Piece Goods Stores-45113	22,725	0	22,725
Musical Instrument and Supplies Stores-45114	20,001	0	20,001
Book, Periodical and Music Stores-4512	87,788	0	87,788
Book Stores and News Dealers-45121	58,143	0	58,143
Book Stores-451211	54,446	0	54,446
News Dealers and Newsstands-451212	3,697	0	3,697
Prerecorded Tapes, CDs, Record Stores-45122	29,644	0	29,644
General Merchandise Stores-452	2,203,854	0	2,203,854
Department Stores Excl Leased Depts-4521	1,063,408	0	1,063,408
Other General Merchandise Stores-4529	1,140,446	0	1,140,446
Miscellaneous Store Retailers-453	474,785	1,302	473,483
Florists-4531	33,158	0	33,158
Office Supplies, Stationery, Gift Stores-4532	169,195	0	169,195
Office Supplies and Stationery Stores-45321	95,609	0	95,609
Gift, Novelty and Souvenir Stores-45322	73,586	0	73,586
Used Merchandise Stores-4533	34,402	1,302	33,100
Other Miscellaneous Store Retailers-4539	238,031	0	238,031
Non-Store Retailers-454	1,253,173	0	1,253,173
Foodservice and Drinking Places-722	1,584,612	117,732	1,466,880
Full-Service Restaurants-7221	706,156	117,732	588,424

RMP Opportunity Gap - Retail Stores

Radius 2: LAFAYETTE, OH 45854, 0.00 - 1.50 Miles, Total

	2012 Demand (Consumer Expenditures)	2012 Supply (Retail Sales)	Opportunity Gap/Surplus
Limited-Service Eating Places-7222	675,372	0	675,372
Special Foodservices-7223	132,616	0	132,616
Drinking Places --Alcoholic Beverages-7224	70,468	0	70,468
GAFO *	4,095,960	497,652	3,598,308
General Merchandise Stores-452	2,203,854	0	2,203,854
Clothing and Clothing Accessories Stores-448	737,936	71,988	665,948
Furniture and Home Furnishings Stores-442	318,378	332,312	(13,934)
Electronics and Appliance Stores-443	347,878	0	347,878
Sporting Goods, Hobby, Book, Music Stores-451	318,719	93,352	225,367
Office Supplies, Stationery, Gift Stores-4532	169,195	0	169,195

RMP Opportunity Gap - Retail Stores

Radius 3: LAFAYETTE, OH 45854, 0.00 - 2.00 Miles, Total

	2012 Demand (Consumer Expenditures)	2012 Supply (Retail Sales)	Opportunity Gap/Surplus
Total Retail Sales Incl Eating and Drinking Places	22,269,914	1,315,364	20,954,550
Motor Vehicle and Parts Dealers-441	4,023,836	418,732	3,605,104
Automotive Dealers-4411	3,369,934	418,732	2,951,202
Other Motor Vehicle Dealers-4412	371,112	0	371,112
Automotive Parts/Accesss, Tire Stores-4413	282,790	0	282,790
Furniture and Home Furnishings Stores-442	424,157	433,063	(8,906)
Furniture Stores-4421	225,084	406,328	(181,244)
Home Furnishing Stores-4422	199,073	26,734	172,339
Electronics and Appliance Stores-443	463,275	0	463,275
Appliances, TVs, Electronics Stores-44311	343,405	0	343,405
Household Appliances Stores-443111	84,209	0	84,209
Radio, Television, Electronics Stores-443112	259,196	0	259,196
Computer and Software Stores-44312	97,469	0	97,469
Camera and Photographic Equipment Stores-44313	22,402	0	22,402
Building Material, Garden Equip Stores -444	2,073,307	0	2,073,307
Building Material and Supply Dealers-4441	1,858,957	0	1,858,957
Home Centers-44411	745,240	0	745,240
Paint and Wallpaper Stores-44412	45,077	0	45,077
Hardware Stores-44413	187,120	0	187,120
Other Building Materials Dealers-44419	881,520	0	881,520
Building Materials, Lumberyards-444191	344,612	0	344,612
Lawn, Garden Equipment, Supplies Stores-4442	214,349	0	214,349
Outdoor Power Equipment Stores-44421	43,287	0	43,287
Nursery and Garden Centers-44422	171,062	0	171,062
Food and Beverage Stores-445	2,870,337	0	2,870,337
Grocery Stores-4451	2,631,985	0	2,631,985
Supermarkets, Grocery (Ex Conv) Stores-44511	2,494,234	0	2,494,234
Convenience Stores-44512	137,752	0	137,752
Specialty Food Stores-4452	81,079	0	81,079
Beer, Wine and Liquor Stores-4453	157,272	0	157,272
Health and Personal Care Stores-446	1,424,153	0	1,424,153
Pharmancies and Drug Stores-44611	1,223,315	0	1,223,315
Cosmetics, Beauty Supplies, Perfume Stores-44612	51,350	0	51,350
Optical Goods Stores-44613	58,982	0	58,982
Other Health and Personal Care Stores-44619	90,505	0	90,505

RMP Opportunity Gap - Retail Stores

Radius 3: LAFAYETTE, OH 45854, 0.00 - 2.00 Miles, Total

	2012 Demand (Consumer Expenditures)	2012 Supply (Retail Sales)	Opportunity Gap/Surplus
Gasoline Stations-447	2,248,609	48,437	2,200,172
Gasoline Stations With Conv Stores-44711	1,689,270	0	1,689,270
Other Gasoline Stations-44719	559,339	48,437	510,902
Clothing and Clothing Accessories Stores-448	981,615	111,421	870,194
Clothing Stores-4481	709,525	0	709,525
Men's Clothing Stores-44811	42,855	0	42,855
Women's Clothing Stores-44812	181,139	0	181,139
Childrens, Infants Clothing Stores-44813	41,960	0	41,960
Family Clothing Stores-44814	378,286	0	378,286
Clothing Accessories Stores-44815	16,928	0	16,928
Other Clothing Stores-44819	48,357	0	48,357
Shoe Stores-4482	138,994	111,421	27,573
Jewelry, Luggage, Leather Goods Stores-4483	133,096	0	133,096
Jewelry Stores-44831	121,712	0	121,712
Luggage and Leather Goods Stores-44832	11,384	0	11,384
Sporting Goods, Hobby, Book, Music Stores-451	424,336	144,488	279,848
Sporting Goods, Hobby, Musical Inst Stores-4511	307,450	144,488	162,962
Sporting Goods Stores-45111	150,861	144,488	6,373
Hobby, Toys and Games Stores-45112	99,700	0	99,700
Sew/Needlework/Piece Goods Stores-45113	30,232	0	30,232
Musical Instrument and Supplies Stores-45114	26,656	0	26,656
Book, Periodical and Music Stores-4512	116,886	0	116,886
Book Stores and News Dealers-45121	77,393	0	77,393
Book Stores-451211	72,478	0	72,478
News Dealers and Newsstands-451212	4,915	0	4,915
Prerecorded Tapes, CDs, Record Stores-45122	39,493	0	39,493
General Merchandise Stores-452	2,930,141	0	2,930,141
Department Stores Excl Leased Deptis-4521	1,414,236	0	1,414,236
Other General Merchandise Stores-4529	1,515,906	0	1,515,906
Miscellaneous Store Retailers-453	631,509	3,237	628,272
Florists-4531	44,151	0	44,151
Office Supplies, Stationery, Gift Stores-4532	225,245	1,193	224,052
Office Supplies and Stationery Stores-45321	127,311	0	127,311
Gift, Novelty and Souvenir Stores-45322	97,934	1,193	96,741
Used Merchandise Stores-4533	45,786	2,044	43,742
Other Miscellaneous Store Retailers-4539	316,327	0	316,327
Non-Store Retailers-454	1,666,676	0	1,666,676
Foodservice and Drinking Places-722	2,107,964	155,987	1,951,977
Full-Service Restaurants-7221	939,481	151,937	787,544

RMP Opportunity Gap - Retail Stores

Radius 3: LAFAYETTE, OH 45854, 0.00 - 2.00 Miles, Total

	2012 Demand (Consumer Expenditures)	2012 Supply (Retail Sales)	Opportunity Gap/Surplus
Limited-Service Eating Places-7222	898,331	0	898,331
Special Foodservices-7223	176,405	4,050	172,355
Drinking Places --Alcoholic Beverages-7224	93,746	0	93,746
GAFO *			
General Merchandise Stores-452	5,448,770	690,163	4,758,607
Clothing and Clothing Accessories Stores-448	2,930,141	0	2,930,141
Furniture and Home Furnishings Stores-442	981,615	111,421	870,194
Electronics and Appliance Stores-443	424,157	433,063	(8,906)
Sporting Goods, Hobby, Book, Music Stores-451	463,275	0	463,275
Office Supplies, Stationery, Gift Stores-4532	424,336	144,488	279,848
	225,245	1,193	224,052

* GAFO (General merchandise, Apparel, Furniture and Other) represents sales at stores that sell merchandise normally sold in department stores. This category is not included in Total Retail Sales Including Eating and Drinking Places.

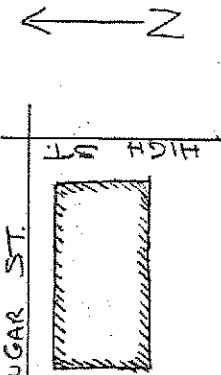
Nielsen RMP data is derived from two major sources of information. The demand data is derived from the Consumer Expenditure Survey (CE Survey), which is fielded by the U.S. Bureau of Labor Statistics (BLS). The supply data is derived from the Census of Retail Trade (CRT), which is made available by the U.S. Census. Additional data sources are incorporated to create both supply and demand estimates.

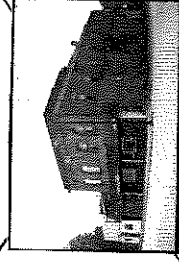
The difference between demand and supply represents the opportunity gap or surplus available for each retail outlet in the specified reporting geography. When the demand is greater than (less than) the supply, there is an opportunity gap (surplus) for that retail outlet. For example, a positive value signifies an opportunity gap, while a negative value signifies a surplus.

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Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

OHIO HISTORIC INVENTORY


1. No. ALL-433-11		2. County ALLEN		4. Present Name(s) CAROL'S CRAFTS		5. Other Name(s) I.O.O.F. LODGE 846	
3. Location of Negatives MOBC		5. Other Name(s) I.O.O.F. LODGE 846		16. Thematic Category D		28. No. of Stories 2	
6. Specific Location SW CORNER, SUGAR AND HIGH STREETS		7. City or Town if Rural, Township & Vicinity LAFAYETTE		17. Date(s) or Period 1901		29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
8. Site Plan with North Arrow 		18. Style or Design VICTORIAN ROMANESQUE		19. Architect or Engineer		30. Foundation Material ROCK-FAÇED PLAIN	
9. Coordinates Lat. _____ Long. _____ U.T.M. Reference 17 2511080 4516080		20. Contractor or Builder		21. Original Use, if apparent LODGE / DANCE HALL / BARBERS		31. Wall Construction BRICK BEARING	
10. Easting Northing Building <input checked="" type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/>		22. Present Use CRAFT SHOP / VACANT		23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>		32. Roof Type & Material FLAT--METAL	
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		24. Owner's Name & Address, if known LOREN HUGHES LAFAYETTE, OHIO		25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		33. No. of Bays Front 4 Side 11	
12. Is It Eligible? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		26. Local Contact Person or Organization ALLEN CO. HISTORICAL SOCIETY		27. Other Surveys in Which Included		34. Wall Treatment STRETCHER BOND BRICK	
13. Part of Estab. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Hist. Dist.? No <input checked="" type="checkbox"/> Potent'l? No <input type="checkbox"/>		28. Further Description of Important Features SECOND STORY FRONT WINDOWS HAVE ROUND ARCHES, STONE KEY STONES. STONE BELTCOURSE. 1ST STORY FRONT ALTERED WITH VERTICAL WOOD SIDING + SMALL WOOD SHINGLED CANOPY, NEW ENTRANCE AT NE CORNER. SIDE WINDOWS (FACING SUGAR ST.) ARE FLAT STONE ARCHED, WITH KEYSTONES. SUGAR ST. ENTRANCE IS ORIGINAL, WITH A HIGH ROUNDED ARCH, KEYSTONE, AND SIDELIGHTS. ORIGINAL HAND DRAWN ELEVATOR STILL IN USE.		35. Plan Shape RECTANGULAR		36. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input checked="" type="checkbox"/> Moved <input type="checkbox"/>	
14. District Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		37. Condition Interior GOOD Exterior FAIR		38. Preservation Underway? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		39. Endangered? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> By What?	
15. Name of Established District		38. History and Significance PERHAPS THE LARGEST BRICK BUILDING IN LAFAYETTE. IN ADDITION TO BEING A MEETING LODGE + DANCE HALL, THE BUILDING ONCE HOUSED A BARBER SHOP, GROCERY + RESTAURANT. PRESENT OWNER IS RESTORING THE BUILDING FOR USE AS A RESTAURANT + APARTMENTS.		40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		41. Distance from and Frontage on Road 15' / 50'	
42. Description of Environment and Outbuildings LOCATED IN WHAT IS LEFT OF "DOWNTOWN" LAFAYETTE. LIKE THIS BUILDING, MOST OF THE COMMERCIAL BUILDINGS IN LAFAYETTE ARE VACANT OR UNDER UTILIZED.		43. Sources of Information LOREN HUGHES + PARTNER, PERSONAL COMMUNICATION, 8/6/79.		46. Prepared by JAMES BURDETT		47. Organization OHIO HISTORICAL CENTER	
44. Sources of Information		48. Date 8/79		49. Revision Date(s)		49. Revision Date(s)	



OHIO HISTORIC INVENTORY

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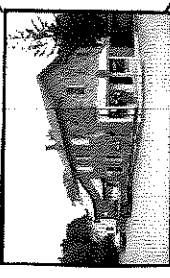
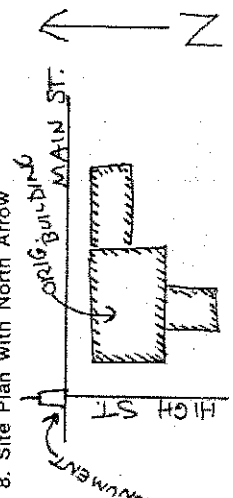
Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

1. No. ALL-434-11		2. County ALLEN		4. Present Name(s) SHULAW, JAMES W. + BARBARA K., RESIDENCE		5. Other Name(s) WATT, WILLIAM, RESIDENCE	
3. Location of Negatives WB/C		5. Other Name(s) WATT, WILLIAM, RESIDENCE		28. No. of Stories 2		29. Basement? PARTIAL	
6. Specific Location 203 W. SUGAR ST.		16. Thematic Category C		30. Foundation Material CUT STONE WATER TABLE		31. Wall Construction BRICK BEARING	
7. City or Town LAFAYETTE		17. Date(s) or Period 1877		32. Roof Type and Material HIP - ASPHALT SHINGLE		33. No. of Bays Front 4 Side 3	
8. Site Plan with North Arrow W. SUGAR ST.		18. Style or Design ITALIANATE		34. Wall Treatment STRETCHER BOND BRICK		35. Plan Shape LATIN CROSS	
9. Coordinates Lat. Long. U.T.M. Reference 117 250925 4515975		19. Architect or Engineer		36. Changes (Explain in #42) Addition <input checked="" type="checkbox"/> Altered <input type="checkbox"/> Moved <input type="checkbox"/>		37. Condition Interior Exterior FAIR	
10. Building <input checked="" type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/>		20. Contractor or Builder		38. Preservation Underway? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		39. Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		21. Original Use, if apparent RESIDENCE		40. Visible from Public Road? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		41. Distance from and Frontage on Road 40' / 130' x 120'	
12. Is It Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		22. Present Use RESIDENCE		23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>			
13. Part of Estab. Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hist. Dist.? No <input checked="" type="checkbox"/> Yes <input type="checkbox"/>		23. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		24. Owner's Name & Address. JAMES + BARBARA SHULAW 203 W. SUGAR ST. LAFAYETTE, OHIO			
14. District Potential? Yes <input type="checkbox"/> No <input type="checkbox"/>		25. Local Contact Person or Organization ALLEN CO. HISTORICAL SOC.		26. Other Surveys in W		<p>42. Further Description of Important Features TALL, THIN WINDOWS, DOUBLE-HUNG, 2/2 LIGHTS; GENTLY ARCHED HOODED WINDOW SURROUNDS WITH BRACKETS, PLAIN LUG SILLS. LOW PITCH HIP ROOF WITH WIDE EAVES + LARGE BRACKETS. TWO STORY BAY WINDOW PROJECTION ON SUGAR STREET SIDE. STONE + FRAME FRONT PORCH IS NOT ORIGINAL. WOOD FRAME SIDE PORCHES. FRONT DOORWAYS WITH TRANSOMS.</p>	
15. Name of Established District		26. Other Surveys in W		27. Other Surveys in W		<p>43. History and Significance GOOD EXAMPLE OF AN ITALIANATE HOUSE, PERHAPS THE 'FANCIEST' HOUSE IN LAFAYETTE. BUILT BY WILLIAM WATT IN 1877. WATT WAS THE FREIGHT TICKET + EXPRESS AGENT FOR THE LAFAYETTE RAILROAD STATION. DRAWING OF THIS HOUSE APPEARED IN 1880 ALLEN CO. ATLAS.</p>	
44. Description of Environment and Outbuildings LARGE WOODED LOT IN THE CENTER OF THE VILLAGE. HOMES OF SIMILAR AGE IN THE NEIGHBORHOOD.		45. Sources of Information ALLEN COUNTY COURTHOUSE. 1878-79 ALLEN COUNTY DIRECTORY.		46. Prepared by JAMES BURDETT		47. Organization Allen Co. Survey - OSU/LIMA psh	
				48. Date 8/79		49. Revision Date(s)	

OHIO HISTORIC INVENTORY

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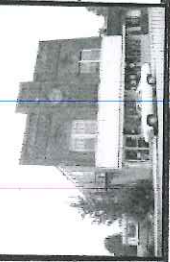
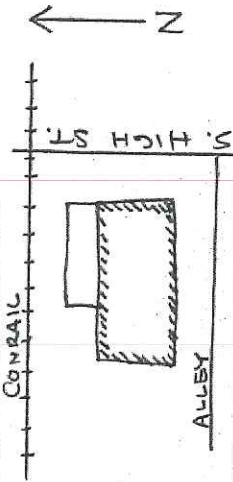
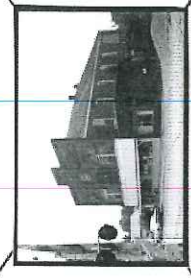
Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

1. No. ALL-435-11	2. County ALLEN	4. Present Name(s) U.S. POST OFFICE, LAFAYETTE	5. Other Name(s) URICH, J., RESIDENCE (STORE?)
3. Location of Negatives WBBC	5. Other Name(s) URICH, J. RESIDENCE + (STORE?)	28. No. of Stories 2 Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
6. Specific Location 116 N. HIGH ST.	16. Thematic Category C	29. Basement? No <input checked="" type="checkbox"/>	
7. City or Town LAFAYETTE	17. Date(s) or Period PRE-CIVIL WAR	30. Foundation Material RUBBLE STONE	43. History and Significance APPEARS TO BE ONE OF THE OLDEST BUILDINGS IN TOWN. J. URICH WAS LISTED IN THE 1880 ALLEN CO. ATLAS AS THE OWNER.
8. Site Plan with North Arrow 	18. Style or Design FEDERAL-PLAIN	31. Wall Construction WOOD FRAME	
9. Coordinates Lat. _____ Long. _____	19. Architect or Engineer	32. Roof Type & Material GABLE--ASPHALT SHINGLE	45. Sources of Information 1880 ALLEN CO. ATLAS
U.T.M. Reference 17 250980 4516200	20. Contractor or Builder	33. No. of Bays Front 3 Side 4	
Zone Northing Structure <input type="checkbox"/> Object <input type="checkbox"/>	21. Original Use, if apparent POST OFFICE	34. Wall Treatment GRAY ASPHALT SHINGLE OVER HORIZ. WOODSHEATHING	42. Further Description of Important Features SYMMETRICAL FRONT + SIDE. LOW-PITCH PEDIMENT ROOF. SASH-TYPE WINDOWS, 9 OVER 6 LIGHTS. FIRST STORY HIGH ST. FRONT HAS CENTRAL INSET ENTRANCE, PLATE GLASS WINDOWS + ALUMINUM AWNING. 1 STORY SHINGLED FRAME ADDITION ON S. SIDE HOUSES LAURA'S BEAUTY SALON. ALSO 1 STORY ADDITION ON E. SIDE.
10. Building <input type="checkbox"/> Site <input type="checkbox"/>	22. Present Use POST OFFICE	35. Plan Shape RECTANGULAR	
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	23. Ownership Public <input type="checkbox"/> Private <input type="checkbox"/>	36. Changes (Explain in #42) Addition <input checked="" type="checkbox"/> Altered <input type="checkbox"/> Moved <input type="checkbox"/>	41. Name of Established District ALLEN CO. HISTORICAL SOCIETY
12. Is It Eligible? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	24. Owner's Name & Address, if known RICHARD + JEAN EVERSOLE LAFAYETTE, OHIO	37. Condition Interior FAIR Exterior FAIR	
13. Part of Estab. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Hist. Dist.? No <input checked="" type="checkbox"/>	25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	38. Preservation Underway? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Distance from and Frontage on Road 15' / 120' x 120'
14. District Potent'? Yes <input type="checkbox"/> No <input type="checkbox"/>	26. Local Contact Person or Organization ALLEN CO. HISTORICAL SOCIETY	39. Endangered? By What? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> WEATHER DEGRADATION	
15. Name of Established District	27. Other Surveys in Which Included	40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Distance from and Frontage on Road 15' / 120' x 120'	

OHIO HISTORIC INVENTORY

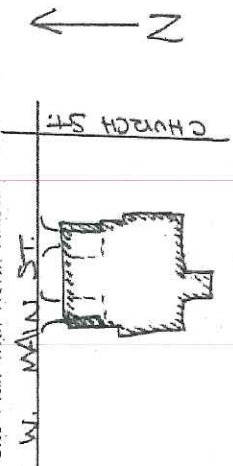

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Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

1. No. ALL-436-11	2. County ALLEN	4. Present Name(s) HACK'S AUCTION HOUSE	5. Other Name(s) LAFAYETTE MASONIC HALL
4. Present Name(s) HACK'S AUCTION HOUSE		5. Other Name(s) LAFAYETTE MASONIC HALL	
1. No. ALL-436-11	2. County ALLEN	3. Location of Negatives WBC	
6. Specific Location 120 S. HIGH ST.	7. City or Town LAFAYETTE	8. Site Plan with North Arrow 	16. Thematic Category D
9. Coordinates Lat. _____ Long. _____	10. U.T.M. Reference Zone Easting Northing 17 2511080 4515875	11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	12. Is It Eligible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
13. Part of Estab. Hist. Dist.?	14. District Potent'ly?	15. Name of Established District	17. Date(s) or Period 1903
13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	14. District Potent'ly? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	15. Name of Established District	18. Style or Design ROMANESQUE REVIVAL
13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	14. District Potent'ly? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	15. Name of Established District	19. Architect or Engineer
13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	14. District Potent'ly? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	15. Name of Established District	20. Contractor or Builder
13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	14. District Potent'ly? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	15. Name of Established District	21. Original Use, if apparent CLUB HALL
13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	14. District Potent'ly? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	15. Name of Established District	22. Present Use AUCTION HOUSE, APARTMENTS
13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	14. District Potent'ly? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	15. Name of Established District	23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>
13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	14. District Potent'ly? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	15. Name of Established District	24. Owner's Name & Address, if known MILO HACKWOATH 6840 SANDUSKY RD. LIMA, OHIO
13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	14. District Potent'ly? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	15. Name of Established District	25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	14. District Potent'ly? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	15. Name of Established District	26. Local Contact Person or Organization ALLEN COUNTY HISTORICAL SOCIETY
13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	14. District Potent'ly? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	15. Name of Established District	27. Other Surveys in Which Included
13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	14. District Potent'ly? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	15. Name of Established District	28. No. of Stories 2
13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	14. District Potent'ly? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	15. Name of Established District	29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	14. District Potent'ly? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	15. Name of Established District	30. Foundation Material ROCK-FACED ASHLAR
13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	14. District Potent'ly? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	15. Name of Established District	31. Wall Construction BLOCK-BEARING WALL
13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	14. District Potent'ly? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	15. Name of Established District	32. Roof Type & Material CLIPPED GABLE W/ FALSE FRONT - ASPHALT SHINGLES
13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	14. District Potent'ly? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	15. Name of Established District	33. No. of Bays Front 3 Side 6
13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	14. District Potent'ly? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	15. Name of Established District	34. Wall Treatment SMETCHER BOND BRICK
13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	14. District Potent'ly? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	15. Name of Established District	35. Plan Shape RECTANGULAR
13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	14. District Potent'ly? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	15. Name of Established District	36. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input checked="" type="checkbox"/> Moved <input type="checkbox"/>
13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	14. District Potent'ly? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	15. Name of Established District	37. Condition Interior FAIR Exterior FAIR
13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	14. District Potent'ly? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	15. Name of Established District	38. Preservation Underway? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	14. District Potent'ly? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	15. Name of Established District	39. Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	14. District Potent'ly? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	15. Name of Established District	40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
13. Part of Estab. Hist. Dist.? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	14. District Potent'ly? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	15. Name of Established District	41. Distance from and Frontage on Road 10' / 60'
42. Further Description of Important Features BRICK BUILDING WITH A FALSE FRONT RISING ABOVE THE 2ND STORY. 2ND STORY FRONT: 2 LARGE WINDOWS WITH SEMI-CIRCULAR ARCHES + KEYSTONES, MASONIC SYMBOLS IN METAL ABOVE THE WINDOWS. CIRCULAR MASONIC NAMEPLATE LOCATED ABOVE + BETWEEN 2 FRONT WINDOWS. CORBEL TABLE ALONG ROOFLINE. SIDE WINDOWS HAVE SEGMENTAL ARCHES, STONE SILLS. 1ST FLOOR FRONT REMODELED WITH NEW ENTRANCE, SIDING + CANOPY. IRON FIRE ESCAPE ON S. SIDE.			
43. History and Significance A FINE EARLY 20TH CENTURY BUILDING, ONE OF THE LARGEST IN LAFAYETTE. SECOND STORY + SIDES ARE INTACT AND THERE ARE POSSIBILITIES FOR RESTORATION.			
44. Description of Environment and Outbuildings LOCATED SOUTH OF THE CONRAIL TRACKS IN DOWNTOWN LAFAYETTE. LAFAYETTE IS A QUIET COMMUNITY OF ABOUT 500 PEOPLE, FOUNDED IN THE 1840S.			
45. Sources of Information 1977 ROBINSONS DIRECTORY.			46. Prepared by JAMES BURDETT
			47. Organization Allen Co. Survey - Columbus, Ohio
			48. Date 8/79
			49. Revision Date(s)

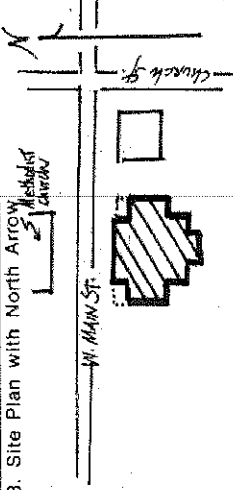

OHIO HISTORIC INVENTORY CODED

Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

1. No. ALL-438-11		2. County ALLEN		4. Present Name(s) LAFAYETTE CONGREGATIONAL CHRISTIAN CHURCH		5. Other Name(s)	
3. Location of Negatives WOB		5. Other Name(s) Lafayette Christian Church		4. Present Name(s) LAFAYETTE CONGREGATIONAL CHRISTIAN CHURCH		5. Other Name(s)	
6. Specific Location 201 W. MAIN ST.		7. City or Town If Rural, Township & Vicinity LAFAYETTE		16. Thematic Category R		28. No. of Stories 3	
8. Site Plan with North Arrow 		17. Date(s) or Period 1902		18. Style or Design shingle		29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
9. Coordinates Lat. _____ Long. _____ U.T.M. Reference 17 250900 4516080		20. Contractor or Builder		21. Original Use, if apparent CHURCH		30. Foundation Material ROCK-FACED PLAIN ASHLAR WITH WOOD WATER-TABLE	
10. Zone Easting Northing Building <input checked="" type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/>		23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>		22. Present Use CHURCH		31. Wall Construction WOOD FRAME	
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		24. Owner's Name & Address. LAFAYETTE CONG. CHRIST CHURCH LAFAYETTE, OHIO		25. Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		32. Roof Type & Material CROSS GABLE - ASPHALT SHINGLE	
12. Is it Eligible? Yes <input type="checkbox"/> No <input type="checkbox"/>		26. Local Contact Person or Organization ALLEN CO. HISTORICAL SOCIETY		26. Local Contact Person or Organization ALLEN CO. HISTORICAL SOCIETY		33. No. of Bays Front 3 Side 3	
13. Part of Estab. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Hist. Dist.? No <input checked="" type="checkbox"/>		27. Other Surveys in W 		27. Other Surveys in W		34. Wall Treatment HORZ. WOOD SIDING WITH END BOARDS	
15. Name of Established District		42. Further Description of Important Features ORIGINALLY HAD 3 MAIN WINGS, EACH WITH LARGE ROUND ARCHED STAINED GLASS WINDOWS (STILL INTACT) AND TWO LOW SQUARE PYRAMIDAL ROOFED TOWERS. TWO ENTRANCE ADDITIONS HAVE MADE THE BUILDING ROUGHLY SQUARE, AND LIMITED THE VIEW OF THE TOWERS. THE TWIN FRONT ENTRANCES HAVE DOUBLE DOORS + FEATURE FLUTED PILASTERS + BROKEN PEDIMENTS. THE 3 WOOD SHINGLED GABLES HAVE FLARED EAVES. ALSO THE GABLES ARE FLARED AROUND THE ROUNDED ARCHES OF THE LARGE STND. GLASS WINDOWS.		35. Plan Shape SQUARE		36. Changes (Explain in #42) Addition <input checked="" type="checkbox"/> Altered <input type="checkbox"/> Moved <input type="checkbox"/>	
43. History and Significance Replaced 1st church on lot (built 1860), congreg'n. dates from 1855.		44. Description of Environment and Outbuildings QUIET, TREE-LINED STREET IN A SMALL VILLAGE EAST OF LIMA. Lafayette settled in 1835. In 1880 town had railroad, flour and steam saw mills, 2 warehouses, 2 doctors, 1 wagon shop, 3 blacksmiths, 1 cabinet shop, harness shop, 3 carpenters, 1 shoe store.		37. Condition Interior GOOD		38. Preservation Underway? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
45. Sources of Information History of Lafayette Christian Church, 1978. 1880 History of Allen Co.		46. Prepared by Phyllis Hopkins		39. Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		40. Visible from Public Road? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
		47. Organization MOBC		48. Date 9/79		41. Distance from and Frontage on Road 20' / 66'	
		48. Date 9/79		49. Revision Date(s)		49. Revision Date(s)	

OHIO HISTORIC INVENTORY

Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

1. No. ALL-438-11	2. County Allen	4. Present Name(s) Lafayette Congregational Christian Church	5. Other Name(s) Lafayette Christian Church
3. Location of Negatives WOEC	4. Present Name(s) Lafayette Congregational Christian Church	5. Other Name(s) Lafayette Christian Church	
6. Specific Location 201 West Main Street	16. Thematic Category D R	17. Date(s) or Period 1902	28. No. of Stories 1
7. City or Town Lafayette	18. Style or Design Shingle	19. Architect or Engineer	29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
8. Site Plan with North Arrow 	20. Contractor or Builder	21. Original Use, if apparent Church	30. Foundation Material wood w/ r.f. plain ashlar w/ wood frame
9. Coordinates Lat. _____ Long. _____ U.T.M. Reference 17 25 09 10 0 4 5 1 6 0 8 0	22. Present Use Church	23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>	31. Wall Construction Cross gable-asob.shngl.
10. Easting _____ Northing _____ Site <input type="checkbox"/> Building <input checked="" type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/>	24. Owner's Name & Address. Lafayette Congregational Christian Church	25. Open to Public? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	32. Roof Type & Material Cross gable-asob.shngl.
11. On National Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Eligible? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	26. Local Contact Person or Organization Allen Co. Historical Society	27. Other Surveys in Which Included	33. No. of Bays Front 3 Side 3
13. Part of Estab. Yes <input type="checkbox"/> No <input type="checkbox"/> Hist. Dist.? No <input type="checkbox"/> Potent? No <input checked="" type="checkbox"/>	28. No. of Stories 1	29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	34. Wall Treatment end board Horiz. wood siding w/
15. Name of Established District Thematic	30. Foundation Material wood w/ r.f. plain ashlar w/ wood frame	31. Wall Construction Wood frame	35. Plan Shape Cross
42. Further Description of Important Features Beautiful shingle style church with large round arched stained glass windows and two low square pyramidal roofed towers. Two entrance additions have made the building roughly square. The 3 wood shingled gables have flared eaves and are flared around the window arches. The interior is intact with a semi-circular seating arrangement. The ceiling is pressed tin, pews are oak, draw curtains are wine velvet. The interior glows with the gold and crimson colors of the stained glass windows.	36. Changes (Explain in #42) Addition <input checked="" type="checkbox"/> Altered <input type="checkbox"/> Moved <input type="checkbox"/>	37. Condition Interior Excellent Exterior Excellent	38. Preservation Underway? Yes <input type="checkbox"/> No <input type="checkbox"/>
43. History and Significance Significant as an intact Shingle Style church from a small town-rural congregation. The interior and exterior have been changed very little and exhibit a beautiful integrity of design. This church replaced an earlier (1860) church on the lot; the congregation dates from 1855.	39. Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	40. Visible from Public Road? Yes <input type="checkbox"/> No <input type="checkbox"/>	41. Distance from and Frontage on Road 20' 66'
44. Description of Environment and Outbuildings Located on a quiet, tree-lined street in a small village east of Lima. A 1910's brick Methodist church is across the street. Lafayette was settled in 1835.			
45. Sources of Information History of Lafayette Christian Church, 1978 1880 Atlas of Allen County	46. Prepared by Jim Burdett/P.C. Working		
	47. Organization OSU-Lima		
	48. Date 8/79		
	49. Revision Date(s) 9/80		

Plan Reference Materials

Title	Plan Section	Category	Year	Author/Publisher	Description
Allen County Stormwater Management Plan	Environmental Factors: Water Quality Issues	Water Quality Action Plan	2003	Lima-Allen County Regional Planning Commission	Prepared for Allen County. Identifies USEPA findings on water quality. Non-attainment status of Ottawa River and tributaries. Includes 5-year action plan to mediate degrading practices.
Allen County Access Management Plan	Infrastructure & Services: Transportation	Access Management Plan	2005	HDR Engineering, Inc.	Prepared for Allen County Engineer. Includes purpose for access management, examples, administration issues, design standards, and traffic impact study requirements.
2030 Long Range Fiscally Constrained Transportation Plan	Infrastructure & Services: Transportation	Transportation Plan	2005	Lima-Allen County Regional Planning Commission	Includes land use, population, socioeconomic trends, existing transportation characteristics, alternatives to alleviate deficiencies and financial plan.
Traffic Access and Impact Studies for Site Development: A Recommended Practice	Infrastructure & Services: Transportation	Traffic	1991	Institute of Transportation Engineers	Includes need and purpose of traffic impact studies and necessary measures for the studies.
Access Ohio 2004-2030: Statewide Transportation Plan	Infrastructure & Services: Transportation	Transportation Plan	2004	ODOT Division of Planning, Office of Urban & Corridor Planning	Includes goals and objectives, demographics, economics, travel patterns, transportation network, rail system, air system, bicycle and pedestrian facilities, water ports and inter-modal connectors, transportation system security, and financial plan.

Title	Plan Section	Category	Year	Author/Publisher	Description
Soil Survey of Allen County	Site & Situation: Soils & Limiting Factors	Soil Analysis	2002	Natural Resources Conservation Service,	Includes overview of soil type and survey procedures.
Strategies for Defining Ohio's Economic Development Agenda	Economic Overview: Tax Base	Economic Strategy	2002	The Center for Public Management	Prepared for The Ohio and Metro Chambers of Commerce. Includes development strategy, tax structure, education, workforce, implementation, infrastructure investments, policy options, and case study analysis.
Technical Memorandum Lima-Allen County Regional Planning Commission TCC SIP Inventory	Environmental Factors: Air Quality	Air Quality	2012	LACRPC/ODOT	An assessment of Allen County Air Quality. The report provides detailed Air Toxic Testing Results pursuant to new 8-hour NAAQS.
2008 8-Hour Ozone Standard Fact Sheet	Environmental Factors: Air Quality	Air Quality	2012	Ohio Environmental Protection Agency	Review of NOX and VOCs estimating with new Allen County 8-hour ozone as non compliant.
2008 Revised National Ozone Standard Fact Sheet	Environmental Factors: Air Quality	Air Quality	2008	Ohio Environmental Protection Agency	Review of NOX and VOCs identifying Allen County as in compliance with new 8-hour ozone standard.
Building a Focused Community	Action Plan: Quality of Life	Community Development	2004	Ohio State University Extension Community Development	Includes overview of Community and Visioning process.
News Release: ODJFS issues long-term job forecasts for 11 Ohio metropolitan areas	Economic Overview: Employment	Employment Forecast	2010	Ohio Department of Job & Family Services	Statewide Employment projections 2008 - 2018.
Ohio 2010 Demographic Profile: Charting The Changes	Population Characteristics	Population Summary	2011	Ohio Department of Development	Demographic overview.
American Community Survey 2005-2009	Population Characteristics	Population Summary Report	2010	U.S. Department of Commerce Bureau of the Census	Demographic estimations.

Title	Plan Section	Category	Year	Author/Publisher	Description
American Community Survey 2010 5-Year estimates	Population Characteristics	Population Summary	2011	U.S. Department of Commerce Bureau of	Demographic estimations.
United States Census 2010	Population Characteristics	Census Tabulation	2010	U.S. Department of Commerce Bureau of the Census	Statistical summations of local political subdivisions.
United States Census 2000	Population Characteristics	Census Tabulation	2000	U.S. Department of Commerce Bureau of the Census	Statistical summations of local political subdivisions.
United States Census 1990	Population Characteristics	Census Tabulation	1990	U.S. Department of Commerce Bureau of the Census	Statistical summations of local political subdivisions.
United States Census 1980	Population Characteristics	Census Tabulation	1980	U.S. Department of Commerce Bureau of the Census	Statistical summations of local political subdivisions.
United States Census 1970	Population Characteristics	Census Tabulation	1970	U.S. Department of Commerce Bureau of the Census	Statistical summations of local political subdivisions.
2010 Economic Census	Economic Overview: Employment	Economic Census	2010	U.S. Department of Commerce Bureau of the Census	Statistical summations.
Ohio Department of Development County Population Projections 2000-2040	Population Characteristics	Population Study	2011	Ohio Department of Development	Statistical summation of projected populations by political subdivision.
Allen County Business Directory	Economic Overview: Employment	Economic Profile	2011	LACRPC in conjunction with the Lima/Allen County Chamber of Commerce	Identifies employees, firms by first month, second month, third month average for the year 2010.
Ohio County Profile	Economic Overview: Employment	Economic Strategy	2010	Ohio Department of Development	Bi-annual publication that provides County level economic social and vital statistic data.

Title	Plan Section	Category	Year	Author/Publisher	Description
Ohio Historical Society	Historical Structures	Environmental	2012	Ohio Historical Preservation Office	Database of historical structures located within the State of Ohio.
LACRPC Integrated Traffic Crash Records	Infrastructure & Services: Transportation	Traffic and Safety	2012	Lima-Allen County Regional Planning Commission	Statistical compilation designed to be used for crash trend analyses.
Comprehensive Economic Development Strategy for Allen County, Ohio	Infrastructure & Services: Transportation	Community Development	2010	Lima-Allen County Regional Planning Commission	Comprehensive social and economic assessment of Allen County.
Transportation Improvement Program FY 2012-2015	Infrastructure & Services: Transportation	Transportation Plan	2011	Lima-Allen County Regional Planning Commission	Comprehensive transportation project compilation for Allen County.
A Brief History of Lafayette and Jackson Township	History	Introduction	2003	Lee Yoakam	History of the Village of Lafayette and Jackson Township
Sugar Street Drainage Improvements	Appendix A	Sanitary Sewer	2006	County Engineer's Office, Allen County, OH	Drainage Improvements within the Village of Lafayette, Allen County, OH.
New and Revised Ordinances: Village of Lafayette, Allen County, OH	Action Plan: Maintenance & Building Codes	Regulatory Control	2007	Village of Lafayette, Allen County, Ohio	Ordinances adopted pursuant to the Ohio Revised Code.
Preliminary Results Biosurvey of the Ottawa River and Selected Tributaries	Environmental Factors: Water Quality Issues	Environmental	2010	State of Ohio Environmental Protection Agency	Water quality attainment status.

RESOLUTION # 12-16 **PASSED** 10-4-12
A RESOLUTION ADOPTING THE VILLAGE OF LAFAYETTE 2040 COMPREHENSIVE PLAN

WHEREAS, the Village of Lafayette opted in December 2011 to undertake a comprehensive planning process and since has participated independently and collaboratively with the Lima-Allen County Regional Planning Commission, Ohio Northern University, Allen Economic Development Group, and Lima Area Chamber of Commerce, in the preparation of a comprehensive plan for the community; and,

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

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

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

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

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

NOW THEREFORE, BE IT RESOLVED by the Village Council of Lafayette, Ohio, to-wit:

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

SECTION TWO: That this Resolution shall become effective and be in full force at the earliest period allowed by law.

APPROVED: 

Ronald Moots, Mayor

ATTEST: 

Laura Bassitt, Fiscal Officer