

# LIVING LOCALLY

Comprehensive Plan  
April 2024





The 2024 Village of Hebron Comprehensive Plan was developed by Neighborhood Strategies in consultation with the Village of Hebron.

Reserved for  
Authorizing Legislation

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# EXECUTIVE SUMMARY

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To "live locally" refers to adopting a mindset that prioritizes engaging with and supporting the immediate community and its resources. It involves actively participating in the local economy, social activities, and cultural events while minimizing reliance on external or distant sources.

The 2024 comprehensive plan for Hebron, titled "**Living Locally**," aims to enhance our town's social cohesion, promote economic growth, and capitalize on our robust manufacturing base and strategic location near Interstate 70. With a village population of 2,326 and the potential for future residential construction, the plan focuses on creating vibrant neighborhoods that encourage interaction, connection, sustainable development, and community engagement while supporting local businesses to foster economic development.

**Living Locally** outlines a holistic approach to enhance social cohesion, support local businesses, and capitalize on the village's manufacturing base and location.

By creating vibrant neighborhoods and fostering community engagement, the plan aims to strengthen the fabric of Hebron while driving economic growth through increased foot traffic, patronage, and promotion of local businesses. With these initiatives, Hebron can position itself as an attractive place for both residents and businesses, ensuring a sustainable and prosperous future.

Sincerely,  
*Dr. Valerie Mockus*  
Dr. Valerie Mockus, Mayor







# INTRODUCTION



**Village of Hebron**  
*Ohio*

# INTRODUCTION

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Founded in 1827 by John Smith, The Village of Hebron is the sixth town that was formed in Licking County and was an important link in the **Ohio Canal System**.

Located at the intersection of the historic Old National Trail (now U.S. Route 40) and State Route 79, and just north of U.S. interstate 70, Hebron is known as the “**Historic Crossroads of Ohio**.” Following the completion of the National Trail, Hebron grew as a center of agriculture and industry as the number of pioneers headed west increased.

Hebron suffered a major setback from a fire that destroyed most of its businesses at the turn of the 20th century resulting in years of decline for the village. The **Ohio Electric Interurban** network of the early 1900’s brought prosperity back to Hebron for 30 years before the village once again declined economically.

Established infrastructure and businesses position present-day Hebron for economic growth and community development. Water and sewer facilities were enhanced in the 1980s to accommodate well over 700 users.

The **Newark Industrial Park of Hebron** bordering the northeast corner of the village includes several large corporations and provides opportunity for Hebron to grow. Clay’s Café, founded in 1934 as an ice cream shop by Earl and Dorothy Cummins, is now a beloved café located in the heart of Hebron along U.S. 40. Canal Park near the center of the village provides a spot for the community to gather for recreation.

The much larger **Evans Park** further enhances the quality of life in Hebron with fields for multiple sports, basketball courts, picnic and playground areas, walking trails, and a dirt bike track. A branch of the Licking County Library is located on SR 40 on the west side of the village.

Hebron children attend schools in the **Lakewood Local School District**.

Access to Interstate 70 and proximity to both **Buckeye Lake** and the new **Intel Corporation** site in western Licking County continue to benefit Hebron as significant industrial, commercial, and residential development occurs throughout the region.





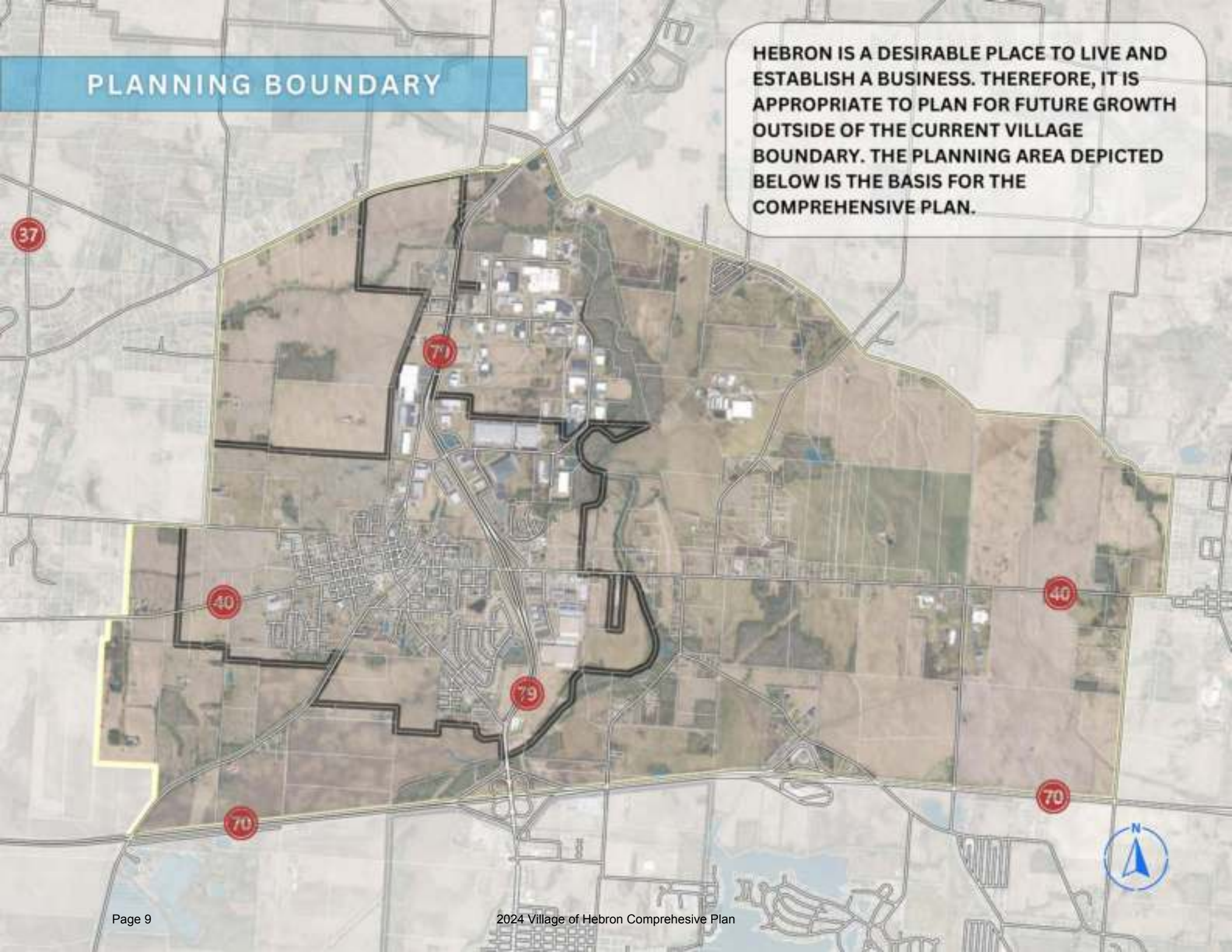
# HEBRON REGION

Hebron, Ohio



## PLANNING BOUNDARY

HEBRON IS A DESIRABLE PLACE TO LIVE AND ESTABLISH A BUSINESS. THEREFORE, IT IS APPROPRIATE TO PLAN FOR FUTURE GROWTH OUTSIDE OF THE CURRENT VILLAGE BOUNDARY. THE PLANNING AREA DEPICTED BELOW IS THE BASIS FOR THE COMPREHENSIVE PLAN.



## WHY 'LIVING LOCALLY' THEME?

**Living Locally** aims to create neighborhoods where residents can access essential services and amenities within a 15-minute walk or bike ride from their homes. This approach focuses on promoting compact, mixed-use development, reducing dependence on private vehicles, and fostering sustainable, pedestrian-friendly communities.

By integrating work, shopping, education, healthcare, and leisure activities within close proximity, **Living Locally** enhances the quality of life for residents, as they can spend less time commuting and more time engaging in social and recreational activities. This concept also encourages physical activity by promoting walking and cycling, leading to improved health and well-being.

Elements of **Living Locally** contribute to social cohesion by creating vibrant neighborhoods where people can interact and connect with one another. It supports local businesses by increasing foot traffic and patronage, promoting economic growth. Additionally, it encourages sustainable development and environmental responsibility through efficient land use and green infrastructure integration.

Overall, **Living Locally** offers a promising framework for designing more inclusive, healthy, and sustainable urban environments that cater to the diverse needs of residents and promote a better quality of life.



## VISION OF LIVING LOCALLY

**Reduced traffic congestion and pollution:** By promoting walking, cycling, and the use of public transportation, Living Locally helps reduce the reliance on private vehicles. This results in decreased traffic congestion and lower greenhouse gas emissions, contributing to improved air quality and a healthier environment.

**Enhanced quality of life:** With essential services and amenities within easy reach, residents can enjoy more time for leisure and social activities, rather than spending time commuting. This leads to a higher quality of life and increased overall well-being.

**Increased physical activity and health benefits:** Encouraging walking and cycling promotes a more active lifestyle, which can improve physical health and reduce the risk of chronic diseases associated with sedentary living.

**Social cohesion and community engagement:** Living Locally fosters stronger social connections by creating vibrant, pedestrian-friendly neighborhoods where people can interact and engage with one another. This can lead to increased community participation and a greater sense of belonging among residents.

**Economic benefits:** Local businesses can benefit from increased foot traffic and patronage, as residents are more likely to shop and dine within their neighborhoods. This can help support small businesses and contribute to a thriving local economy.

**Sustainable development:** Living Locally promotes compact, mixed-use development, which makes more efficient use of land resources and reduces urban sprawl. This approach also supports the integration of green spaces and environmentally friendly infrastructure, contributing to long-term sustainability.

**Housing diversity:** By encouraging a mix of housing types and densities, Living Locally can accommodate diverse populations, including different income levels and household sizes. This promotes inclusivity and helps address housing affordability challenges.

**Increased safety:** With more people walking and cycling in the neighborhood, there is a greater sense of "eyes on the street," which can contribute to increased safety and reduced crime rates.

# PLANNING PROCESS

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## COMPREHENSIVE PLANNING COMMITTEE

Former Mayor James Layton selected community members to serve on the comprehensive planning committee to guide the development of the plan. The diverse background of the committee members gave way to well rounded and often differing views of the future development of the Village. In the end, consensus was reached on many topics found throughout this document.

The committee met with the planning consultant monthly from June 2022 to May 2023 to discuss the various elements found in this plan.

The committee met on May 14, 2023 to review the final draft of the plan. At this meeting, the committee voted to recommend consideration by the Village Planning and Zoning Board.

A series of five (5) public feedback sessions were held during the months of November and December 2023 to hear comments and critiques of the proposed plan. These comments were addressed by the administration prior to sending the plan to the Zoning Commission.

The Zoning Commission met on XXXX to review the draft plan. The Commission held a public hearing on XXXX to solicit comments on the draft plan. On XXXX the Planning and Zoning Board voted to recommend approval to Village Council.

Village Council met on XXXX to review the draft plan. Village Council held a public hearing on XXXX to solicit comments on the draft plan. On XXXX Village Council voted to adopt the 2024 Village of Hebron Comprehensive Plan.

## COMPREHENSIVE PLANNING COMMITTEE

Mayor James Layton (2020-2023)

Stacy Stoner - Village Council

Mike McFarland - Zoning Commission

Bonnie Miller - Community Development

Josh Powell - Business Owner

Joe Vericella - Business Owner

Andrea Chapman - Resident

Chelsea Adams - Resident & Business Owner



# ACKNOWLEDGEMENTS

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The creation of the Village of Hebron Comprehensive Plan was made possible through the collective efforts and dedication of a diverse group of individuals, each bringing their unique skills, insights, and commitment to the table. This includes Hebron Mayor Mockus and former Mayor Layton, Village Council and Administration, who provided the necessary leadership and policy guidance; community leaders and local residents, whose lived experiences and aspirations for their village shaped the vision of the plan; and our planning consultant and technical expert, who offered specialized knowledge in areas such as land use planning, transportation, and economic development. Their collaborative effort reflects a shared commitment to fostering a resilient, vibrant, and forward-looking community in the Village of Hebron.

## **MAYOR**

Dr. Valerie Mockus

James Layton (2020-2023)

## **VILLAGE COUNCIL**

Kenny (Rookie) Nauer

Annelle Porter

Paige Seymour

Stacy Stoner

Randy Wolf

## **ADMINISTRATION**

Jung-Han Chen - Village Administrator

Brittany Misner - Economic & Community Development Director

Deborah Morgan - Fiscal Officer

## **NEIGHBORHOOD STRATEGIES**

Jim Lenner - President + CEO

Stephanie McManus Renda - Vice President



## WHY ADOPT A COMPREHENSIVE PLAN

With or without a comprehensive plan, local officials should base their decisions on what they perceive to be best for the community's future. But how can officials demonstrate that these decisions are neither arbitrary nor biased, and that they do in fact represent the community's best interest? A comprehensive plan is a legally and locally adopted document, and a committee of residents using public input formulates the plan. As such, courts have consistently upheld decisions that are based on the recommendations of a comprehensive plan.

Many communities regard comprehensive planning as unnecessary until there is some evidence that change is imminent. In doing so, they fail to realize that the very purpose of comprehensive planning is to be proactive in influencing the community's future.

A comprehensive plan is considered a policy document whereas zoning regulations are legally binding.

The Village of Hebron is facing both immediate and future growth pressure. The widening of State Route 161, the "Intel Impact", logistics growth in Etna Township and regional economic successes, the planned improvements to the Thornwood Drive Corridor plus the attractive rural and small-town character of the area are likely to result in significant growth within the next five years. As growth and development occur, village residents will benefit from an established plan that was designed to protect the community in the face of change.



Throughout Living Locally, specific items and terms are highlighted by the 'Did You Know' (DYK) box.

## EXPLOSIVE GROWTH FORECASTED

The Village of Hebron is part of the Columbus (OH) metro region which is expected to grow by more than **500,000** people and add an additional **300,000** jobs by 2050 according to projects completed by Mid-Ohio Regional Planning Commission (MORPC).

Continued regional economic success will play a role on the pressures faced by the Village of Hebron.

This document will provide local and regional policy makers, business leaders, developers, and public stakeholders with a clear and objective understanding of the impacts of varying growth and public investment decisions.

## SILICON HEARTLAND

On January 21, 2022, Intel announced that it has selected the Licking County portion of the New Albany International Business Park as the location for a \$20 billion+ chip manufacturing project. The company plans to build two state-of-the-art factories by 2025.

The megaproject, which will be the largest single private sector company investment in Ohio's history, is expected to ultimately generate more than 20,000 jobs in the state, including **3,000** direct Intel jobs earning an average of \$135,000 per year (plus benefits), **7,000** construction jobs over the course of the build, and tens of thousands of additional indirect and support jobs including contracted positions, electricians, engineers, and jobs in restaurants, healthcare, housing, entertainment and more. The project is expected to add \$2.8 billion to Ohio's annual gross state product.



The very purpose of Living Locally is to be proactive in influencing the community's future.



# PURPOSE AND USE

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## PURPOSE OF A COMPREHENSIVE PLAN

The comprehensive plan should be used as a guide for public decisions that affect the physical development and maintenance of the Village. For example, the plan may be used as a basis for:

1. Development of detailed physical plans for sub-areas of the Village;
2. Analysis of subdivision regulations, zoning standards and maps, and other implementation tools;
3. The location and design of thoroughfares and implementation of other major transportation facilities and programs;
4. Identification of areas to be served with utility development and extensions;
5. The acquisition and development of sites for community facilities;
6. The acquisition and protection of major open space;
7. Provision of a framework by which short-range plans (zoning requests, subdivision review, site plan analysis), and day-to-day decisions can be evaluated regarding their long-range benefit to the community; and,
8. Preparation of zoning regulations so they can be adopted in accordance with a comprehensive plan.



# USE OF A COMPREHENSIVE PLAN

The maps and figures that describe the recommended locations of various land uses and facilities should not be assumed to be entirety of the plan. They are only one component of the comprehensive plan. The primary role is to show how policies and standards are to be applied to the actual physical form of the community. Recognize, however, that commitment of citizens to planning is fundamental to the implementation of the recommendations made by maps, figures, and other components of the plan. Keeping in mind the welfare of the total community in the decision-making process, a user of the comprehensive plan is encouraged to consider the following procedural steps:

TABLE 1 - USE OF COMPREHENSIVE PLAN

Step 1	Refer to the future land use plan text and map to ensure over-all consistency of pending decisions with the plan. and
Step 2	Refer to the other elements of the plan (i.e., residential, commercial, transportation, etc.) for appropriate goals, objectives and policies, and
Step 3	Refer to related plans, technical information and/or individualized characteristics of the issue under study. and
Step 4	Assess the public interest, the technical nature and/or time constraints of the issue under study, and
Step 5	Evaluate information and take appropriate planning and decision-making action. Used in this manner, the community's comprehensive plan will aid in implementing a sound growth-management program.

# GUIDING PRINCIPLES

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In general, the community planning decision-making process should, first and foremost, be concerned with the long-term sustainability of our communities, environment, and economy.

Physical solutions by themselves will not solve all problems. A coherent and supportive physical framework should be established to provide economic vitality, community stability, and environmental health.

The following categories are the general guiding principles that are woven through **Living Locally**.

These principles should be challenged against any new development within the Village.

## PLANS & IMPLIMENTATION

1. Village planning decisions which affect neighboring communities should consider multi-jurisdictional impacts.
2. Village comprehensive plan should be reviewed periodically and updated as necessary to remain viable documents.
3. Village Planning and Zoning Code should be reviewed periodically and updated as necessary to ensure they are consistent with the comprehensive plan.
4. Village Planning and Zoning Code should be consistent with the Village comprehensive plan.
5. Village zoning decisions should be consistent with the current Village comprehensive plan.
6. The Village comprehensive plan should be accompanied by an action strategy that specifies individual tasks, timing, and responsibilities for implementation.
7. The Village comprehensive plan and Planning and Zoning Code should include interpretive graphics conveying standards and design guidelines.



## ENVIRONMENT

1. Community planning should recognize that natural resources are system-dependent, not limited to jurisdictional boundaries.
2. Lands with unique or sensitive resources should be preserved in their natural state.
3. The health and quality of the natural resource base are directly related to public health, welfare, and economic growth.
4. Natural resource areas, farmlands, and open space characterize the rural landscape. They are important and useful in shaping development and maintaining and establishing a rural community character.
5. Natural resources are limited in their ability to accommodate development without incurring damage. Development within our natural environments should occur in a balanced and sustainable manner.
6. Sensitive and fragile lands should be protected from degradation.
7. Wildlife habitat corridors should be interwoven with development to achieve environmental balance and maintain biodiversity.
8. To preserve rural community character, site design should encourage clustering of development and preservation of open space. (See image to right).

## INFRASTRUCTURE

1. Development should be directed to areas serviced by adequate roads, water, sewers, and utilities.
2. Expansion and upgrading of public roads as well as water and sewer services should be planned to strategically direct growth.
3. Public transportation should connect homes to jobs, community center and cultural, recreational, educational, and institutional facilities.
4. A comprehensive transportation plan should support a unified, long-term vision of how the land is to be used.
5. Non-motorized transportation should be accommodated in new road corridors and strategically retrofitted into existing transit corridors and greenway linkages.
6. The number and frequency of automobile access driveways along road corridors should be minimized.



Increasing amount of house sites may be beneficial in order to preserve open space.  
(Source: Grow Smart RI)

# 2020 CENSUS

The following statistics were compiled using 2020 federal census numbers for the Village of Hebron.



Population  
**2,326**

Median Age  
**33**



Median Household Income  
**\$48,478**

Bachelor's Degree  
or Higher  
**18%**



Total Housing Units  
**1,107**

Poverty Rate  
**12.7%**



Employment Rate  
**65.7%**

Homeownership Rate  
**53.7%**





# POPULATION

Source: 2020 Federal Census

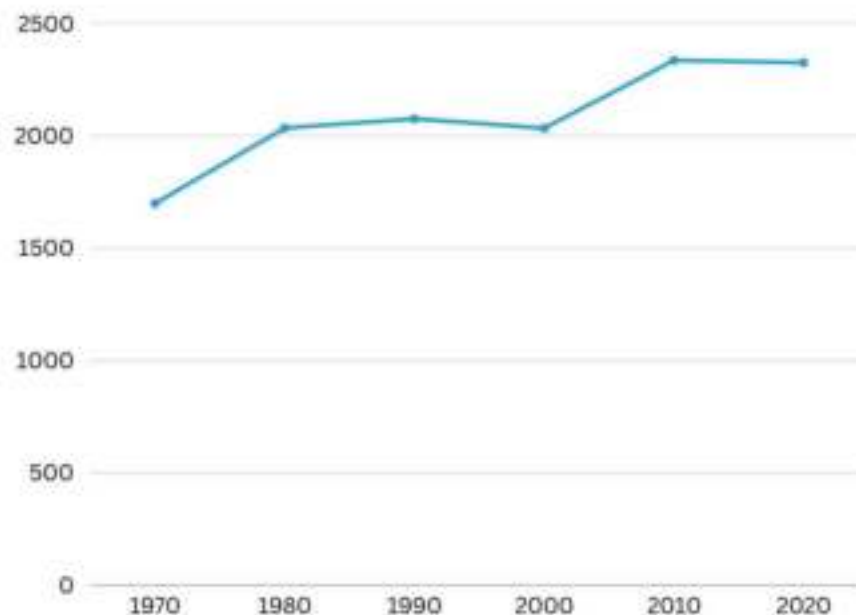
## HISTORIC POPULATION GROWTH

The population of Hebron Village (as of the 2020 Census) was 2,326 with 926 households and 1,107 housing units.

The Village experienced 14% population growth since 2000 (pop. 2,034) and a .5% decline since 2010 (pop. 2,336).

*It should be noted the 2020 Census was conducted during the COVID-19 health crisis and may have skewed the results.*

GRAPH 1 - VILLAGE POPULATION



## RESIDENT ETHNICITY

Of the 2,326 residents:

- 13 identify as American Indian and Alaskan Native
- 10 identify as Asian
- 15 identify as Black or African American
- 44 identify as Hispanic or Latino
- 0 identify as Native Hawaiian and Pacific Islander
- 2,132 identify as White/Not Hispanic/Not Latino
- 18 as "other"
- 126 as two or more races

## VETERANS

- 7.7% of residents are veterans

## HOUSING

The median gross rent in the area is \$742, which is lower than the state average of \$870 in Ohio. A significant portion, 68.3%, of renters pay a rent that falls between \$500 and \$999. The rate of homeownership stands at 53.7%, which is lower compared to Ohio's average of 67.2%. In Hebron, there are 1,107 housing units, and out of these, 1,053 are occupied, resulting in an occupancy rate of 95%.

## HOUSE VALUE

In the Village, 40% of homes are valued between \$100,000-\$149,999, 24.3% between \$150,000-\$199,999, 19.1% between \$50,000-\$99,999, 10.5% between \$200,000-\$299,999, and 1.8% between \$300,000-\$499,999.

# DEMOGRAPHICS

Source: 2020 Federal Census

## INCOME & POVERTY

- The median household income in Hebron is \$48,478, the average median household income in Ohio was \$62,262.
- Median household income has increased by \$7,709, or 19% since 2010.
- Hebron had a poverty rate of 12.7% while Ohio's poverty rate was 13.4%.
- Of those in poverty:
  - youth (under 18 years) experienced a 14.4% poverty rate.
  - 18-64 years experienced a 13.9% poverty rate.
  - 65 years or older experienced a 3.5% poverty rate.

## COMMUTING

- 69% of Hebron residents commuted to and from work by themselves while 19% used a carpool.
- 0% of workers used public transportation as an alternative to single use vehicles and 2% walk.
- 7.9% worked from home.
- Average travel time to work was 23 minutes, Ohio's average commute was also 23 minutes.

## EDUCATION

- 18% of residents in Hebron held a bachelor's degree or higher, which is lower than the 31% in Ohio.
- Of those enrolled in school, 78% were in kindergarten through 12th grade.

## EMPLOYMENT

- The employment rate in Hebron was 66% as compared to 59% across Ohio.
- As a result of the COVID-19 pandemic, employment statistics have been skewed due to the high number of individuals quitting their jobs, unable to work or choosing to switch professions.
- The class of worker was broken down into the following categories:
  - Employee of private company workers: 77%
  - Local, state, and federal government workers: 11%
  - Private not-for-profit wage and salary workers: 7%
  - Self-employed in own not incorporated business workers and unpaid family workers: 5%

## INDUSTRY & OCCUPATION

- Most residents are employed in educational services and healthcare and social services.
- The most common occupations are in management, business, sciences and arts.
- 15% of Hebron residents in computer, engineering and science occupations are female as compared to 25% across Ohio.

## OCCUPATION FOR 16 YEARS AND OLDER

- Management, business, science, and arts occupations: 329
- Production, transportation, and material moving occupations: 277
- Service occupations: 233
- Sales and office occupations: 215
- Natural resources, construction, and maintenance occupations: 70

## INDUSTRY FOR 16 YEARS AND OLDER WORKFORCE

- Educational services, and health care and social assistance: 21%
- Retail Trade: 13%
- Transportation and warehousing, and utilities: 12%
- Manufacturing: 11%
- Arts, entertainment, and recreation, and food and accommodation services: 9%
- Finance and insurance, and real estate and rental and leasing: 9%
- Professional, scientific, management, and administrative and waste management services: 7%
- Public Administration: 5%
- Other services, except public administration: 5%
- Construction: 4%
- Information: 3%
- Wholesale Trade: <1%
- Agriculture, Forestry, Fishing and Hunting, and Mining: <1%



The 15-county Central Ohio region is on track to reach nearly 3.15 million residents by 2050, a small uptick from previous projections.  
(Source: MORPC 2024-2050 Growth Forecast)

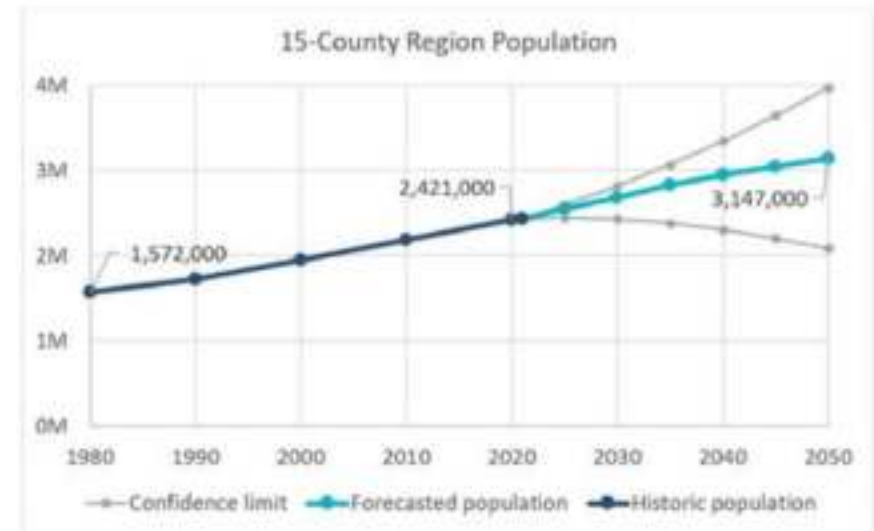


# CENTRAL OHIO GROWTH

## MID-OHIO REGIONAL PLANNING COMMISSION (MORPC) ESTIMATES

MORPC is committed to engaging in ongoing, objective evaluation of regional trends and changes at the state, national, and even global scale that impact our growing region. The methods selected for producing MORPC's updated population growth forecasts are based on research and subjected to rigorous testing and ongoing evaluation. More specifically, these forecasts are based on the best available data and sound modeling techniques, with confidence limits to convey how forecasts could change over time if key assumptions change.

According to a report commissioned by the Building Industry Association (BIA) of Central Ohio\*, housing permitting must increase approximately two-fold from recent trends to meet the projected housing need of over 100,000 new housing units in the next decade. It is more important now than ever to ensure that a variety of attainable housing options will be available to accommodate these new residents, and that market demand for more walkable neighborhoods is being met. Franklin County is expected to absorb half of the regional growth and will welcome more than twice as many newcomers as the next-highest county (Delaware). That said, the six surrounding counties will experience greater growth relative to their current populations ranging from a 30% increase (Madison and Licking) to 80% (Delaware), compared to 26% for Franklin County.



Over the course of the next 25+ years, the Central Ohio region will see a growth of 726,000 people, which equates to 272,000 additional households and 357,000 additional workers.

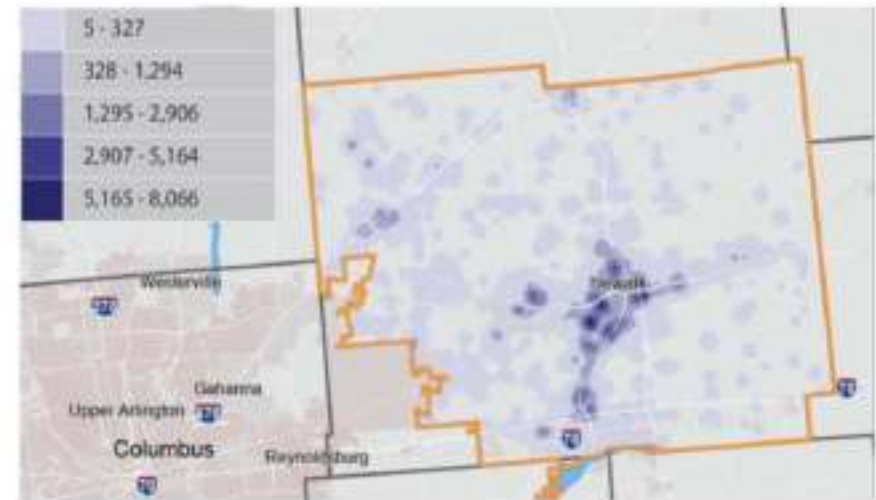
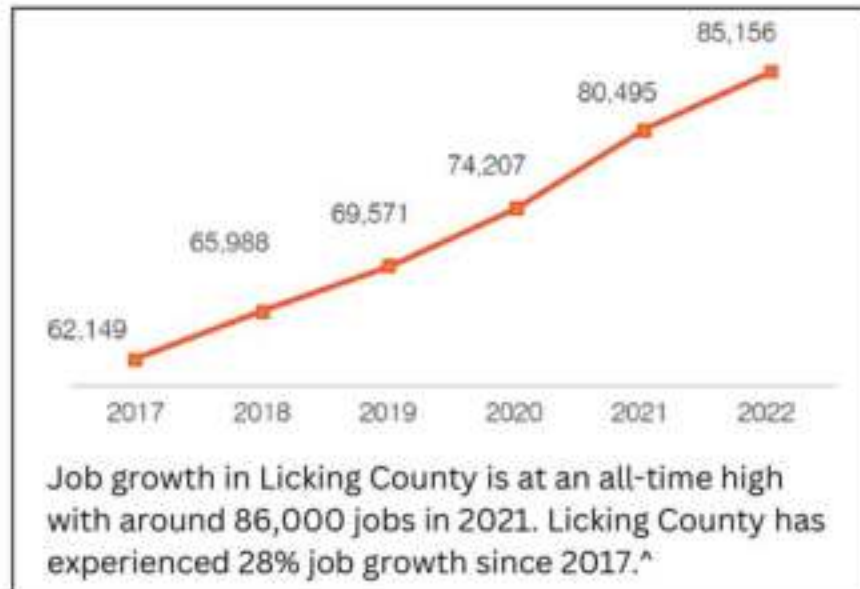
\* Analysis of Housing Need for the Columbus Region, Vogt Strategic Insights, 2022, p. II-2



# LICKING COUNTY AREA TRANSPORTATION STUDY METROPOLITAN TRANSPORTATION PLAN ESTIMATES



Launch LCA is the next Metropolitan Transportation Plan for LCATS. By guiding federal and state transportation dollars, Launch LCA will lead the Licking County Area towards a more livable transportation network.



Jobs Per Square Mile (Source: Launch LCA)

The fastest growing industries were General Warehousing and Storage, Soap and Detergent Manufacturing, Sporting Goods Stores, Crop Production, and Plastics Packaging Film and Sheet Manufacturing. <sup>^</sup>



<sup>^</sup>Grow Licking County Economy Overview, Data from Lightcast.io, Q1 2023



# ELEMENT 1 LAND USE



**Village of Hebron**  
*Ohio*

# LAND USE

## IMPORTANCE OF PLANNING

Land use planning is a vital part of the development process, as it helps to ensure that resources are used in an efficient and sustainable way. It also allows for long-term planning regarding how land should be developed and managed over time. Proper land use planning before development occurs can help to avoid costly mistakes or unintended consequences down the line.

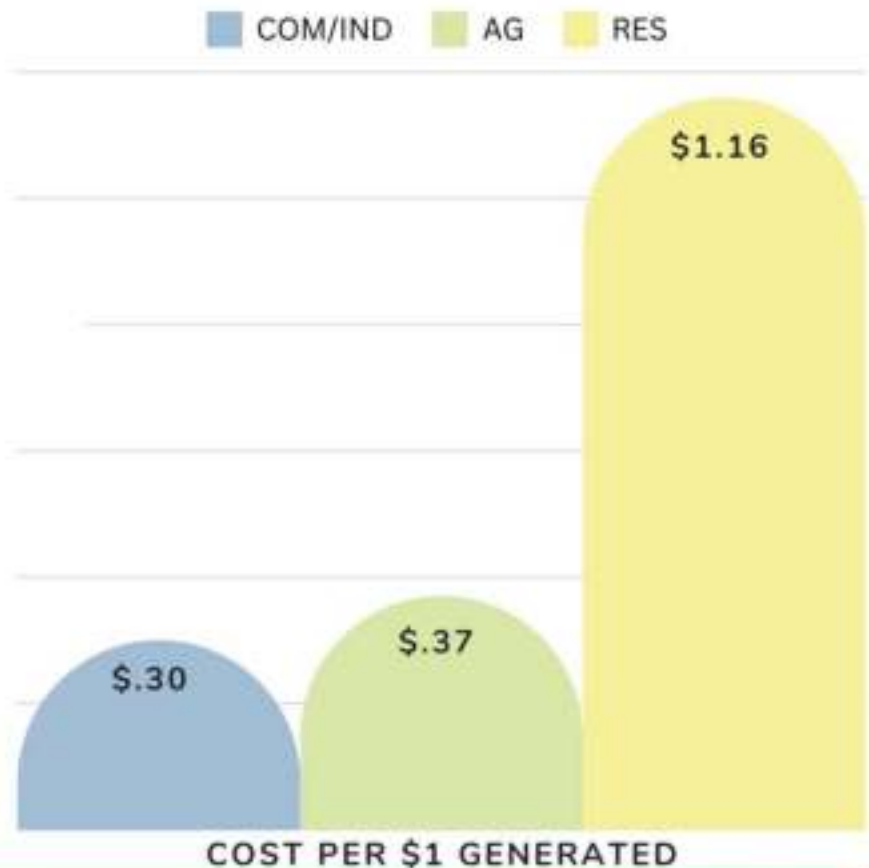
By taking into account factors such as local demographics, natural resource availability, infrastructure needs, zoning regulations, and potential environmental impacts, land use planners can create plans which will benefit both people and nature in the long run. Not only does this help to protect valuable resources for future generations but it also creates more livable communities with safe neighborhoods and adequate public services.

In short, proper land use planning is essential for successful development projects that provide benefits today while protecting our planet's future.

## COST OF COMMUNITY SERVICES

Cost of community services studies from 25 states show that, on average, the median cost per dollar of revenue raised to provide public services for commercial and industrial lands was \$0.30, for working and open space lands was \$0.37, and for residential lands was \$1.16.

### COST OF COMMUNITY SERVICES





## CURRENT LAND USE

The current land use classifications shown on the following page are the general land uses within Licking County based on each parcel's classification from the County Auditor's files. Below are the definitions that identify what makes up each land use category.

**Agriculture (Green)** Areas with agricultural development as well as wooded areas. This land use designation is appropriate for land with the best soils for agricultural activity. When identifying this land use, the primary use of the land is considered, not the size.

**Residential (Yellow)** Identifies areas with residential development. Municipalities vary on minimum and maximum lot sizes for residential uses.

**Commercial (Red)** Commercial land use could be defined strictly as commerce activities such as retail or storage. A broader interpretation would include manufacturing as this activity one would expect a commercial return on the invested capital (i.e. manufacturing products, offices, restaurants, shopping malls, or even service stations).

**Industrial (Gray)** Land uses that have a facility or activity relating to the assemble and storage of substances/goods/raw materials, their processing and manufacturing, and/or the packaging and shipping of finished products.

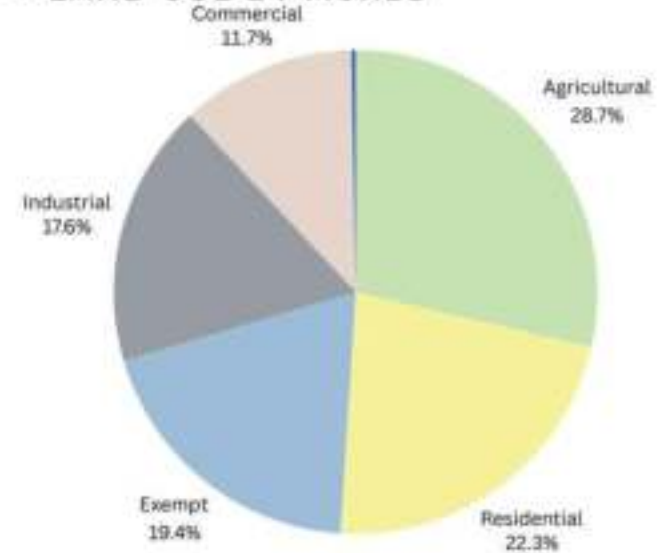
**Exempt (Blue)** Certain types of property are commonly granted exemption from property or transaction (such as sales or value added) taxes. These exemptions vary highly from jurisdiction to jurisdiction, and definitions of what property qualifies for exemption can be voluminous. Additionally, this land use can be explained as any land use whether publicly or privately owned, for transportation, utilities, communications, or any use which is necessary for the health and safety of the general public. This includes but is not limited to, libraries, streets, schools, fire or police stations, ambulance services, county buildings, municipal buildings, recreational centers (including parks) and cemeteries, and churches.

## CURRENT LAND USE

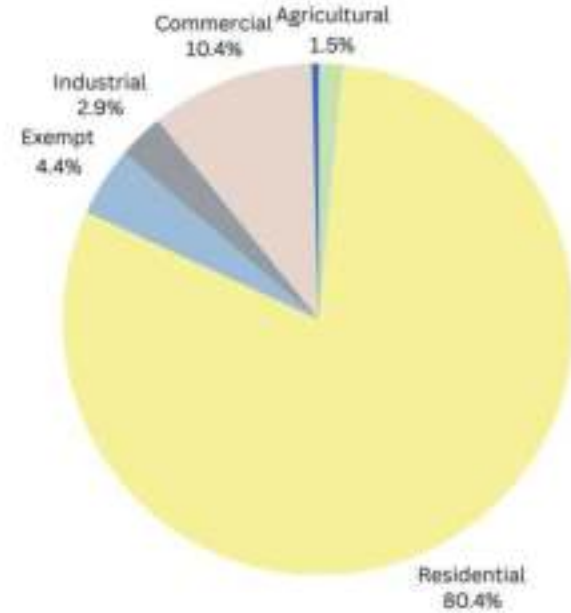
TABLE 2 - CURRENT LAND USE

LAND USE	ACRES	PERCENT ACRES	PARCEL COUNT	PERCENT COUNT
Agricultural	507	28.64%	18	1.52%
Residential	395	22.32%	950	80.30%
Exempt	343	19.36%	52	4.40%
Industrial	311	17.55%	34	2.87%
Commercial	207	11.72%	123	10.40%
Public Utility	5	0.31%	5	0.42%

GRAPH 3 - LAND USE BY ACRES



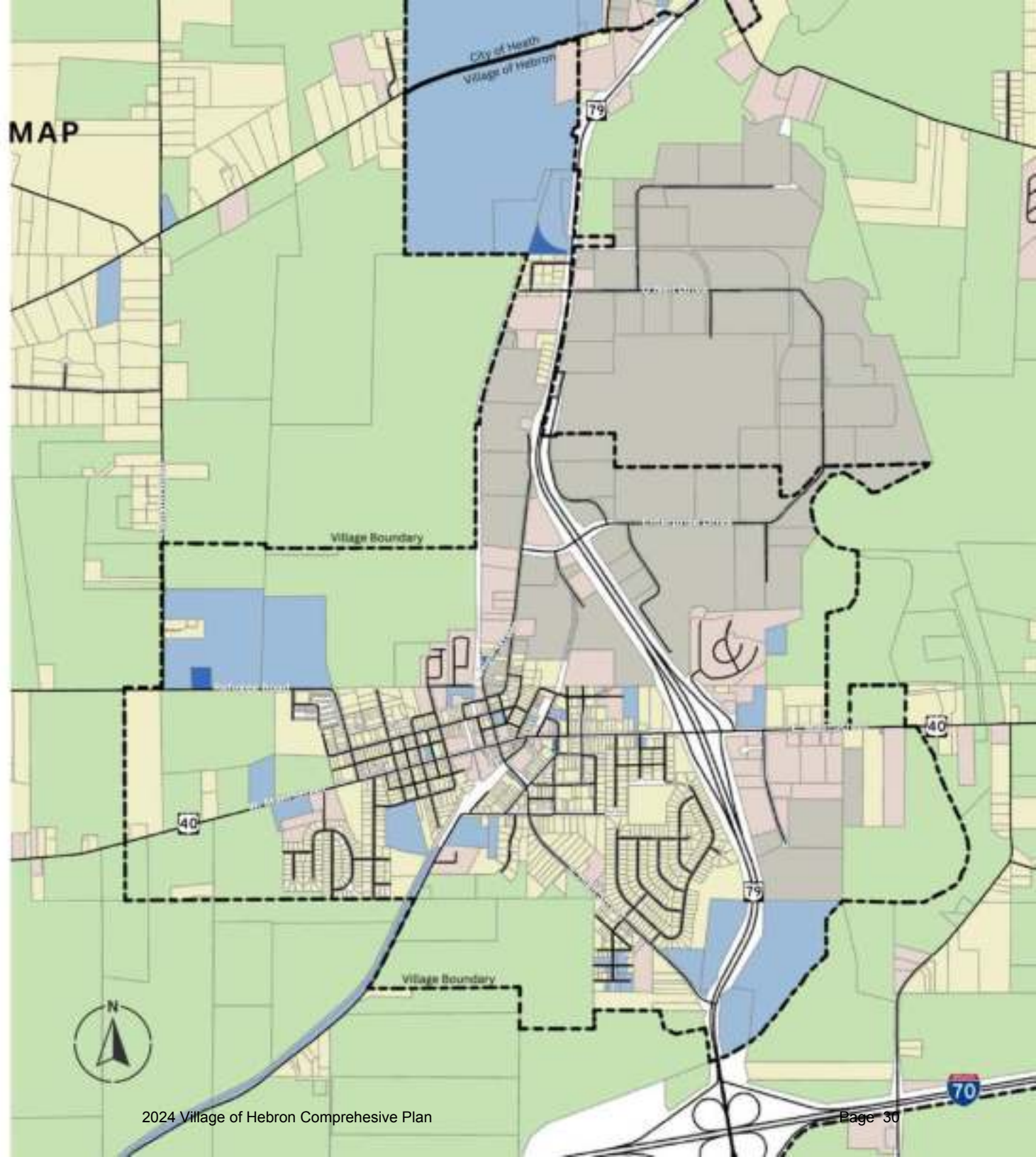
GRAPH 4 - LAND USE BY PARCEL COUNT



## CURRENT LAND USE MAP



Current land use is based on Licking County Auditor data as of January 5, 2024.





# FUTURE LAND USE

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## FUTURE LAND USE DESIGNATIONS

The intent of the future land use map is to illustrate a broad pattern of land use and development types across the Village of Hebron and potential growth areas. It is not intended to designate very specific land uses for individual parcels of land. Many of the land use categories are intentionally broad with respect to the types of residential and commercial uses that may be appropriate.

## PLANNED RESIDENTIAL

**INTENT** - This land use type responds to changing demographic and market trends and offers alternative housing types that will cater to the growing empty nester/senior population as well as younger individuals and couples seeking a lower maintenance lifestyle. Planned Residential neighborhoods accommodate a wide array of both attached and detached housing types including multilevel flats, small lot homes and townhomes. Ideally, all of these housing types are integrated into a cohesive neighborhood.

### DEVELOPMENT GUIDELINES

1. Neighborhoods are designed with multiple interconnected streets with an emphasis on the pedestrian.
2. Cul-de-sacs and dead-ends are not appropriate.
3. Streets should have sidewalks on both sides, with tree lawns of sufficient width to support large shade trees.

4. Arterial streets leading to or through these neighborhoods should be lined with multi-use paths.
5. On-street parking should be permitted.
6. Front setbacks should range from 10 to 20 feet, with porches, lawns or landscape gardens between the sidewalk and building face.
7. Buildings should frame the street, with modest side setbacks, creating a relatively continuous building edge.
8. Garages and parking areas should be located to the rear of buildings, accessed from a rear lane or alley. If garages are front-loaded, they should be setback from the building face.
9. Neighborhoods should be designed with architectural diversity in terms of building scale, form, and style.
10. High quality materials, such as brick, stone, wood, and cementitious fiber should be encouraged.
11. Neighborhoods should include a variety of publicly accessible parks and open spaces.

## VILLAGE CENTER

**INTENT** - The Village Center land use type responds to and aims to expand the unique character of Downtown Hebron. The traditional village character should be preserved, while also accommodating sensitive infill and redevelopment in certain locations. A variety of uses and activities are encouraged to support a vibrant, walkable village center. Building heights and massing should be closely coordinated with the scale of existing buildings to create a cohesive character that blends new and old structures. This applies to both commercial and residential buildings.

Generally, commercial and mixed use building types will be most successful when located along arterial roadways, such as High Street and Main Street and collector streets such as N. 6th Street and Canal Road. Village scale residential buildings should be located on local streets that connect to the arterial network.

There is considerable area for expansion of the Village center west of the Village along US 40 and south toward Canal Street. Combining the historic nature of the Village with the possibility of expanding the village center area to become the community center for southern Licking County.

### DEVELOPMENT GUIDELINES

1. Commercial and mixed use buildings should be located adjacent to the public sidewalk with prominent main entrances and storefront windows. Outdoor patio spaces are encouraged.
2. New development should be designed to create an interconnected public street network that will provide alternative routes to downtown businesses and reduce traffic congestion at the US 40/High Street intersection.
3. Shared and interconnected parking areas should be provided behind commercial buildings. Parking lots should be physically linked together or accessible from public alleys.
4. All streets should have tree-lined sidewalks, decorative street lamps and other pedestrian oriented streetscape amenities.
5. Local streets should have on-street parking to help control traffic speeds.
6. New residential development should include small neighborhood pocket parks. Opportunities to create a more prominent public street presence for the Village Green and/or a recognizable town square should be explored.
7. High quality materials and architectural detailing is critical to ensure new development contributes to the village character.
8. Form-based code is appropriate and encouraged.



## NEIGHBORHOOD COMMERCIAL

**INTENT** - In general, the purpose of a neighborhood commercial district is to furnish convenience goods to the surrounding residential district. It is intended that retail uses shall be limited to those used by pedestrians and to those which do not interfere with pedestrian movement.

### DEVELOPMENT GUIDELINES

Uses may be integrated vertically within buildings, such as retail or office over ground-floor retail, or horizontally among single-use buildings that are closely coordinated.

1. Neighborhood commercial should incorporate commercial and retail uses.
2. Developments should be designed to create a system of interconnected streets and blocks.
3. Streets should be designed to prioritize pedestrian and bicycle travel.
4. Off-street parking should be located to the rear or side of buildings.
5. Commercial buildings should be located adjacent to the public sidewalk with publicly accessible main entrances and transparent storefronts.
6. Buildings heights may range from one to three stories.
7. Neighborhood commercial buildings should have a durable and lasting character, able to be repurposed over time.
8. Form-based code is appropriate and encouraged.



## PLANNED EMPLOYMENT

**INTENT** - Employment generating land uses are critical to Hebron's fiscal health, contributing to the Village's revenue base. The community currently has a limited amount of employment centers; existing business parks and corridors should be encouraged to infill with additional facilities if possible. Incorporating new employment centers will be an important part of Hebron's growth strategy. A variety of office, tech/flex space, and clean manufacturing/assembly facilities should be encouraged in key locations.

It should be noted that the Village Center also provide employment opportunities, including a mixture of office and retail uses. Likewise, the boundaries between adjacent Village Center and Planned Employment may be fuzzy. Employment-generating institutional uses with a residential component, such as nursing homes and assisted living facilities, are appropriate in some locations as well.

## DEVELOPMENT GUIDELINES

1. Arterial roadway access is critical to the success of employment areas. Industrial uses will require accommodations for heavy truck traffic.
2. Streets within employment areas should include sidewalks and/or multi-use paths and encourage connections to neighborhoods and other commercial centers.
3. In campus and business park settings, shared parking arrangements should be encouraged, although most businesses will require some amount of dedicated parking.
4. Large industrial facilities, warehouses, and flex/R&D space will often have relatively low parking needs.
5. Buildings should be oriented toward the front of the lot, but will typically be set back 30 to 50 feet. Parking should be located to the side or rear.
6. Loading docks and bays should be oriented away from public streets or screened with landscaping.
7. Industrial, flex and warehouse buildings should balance economic construction with basic aesthetics.
8. Office components and main visitor entrances should be located on the front facade.

## GOVERNMENT

**INTENT** - Major government centers and production facilities such as the Lakewood school facility and Village of Hebron water and water reclamation facilities.

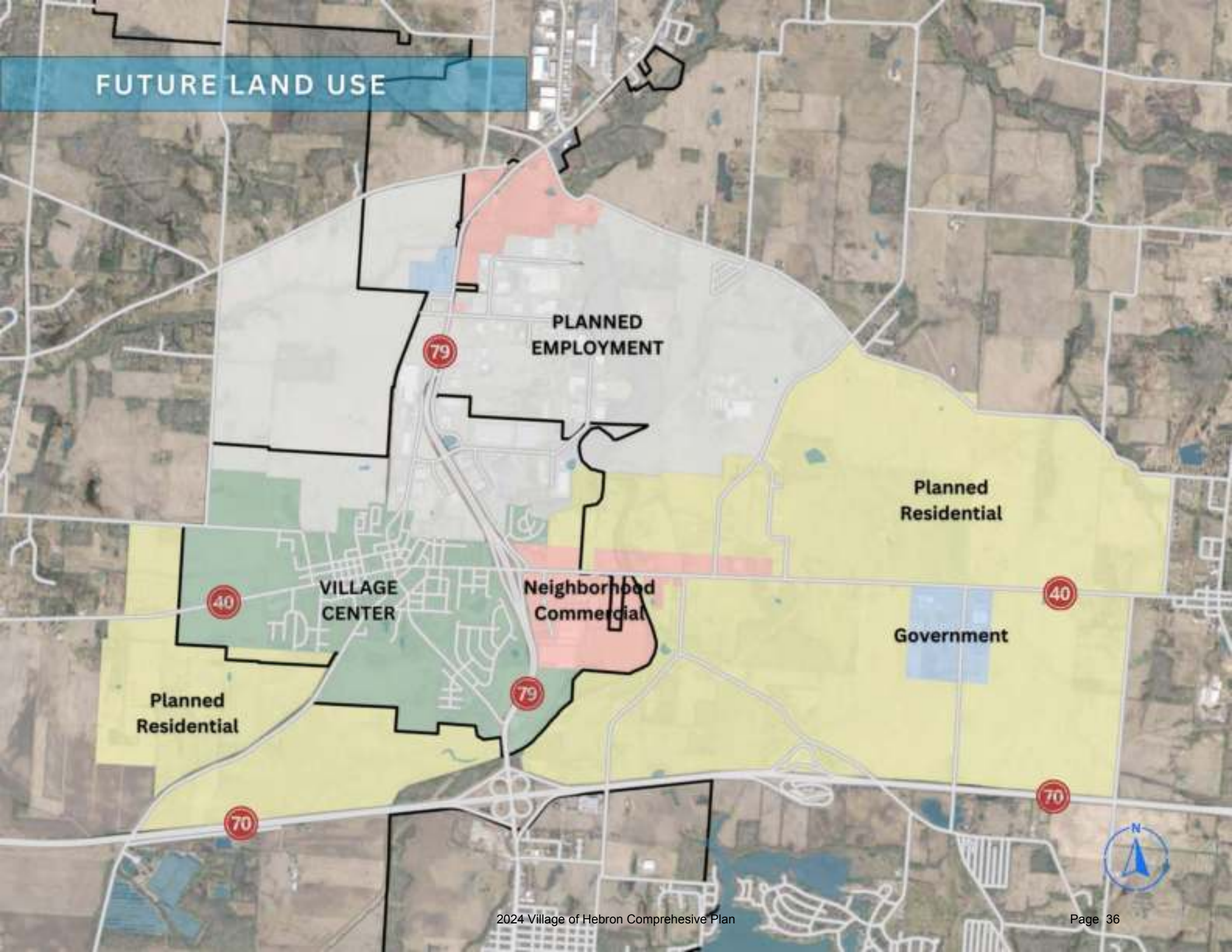
These facilities will require additional buildings and production processes to accommodate for future growth.

### DEVELOPMENT GUIDELINES

1. Shared parking arrangements should be encouraged, although most buildings will require some amount of dedicated parking.
2. Buildings should be oriented toward the front of the lot, but will typically be set back 30 to 50 feet. Parking should be located to the side or rear.
3. Loading docks and bays should be oriented away from public streets or screened with landscaping.
4. Buildings should balance economic construction with basic aesthetics.



## FUTURE LAND USE





## **FUTURE LAND USE POLICY**

1. Ensure public facilities are in place or will be available to adequately serve and support new development. Only approve new development upon demonstration that adequate public facilities, as established in this Plan, are or will be available at the time of completion to maintain the desired levels of service.
2. Encourage the design of new development to be compatible with and complementary to existing land uses. Incompatible uses should not be closely located. Site design and buffering should be used to the maximum extent feasible to reduce the impacts on adjacent properties.
3. Encourage the design of new development, whether public or private, to be respectful of identified historic or natural resources. Incorporate the preservation and restoration of existing features to the maximum extent feasible.
4. Encourage new development to be designed to provide interconnectivity with existing and future developments through the use of stub streets.
5. Ensure subdivision and site layouts of new developments are planned in consideration of the future use (as recommended by this Plan) of currently undeveloped land in the general vicinity to create interconnected neighborhoods.
6. Encourage compatible infill, redevelopment and development in proximity to existing development and services when appropriate to avoid “leap frog” growth patterns which may result in higher service costs.
7. Discourage strip development along existing or new thoroughfares. This practice creates an undesirable development pattern and causes traffic and access issues, as well as preventing access from major corridors to large tracts of land that may be developed at a later time.
8. Continue to incorporate environmental quality protection measures into the development review process, particularly related to runoff, stream protection, air quality and noise.
9. Encourage developments to be designed to minimize adverse environmental and fiscal impacts.
10. Encourage developments to be designed to minimize disruption to life and property resulting from erosion and flooding.
11. Encourage the preservation of private open space by supporting the use of conservation and open space easements to preserve land use in each Land Use Group/Classification, provided such easements do not adversely impact planned infrastructure or the pattern of development in the area.

## FUTURE LAND USE RECOMMENDATIONS

Good land use policy is essential to sustainable development and environmental protection. Land use must be managed in a way that balances the interests of people, businesses, and the environment. This means taking into account factors like economic development, climate change, population growth, and the availability of natural resources.

The goal of good land use policy is to ensure that land is used for its best possible purpose – whether that’s for agriculture, housing, or commercial activities – without disrupting ecosystems or impacting peoples’ lives negatively. Policies should also strive to create a sense of community and promote social equity.

Good land use policies should prioritize conservation efforts and ensure that any changes to land are made with an eye toward sustainability. This includes limiting urban sprawl, promoting green building practices, encouraging public transit systems over more cars on the road, and preserving open spaces for recreation.

Finally, it’s important for governments to regularly review their policies to stay up-to-date with changing trends in technology and population growth.



## LAND USE ACTION STEPS

1. Immediately following the adoption of the Comprehensive Plan, begin updating the Village zoning resolution to a form-based code or combination form based/traditional code.
2. Ensure future development adheres to the intent of the Comprehensive Plan.
3. Institute smart growth policies that promote dense development within the Village Center rather than sprawling out into areas with more natural resources.
4. Modify existing zoning and planning policy to promote walkable and bike-friendly neighborhoods.
5. Incentivize public transit instead of single-car trips.
6. Protect green spaces by creating buffer zones around sensitive ecosystems.
7. Encourage infill development in vacant lots or abandoned buildings.
8. Incentivize mixed-use developments that combine residential, commercial, and retail uses.

Form-based code is a land development regulation approach that emphasizes the physical form and design characteristics of buildings and public spaces rather than the specific use of the land. It aims to create well-designed and cohesive built environments by focusing on elements such as building height, setbacks, architectural styles, street layouts, and public spaces.



# PRIORITY GROWTH AREAS

A priority growth area in **Living Locally** refers to a specific region within the community that has been identified as having significant potential for development and growth. This area is often targeted for strategic investments and improvements to support sustainable expansion, enhance the quality of life, and promote economic prosperity.

The comprehensive planning committee identified seven (7) specific areas that should be considered as priority growth areas (PGA). Each **PGA** has unique circumstances that lend to the positive and sustainable growth of the Village. Each PGA is summarized below:

## **PGA 1 - Hebron Park West**

**Hebron Park West**, a newly proposed business park represents a strategic and timely development in response to the complete occupancy of the Village's existing business park.

## **PGA 2 - Expansion of Industrial Park**

The Newark Industrial Park of Hebron is situated in both the village of Hebron and Union Township at the southern border of the City of Heath. The industrial park is at or near capacity as of June 2023. To sustain future business growth opportunities for the Village, additional acreage is needed which is identified in **PGA 2**.

## **PGA 3 - Northern Village Gateway**

At the northern shared boundary with the City of Heath, **PGA 3** is situated for commercial and retail development that welcomes visitors and residents to the village. By connecting **PGA 3** with **PGA 2**, amenities such as restaurants can provide needed services for those employed in the village.



**Annexation** into the Village of Hebron is a decision by individual land owners. The Village does not have the legal authority to annex property without the process being initiated by a landowner. Each annexation request is evaluated by the Village to ensure proper municipal services can be provided to the property.



#### **PGA 4 - Eastern Village Gateway (Part 1)**

Situated directly east of the SR 79 onramp, **PGA 4** should be developed with retail/commercial near US 40 with the balance of the property being built for various mixed use residential units such as single family, townhomes, apartments, and patio homes. Direct accessibility to the village center and amenities across the street make **PGA 4** a prime location for mixed use.

#### **PGA 5 - Eastern Village Gateway (Part 2)**

At the easterly shared boundary of the village, **PGA 5** is situated for commercial and retail development that welcomes visitors and residents to the village. This new development would tie directly into existing retail/commercial development to the west and provide needed services to those living in **PGA 4**.

#### **PGA 6 - Hebron West Neighborhood**

Utilizing a stub street to the east and direct access to US 40, the Hebron West Neighborhood is an ideal location to expand the traditional neighborhood patterns of the old village. Pedestrian connectivity should be considered equally as vehicular access. Seamless connection to **PGA 7** will be mutually beneficial to both **PGA 6** and **PGA 7**.

#### **PGA 7 - Far West**

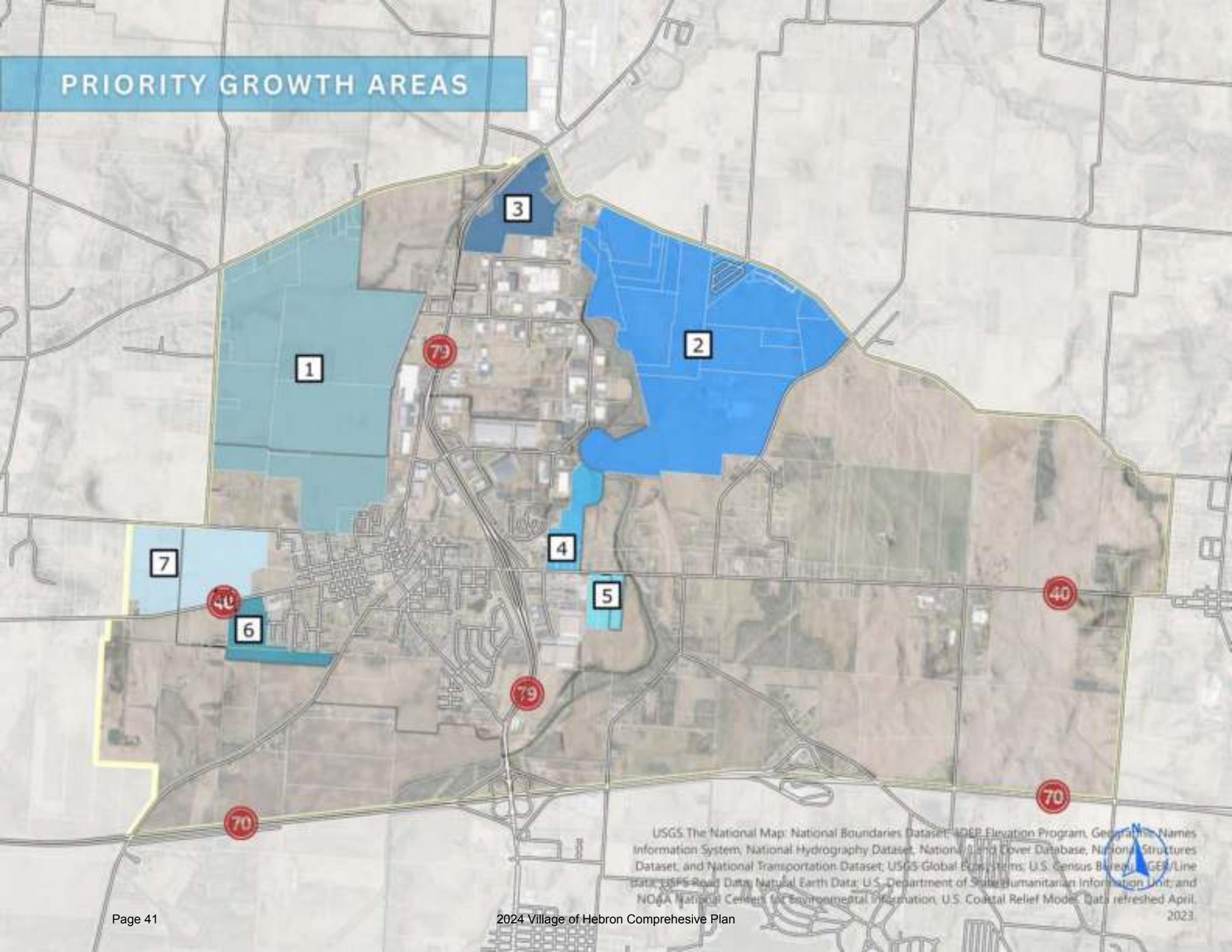
Very large tracts of land lend themselves to two types of uses: manufacturing and rural residential. Water and sewer infrastructure must be considered when developing this area.

To effectively develop a priority growth area, developers must engage with stakeholders, including residents, businesses, and government agencies, to gather input and build consensus on the vision for the area. Furthermore, developers must develop strategies and policies to address potential challenges, such as affordable housing, traffic congestion, and environmental impacts.



**Patio homes**, also known as cluster, courtyard, carriage, or garden homes, are typically single-story attached units that may share a common wall or be connected through exterior elements like fences or landscaping. Originating in the 1970s, these homes are characterized by their efficient use of space on small lots without traditional yards. They appeal to a broad range of buyers, from retirees seeking low-maintenance living to first-time homeowners attracted by affordability. While some patio homes resemble ranch styles with basements, their compact design generally offers manageable living spaces, making them a favored choice for those looking to downsize or enter the housing market.

## PRIORITY GROWTH AREAS



USGS The National Map: National Boundaries Dataset, NED Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau; Aerial Line Data; USPS Road Data; Natural Earth Data; U.S. Department of State Humanitarian Information Unit; and NOAA National Centers for Environmental Information, U.S. Coastal Relief Model. Data refreshed April 2023.



## **PRIORITY GROWTH AREA (PGA) RECOMMENDATIONS**

To effectively develop a priority growth area, developers must engage with stakeholders, including residents, businesses, and government agencies, to gather input and build consensus on the vision for the area. Furthermore, developers must develop strategies and policies to address potential challenges, such as affordable housing, traffic congestion, and environmental impacts.

## **PGA ACTION PLAN**

1. Determine the specific goals and objectives for each PGA. These could include enhancing community spaces, promoting economic development, improving transportation infrastructure, preserving historical or cultural landmarks, or addressing specific local needs.
2. Gather data and conduct assessments to understand the current conditions and needs of each PGA. Consider factors such as demographics, land use, infrastructure, amenities, and community assets. Engage with residents, businesses, and community organizations to gather their input and insights.
3. Based on the goals, objectives, and assessment findings, create a detailed plan for each PGA. This plan should include land use designations, zoning regulations, transportation and infrastructure improvements, beautification initiatives, and any other relevant components.
4. Seek the assistance of planning professionals, architects, engineers, and other experts who can provide guidance and expertise in developing the PGA plans.
5. Determine the implementation priorities and create a phased approach for executing the PGA plans. Consider the availability of resources, timeframes, and dependencies between different initiatives. Identify potential funding sources, such as grants, partnerships, or community fundraising efforts.





# ELEMENT 2 TRANSPORTATION



**Village of Hebron**  
*Ohio*

# TRANSPORTATION

Road improvements are essential for ensuring the safety of drivers, pedestrians, cyclists, and all other road users. They can also help reduce traffic congestion and increase the efficiency of transportation networks. Road improvements can also have a positive impact on the environment by reducing air pollution and fuel consumption. Additionally, improved road infrastructure can help support economic development, providing better access to jobs, services, and markets.

## ROAD IMPROVEMENTS

Road widening is a common technique used to increase the capacity of an existing road. It involves increasing the width of the road, adding more lanes, or both. There are a few different methods commonly used for road widening, such as adding a median, increasing the shoulder width, and adding sidewalks or bike lanes. Additionally, if space is available, a parallel road can be built alongside the existing road to add more capacity.

The roads to the right of this page are specifically mentioned for the purpose of guiding Village policy to evaluate and improve these sections of road.

Full road segments are shown on the road improvement map on Map #6.

IMAGE 2 - VILLAGE ROAD SEGMENTS





# INTERSECTION IMPROVEMENTS

Intersection improvements are incredibly important for a variety of reasons. They can improve traffic safety by reducing the risk of collisions, reduce congestion by making traffic flow more efficiently, and also improve air quality by reducing idling time and emissions. Intersection improvements can also make walking and biking safer and more accessible, which can help promote physical activity and reduce reliance on cars. Furthermore, these improvements can help make streets more attractive and inviting, which can help improve the overall quality of life in a community.

The Comprehensive Plan does not identify which type of intersection improvements should be made. These decisions should be made by traffic engineers in concert with Village, state, and federal officials based on the road classification. The purpose of the list is to bring awareness to specific intersections specifically at the time a development is proposed that may impact the intersection.

This section identifies road and intersection improvements outside the current Village boundary. Any improvements currently identified in Union Township or Licking Township are done so in the event that property, intersection, or road is annexed into the Village. If the property, intersection, or road is not annexed into the Village, the Village should work with the township on a mutually beneficial solution.

TABLE 3 - INTERSECTION IMPROVEMENTS

MAP ID #	INTERSECTION	TYPE
1	Beaver Run/Canyon	Realignment
2	Beaver Run/Blacks	Realignment
3	Canyon/Canyon Village	Signal
4	Canyon/Refugee	Signal
5	Beaver Run/SR 37	Safety
6	Refugee/SR 37	Safety
7	Mill Dam/Christland Hill	Safety
8	US 40/SR 79 Ramp	Signal
9	US 40/SR 79 Ramp	Signal
10	Kroger Center/US 40	Signal



## ACTIVE TRANSPORTATION IMPROVEMENTS

Non-motorized, or active, transportation, such as walking and cycling, is an important part of a healthy, sustainable lifestyle. It offers numerous benefits, such as improved public health, reduced traffic congestion, improved air quality, and cost savings. Walking and cycling can also provide an opportunity for people to connect with their communities in a meaningful way, while reducing their reliance on motorized transportation. It is an efficient, low-cost, low-carbon form of transportation that can be enjoyed by people of all ages and abilities. Investing in infrastructure to support non-motorized transportation, such as sidewalks, bike lanes, and trails can help to create safe and accessible pathways for people to choose active transportation.

A shared use path, sidewalks, and/or on-street markings connecting the village center area and subdivisions to the **Newark Industrial Park** will provide transportation alternatives to those seeking employment but unwilling or unable to use a single-use vehicle.

Connecting existing shared use paths along **Canal Street** and **Buckeye Scenic Trail** near Lakewood High School should be a top priority for the community.

In addition, connection into the **Buckeye Lake Trail** by completing an on-road segment from US 40 to Christland Hills Road would open opportunities to leverage tourism and bike riders from Buckeye Lake.

## ROAD CONNECTIONS

Locations of new street connections depicted on the following map are intended to be general in nature and do not necessarily depict specific alignments. New streets and intersections should be designed in a manner that discourages speeding or unsafe traffic movement, enhances safe pedestrian and bicycle travel, and contributes to the visual character of the Village. Before any new connections are advanced, they must be evaluated more thoroughly at a design detail level to ensure these objectives are achieved. This graphic provides a starting point for this analysis.



**Induced road demand** is a term used to describe the additional demand for roads that is created when people use them. This can occur when roads are built, widened, or improved, which allows people to travel more quickly, easily, and with less cost. This in turn encourages more people to use the roads, which increases the demand for them.

## PROPOSED ROAD EXTENSION

**A. Enterprise Drive Extention** - The purpose of this extension is to open hundreds of acres to new manufacturing opportunities.

**B. Christopher Drive Extention** - This will aid in access to the southern portion of the Village by providing a second access to an established neighborhood.

**C. Canyon Road Connector** - This connector will allow traffic to avoid entering the existing neighborhood located on N. 9th Street.

**D. W. 3rd Avenue Extention** - Connects two main collectors (Canal Road and S. High Street).

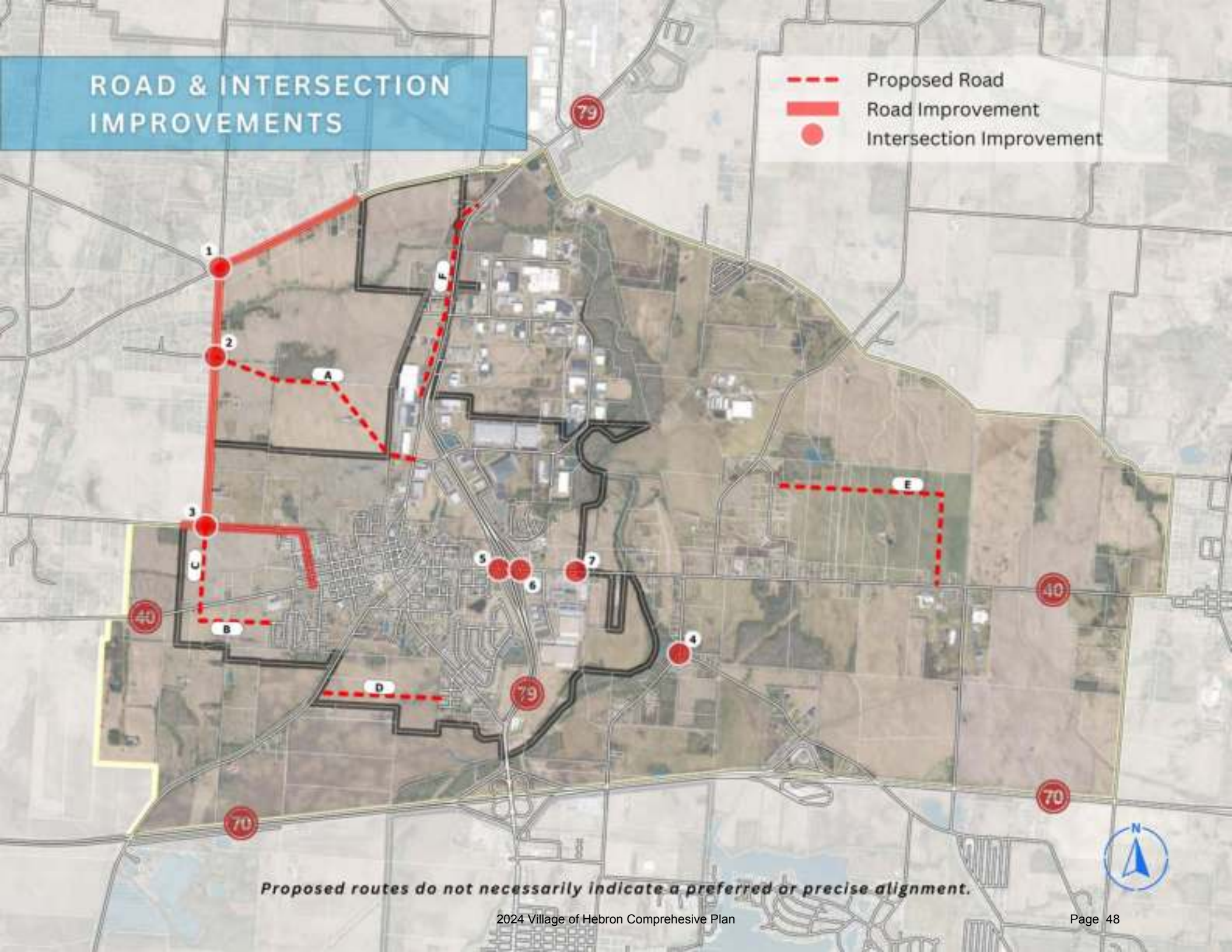
**E. Kingswood Drive Extention** - Located on the westside of the Village, this connection would provide a third access point to an established neighborhood.

**F. Hebron Road Service Road** - Serves as a frontage road to the west of SR 79 to provide safe access to businesses and residents.



## ROAD & INTERSECTION IMPROVEMENTS

- Proposed Road
- Road Improvement
- Intersection Improvement

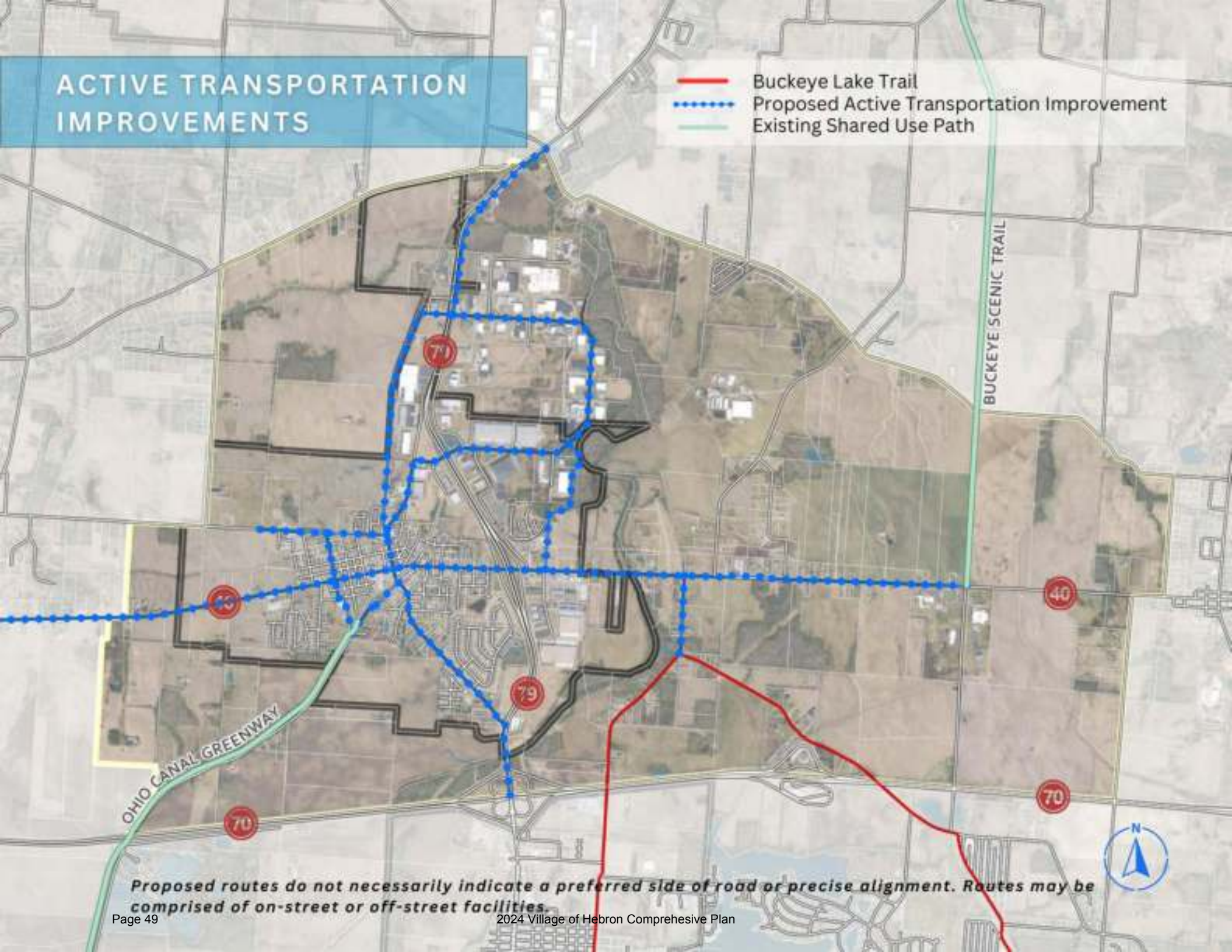


*Proposed routes do not necessarily indicate a preferred or precise alignment.*



## ACTIVE TRANSPORTATION IMPROVEMENTS

- Buckeye Lake Trail
- Proposed Active Transportation Improvement
- Existing Shared Use Path



*Proposed routes do not necessarily indicate a preferred side of road or precise alignment. Routes may be comprised of on-street or off-street facilities.*

## **TRANSPORTATION ACTION STEPS**

1. Evaluate the existing road and infrastructure conditions, identifying areas that require improvement to accommodate the growing community's needs. Consider factors such as traffic congestion, road capacity, drainage systems, pedestrian safety, and public transportation.
2. Involve community members, local businesses, government officials, and transportation experts in the planning process. Seek their input, feedback, and insights to ensure that the proposed improvements address the community's priorities and concerns.
3. Determine the priority areas for road and infrastructure improvements based on the needs assessment and stakeholder input. Consider factors such as population growth, development plans, economic centers, and areas with high traffic volume or safety concerns.
4. Create a detailed plan that outlines the specific road and infrastructure improvements needed in each priority area. This may include expanding existing roads, constructing new roads, enhancing public transportation options, improving intersections, upgrading drainage systems, and implementing pedestrian and bicycle infrastructure.
5. Explore various funding sources to support the implementation of the planned improvements. This can include seeking federal, state, or regional grants, collaborating with private developers, establishing impact fees, or pursuing public-private partnerships. Research and apply for funding programs that align with the identified improvement projects.
6. Prioritize and phase the implementation of the road and infrastructure improvements based on available resources, criticality of the improvements, and coordination with other ongoing development projects. Develop a timeline and action plan that outlines the sequence of projects and their estimated completion dates.





# ELEMENT 3 HOUSING



**Village of Hebron**  
*Ohio*



# HOUSING

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Having a diverse housing stock is important for a variety of reasons. It provides stability to communities by ensuring that there is housing available for people of all incomes and backgrounds, as well as for different family sizes. It also helps to promote economic growth and diversity in neighborhoods by providing people with access to different types of housing that can meet their needs. Additionally, having a diverse housing stock encourages inclusivity, as it allows everyone to have access to their own space and to enjoy the same amenities that their neighbors do.

## **AFFORDABILITY**

A factor that impacts a region's ability to provide the housing to meet job growth expectations is affordability. The chart on the following page details the compounded annual growth rates for home sales and median household incomes for the respective geographic areas of study.

Within the Columbus metro region, the increase in median home sale prices has far outpaced the median household income growth. In the region, the compounded annual growth rate in home price is more than three times the compounded annual growth rate in the median household income.

These trends will further exacerbate affordability housing challenges in the Columbus region and will limit the Columbus market from realizing job growth projections.

## **EMERGING HOUSING TRENDS**

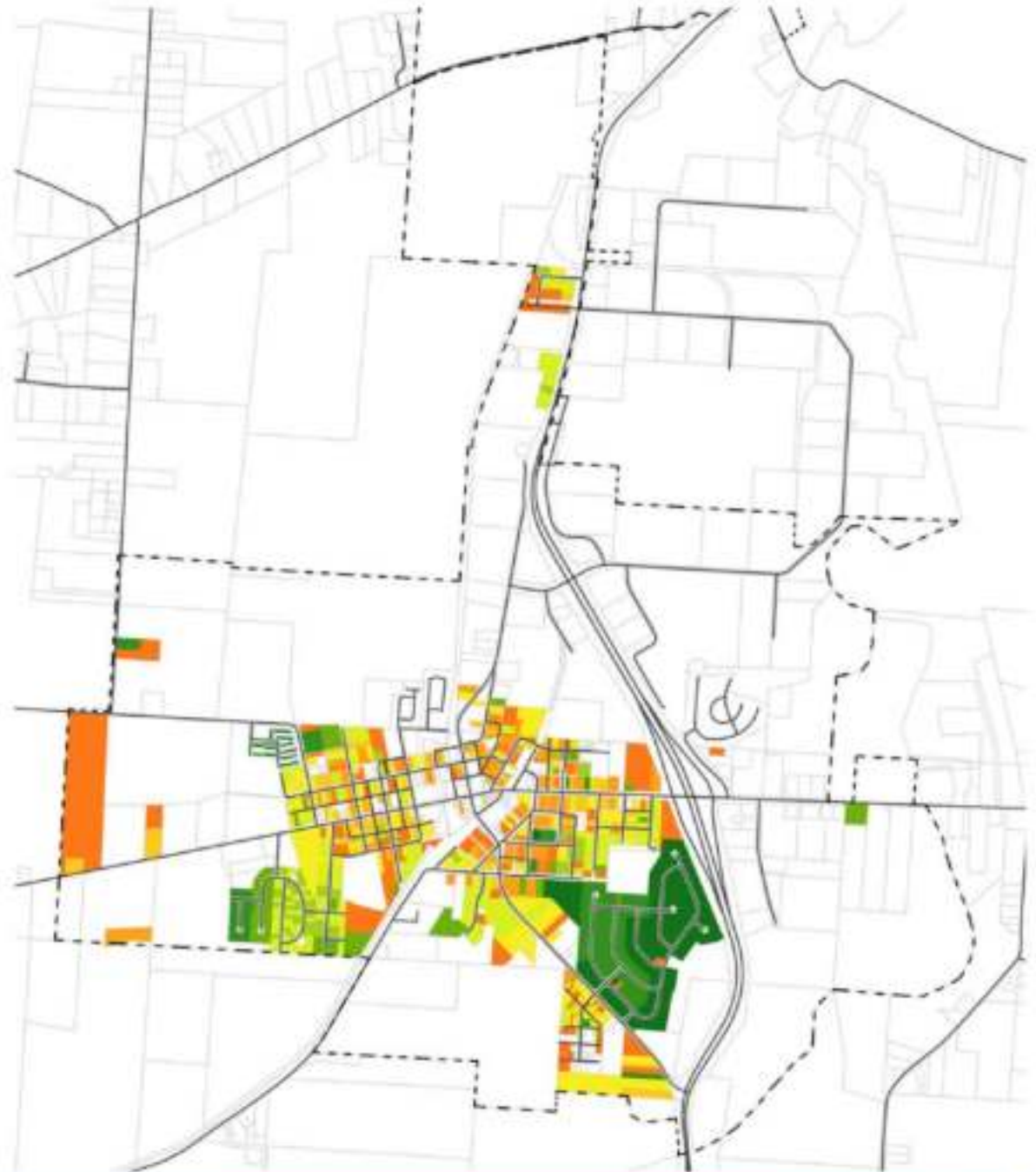
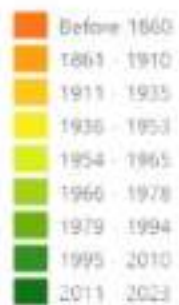
In recent years, there has been a noticeable shift towards more efficient and eco-friendly housing solutions. Tiny homes have become one of the most popular and growing trends in housing with their small size and affordability. An average tiny home ranges from 100 to 400 square feet, providing an ideal solution for people who are looking for a smaller and cost-effective way to live.

Another emerging trend in housing is modular construction. This type of construction method allows homeowners to customize their house while keeping costs low due to the streamlined production process. Modular houses are typically built offsite and then transported to their destination when they are ready for installation.

## EXISTING HOUSING STOCK

Based on Licking County Auditor data from November 15, 2023, the Village of Hebron has 821 residential units.

The average age of a house in the Village of Hebron is 55 years old. This means the average housing unit was constructed in 1966.





## LAKE FOREST NEIGHBORHOOD



Lake Forest neighborhood was started in 2003. It contains 220 units. The average age of a housing unit in Lake Forest is eight (8) years old. This means the average housing unit was constructed in 2015.

## OWNER OCCUPIED HOUSING

Background: It is important to understand the current situation in Hebron. According to recent data[1], there are a total of 889 housing units in Hebron, with 629 being owner-occupied and 260 being non-owner occupied. This means that approximately two-thirds of all housing units in Hebron are owned by the occupant.

There are several benefits to owner-occupied housing units for both the community and the individual homeowner. One major advantage is stability. Homeowners tend to stay in their homes longer than renters, which leads to a more stable and invested community. This can also lead to increased property values and overall neighborhood pride.

Another advantage of owner-occupied housing units is affordability. In some cases, owning a home can be more cost-effective than renting. This is particularly beneficial for low-income families who may struggle to keep up with rising rental prices.

While there are many pros to owner-occupied housing units, there are also some drawbacks that should be considered. One potential con is the responsibility of maintenance and repairs falling solely on the homeowner. This can be costly and time-consuming, especially for older properties.

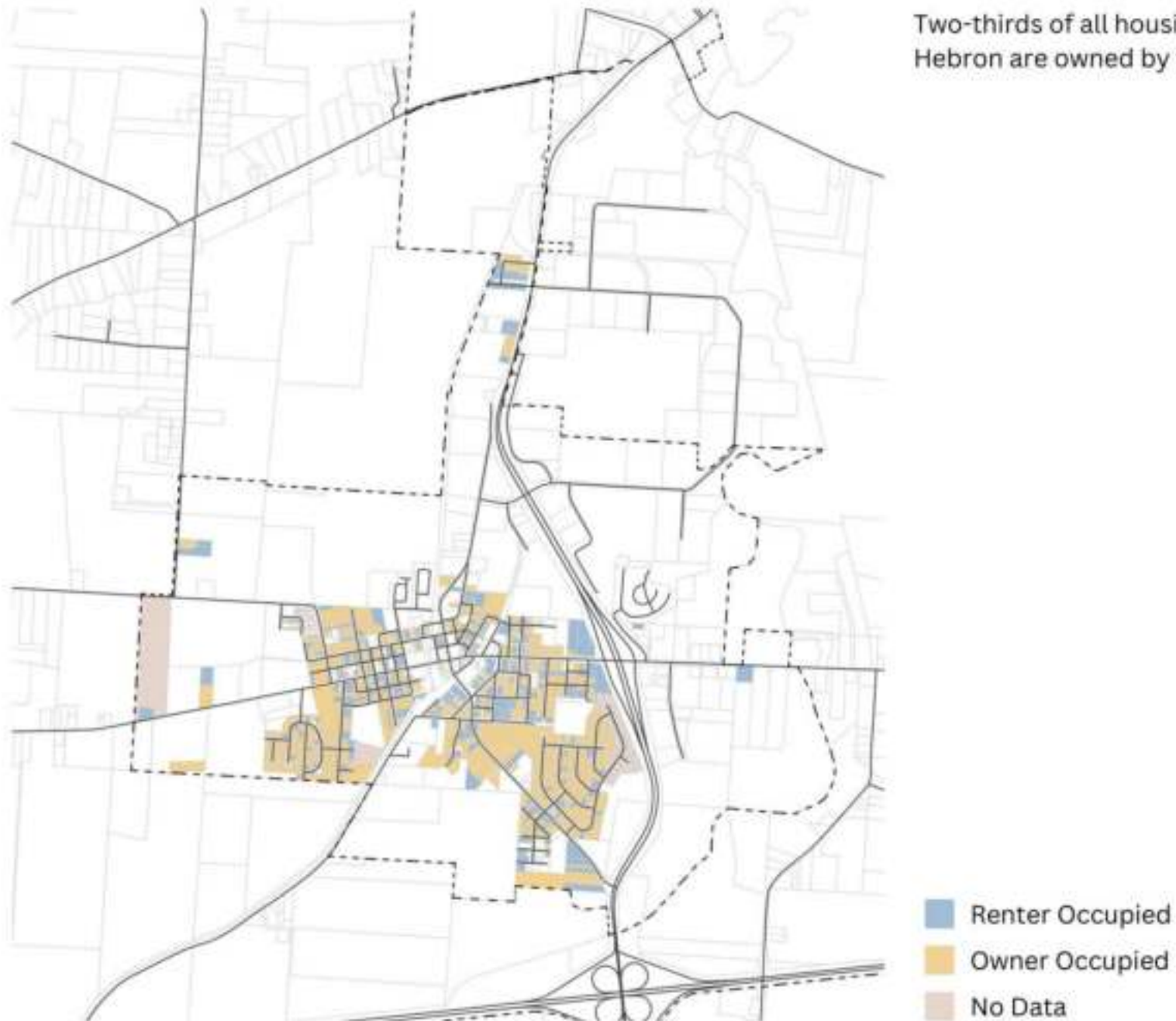
Another issue with owner-occupied housing units is the lack of flexibility. Homeowners are tied down to a specific location and may have difficulty relocating for job opportunities or other reasons.

[1] Licking County Auditor – Accessed November 19, 2023



## OWNER & RENTER OCCUPIED HOUSING

Two-thirds of all housing units in Hebron are owned by the occupant.



## HOUSING ACTION STEPS

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Promoting variety in housing construction is essential for creating inclusive, diverse, and vibrant communities that cater to the needs of different demographics and income levels. Below are recommended strategies for encouraging diversity in housing construction:

**1. Flexible zoning regulations:** Update zoning regulations to allow for a mix of housing types, such as single-family homes, duplexes, townhouses, and apartment buildings, within the same neighborhood.

**2. Incentive programs:** Offer incentives to developers who construct affordable or diverse housing options, such as density bonuses, tax breaks, or streamlined permitting processes. These incentives can encourage developers to build a wider range of housing types.

**3. Mixed-use development:** Encourage mixed-use development that combines residential, commercial, and public spaces. This approach can create more dynamic neighborhoods and offer residents access to various amenities and services within walking distance.

**4. Inclusionary zoning:** Implement inclusionary zoning policies that require a certain percentage of new housing units to be designated as affordable for low- and moderate-income households. This can help increase the availability of affordable housing and promote socio-economic diversity.

**5. Adaptive reuse:** Support the adaptive reuse of existing buildings, such as converting old factories or warehouses into residential lofts or apartments. This can add unique housing options to the market while preserving the character of the community.

**6. Design guidelines:** Establish design guidelines that encourage architectural variety and innovation, while ensuring compatibility with the surrounding neighborhood character. This can help create visually interesting and diverse streetscapes.

**7. Community engagement:** Involve the community in the planning and development process through public consultations, workshops, and feedback sessions. This can help identify local housing needs and preferences and foster a sense of ownership among residents.

**8. Sustainable building practices:** Promote sustainable building practices, such as energy-efficient designs, green roofs, and water conservation measures. This can help create housing options that are not only diverse but also environmentally responsible.

**9. Public-private partnerships:** Foster partnerships between local governments, non-profit organizations, and private developers to create affordable and diverse housing projects. These collaborations can leverage resources and expertise to address housing needs more effectively.





# ELEMENT 4 WATER & WASTEWATER



**Village of Hebron**  
*Ohio*

# WATER & WASTEWATER

The Hebron Water Treatment Plant was expanded in 2004 and can treat 2,160,000 gallons of water per day (1,500 gallons per minute). The facilities' primary treatment is a precipitative excess lime softening process capable of producing finished water with a hardness of 120 mg/l. The quality of the finished water meets or exceeds current Ohio EPA regulations. The source water for the treatment plant is groundwater.

Future waterlines will be needed to facilitate growth beyond today's village limits. The waterline map on the follow page shows, in concept, where waterline infrastructure will be needed most to supply future development and key Planned Growth Areas.

The location of waterlines is approximate and may not necessarily follow the paths depicted on the map.

## AVAILABLE CAPACITY

**745,000 GPD**

WATER RECLAMATION FACILITY

**1,400,000 GPD**

WATER FACILITY

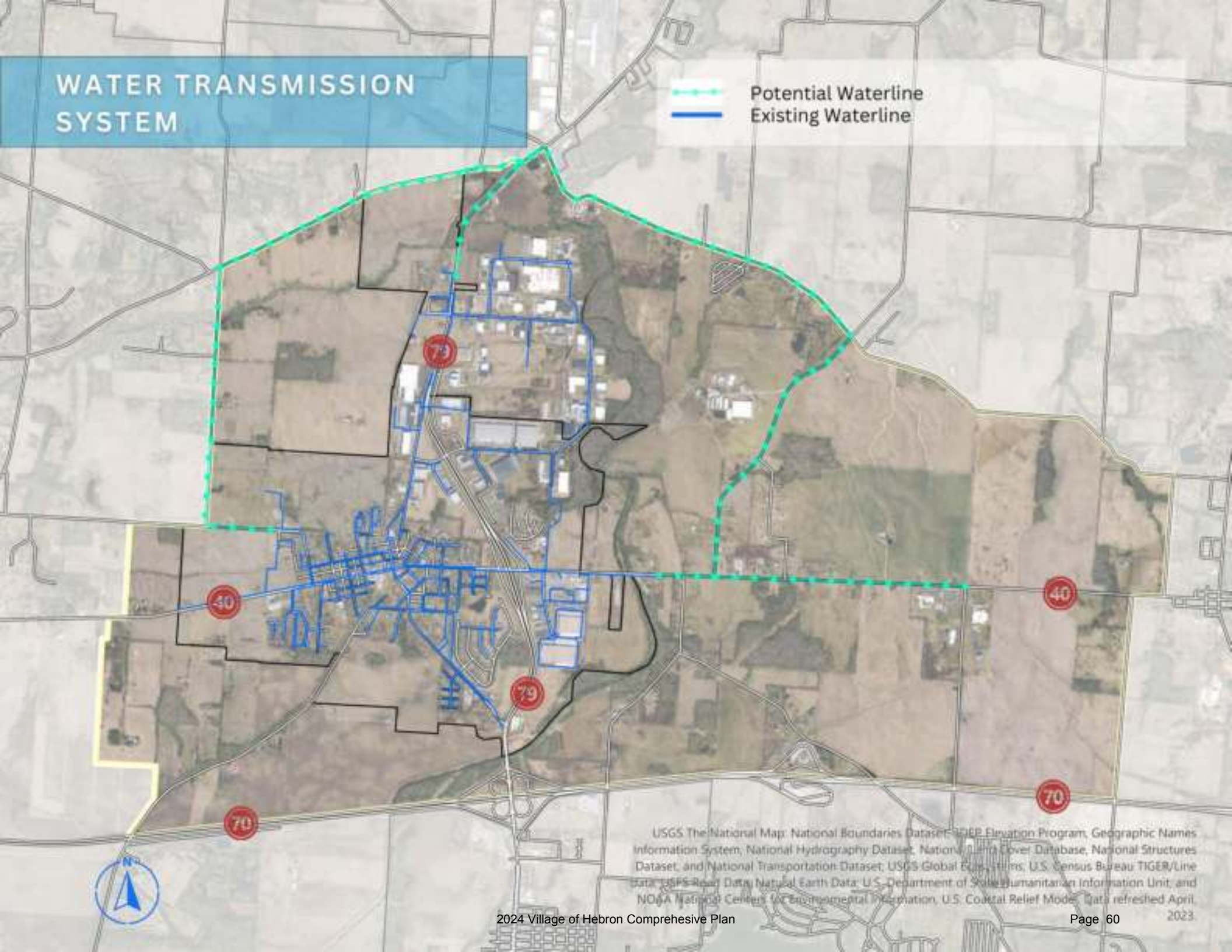
The new WRF consisted of a raw influent pump station and flow metering; preliminary treatment consisting of mechanically cleaned fine screens with a backup manually cleaned bar screen, grit tank equipped with pumps and a cyclone grit classifier/ removal system; primary clarifiers; secondary biological treatment in an Orbal oxidation ditch system; secondary clarifiers; traveling-bridge tertiary sand filters; final effluent flow metering; ultraviolet disinfection and post-aeration. In lieu of continuous intermediate treatment pumping, effluent pumps were installed to discharge treated water to Beaver Run. Discharge from the facility is normally by gravity. The effluent pumps only come on-line during flood conditions





# WATER TRANSMISSION SYSTEM

Potential Waterline  
Existing Waterline



USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Earthquakes, U.S. Census Bureau TIGER/Line Data; USFS Road Data; Natural Earth Data; U.S. Department of State Humanitarian Information Unit; and NOAA National Centers for Environmental Information, U.S. Coastal Relief Model. Data refreshed April, 2023.



# WASTEWATER COLLECTION SYSTEM

Existing Wastewater Line





## **WATER & WASTEWATER ACTION STEPS**

**1. Conduct a Needs Assessment:** Start by conducting a comprehensive needs assessment to identify Priority Growth Areas and evaluate their current water and wastewater infrastructure capacity. This assessment should consider factors such as population growth projections, existing infrastructure conditions, and regulatory requirements.

**2. Develop an Infrastructure Plan:** Based on the needs assessment, develop a strategic plan that outlines the expansion goals, identifies priority areas for infrastructure development, and sets a timeline for implementation. This plan should consider long-term sustainability, cost-effectiveness, and environmental impact.



# ELEMENT 5 ECONOMIC DEVELOPMENT



**Village of Hebron**  
*Ohio*



# ECONOMIC DEVELOPMENT

## OVERVIEW^

As of 2022 the Hebron region's population increased by 6.4% since 2017, growing by 441.

Population is expected to increase by 1.7% between 2022 and 2027, adding 122.

From 2017 to 2022, jobs increased by 39.9% in the Hebron zip code from 6,564 to 9,184. This change outpaced the national growth rate of 3.4% by 36.5%.

The top three industries in 2022 are Education and Hospitals (Local Government), Local Government, Excluding Education and Hospitals, and Soap, Cleaning Compound, and Toilet Preparation Manufacturing.

## DIVERSITY

The Village of Hebron, like the balance of communities in Licking County, is not racially diverse. As the Village grows, a policy should be developed to address diversity in workforce attraction efforts.

Racial diversity is of utmost importance for economic development. It fuels innovation, creativity, and entrepreneurship by bringing together diverse perspectives and ideas. A diverse population expands markets, drives consumer diversity, and enhances global trade opportunities. It also enriches the workforce by contributing a broad skill pool, improving productivity, and fostering resilience in the face of economic challenges. Embracing diversity leads to inclusive and thriving economies.

^ SOURCE: LIGHTCAST.IO Q2 2023 DATASET



### Millennials

Hebron (ZIP 43025) has 1,138 millennials (ages 25-39). The national average for an area this size is 1,532.



### Retiring Soon

The national average for an area this size is 2,213 people 55 or older, while there are 2,464 here.



### Racial Diversity

The national average for an area this size is 2,995 racially diverse people, while there are 539 here.

# OVERVIEW

The Hebron region (ZIP 43025) is a **hotspot for this manufacturing** talent. The national average for an area this size is 1,113\* employees, while there are 2,895 in the 43025 zip code.

Earnings per job are below the national average. The national average salary for Manufacturing in an area this size is \$95,109, while in Hebron (ZIP 43025) it is \$74,928. Earnings per jobs is the total industry earnings divided by the number of jobs in the industry.

TABLE 5 - NET COMMUTERS TO HEBRON

WHERE TALENT WORKS	WHERE TALENT LIVES
HEBRON ZIP CODE	HEBRON ZIP CODE
9,184	3,313

5,872

\*National average values are derived by taking the national value for Manufacturing and scaling it down to account for the difference in overall workforce size between the nation and Hebron (ZIP 43025). In other words, the values represent the national average adjusted for region size.

# NEWARK INDUSTRIAL PARK OF HEBRON

The Newark Industrial Park of Hebron is situated in both the village of Hebron and Union Township at the southern border of the City of Heath. The industrial park is at or near capacity as of June 2023.

The well established business park is home to multinational and local companies alike. The park is situated east of State Route 79 only one mile north of Interstate 70. The business park is served by rail.



IMAGE 2 - NEWARK INDUSTRIAL PARK OF HEBRON



## SEMINARY RIDGE BUSINESS PARK

The existing Seminary Ridge Business Park is located along the board of the City of Heath within the Village of Hebron corporation limits.

**Campus Style:** The +/-65-acre, rail-served Hebron site is conveniently located along Beaver Run Road, west of St. Rt. 79. The site is less than three miles north of Interstate 70 with access via four-lane St. Rt. 79. Hebron offers a 15-year/100% tax exemption.

**People Ready:** The site is located amidst the 79|Seventy Advanced Materials Corridor, the largest manufacturing corridor in Central Ohio. The location has been a magnet for manufacturing because of a manufacturing-oriented workforce available nearby.

**Redundant Utilities:** The site is served by AEP 138KV and 34.5KV electric with an AEP substations adjacent and a Licking Rural Electric substation nearby. The site is bordered by natural gas, water, and sewer. Interstate gas transmission is nearby. The site is a carve out of an overall 131-acre tract and a 330-acre total Seminary Ridge Business Park.



## HEBRON PARK WEST



**Hebron Park West**, a newly proposed business park represents a strategic and timely development in response to the complete occupancy of the Village's existing business park.

This initiative is set to play a pivotal role in sustaining the economic growth of the area by providing ample space for businesses seeking expansion or new establishments. Situated within Union Township, the property is poised for annexation upon development, ensuring seamless integration with Hebron's infrastructure and community.

The creation of Hebron Park West not only addresses the immediate need for additional business space but also signifies the Village's commitment to fostering a thriving and dynamic business environment.



# COMMUTING PATTERN

Understanding commuting patterns for economic development purposes offers several benefits. Firstly, it allows for a comprehensive analysis of the local workforce by determining its size, composition, and characteristics. This information helps align workforce development programs and recruitment efforts with the needs of businesses, facilitating targeted job creation.

Additionally, analyzing commuting patterns aids in infrastructure planning by identifying transportation needs, traffic congestion areas, and gaps in public transit systems. It also guides housing development strategies, promotes regional collaboration, and assists in attracting businesses by showcasing the advantages of the region, such as proximity to a skilled workforce and reduced commuting times.

IMAGE 3 - NET COMMUTERS

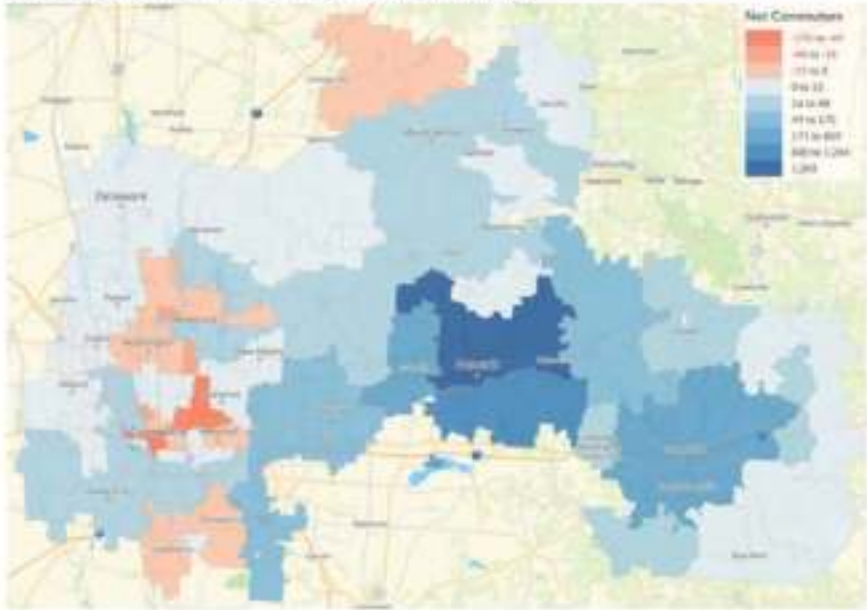


TABLE 6 - NET COMMUTERS

<p>"Inbound Commuters" refers to the number of people who commute into the respective zip code for work.</p> <p>"Outbound Commuters" refers to the number of people who commute out of the respective zip code for work.</p> <p>"Net Commuters" represents the difference between inbound and outbound commuters, indicating the net flow of workers in or out of a specific zip code.</p>	ZIP CODE	COMMUNITY	INBOUND	OUTBOUND	NET COMMUTERS
	43055	Newark	1,626	361	1,265
	43056	Newark	1,026	166	860
	43023	Granville	392	186	206
	43701	Zanesville	240	57	182
	43062	Pataskala	236	175	62

## **ECONOMIC DEVELOPMENT ACTION STEPS**

**1. Infrastructure Development:** Ensure that the village's infrastructure, including roads, bridges, and utilities, is well-maintained and capable of supporting the increasing manufacturing activities. Identify any areas that require improvement or expansion to accommodate the growing demand.

**2. Workforce Development:** Establish partnerships with local educational institutions, such as COTC, CTEC and Lakewood Local Schools, to provide specialized training programs tailored to the needs of the manufacturing industry. This will help develop a skilled and adaptable workforce to support the growth of local manufacturing businesses.

**3. Business Attraction and Retention:** Actively promote the village as an ideal location for manufacturing businesses. This can be done through marketing campaigns, attending trade shows, and engaging with industry associations. Additionally, provide support to existing manufacturers to encourage their retention and expansion within the community.

**4. Streamline Permitting Processes:** Simplify and expedite the permitting processes for new and expanding manufacturing businesses. This will reduce barriers to entry and make it easier for companies to establish operations in the community.

**5. Supply Chain Development:** Encourage the growth of local suppliers and ancillary industries that support the manufacturing sector. This will enhance the community's overall economic resilience and create a robust ecosystem around manufacturing.

**6. Business Incubators and Co-working Spaces:** Establish business incubator or co-working space specifically tailored for manufacturing startups. These spaces can provide affordable facilities, shared resources, and mentorship programs, fostering entrepreneurship and encouraging the growth of new manufacturing ventures.

**7. Export Promotion:** Assist local manufacturers in exploring international markets and expand their reach beyond domestic borders. Provide resources and support to help businesses understand export regulations, identify market opportunities, and navigate global trade.

**8. Quality of Life Enhancements:** Enhance the village's overall quality of life to attract and retain a talented workforce. Invest in amenities such as parks, recreational facilities, schools, and cultural institutions, creating an appealing environment for residents and workers.





# ELEMENT 6 PARKS & RECREATION



**Village of Hebron**  
*Ohio*



# PARKS & RECREATION

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Park and recreation opportunities offer a multitude of benefits that are vital for the health and well-being of communities. Parks provide a natural escape from the hustle and bustle of urban life, allowing individuals to reconnect with nature and experience tranquility. This connection with nature has been shown to significantly reduce stress levels, improve mental health, and boost overall mood.

Additionally, parks and recreational areas encourage physical activity, which is essential for maintaining physical health. They offer spaces for walking, cycling, sports, and other forms of exercise that can help combat obesity and related health issues.

Moreover, these spaces foster social connections and community engagement. They serve as gathering places where people of all ages can come together, socialize, and participate in communal activities, thus strengthening community bonds. Parks also play a critical role in environmental conservation, providing habitats for wildlife and helping to improve air and water quality.

Finally, parks enhance the aesthetic appeal of a community, contributing to a more pleasant and livable environment.

## CANAL PARK

A beautiful newly developed sidewalk, adorned with lighting and benches, winds from the center of the Village to Canal Park. The park offers a large picnic shelter, a gazebo, a playground, recycling bins, and a walking path connecting to Buckeye Lake. Lighted softball fields, located just across the street, buzz with activity from Spring to Fall each year.

## EVANS PARK

Evans Park is a wonderful recreation area that features basketball courts, little league fields, baseball field, football, soccer, veterans memorial, a natural wetlands, family picnic and playground area, a jogging/walking trail, and Frisbee golf.





## ACTIVE AND PASSIVE RECREATION

Active and passive recreation are two distinct types of leisure activities that cater to different preferences and needs. Active recreation involves physical activities that require considerable bodily movement and exertion. Examples include sports like soccer, basketball, and tennis, as well as activities like hiking, cycling, and swimming. These activities are not only enjoyable but also promote physical fitness, coordination, and overall health.

On the other hand, passive recreation refers to more leisurely activities that do not require as much physical effort. This includes pursuits like picnicking, bird watching, painting in a park, or simply relaxing by a lakeside. These activities are often pursued for relaxation, mental rejuvenation, and enjoying nature or the outdoors without the intensity of physical exertion.

Both active and passive recreation opportunities are important as they cater to diverse needs and preferences, offering a balance of physical activity and relaxation, which is essential for a holistic approach to health and well-being.



## **PARKS & RECREATION ACTION STEPS**

For a high-growth community, implementing effective parks and recreation policies is crucial to ensure that new developments include adequate and appropriate park and recreational facilities. Here are several key policies that should be implemented:

**1. Inclusion of Parks in Land Use Planning:** Ensure that park and recreation facilities are integrated into the overall land use planning and development process. This can involve designating specific areas for parks and recreational facilities in new developments and setting aside a certain percentage of land for green space.

**2. Development Impact Fees:** Implement impact fees on new developments to fund the acquisition, development, and maintenance of parks and recreational facilities. These fees ensure that the costs of providing these amenities are shared by the developers who benefit from the increased value they bring.

**3. Public-Private Partnerships:** Encourage partnerships with private developers to create and maintain parks and recreational facilities. This can include arrangements where developers build parks as part of their projects, which are then donated or leased to the city at a nominal cost.

**4. Green Infrastructure Integration:** Promote the integration of green infrastructure, like greenways and urban trails, into new developments. This not only provides recreational opportunities but also enhances environmental sustainability and connectivity between different areas of the community.

**5. Maintenance and Sustainability Plans:** Require new developments to include plans for the long-term maintenance and sustainability of parks and recreational facilities. This ensures that these spaces remain functional, safe, and attractive over time.

**6. Multi-Use Facilities:** Encourage the development of multi-use facilities that can accommodate a variety of recreational activities. This approach maximizes the utility of limited space in rapidly growing areas.

**7. Accessibility Standards:** Ensure that parks and recreational facilities are accessible to all community members, including those with disabilities. This can be achieved by adhering to or exceeding ADA standards.

**8. Environmental Conservation:** Implement policies that prioritize the conservation of natural resources and habitats in the development of parks and recreational areas. This includes protecting existing natural features and incorporating sustainable practices in park design and maintenance.



## THE HEBRON GREEN - VISION

**Living Locally** proposed a concept of a downtown community space, Hebron Green. Hebron Green, seamlessly integrated into the downtown village environment, is set to significantly enhance the area's appeal and livability. As a lush, green heart in the urban setting, The Hebron Green provides a tranquil natural space, offering an essential balance to the built surroundings. It plays a key role in improving air quality and contributing to the ecological well-being of the downtown area. Beyond its immediate benefits, The Hebron Green is strategically designed to connect the downtown to Canal Park, the Ohio Canal Greenway, and Buckeye Lake, creating a continuous green corridor that encourages exploration and connectivity.

This connection not only promotes physical activity through walking and cycling along the scenic route between these key locations but also symbolizes a deeper integration of the community with its natural and historical surroundings. The Hebron Green will become a vibrant hub for community activities, hosting events and markets, and serving as a communal gathering place that fosters a sense of belonging and community spirit. It caters to a wide range of recreational activities, from sports and playgrounds for active recreation to peaceful areas for passive enjoyment and nature appreciation.

Moreover, The Hebron Green's linkage to Canal Park, the Ohio Canal Greenway, and Buckeye Lake enhances its potential to stimulate local economies by drawing tourists and improving the area's attractiveness for both residents and businesses. This interconnected green network not only enriches the environmental and aesthetic qualities of the downtown village but also bolsters social cohesion, community health, and economic growth, making it a pivotal development in the region's urban landscape.



## THE HEBRON GREEN FABRIC





## THE HEBRON GREEN - FLOOD MITIGATION



The proposed Hebron Green, while offering numerous benefits to the downtown village environment, is situated in a flood plain, which presents specific challenges that need to be addressed. To mitigate flooding issues, innovative and sustainable design strategies must be implemented. One effective approach is the creation of a bioswale system, which utilizes natural vegetation and contoured landscapes to absorb and redirect excess water. This not only manages floodwater but also enhances the park's greenery and biodiversity.

Additionally, the use of permeable paving materials in walkways and recreational areas can aid in water absorption and reduce runoff. The park's infrastructure, such as benches and playground equipment, can be designed to be flood-resistant, using materials that withstand water exposure and minimize damage.

Elevating certain areas of the park, like viewing platforms or picnic areas, ensures usability even during minor flooding events. Furthermore, integrating flood education elements into the park's design, like informational signage or interactive exhibits, can raise awareness about floodplain ecosystems and the importance of sustainable living in such areas.



## THE HEBRON GREEN - HEBRON ELEMENTARY SCHOOL

The decommissioned Hebron Elementary School, situated adjacent to the Ohio Canal Greenway, presents a unique opportunity for community development in tandem with the proposed Hebron Green project. As the school undergoes the process of public sale, there is potential for its transformation into a facility that complements and enhances the recreational and educational aspects of the nearby green spaces.

This could include converting the school building into a community center, offering educational programs, workshops, and event spaces that focus on environmental awareness, local history, and sustainable living. Its proximity to the Ohio Canal Greenway makes it an ideal location for a visitor center or exhibition space that showcases the history and significance of the canal and its surrounding ecosystem.

The outdoor spaces of the former school could be repurposed into community gardens, outdoor classrooms, or additional recreational areas, seamlessly integrating with The Hebron Green and the greenway. This adaptive reuse of the Hebron Elementary School not only preserves a piece of the community's heritage but also provides a multi-functional space that serves the evolving needs of the community, further enhancing the area's appeal as a hub for recreation, education, and communal engagement.





## HEBRON GREEN ACTION STEPS

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Developing Hebron Green from concept to reality involves a series of strategic and well-planned action steps. Throughout these steps, maintaining transparency, adhering to environmental sustainability principles, and keeping the community engaged and informed are crucial for the successful realization of Hebron Green. Here are five key steps in this process:

### **1. Feasibility Study and Environmental Assessment:**

Conduct a comprehensive feasibility study and environmental impact assessment to understand the challenges and opportunities of developing Hebron Green, especially considering its location in a flood plain. This study should include soil testing, flood risk analysis, and assessment of local flora and fauna to ensure the development is environmentally sustainable.

**2. Community Engagement and Feedback:** Initiate a series of community engagement sessions to gather input and feedback from local residents, businesses, and stakeholders. These sessions can include public meetings, surveys, and workshops. The aim is to understand community needs and preferences, ensuring that Hebron Green aligns with the expectations and requirements of those it will serve.

**3. Design and Planning:** Based on the feasibility study and community feedback, develop a detailed design and master plan for Hebron Green. This plan should include landscape designs, infrastructure requirements, flood mitigation strategies, and the integration with adjacent areas like the decommissioned Hebron Elementary School and the Ohio Canal Greenway. It's crucial to involve landscape architects, urban planners, and environmental experts in this phase.

**4. Securing Funding and Partnerships:** Identify and secure funding sources for the project. This could include public funding, grants, private investments, and partnerships with local businesses and environmental organizations. It's also essential to explore partnerships with local government and non-profits for both financial and logistical support.

**5. Implementation and Construction:** Once funding is secured, move forward with the implementation phase. This includes detailed construction planning, hiring contractors, and beginning the physical development of the park. Ensure that construction practices are environmentally friendly and in line with the overall vision of Hebron Green. Regularly update the community on the progress and involve them as much as possible to maintain enthusiasm and support for the project.



# ELEMENT 7 FLOODING



**Village of Hebron**  
*Ohio*



# FLOODING

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SOURCE: SOUTH FORK LICKING RIVER WATERSHED FLOOD DAMAGE REDUCTION PLANNING STUDY BY EMH&T (2023)

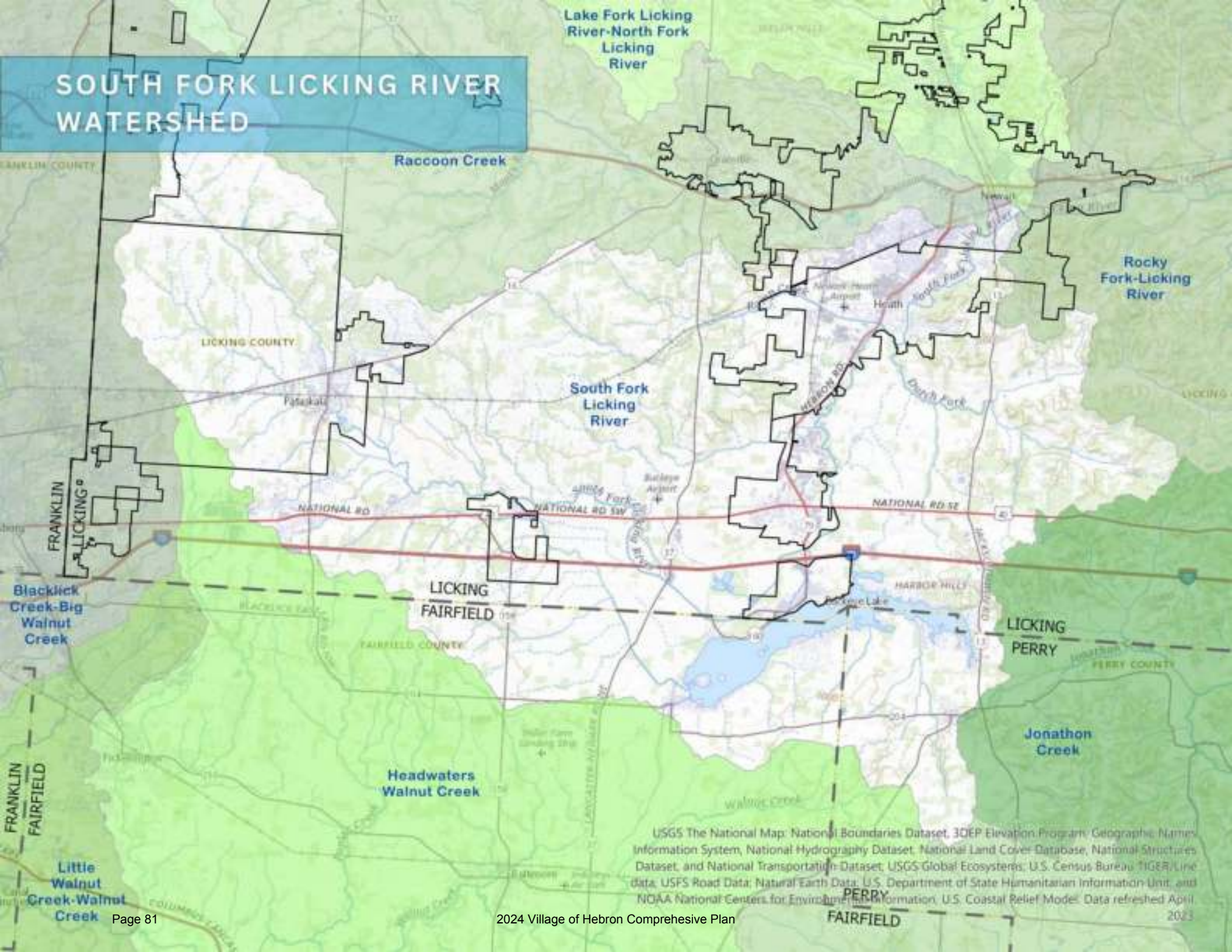
Flooding is a major problem in the South Fork Licking River watershed, causing extensive damage to the Villages of Buckeye Lake and Hebron. The 100-year flood will inundate over 50 percent of the Village of Buckeye Lake and 15 percent of Hebron.

Approximately 4,346 acres and 471 buildings (barns/garages, homes, trailers, commercial businesses) are affected by a 100-year flood event on the south side of U.S. 40 in the watershed. Floods in the area also adversely impact transportation facilities. I-70 lanes in this area and/or ramps to State Route (SR) 79 have recently been blocked by floods in 1997, 2004, twice in 2005, and twice in 2008. In the last 40 years, I-70 in the Buckeye Lake area has been closed or the exit ramps to SR 79 have been blocked 11 times.

More recently, I-70 has been flooded in 2020 and 2021, and as recently as May 5, 2022. The extensive nature of the floodplain along the portion of SFLR south of US 40, represented in the following map, has a significant impact on the land use potential for this area. The Villages of Hebron and Heath have separately considered their own flood hazard mitigation plans to address recurring flooding in their communities. Flooding of agricultural fields can occur frequently and for an extended period of time. The direct economic losses due to flooding of farm land has not been determined as part of this study; however, the benefits of reduced flooding to all open land has been considered.



# SOUTH FORK LICKING RIVER WATERSHED



USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road Data; Natural Earth Data; U.S. Department of State Humanitarian Information Unit, and NOAA National Centers for Environmental Information, U.S. Coastal Relief Model. Data refreshed April 2023





**I-70 FLOODING (1959)**  
**SOURCE – SCS ORIGINAL EIS AND WATERSHED**  
**WORK PLAN**

## **SOUTH FORK LICKING RIVER**

The South Fork Licking River watershed has a history of repeated and extreme flooding. Flooding in 1959 partially inundated the recently completed I-70 roadway between State Route 37 and 79. Area-wide flooding throughout the watershed has occurred on multiple occasions over the past three years.

Prior studies have investigated flood damage reduction solutions with various outcomes, including studies by the Soil Conservation Service (SCS) and then the Natural Resources Conservation Service (NRCS), working collaboratively with the South Licking Watershed Conservancy District (SLWCD).

The SCS study resulted in a Watershed Work Plan for implementation by the SLWCD, but the process of implementation was not completed due to resistance to the associated property owner assessments.

## **FLOODING ACTION STEPS**

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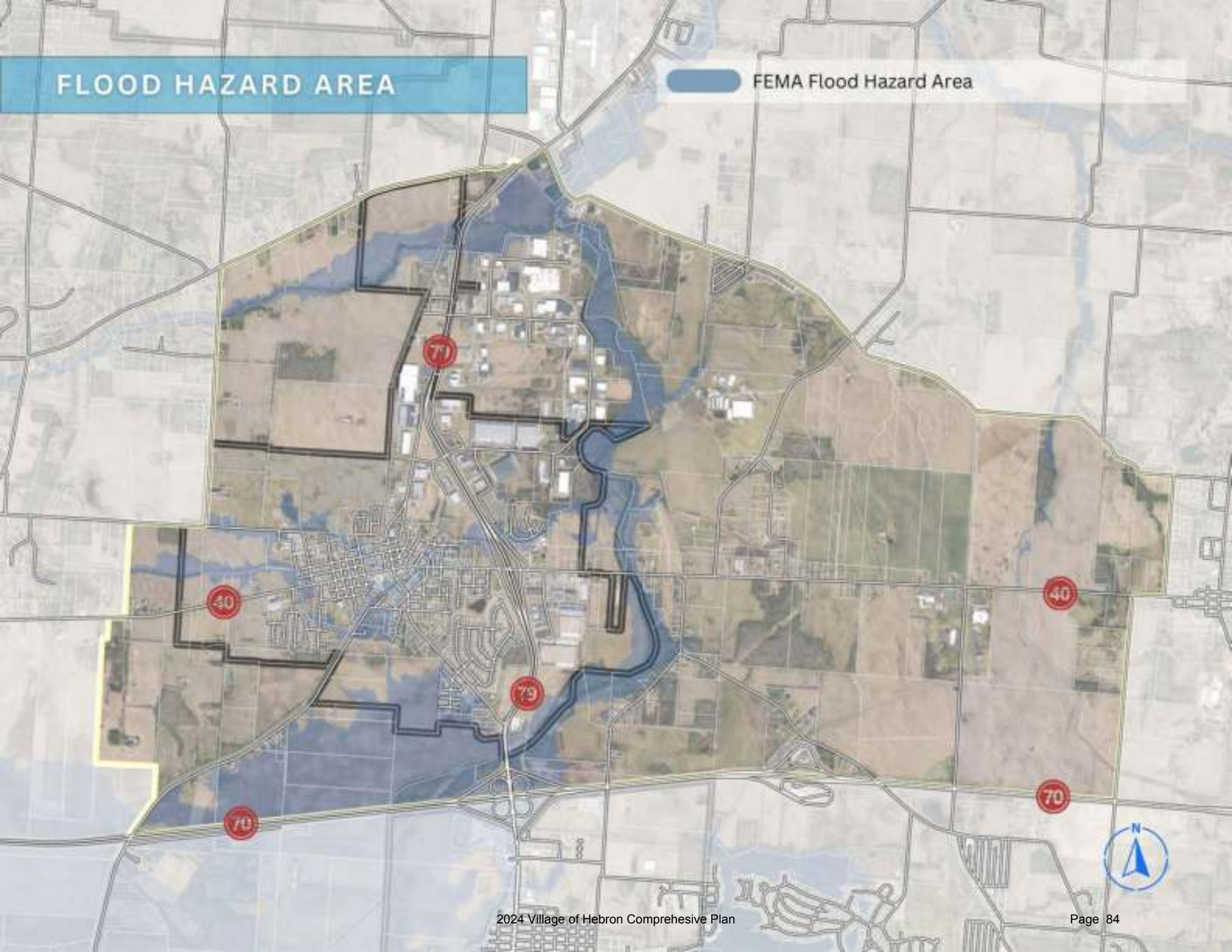
**1. Coordination:** The Village of Hebron has a long standing history of working with project partners to help alleviate the negative effects of flooding. Continuing these relationships should be the utmost priority for the Village. Partners include South Licking Watershed Conservancy District, Licking County Soil and Water Conservation District, and US Army Corp of Engineers.

**2. Design and Planning:** Based on the South Fork Licking River Flood Damage Reduction Planning Study (EMH&T, 2023), develop a detailed action plan to implement recommendations of the plan.



FLOOD HAZARD AREA

FEMA Flood Hazard Area





# ELEMENT 8 PLACEMAKING



Village of Hebron  
*Ohio*



# COMMUNITY PLACEMAKING

## HEBRON TODAY

Historically, wood was the predominant building material used in exterior residential construction, but brick, stone and stucco were also common. Historic home roofs were either cedar shingle or composition. Cedar shakes were not typically used. Roof pitches were steep, often 10:12 or 12:12, with substantial eaves. This steep pitch allowed an otherwise one story home to have a usable upstairs for bedrooms. Porches were common. Windows were vertically-oriented and often grouped in twos and threes. Wide wood trim was used on all windows, doors and building corners, generally with wider trim and/or cornices at the top. Houses were set back from the street a uniform distance, with garages/sheds located behind the main structure, with access from an alley. Yards were generous in relation to building footprint, with lawns common, and substantial space between structures. Houses varied in size, but generally were approximately the same size within a neighborhood. Picket fences were widely used. ***These design elements are desirable for new residential construction in the Village of Hebron.***



## PLACEMAKING EXPLAINED

Placemaking refers to a multi-faceted approach to the planning, design, and management of public spaces. It's a concept and practice that emphasizes the importance of creating spaces that promote people's health, happiness, and well-being.

Key aspects of placemaking include:

- **Community-Centric:** Placemaking involves actively engaging the community in the design and management of spaces. This means that the ideas, needs, and desires of the people who live, work, and play in a particular area are a primary focus.
- **Inclusive and Accessible:** Good placemaking strives to create spaces that are accessible to everyone, regardless of age, ability, or socio-economic status. It's about creating places where a diverse range of people feel welcome and represented.
- **Multifunctional Spaces:** Placemaking often aims to create spaces that serve multiple purposes. This could mean designing a park that accommodates leisure, exercise, social gatherings, and public events.
- **Cultural and Historical Integration:** Integrating local culture and history into the design and function of public spaces is another key aspect. This can help foster a sense of community identity and belonging.
- **Enhancing Public Life:** The ultimate goal of placemaking is to enhance the quality of public life. This means creating spaces that promote social interaction, economic vitality, and aesthetic beauty.
- **Sustainability:** Placemaking efforts also often prioritize sustainability, both in terms of environmental impact and long-term viability.

In essence, placemaking is about transforming public spaces into vibrant community places that boost local engagement, encourage social interaction, and enhance quality of life. **The following pages explain different placemaking elements that will have lasting impact upon the residents of the Village.**



## ACTIVE LIFESTYLE

- Sidewalks are desired from the street to each entry.
- Neighborhood outdoor lighting is encouraged to be small scale and screened to prevent glare in neighboring units.
- All developments should be required to provide outdoor space for children in both single-family and multi-family developments.
- ADA accessible sidewalks and/or multi use paths should connect all internal streets to the main thoroughfare.



## DOWNTOWN

For downtown redevelopment focused on placemaking, tangible goals can be quite specific and action-oriented. Here are examples:

**1. Increase Pedestrian Traffic:** Set a measurable target for increasing foot traffic in the downtown area. This can be achieved through the creation of pedestrian-friendly streets, improved signage, and the addition of attractions that draw people.

**2. Enhance Public Transportation Access:** Aim to improve access to public transportation, with goals such as adding a certain number of new bus stops or bike-sharing stations, or improving connectivity to nearby neighborhoods.

**3. Create Green Spaces:** Set a goal to increase green space in the downtown area by a specific percentage. This could involve developing parks, planting trees, or creating community gardens.

**4. Revitalize Underutilized Buildings:** Identify and set a target for the number of vacant or underutilized buildings to be repurposed. This could involve converting old warehouses into mixed-use developments or refurbishing historic buildings for new businesses.

**5. Increase Local Business Presence:** Set a goal for attracting a certain number of new local businesses or startups to the downtown area, perhaps through incentives or by creating business incubator spaces.

**6. Promote Arts and Culture:** Establish objectives for the integration of arts and culture, such as installing a certain number of public art pieces, hosting regular cultural events, or supporting local arts organizations.

**7. Develop Public Gathering Places:** Create or enhance a specific number of public spaces designed for community gatherings, events, or leisure, like plazas, amphitheaters, or outdoor dining areas.

**8. Enhance Connectivity and Wayfinding:** Improve the ease of navigating the downtown area, with goals like installing new wayfinding signage, developing a smartphone app for downtown navigation, or creating a more interconnected street layout.

**9. Encourage Residential Development:** Aim to increase downtown living options by a certain number, encouraging mixed-use developments, and creating incentives for residential projects.



## GATEWAYS

The Village has distinct vehicular routes that welcome visitors, businesses, and residents on a daily basis. Incorporating placemaking principles within the gateway areas of the Village of Hebron, particularly along High Street and National Road, can significantly enhance these entry points into the village. Below are strategies to consider when improving the Village's gateways:

**1. Create Welcoming Entrances:** Design distinctive and welcoming gateways at the entrances to High Street and National Road. This could include signage featuring local art or historical elements, landscaped areas with native plants, and attractive lighting.

**2. Pedestrian-Friendly Walkways:** Improve sidewalks and crosswalks to ensure they are safe, accessible, and visually appealing. This encourages walking and enhances the connection between different parts of the village.

**3. Public Art Installations:** Commission local artists to create public art that reflects the history and culture of Hebron. Murals, sculptures, or interactive art installations can serve as landmarks and points of interest.

**4. Street Beautification:** Implement street beautification projects such as tree planting, decorative street lighting, and flower baskets. This can improve the aesthetic appeal and create a more inviting atmosphere.

**5. Cultural and Historical Markers:** Place markers or informational signage that tells the story of Hebron's heritage and significant events, especially in areas with historical relevance.





**VILLAGE  
GATEWAY**





## PLACEMAKING GOALS

To ensure successful placemaking in the Village, the community should strive to achieve several tailored goals:

- 1. Engage Hebron Residents Actively:** Encourage participation from Hebron's diverse community in planning and managing public spaces. This could involve community meetings, surveys, and workshops to gather input from residents of all ages and backgrounds.
- 2. Create Spaces for Everyone in Hebron:** Design public areas in Hebron that are accessible and welcoming to all residents, considering factors like wheelchair accessibility, safety, and spaces that reflect the local culture.
- 3. Encourage Social Connectivity:** Develop spaces in Hebron that foster social interaction, such as community centers, parks with gathering areas, and event venues that can host local festivals and markets.
- 4. Reflect Hebron's Local Identity:** Incorporate elements in public spaces that celebrate Hebron's history and cultural uniqueness. This might include historical markers, public art installations by local artists, or architectural designs that reflect Hebron's heritage.

- 5. Stimulate Hebron's Economy:** Utilize public spaces to boost the local economy in Hebron. Spaces could be designed to support local businesses, attract tourists, or host community events that draw crowds and increase commerce.
- 6. Enhance Quality of Life in Hebron:** Aim to create spaces that improve the overall well-being of Hebron residents. This includes clean, well-maintained areas, with amenities like benches, lighting, and public restrooms.
- 7. Promote Health and Activity:** Design public spaces in Hebron that encourage physical activity, like walking trails, bike paths, or sports facilities, catering to a range of ages and abilities.
- 8. Balance Aesthetic and Practical Elements:** Ensure Hebron's public spaces are not only functional but also visually appealing. This might involve integrating landscape art, water features, or innovative architectural elements.
- 9. Plan for Long-Term Success:** Establish ongoing maintenance plans for Hebron's public spaces and remain open to future adaptations based on evolving community needs and feedback.

# ARTS & CULTURE

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## IMPORTANCE OF ARTS AND CULTURE

The arts and culture field encompasses the performing, visual, and fine arts, as well as applied arts including architecture and graphic design; crafts; film, digital media and video; humanities and historic preservation; literature; folklife; and other creative activities.

Communities that have a thriving arts and culture scene contribute to healthy tourism, economic development, property values and quality of life for residents.

There are several studies conducted through Americans for the Arts supporting this notion. One such study explores the “field of arts-based community development in which arts and culture can help achieve place-based change related to the physical, social, and economic dimensions of place.” Arts & Economic Prosperity 5\*\* is the fifth study documenting “the economic contributions of the arts in 341 diverse communities and regions across the country, representing all 50 states and the District of Columbia.” This study includes data from the Greater Columbus Area with findings from 2015.

Started by the Hebron Business Association in 2008 and hosted in Canal Park for most of its tenure, The Hebron Music and Arts Festival was accepted into the Ohio Festival and Events Association in 2013. In 20XX, the Festival stopped operating due to lack of volunteer support.

During the comprehensive planning process, members of the committee mentioned it would benefit Hebron if there was an organized effort to promote and support an arts and culture scene in the Village and pointed to the former festival as an example of how the community benefitted from the arts.

Based on the positive impact a thriving arts and culture scene has on a community and the desire to revive programming such as the Music and Arts Festival, it is advised that a **Hebron Arts Council** is formed as a private nonprofit in collaboration with the Village of Hebron. This structure will allow for community philanthropic support to supplement any financial support Hebron Village Council may be able to provide, as well as create opportunity for grant funding from state and national sources.

\*\* Source: <https://www.americansforthearts.org/by-program/reports-and-data/research-studies-publications/arts-economic-prosperity-5>



People pursue artistic and creative expression through a variety of outlets: formal theatrical performances, sculptures, paintings, and buildings; as well as the less formal arts, music and food festivals, celebrations and informal cultural gatherings, pickup bands, and crafts groups. Together, these formal and informal, tangible and intangible, professional and amateur artistic and cultural activities constitute a community's cultural assets. These activities—which encompass a diverse set of locations, spaces, levels of professionalism and participation, products, events, consumers, creators, and critics—are essential to a community's well-being, economic and cultural vitality, sense of identity, and heritage.



According to a study by the National Endowment for the Arts, individuals who engage in the arts are more likely to volunteer, attend community meetings, and be involved in local civic issues, fostering a stronger sense of belonging and connectedness within the community. This increased social capital can contribute to a more vibrant, resilient, and inclusive community.

## ECONOMIC BENEFITS OF A VIBRANT ARTS AND CULTURE SCENE

A robust community arts and culture scene offers several economic development benefits including but not limited to:

**1. Tourism and Visitor Spending:** A vibrant arts and culture scene attracts tourists and visitors, generating economic activity. Cultural events, performances, exhibitions, and festivals can draw people from outside the community, leading to increased tourism and visitor spending. This, in turn, supports local businesses such as hotels, restaurants, retail shops, and transportation services, stimulating the local economy.

**2. Job Creation and Employment:** Arts and cultural organizations require a diverse range of professionals, including artists, performers, curators, event planners, administrators, and support staff. A thriving arts and culture sector creates employment opportunities, both directly and indirectly. It fosters the growth of creative industries, such as design, media, publishing, and entertainment, contributing to job creation and entrepreneurship.

**3. Economic Multiplier Effect:** The arts and culture sector has a multiplier effect on the economy. When people attend cultural events or visit cultural institutions, they often spend money on related goods and services. This spending ripples through the local economy, benefiting various sectors and businesses. For example, attendees may dine at local restaurants, shop at nearby stores, or use transportation services, amplifying the economic impact beyond the arts and culture sector alone.

**4. Cultural Tourism and Destination Marketing:** A robust arts and culture scene can position a community as a cultural destination, attracting cultural tourists who specifically seek out artistic and cultural experiences. Cultural tourism brings in visitors who contribute to the local economy by spending on accommodations, dining, shopping, and attending cultural events. Moreover, promoting the community's arts and culture can enhance its overall reputation, attracting attention, and positive publicity that can spill over into other sectors of economic development.



## ECONOMIC BENEFITS OF A VIBRANT ARTS AND CULTURE SCENE

**5. Revitalization of Communities:** A thriving arts and culture scene can serve as a catalyst for community revitalization. Cultural institutions, art galleries, and performance venues often act as anchor institutions, attracting investments and encouraging the development of surrounding areas. This can lead to the revitalization of neighborhoods, increased property values, and the creation of cultural districts that become vibrant hubs for creative and economic activity.

**6. Creative Placemaking and Sense of Place:** Arts and culture contribute to the unique identity and sense of place in a community. They enhance the quality of life, making an area more appealing to residents, businesses, and potential investors. Communities with a strong arts and culture scene are often seen as desirable places to live and work, attracting skilled professionals, entrepreneurs, and innovative industries that seek vibrant and culturally rich environments.

## **ARTS AND CULTURE ACTION STEPS**

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**1. Define Your Mission and Vision:** Create a mission statement that outlines why you are starting the arts council, what it will do, and who will benefit from it. This should include a vision for how the arts council will help foster a vibrant art scene in your community.

**2. Identify Leaders and Volunteers:** The success of an arts council depends on having dedicated, passionate leaders who can bring together artists and help them succeed. Identify potential volunteers or board members to lead the organization.

**3. Develop a Funding Plan:** To ensure the sustainability of your arts council, it's important to develop a plan for how you will fund its activities. This can include grants from foundations, government funding and donations from corporations or individuals.

**4. Find Partnerships & Sponsorships:** Developing relationships with local businesses and organizations can help you secure event sponsorships and other forms of financial support. Additionally, finding partnerships with local schools or universities can help give the arts council more exposure in the community.

**5. Organize Events & Programs:** Hosting regular events and programs is essential for raising awareness about the arts council and encouraging participation from artists and art enthusiasts. Consider hosting workshops, lectures, exhibitions, performances, and other events that bring people together.

**6. Promote the Arts Council:** Develop a marketing strategy to help promote the arts council and its activities. Utilize social media, email campaigns, local newspapers, radio stations, and other outlets to spread the word about what you are doing.



# RESIDENTIAL DESIGN

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In the world of community planning and development, the implementation of minimum design standards for new residential subdivisions is not just a matter of bureaucracy, but a thoughtful approach to shaping the living environment for future residents.

Furthermore, these standards are instrumental in preserving the unique character and aesthetics of a community. They guide the architectural styles, the materials used in construction, and even the color palettes, ensuring that the new development harmonizes with the existing community fabric. It's a way to cherish and continue the local heritage and identity.

On a practical level, maintaining property values is a key consideration. Uniform design standards help in avoiding haphazard development, which can negatively impact the value of properties in the area. This is not just about economic factors; it's about instilling a sense of pride and investment in the community. The following design recommendations should be considered in any residential development.

## **SCALE & PROPORTION**

- It is recommended that new single family dwellings have a size, scale, mass and proportion that fit its historical context and neighborhood.
- Site details are encouraged to highlight and provide a sense of pedestrian scale at building entries, and help offset the prominence of cars, garages and driveways.

## **GARAGES AND PARKING AREA**

- Preferably, garages would be located at the side or rear of residential structures.
- Garage doors are strongly encouraged to not be forward of the front façade of the residence, nor face the street where possible.
- No off-street parking should be in the front yard setback for multi-family dwellings.



## ARCHITECTURAL DETAIL AT FACADES

It is desired that each façade be finished with architectural detail, including, but not limited to the following:

- Wall surfaces and patterns, eg. patterned shingles and siding, brick patterns, terra cotta details
- Window groupings
- Window pane shapes and patterns
- Porch supports and brackets
- Balustrades
- Door surrounds and top pieces
- Window surrounds
- Focal windows
- Dormers
- Cupolas
- Towers
- Cornices
- Columns
- Chimneys





## FRONT DOORS AND ENTRIES

- Front doors are encouraged to be visible from the street.
- Identifying the entry path with an arbor, gate, planter, or some other architectural element is also encouraged.
- The style of the door should match the house.
- Details can be added to make the entry distinctive by:
  - Using a different color from the house and trim;
  - Adding wider trim and molding on the top trim piece; or
  - Adding a door knocker.

## COVERED PORCHES

- Covered porches are encouraged. A canopy may be placed over the door to provide protection and interest if a porch is not possible.

## ROOFS

- Roof style and pitch generally depend on architectural context.
- All single gable roofs are encouraged to have a minimum 6:12 roof.
- Roofs for porches or roof decks might have less than 6:12 slope.
- Preferably, eaves should be substantial, projecting no less than twelve inches.
- Flush synthetic roofing (eg. Torchdown roofing) should be prohibited where visible from the street.





# ELEMENT 9 IMPLEMENTATION



**Village of Hebron**  
*Ohio*



The purpose of **Element 9** is to ensure the execution of Living Locally by establishing an effective implementation committee and facilitating regular meetings for efficient progress monitoring and coordination.

**1. Formation of Living Locally Implementation Committee:**

- Identify key stakeholders: Identify individuals and groups within the Village who have a vested interest in the successful implementation of the Comprehensive Plan.
- Establish committee roles: Define the roles and responsibilities of committee members based on their expertise, knowledge of the Village, and their ability to contribute effectively to the implementation process.
- Recruit committee members: Invite and appoint individuals who possess the necessary skills, such as community planners, government representatives, business leaders, and Village advocates, to contribute to the implementation efforts.
- Appoint a committee chairperson: Select a capable leader from within the committee who will facilitate meetings, ensure coordination, and drive the implementation efforts.

**2. Regular Meeting Schedule:**

- Determine meeting frequency: Establish a regular meeting schedule that allows for effective communication and progress updates without overwhelming committee members' other commitments.
- Set meeting duration: Allocate an appropriate amount of time for each meeting, considering the complexity of the Living Locally and the depth of discussion required.
- Schedule recurring meetings: Fix a recurring day and time for committee meetings to allow participants to plan their schedules in advance.
- Define meeting format: Determine whether meetings will be held in-person, virtually, or a combination thereof, based on the availability and location of committee members.

### **3. Purpose of Committee Meetings:**

- Plan review and refinement: Review the Living Locally document, identify any gaps or areas needing further development, and refine the strategies and action steps as necessary to align with the Village's goals and objectives.
- Progress tracking and reporting: Share updates on the progress made since the last meeting, evaluate accomplishments, discuss challenges faced, and propose solutions to address obstacles.
- Resource allocation and coordination: Assess resource needs, including financial, human, and technological resources, and ensure appropriate allocation to support the implementation activities outlined in Living Locally.
- Decision-making: Discuss and make decisions on critical issues, such as prioritization of tasks, adjustments to timelines, and modifications to the plan based on changing circumstances or new information.
- Stakeholder engagement: Share updates with relevant stakeholders, such as residents, businesses, and Village organizations, seek their input, and engage in dialogue to ensure their alignment with Living Locally.
- Evaluation and measurement: Define key performance indicators (KPIs) and establish a system to monitor and evaluate the effectiveness of the Living Locally's implementation. Regularly assess progress against the defined KPIs and make necessary adjustments.

### **4. Communication and Documentation:**

- Ensure transparency: Share meeting agendas, minutes, and action items with committee members and Hebron Village Council to foster transparency and accountability.
- Provide updates: Regularly communicate the progress and outcomes of the committee meetings to Hebron Village Council and the community, as applicable, to maintain transparency and gain support.
- Document decisions: Keep a record of decisions made during meetings, including rationale, to maintain an accurate account of the committee's activities and to facilitate future reference.



## **5. Committee Members**

When forming the Implementation Committee, it is essential to include individuals with diverse backgrounds, expertise, and perspectives relevant to the goals and objectives of the plan. Some professions and areas of expertise that should be considered for representation on the committee include:

- Community Residents
- Community Planners
- Government Representatives
- Business Leaders
- Environmental Experts
- Transportation Specialists
- Social and Community Advocates
- Architects and Design Professionals
- Education Representatives
- Real Estate and Development Experts



# Comprehensive Plan

## March 2024