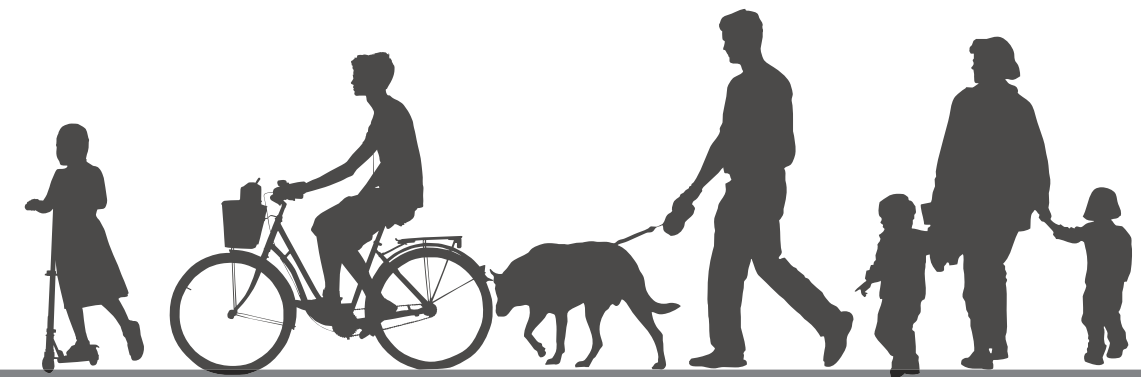


TrailSide Village



GREEN INFRASTRUCTURE FOR PLANNERS CASE STUDY
JUNE 23, 2022



EXPERIENCE



Clete J. Benken

RLA, ASLA

Principal / Owner

Principal In Charge

cbenken@benken-associates.com

REGISTRATION / EDUCATION

Registered Landscape Architect
Ohio #713
Kentucky #756

Ohio State University, 1989
Bachelor of Landscape Architecture - School of Architecture,
College of Engineering

ORGANIZATIONS / AFFILIATIONS

American Society of Landscape Architects
Ohio Chapter Vice President, 1998-99

Urban Land Institute
Full Member, 2019-Present

BUSINESS MANAGEMENT EXPERIENCE

March 2020 to Present
Founder/Principal, Peravia Development, Investment & Consulting
Founder/Principal, Benken & Associates Landscape Architecture, Planning & Design

2011 to 2020 - MKSK, LLC Partner / Cincinnati Office Leader
Responsible for Business Development, Operations and Staffing of one of the Regions Largest Planning & Design Practices

MIXED-USE DEVELOPMENT EXPERIENCE

Ohio / KY / Indiana

Covington Artisan's Enterprise Center / MKSK Offices- Covington, KY
Kennedy Heights Cultural Campus Redevelopment - Cincinnati, Ohio
Summit Park Master Planning & District Land Use Plan - City of Blue Ash, Ohio
The Neighborhoods @ Summit Park Master Planning & Entitlements - Al Neyer & Vandercar Partnership
Oakley Yard / Three Oaks - 30-Acre Neighborhood Master Plan - Neyer Properties & WP Land
Avondale Town Center Master Plan & Landscape Architecture - The Community Builders / MNI, Inc.
Montgomery Quarter - Mixed-use Development Planning & Entitlements - Brandicorp/Neyer Prop.
West Chester Village - 22 Acre Mixed-Use Development Master Planning & Entitlements
Lakeshore Landing Master Planning & Entitlement Services - 60 acre Conservation Development, Batesville, IN.

New York / New Jersey / Pennsylvania

Doral Greens Resort Housing Landscape Architecture - Rye Brook, New York - Kaskel/Carol Group.
Canal Pointe, Princeton, New Jersey - 105 acre Conservation Development - Weingarten-Siegel Group

Tennessee

Cumberland Shores Mixed-Use Development Master Plan & Design Guidelines - TSU Foundation

NEIGHBORHOODS @ SUMMIT PARK



Clete Benken served as Principal-in-Charge and lead planner for the master planning and entitlement of “The Neighborhoods at Summit Park – a 108-acre, \$350,000,000 walkable mixed-use district now being constructed along the runway of the former Blue Ash Airport. The land plan integrates the streets and open spaces of the development with the passive and active use precincts of Summit Park. Recreation and leisure spaces are designed to minimize the need for fee-based programming and leverages the natural systems, greenways and civic spaces of the former airport property to create a world-class live/work/play environment.

**All work performed while Clete Benken was a partner at MKSK Studios.*

EXPERIENCE



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MONTGOMERY QUARTER



Clete Benken served as Principal-in-Charge and lead planner for the master planning and entitlement of “Montgomery Quarter” from the inception of the project through the start of Phase 1 earlier this year. The development complements the City’s Historic commercial district and establishes a contemporary mixed-use neighborhood around a highly amenitized civic park and rooftop plaza.

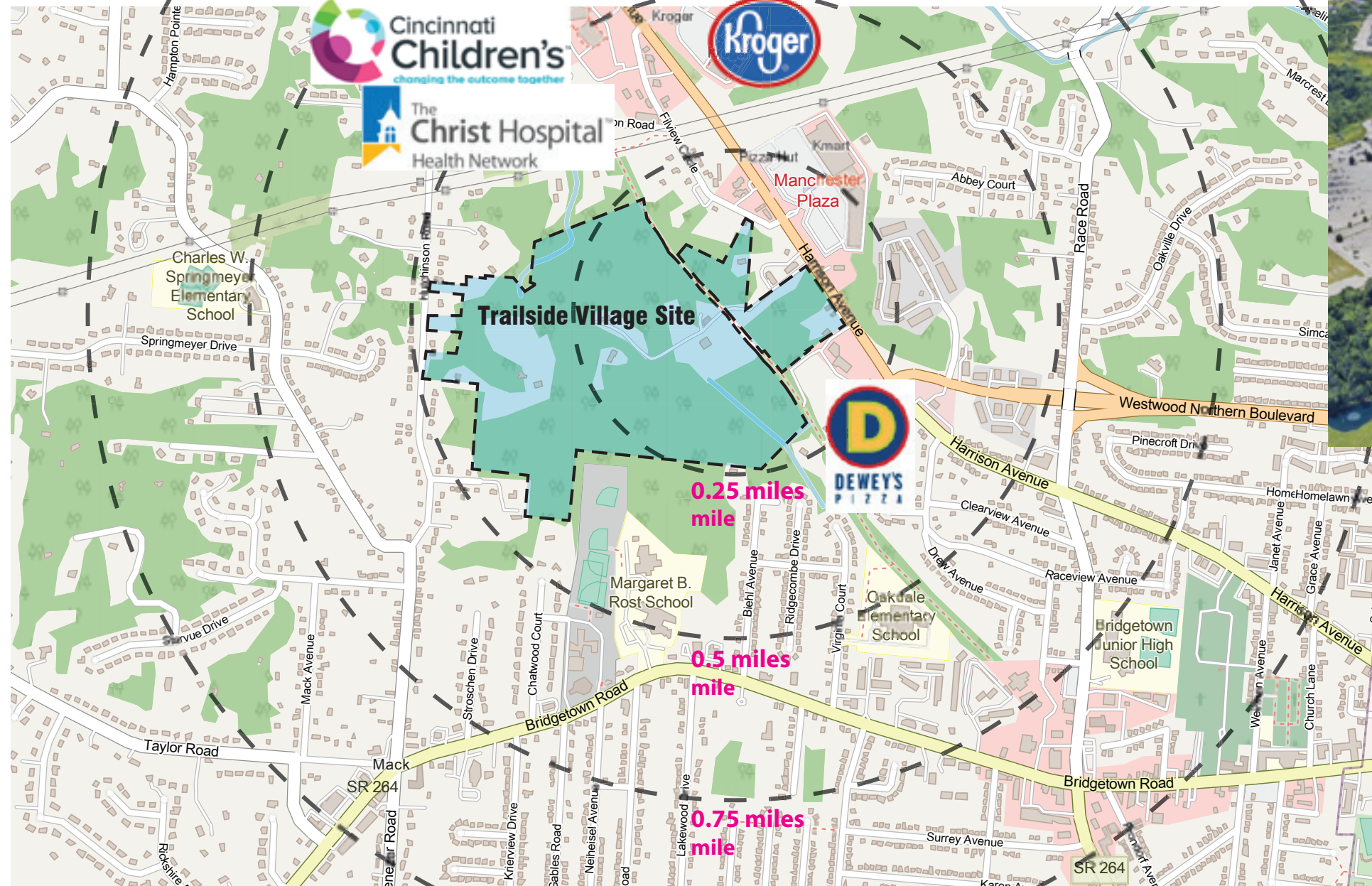
**All work prior to March 2020 performed while Clete Benken was a partner at MKSK Studios.*

Why a Conservation Plan?

***TrailSide* Village**



HARRISON & FILVIEW CORRIDOR CONTEXT



- **Limited Developable Land within the Outer Suburban Areas of Greater Cincinnati that is not encumbered by slopes, desirable natural features & other entitlement challenges**
- **High Land Costs**
- **Increased Value of Homesites that adjoin protected parks and open space (a 15% Premium is Typical but can be much higher for “beachfront” property on Parks and Scenic Open Space)**

1/2021

Map data © OpenStreetMap contributors, Map layer by Esri

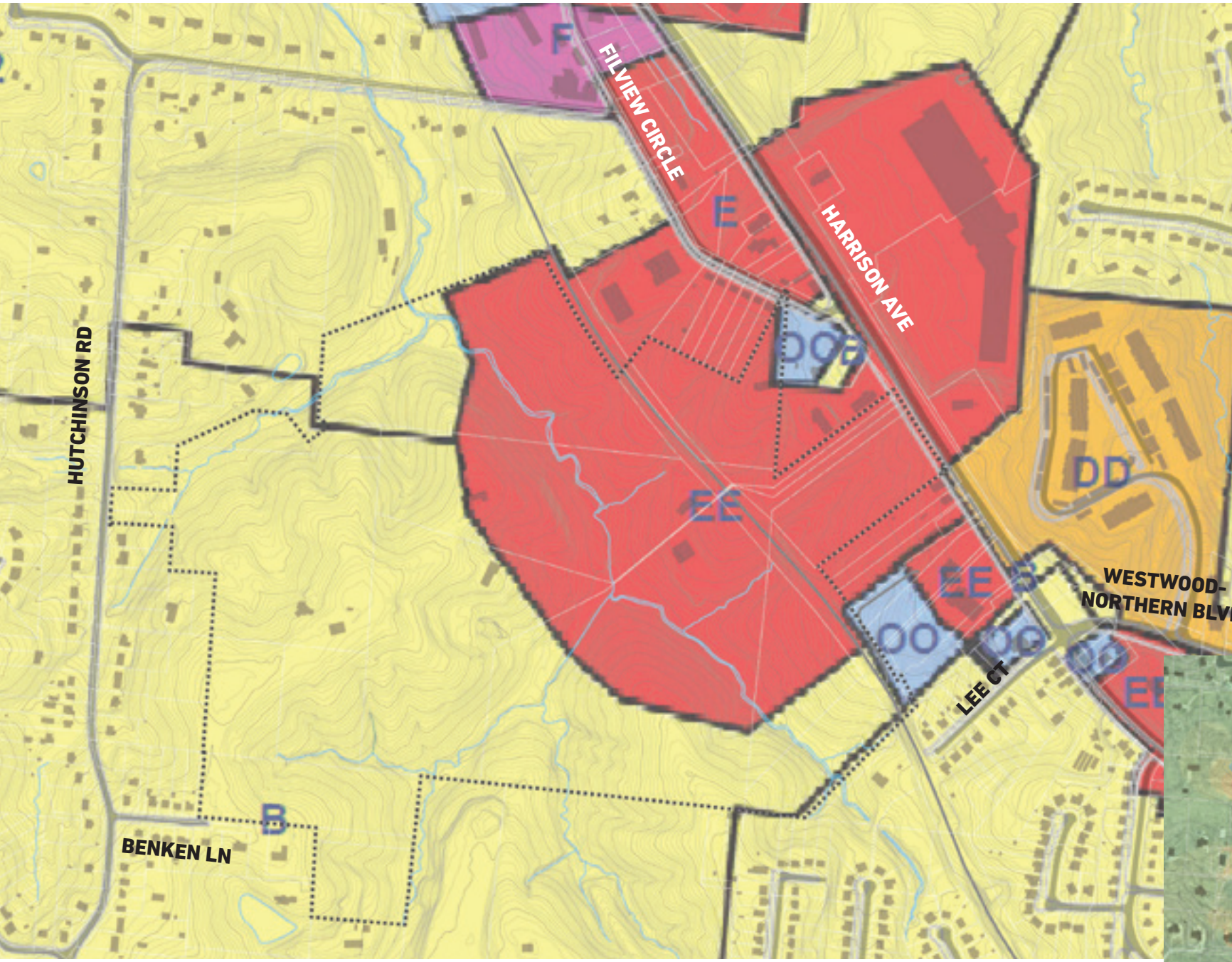
RESOURCE CONSERVATION INFLUENCES

- Enhanced ***potential*** to lessen opposition from NIMBY's and Environmental Agencies
- Opportunity to perpetually protect sensitive open space by achieving net SF densities up to 11du/ac

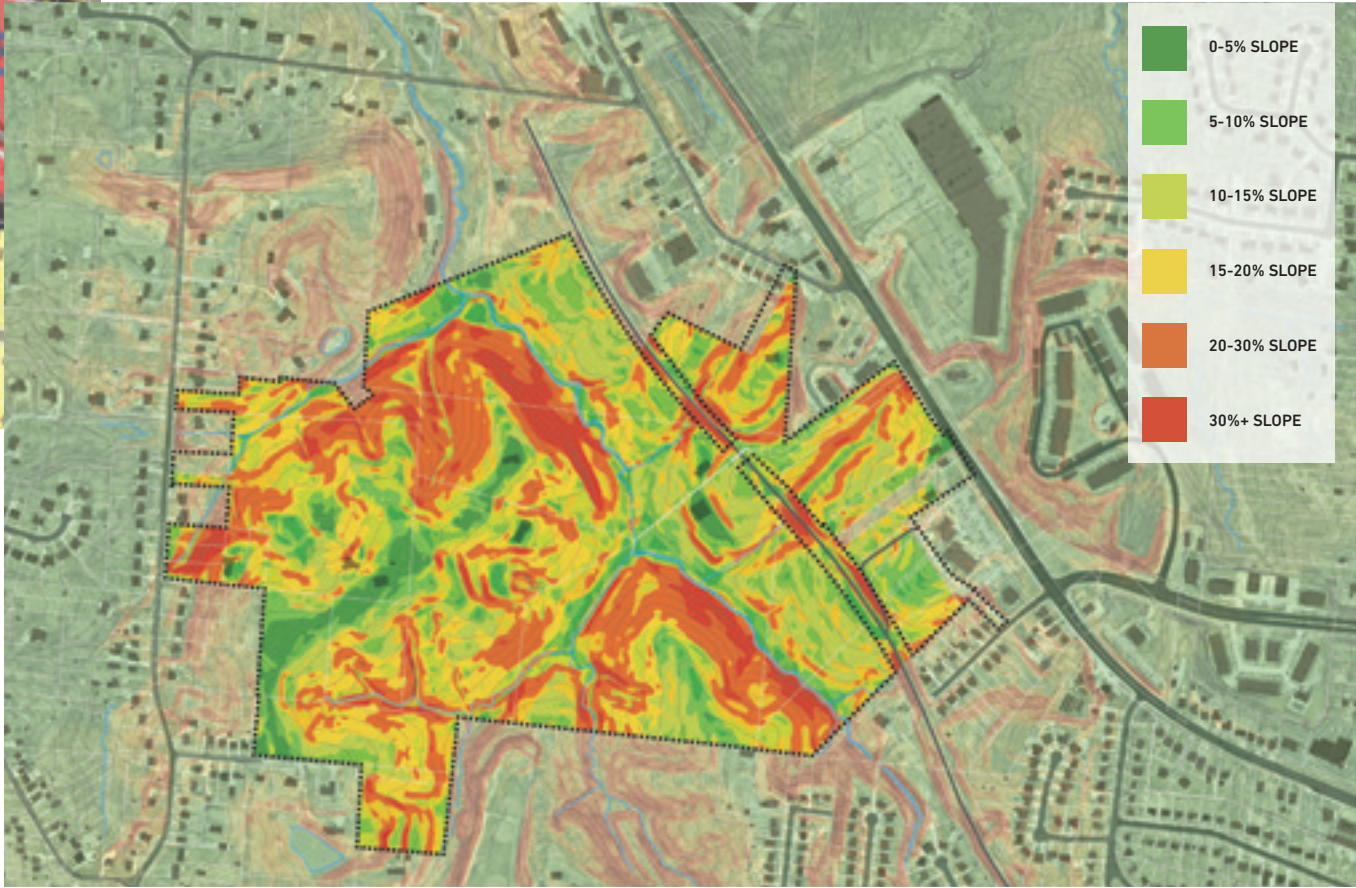




RATIONALE FOR CONSERVATION ZONING

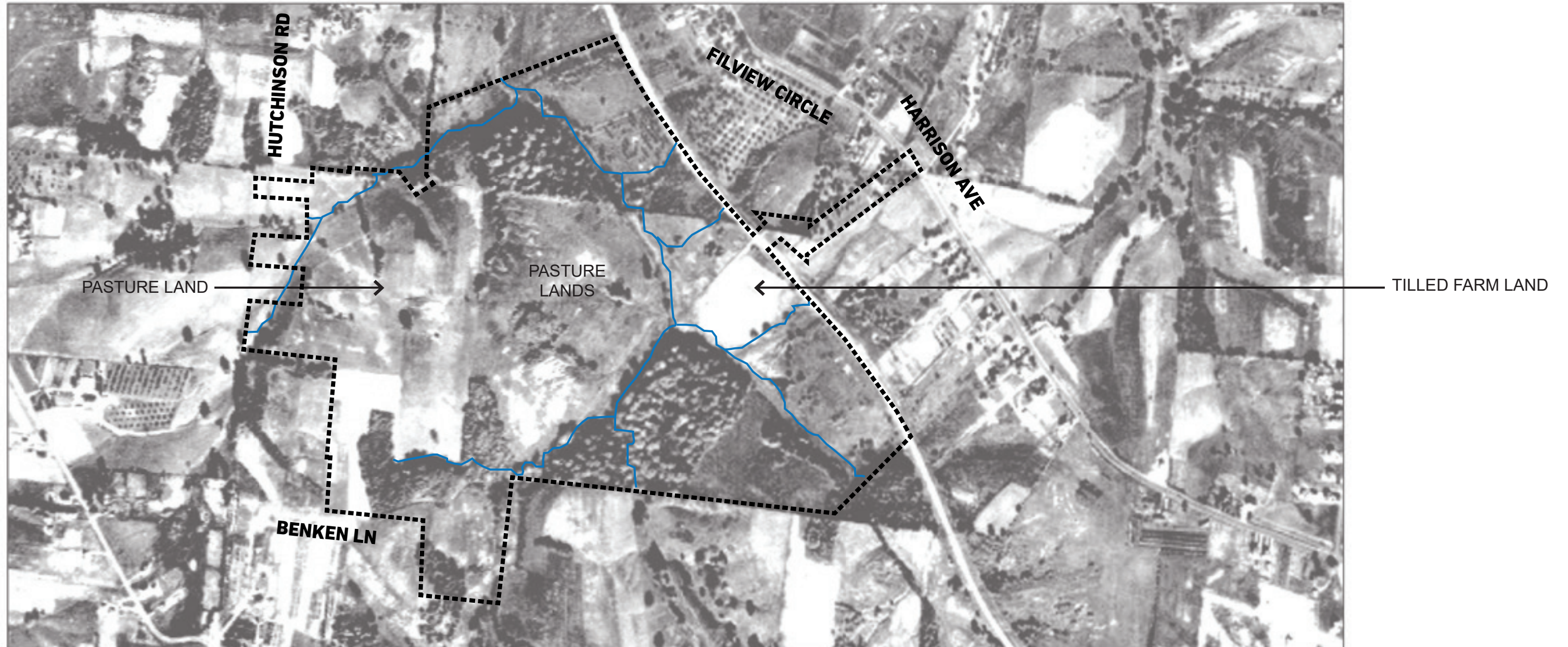


- A significant portion of the Trailside Village site was previously zoned for high intensity retail uses, which would allow development at a much greater intensity than the proposed Trailside Village development. Under the existing zoning more than twice the number of dwelling units being proposed could be constructed with far greater environmental impact .
- As a “Conservation Development,” Trailside Village reflects a much more sensitive use of the property where steep slopes, wooded hill sides and sensitive stream corridors are set aside within perpetual park land and conservation areas. This Planning Approach Required Highly Committed Public Partners & the significant involvement / support of HC Planning Staff

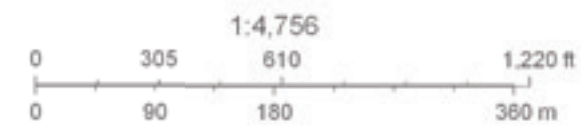


CAGIS Map

1932 AERIAL MAP

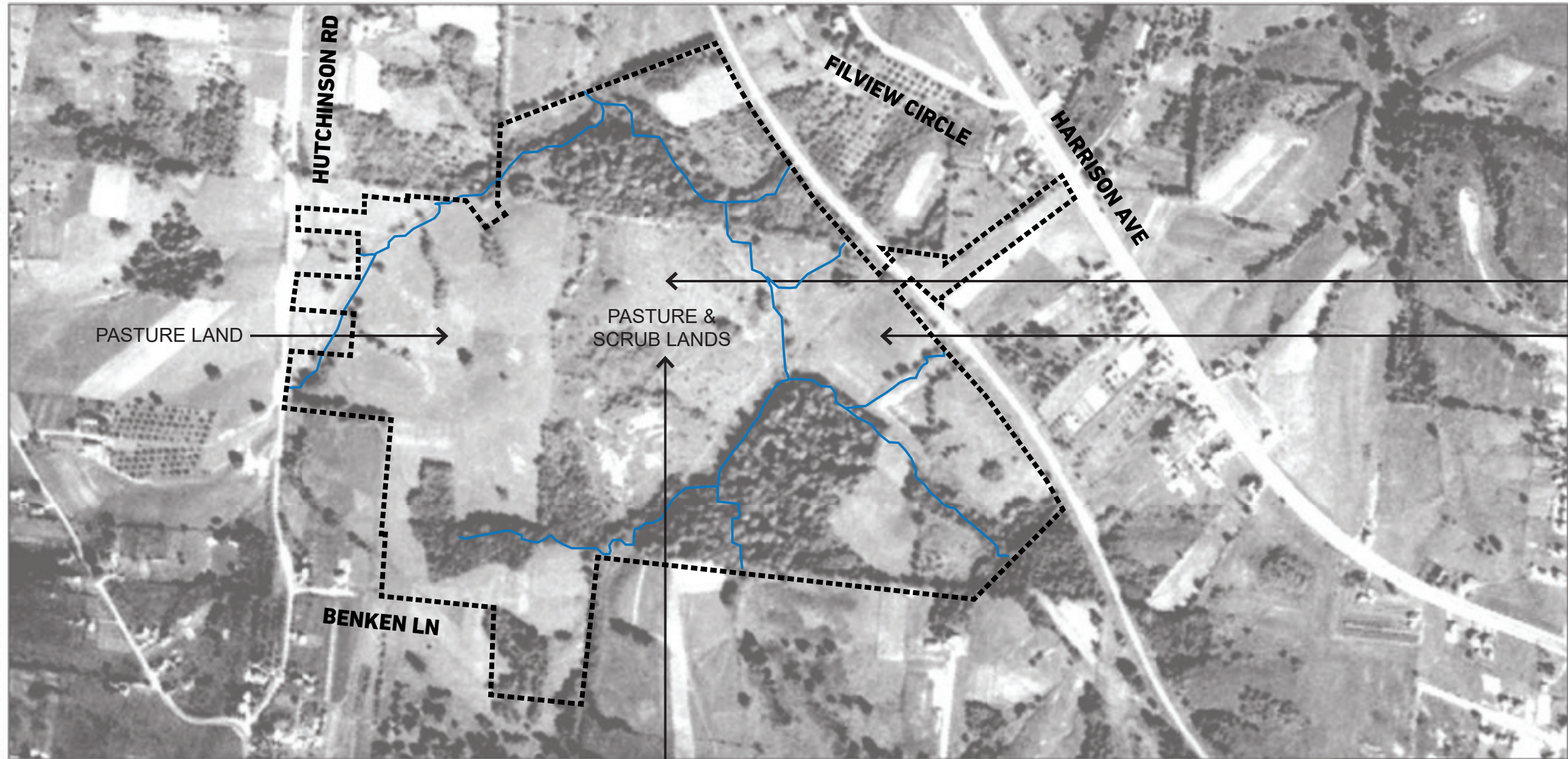


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1938 AERIAL MAP

CAGIS Map



JOHN RUEVE HOME
SITE BEFORE GRADING
PASTURE LAND

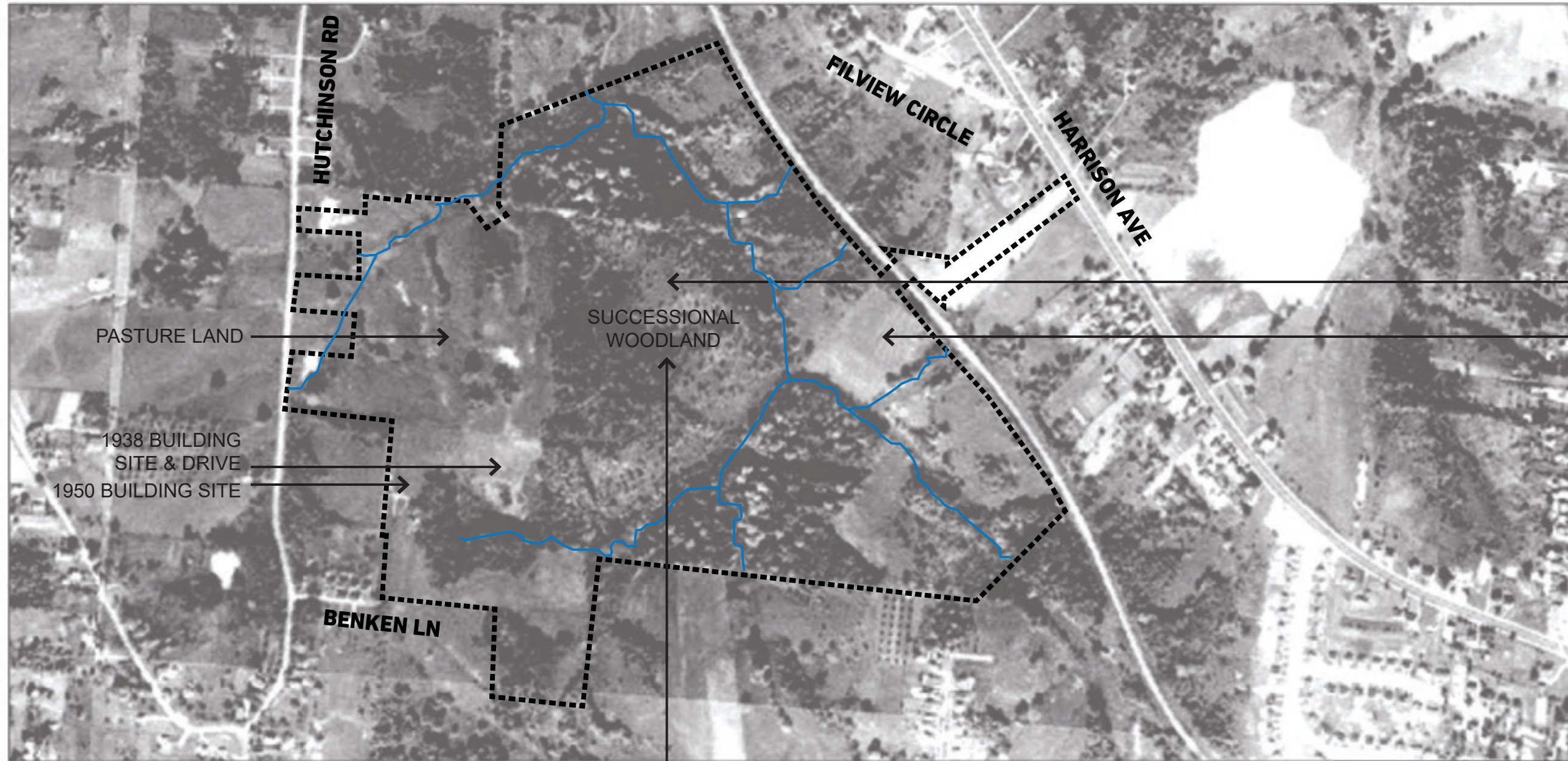
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MIKE RUEVE HOUSE
LOCATION



CAGIS Map

1950 AERIAL MAP



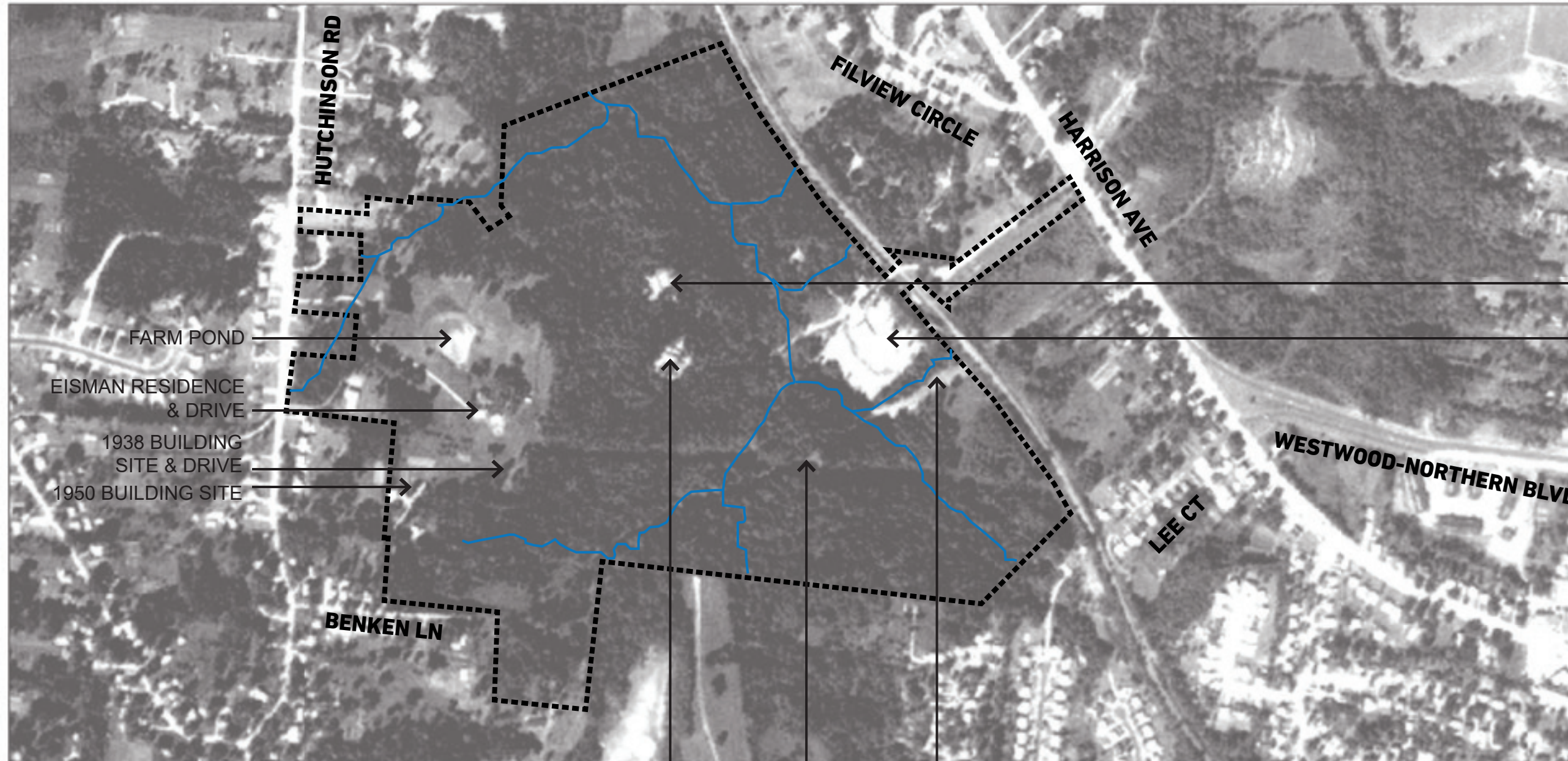
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MIKE RUEVE HOUSE
LOCATION



CAGIS Map

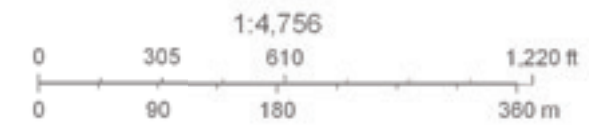
1977 AERIAL MAP



JOHN RUEVE HOME
SITE GRADING
MAINTENANCE BUILDING &
STABLE SITE GRADING

FARM POND
EISMAN RESIDENCE
& DRIVE
1938 BUILDING
SITE & DRIVE
1950 BUILDING SITE

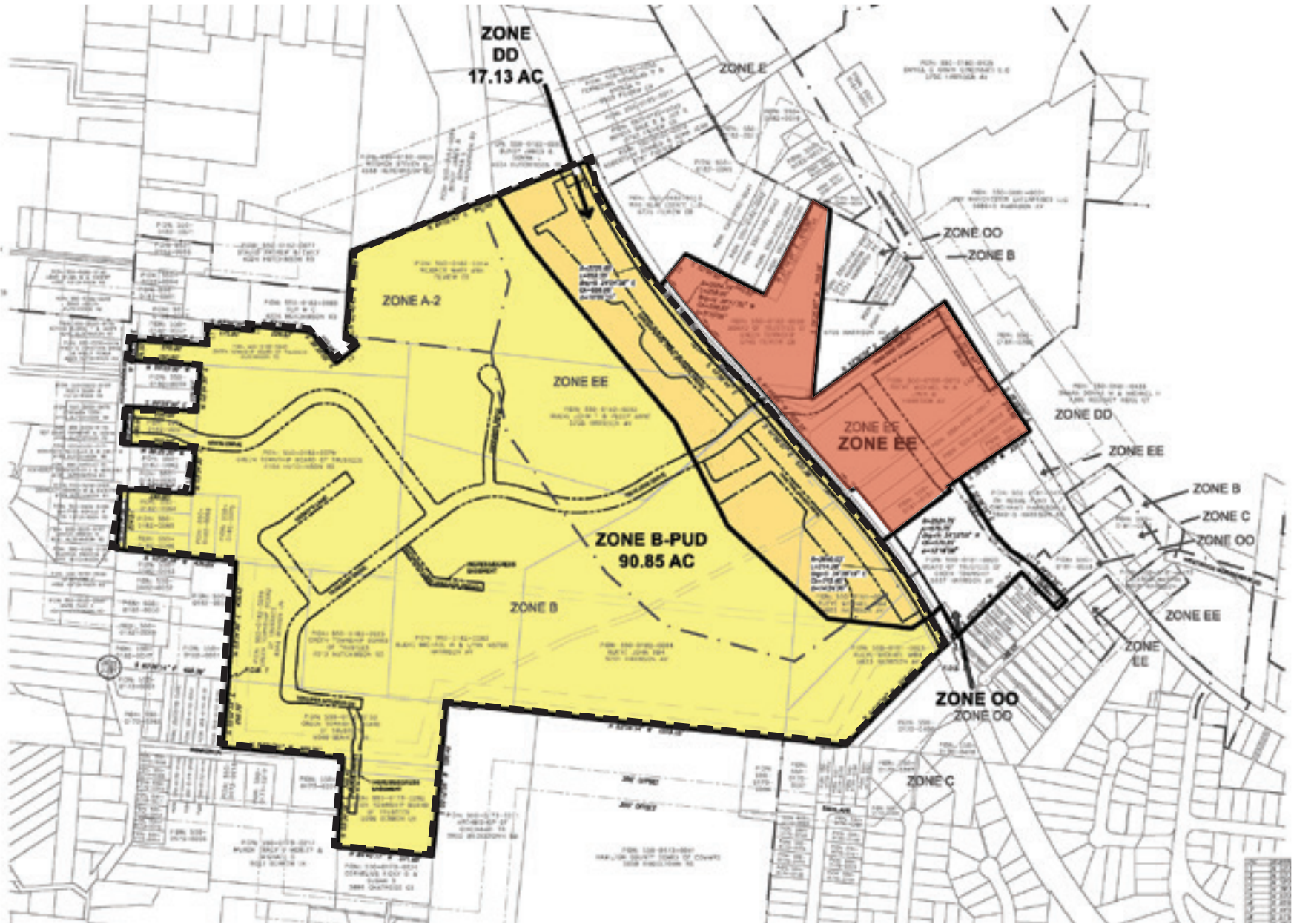
MIKE RUEVE HOUSE
SITE GRADING
OVERHEAD ELECTRIC (DISTRIBUTION)
GAS & PETROLEUM PIPELINE



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CONSERVATION GOALS for the Proposed Neighborhood

- Expand upon Green Township's Investment in quality-of-life amenities by establishing the neighborhood within a Conservation Development that preserves the natural beauty and environmental quality of the Trailside Village property's scenic woodlands and stream corridors.



Conservation Design

Randall Arendt, a nationally-known expert on rural community design, developed conservation design as an alternative to the largely unplanned sprawl caused by conventional rural housing subdivisions.

A typical subdivision



Carves up a 50-acre parcel into the maximum number of lots allowed by the local zoning, in this case, 18 lots.

A subdivision laid out according to conservation design



Same number of homes, smaller lots, lower costs because of shorter roads, and balance of land preserved as open space.

Source: Randall Arendt

K. FIRTH/The Record

Vision for QUALITY OF LIFE

- Leverage the economic and cultural value of the Township's Walk & Bike Trail by establishing a walkable, mixed-use neighborhood that links surrounding neighborhoods to the Village Center via an expanded network of multi-use trails.
- Expand the Township's inventory of quality housing that appeals to current and prospective residents and meets the lifestyle needs of residents at all ages.
- Increase the Township's inventory of quality dining, retail and service venues which support the neighborhood and greater west side residents and meet the needs of prospective employers and their workforces.



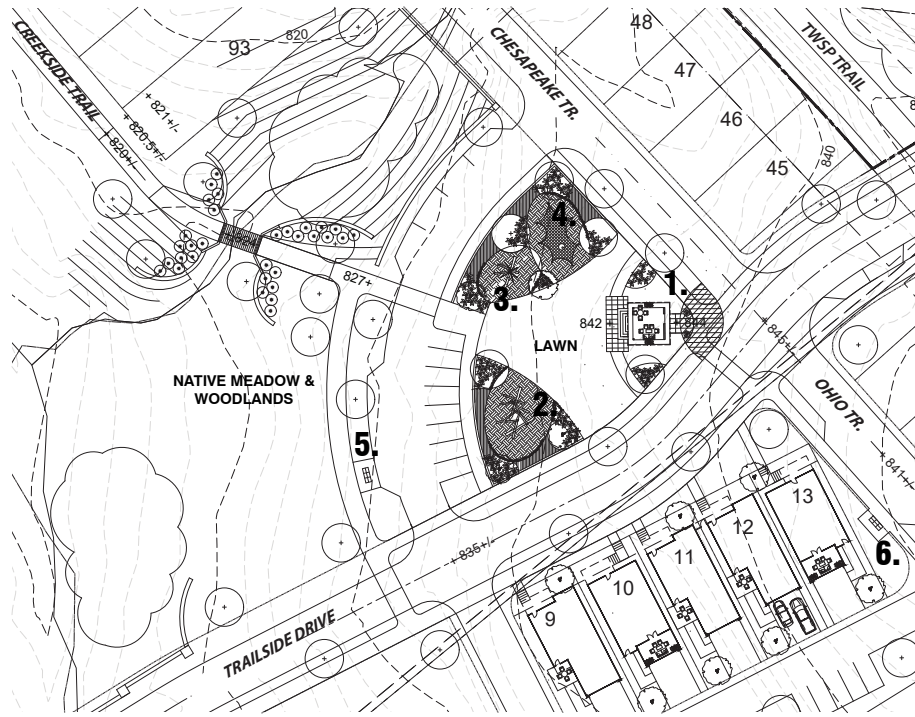


- Establish a new trail-head park and 1.5-mile multi-use path network that provides access to the property's scenic stream corridors and conservations areas
- Preserve and enhance wildlife habitat by maintaining existing wildlife corridors and expanding the diversity of the property's woodlands, meadows and riparian habitats.
- Work with the Township, Local jurisdictional agencies and Hamilton County to develop a responsible, pragmatic improvement plan which addresses existing water quality concerns within Wesselman Creek and offers viable, long-term solutions to providing expanded sanitary sewer capacity along the Harrison Avenue corridor.
- Employ a Stormwater Management Approach that captures and treats stormwater closest to the source of runoff within each of the 4 sub-watersheds of the site.
- Restore disturbed areas with native plant communities including Native Woodland and Shortgrass Prairie ecotypes.

PHASE 1 TRAIL & CREEKSIDE HOME SITES



- 1. Trailside Living includes 47 rear-loaded Row House Lots along the Existing Township Trail Path and 46 front-loaded Row house lots facing on the New 55-acre Trailside Park and Conservation Areas.**
- 2. Trailside Park will feature an all-ages natural play area and performance lawn and serve as the hub for an additional 1.5 miles of Multi-purpose paths connecting the village to Bridgetown Road.**
- 3. The Preliminary Master Plan for Phase 2 of Trailside Village depicts the mixed-use commercial area where upper-story residential flats are complimented by over 36,000 square feet of retail and commercial space - all anchored along the Harrison Trail by the “Trailside Cafe”.**



Green Streets



"GREEN" BEST MANAGEMENT TOOLS



Native Landscapes

Timber Play at Summit Park



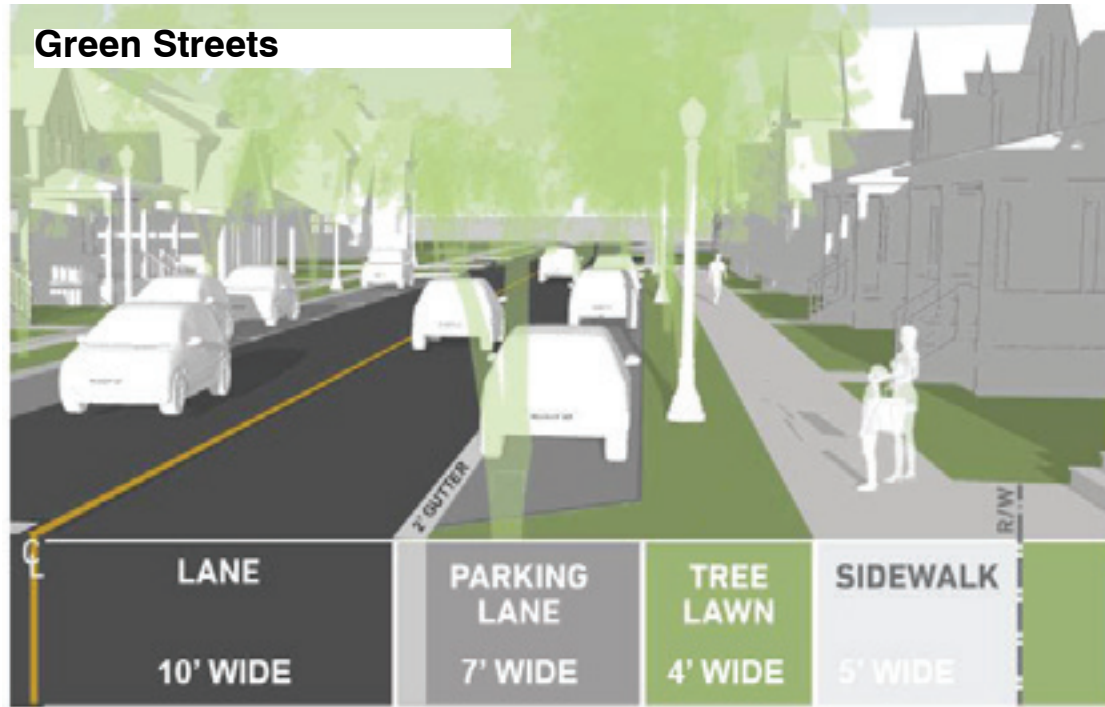
Reclaimed Timber Play Structures



3-sided Stream / Wildlife Crossing



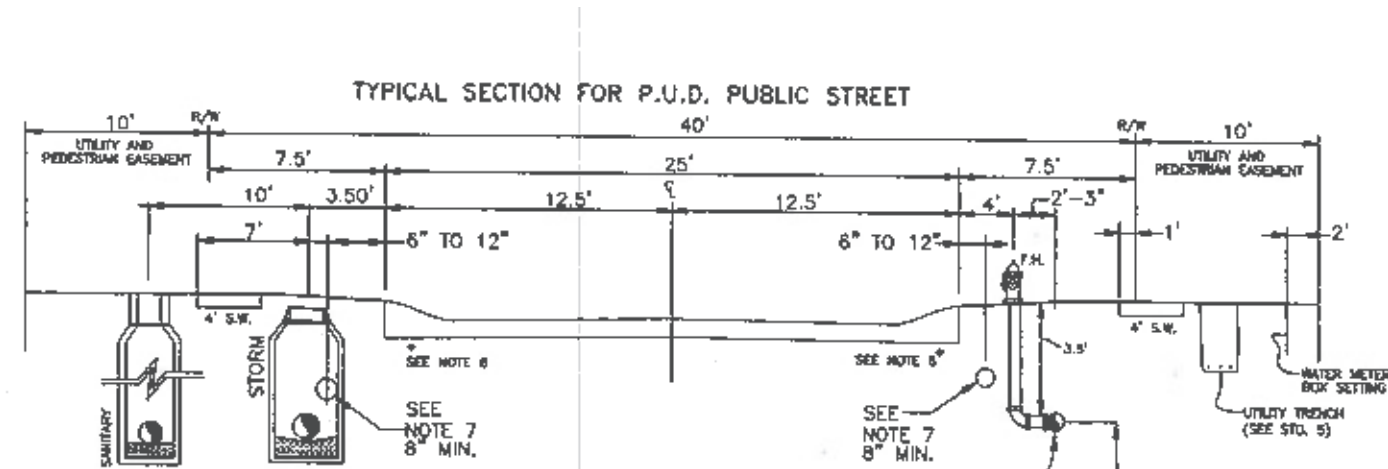
Green Streets



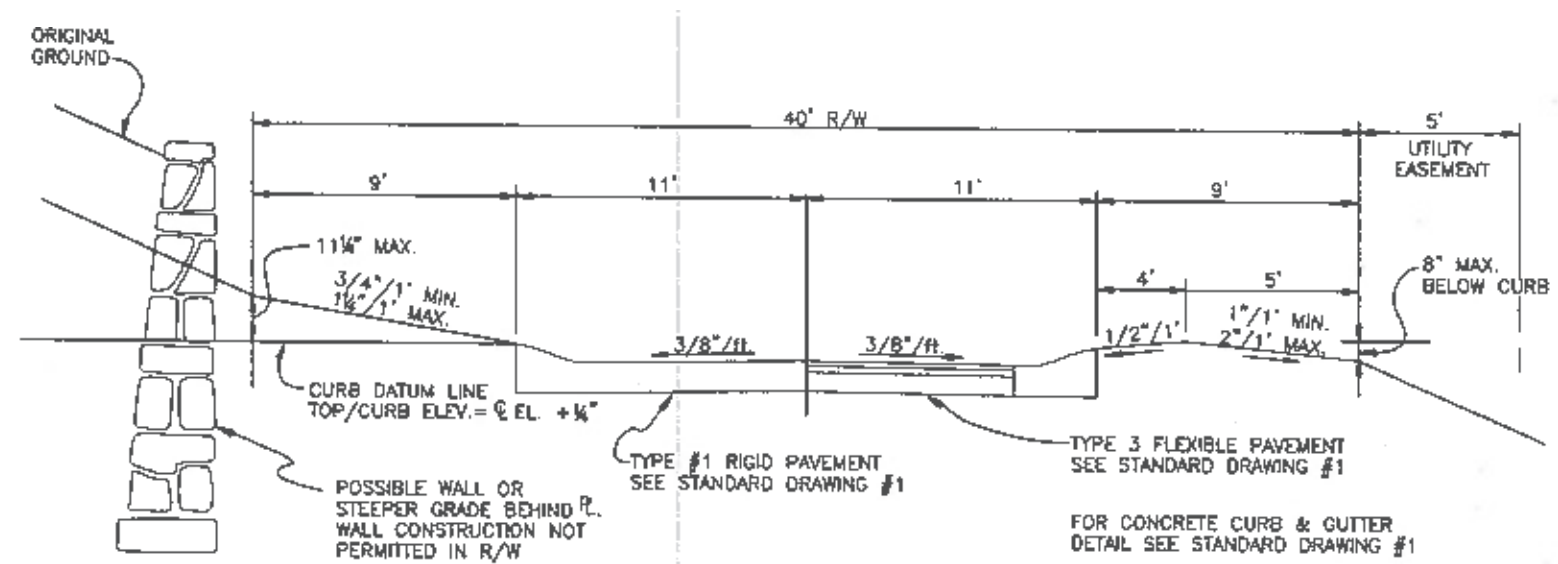
COMPLETE STREETS

BENEFITS

1. Create a more Pedestrian-Friendly Environment
2. Reduce Lifecycle Replacement Costs
3. Minimize Run-off & Improve Water Quality

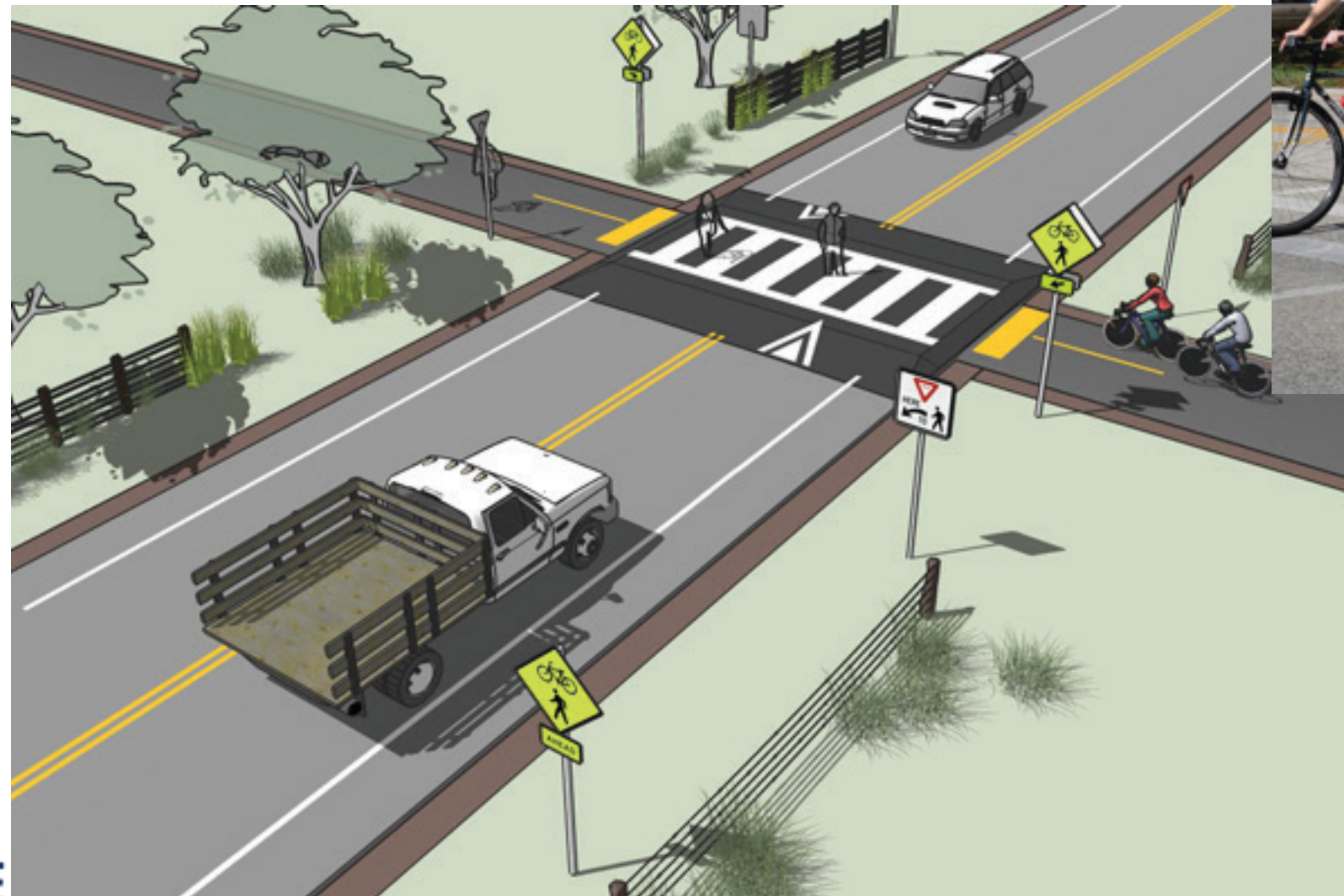


HC P.U.D. STREET SECTION

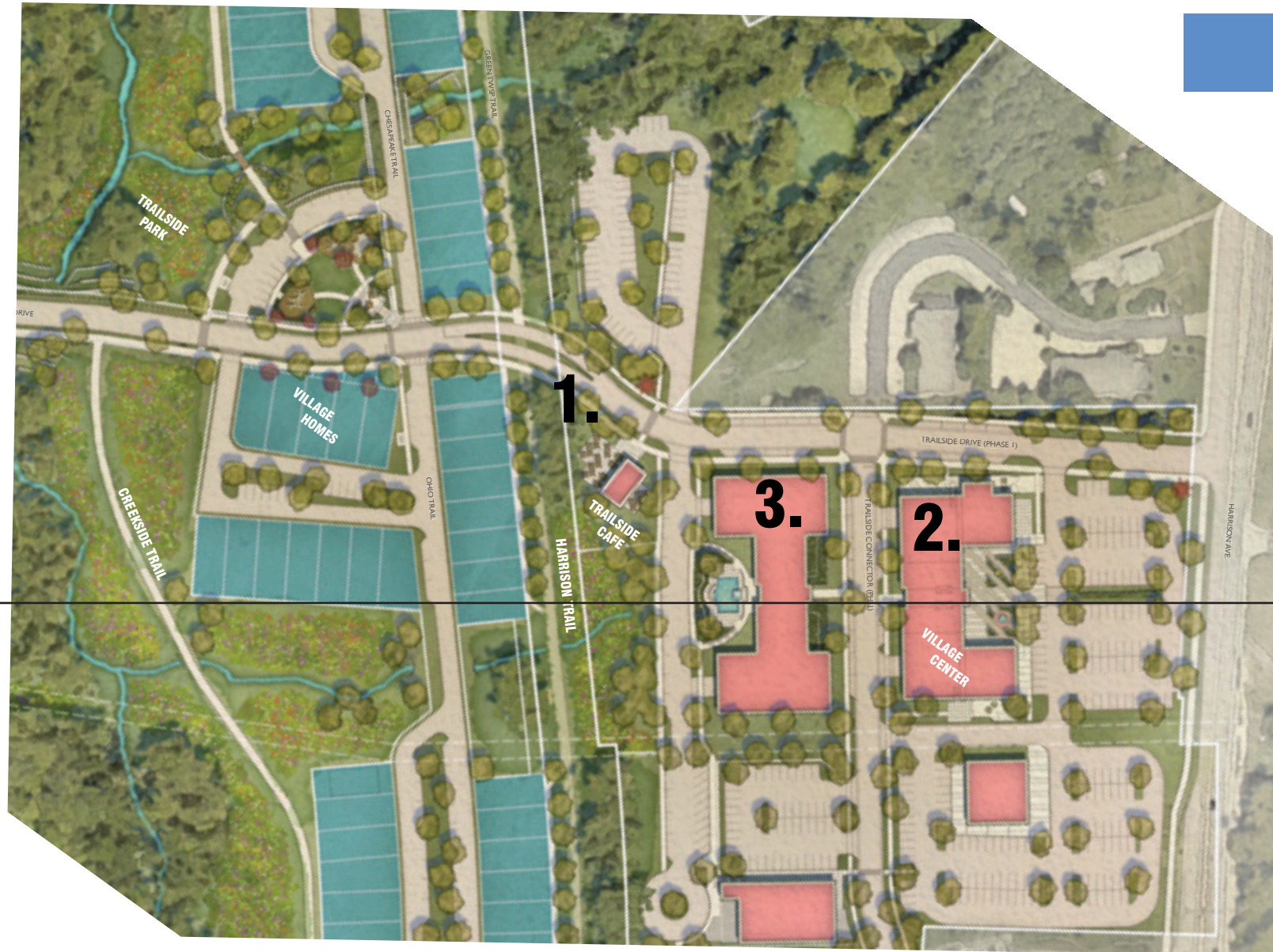


CURRENT HC CURBED PRIVATE DRIVE SECTION

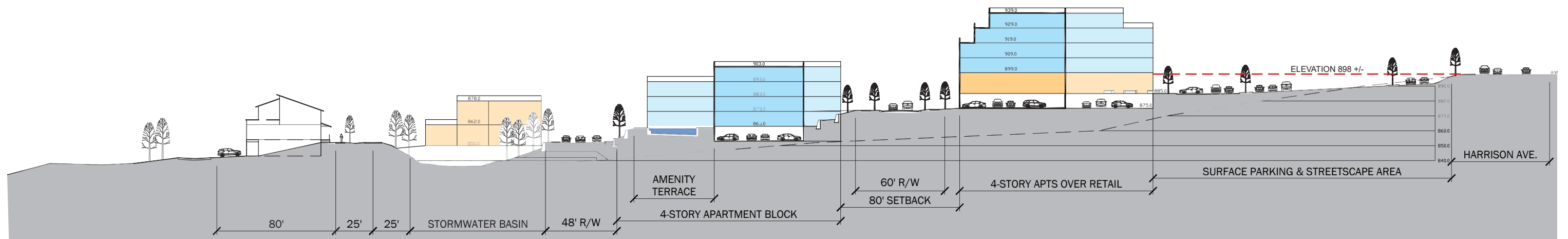
MAXIMIZE PEDESTRIAN & BIKE MOBILITY



"DOWN HILL" VILLAGE CENTER



1. The Trailside Cafe will offer casual dining and refreshments within steps of the Township's Walk / Bike Trail.
2. Trailside Village Residents and Visitors will find an array of dining and service-oriented retail and commercial offerings clustered around a vibrant amenity plaza at the plaza level of the Phase 2 mixed-use building
3. Market-rate Apartments will be developed east of the trail and above the commercial spaces in a walkable village center environment.



CROSS-SECTION THROUGH VILLAGE CENTER

DENSITY BONUS WITHIN COMMERCIAL ZONES



SUMMIT PARK, BLUE ASH, OHIO

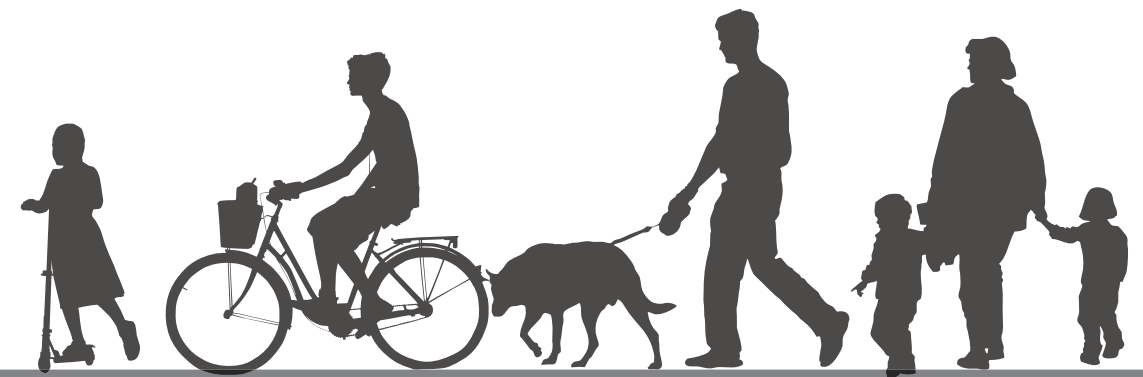


INTEGRATE PUBIC GATHERING SPACES



Compact Neo-traditional & Multi-Family Housing

***TrailSide* Village**



NORTON COMMONS, PROSPECT, KY



DETACHED SMALL LOT PRECEDENTS



SUMMIT PARK, BLUE ASH, OHIO



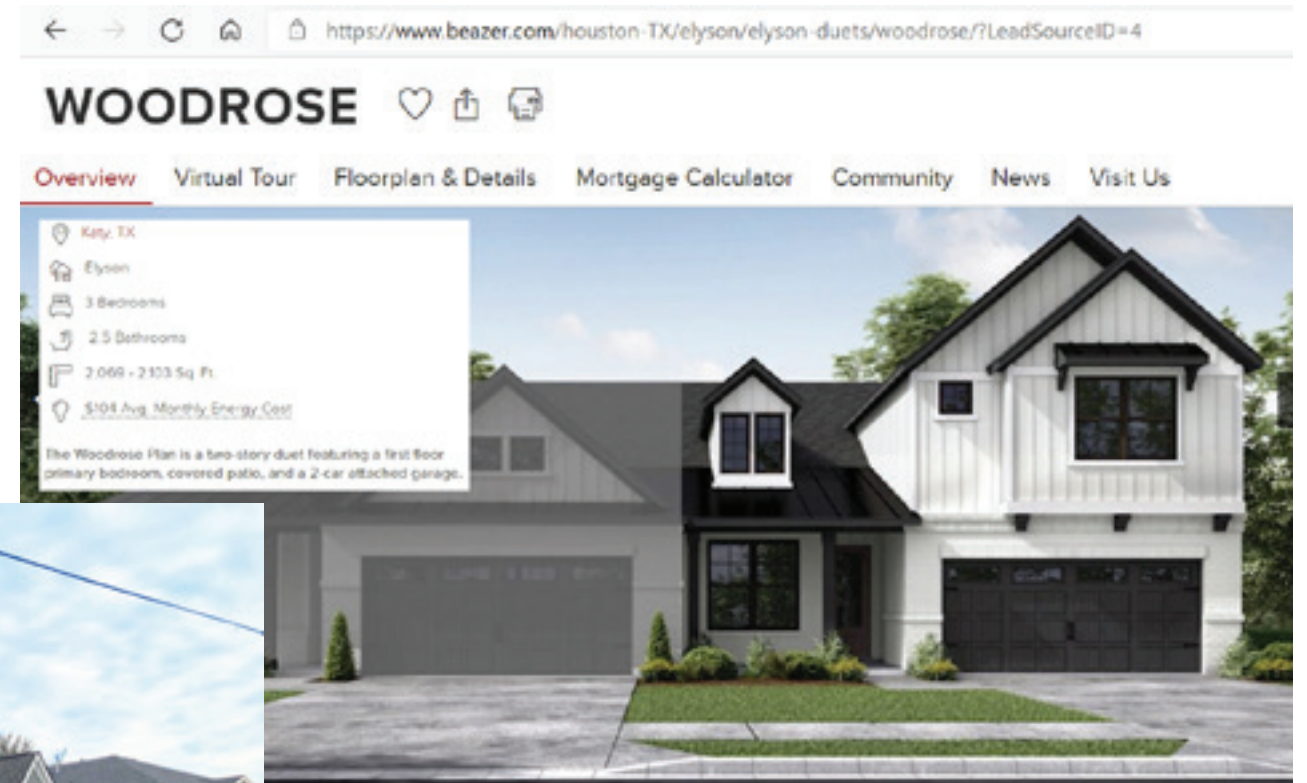
ALLISON RAMSEY ARCHITECTS, SC



WESTHAVEN, NASHVILLE, TN



ATTACHED HOUSE PRECEDENTS



KATY, TX TRADITIONAL

SUSTAINABLE TOWNHOUSE CLUSTER



MADIERA, OH - TRADITIONAL



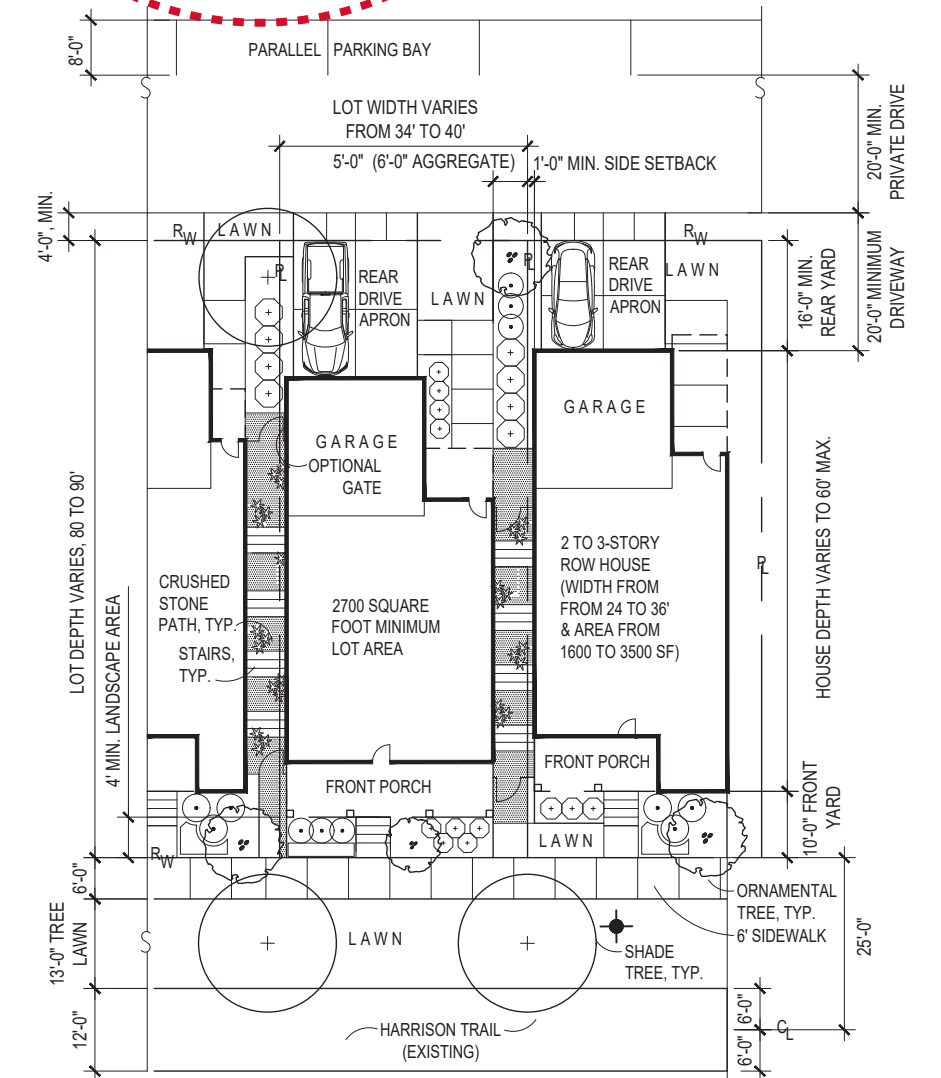
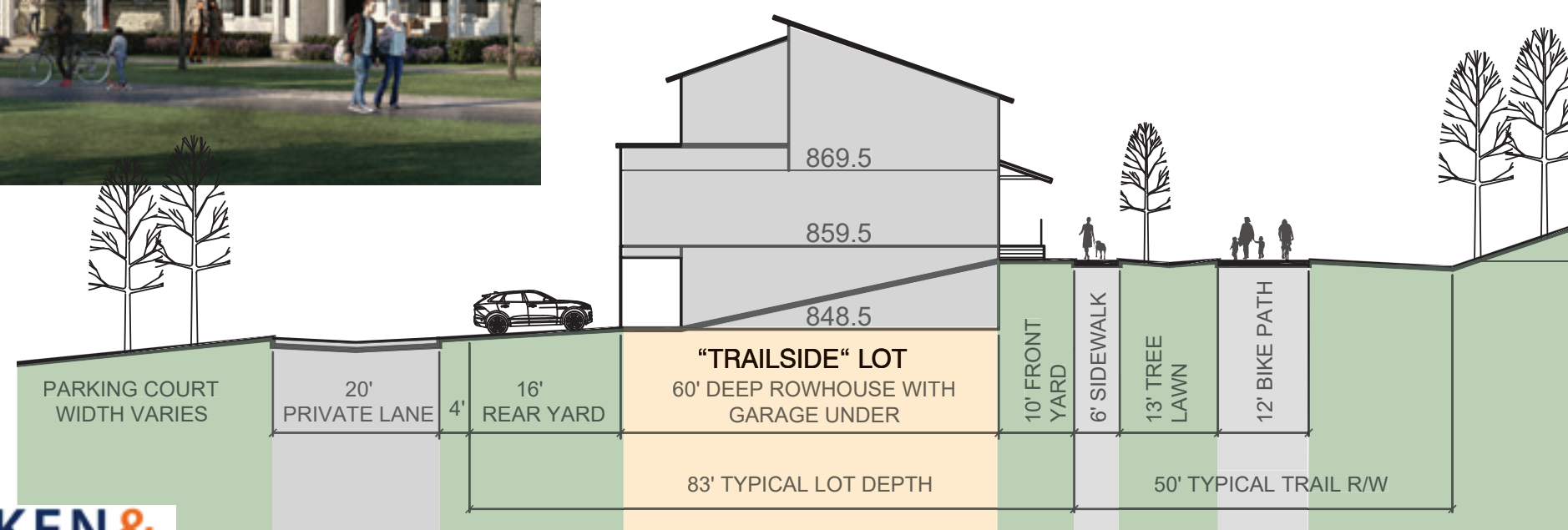
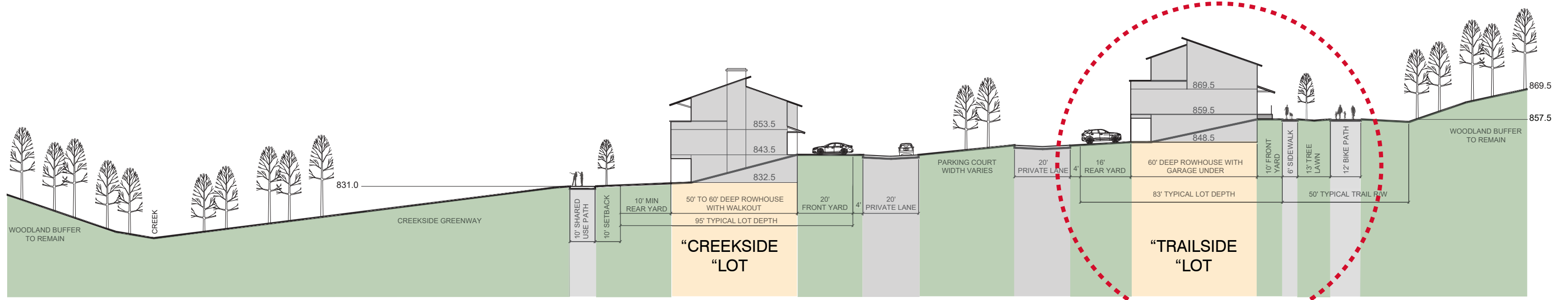
HUNT BUILDERS, RICHMOND, VA



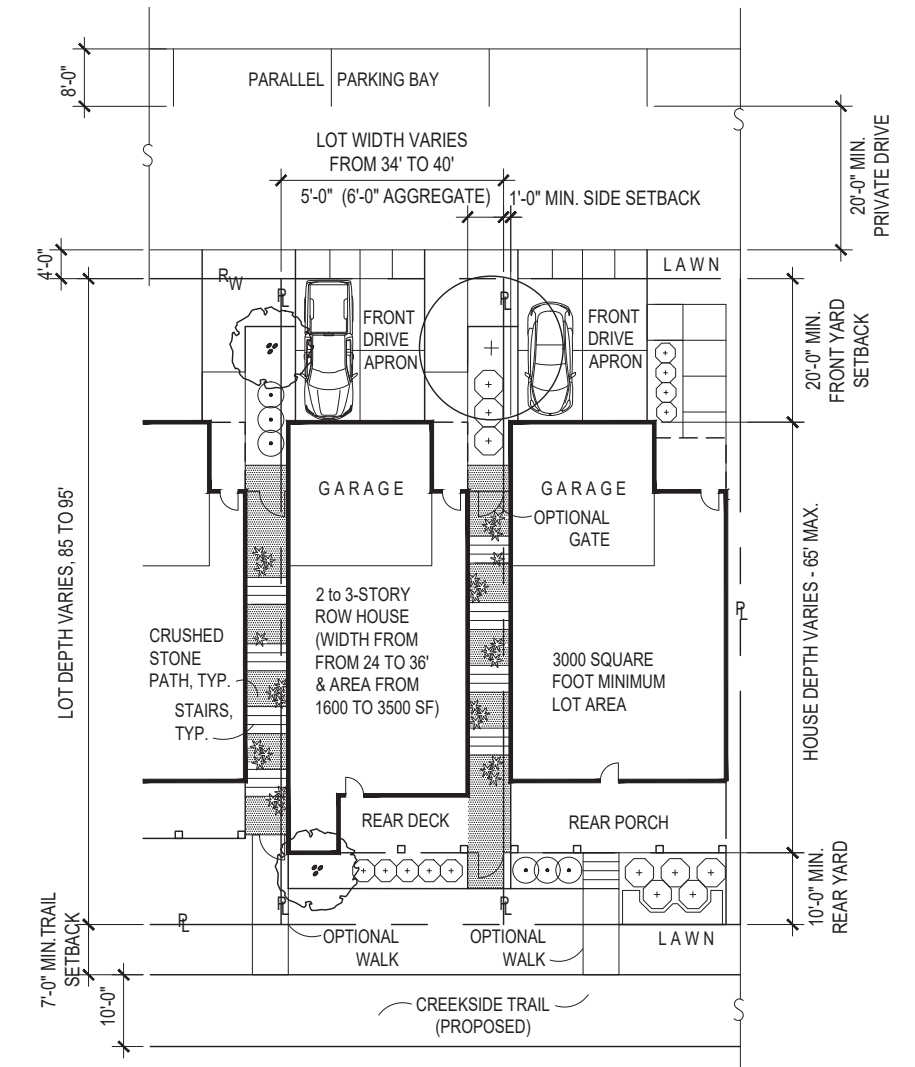
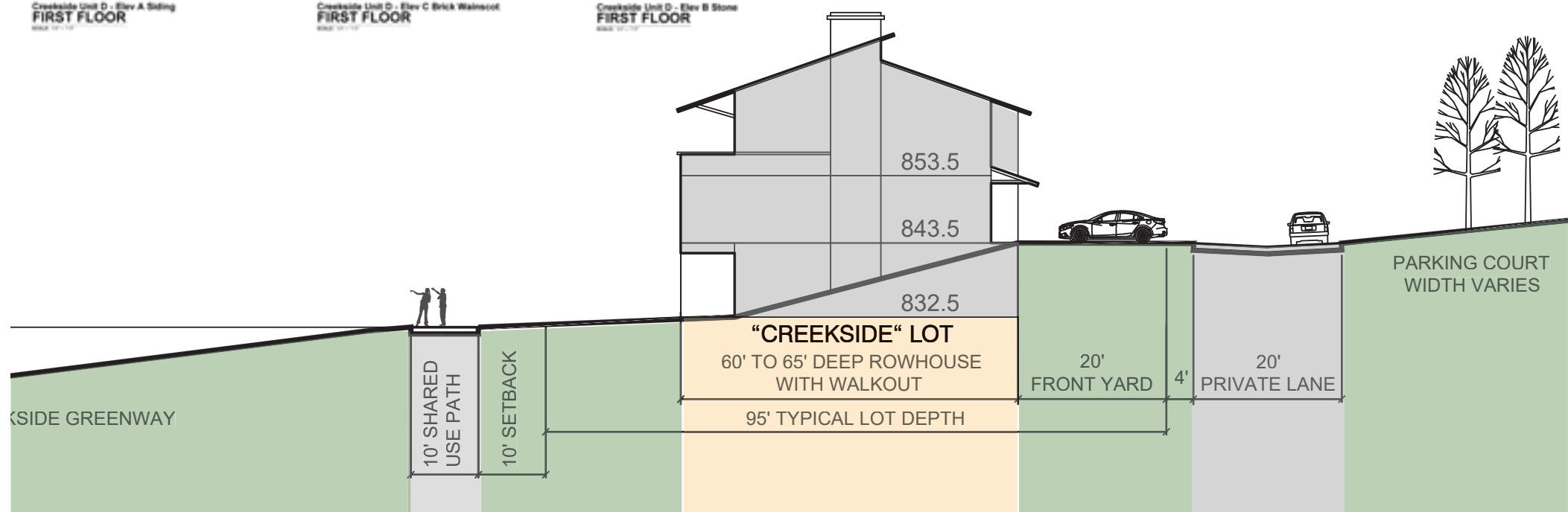
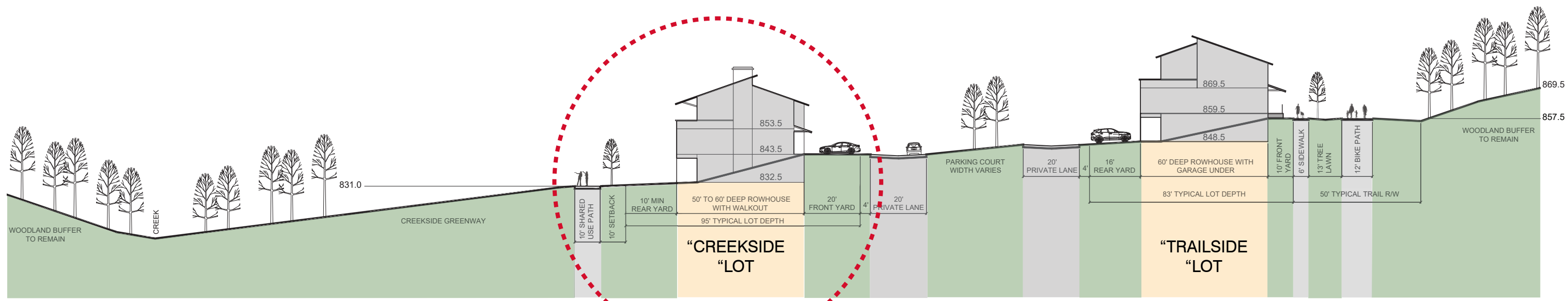
HILLSIDE COMPATIBLE NEO-TRADITIONAL HOMES



TYP. CROSS-SECTION THROUGH "TRAILSIDE" LOTS



TYP. CROSS-SECTION THROUGH "CREEKSID" LOTS



BIRDSEYE PERSPECTIVE LOOKING SOUTHWEST @ VILLAGE CENTER



STREET LEVEL VIEW LOOKING SOUTHWEST @ VILLAGE CENTER





STREET LEVEL VIEW LOOKING SOUTHWEST AT TRAIL CROSSING



AFTER



BEFORE

BIRDSEYE PERSPECTIVE LOOKING SOUTHEAST OVER TRAILSIDE PARK



EYE-LEVEL PERSPECTIVE LOOKING NORTHWEST @ STREAM CROSSING



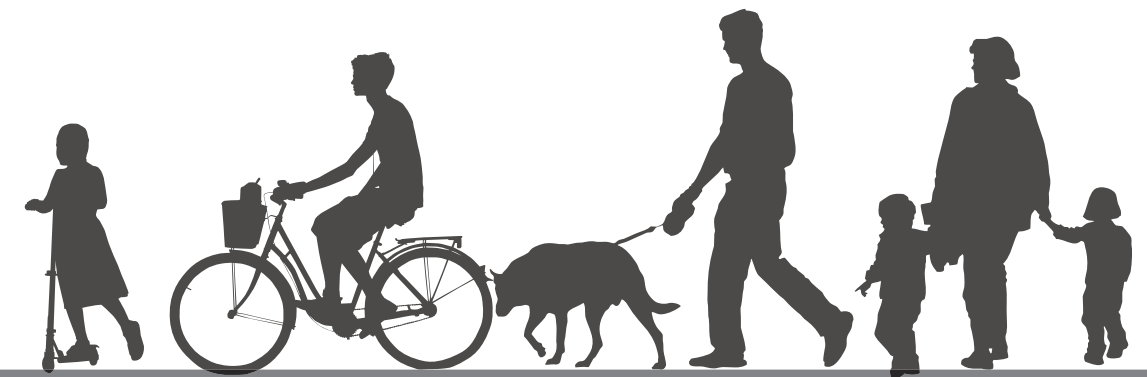
BEFORE



AFTER

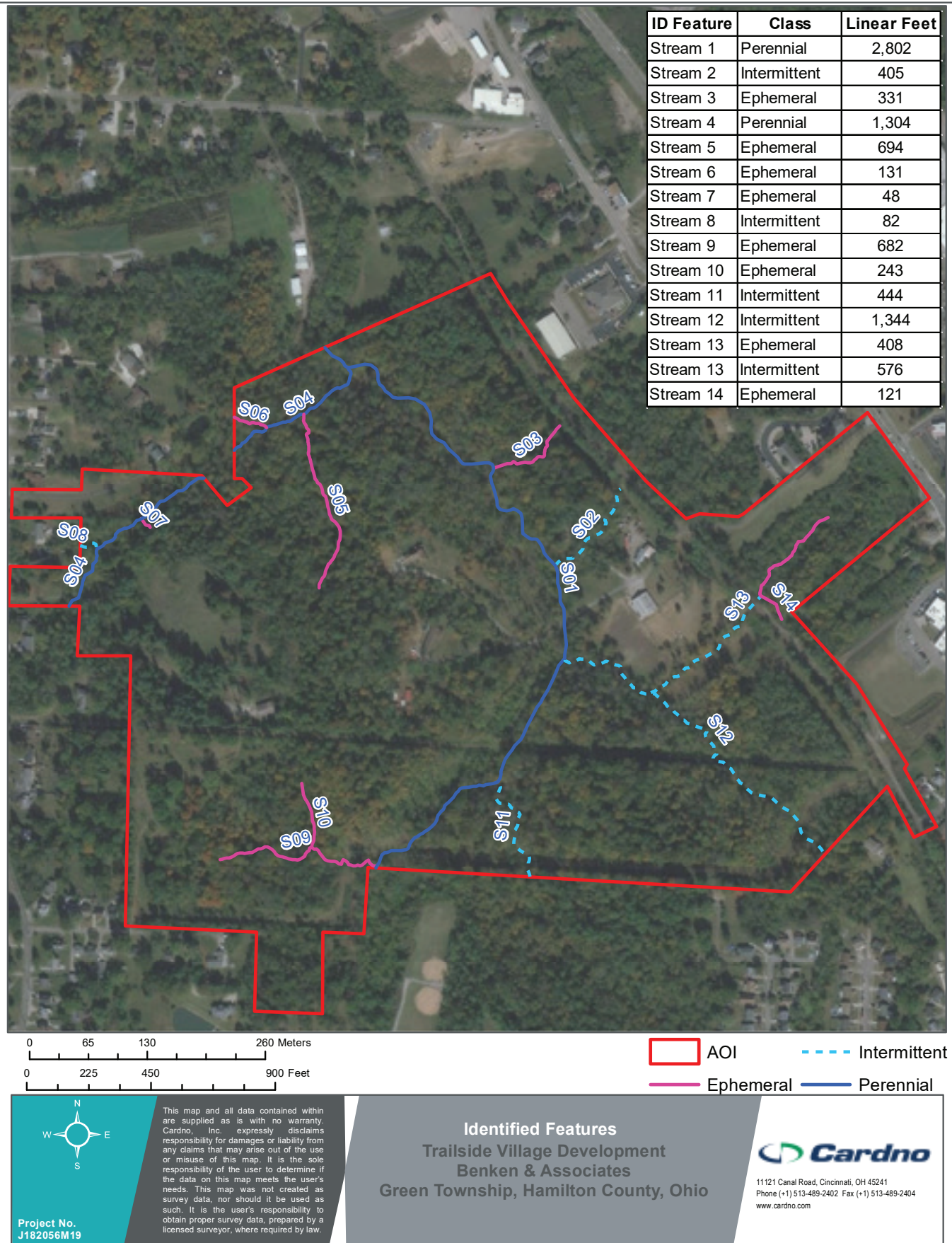
Entitlement Challenges

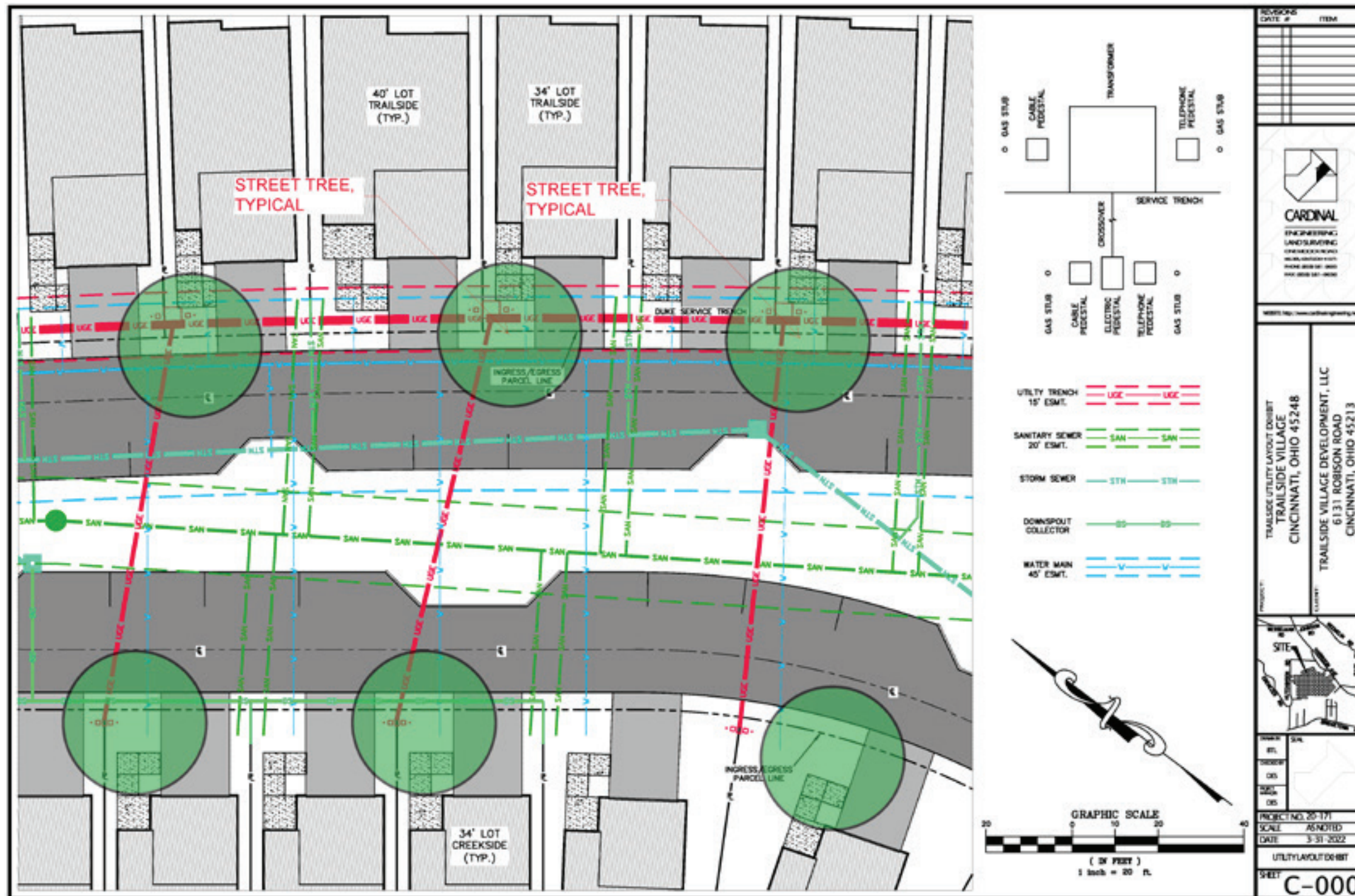
***TrailSide* Village**



Historic Resource / Environmental Challenges & Risks

- **Any Federal Nexus - US Army Corps of Engineers must notify any Federal and State Agency with Jurisdiction over Environmental & Historic Resources - IF Stream Impacts Exceed 0.03 Acres.**
- **Federal Review subjects the applicant to the Changing Interpretations of Federal Endangered Species & Historic/Cultural Resource Protection Requirements.**
- **Despite the fact that Trailside Village is maintaining significant Stream Buffers & Preserving Habitat for Wildlife we were still required to conduct archeological & endangered species surveys**
- **Changes in the Interpretation of Jurisdictional Requirements in the summer of 2021 has delayed the permitting and entitlement of the project for over a year.**



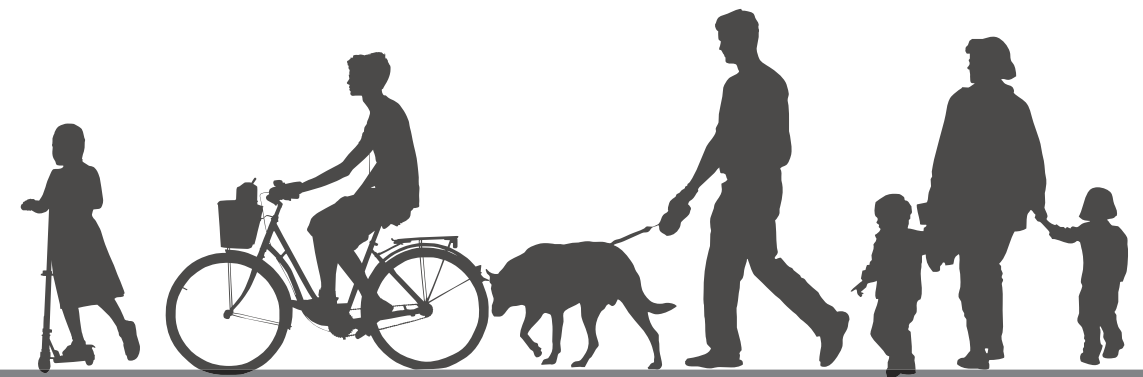


- **Outdated or incompatible standards for the clearances/separation of public utilities.**
- **Rigid / Inflexible Zoning and Engineering Standards relative to Roadway Design & Lot Standards.**
- **Public Involvement Requirements (and the compromises) inherent to Planned Unit Developments**

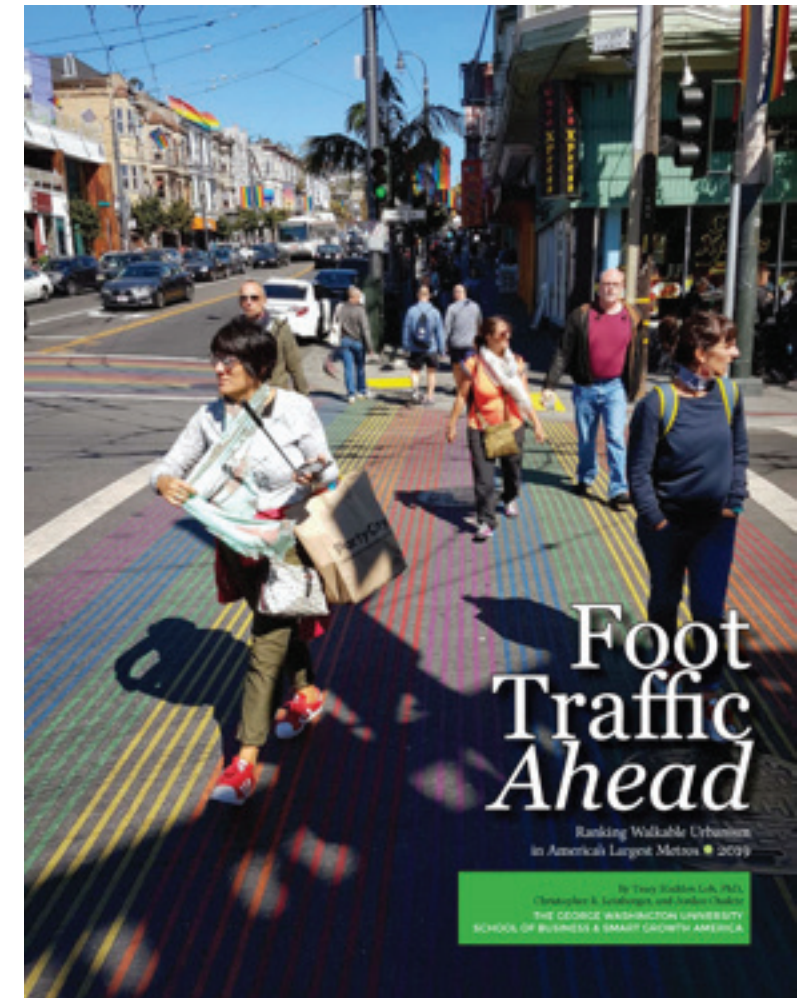
“WHERE CAN THE STREET TREES GO?”

Public Benefits

***TrailSide* Village**



“There are 761 regionally significant, walkable urban places (“WalkUPs”) in the 30 largest metropolitan areas of the United States. These WalkUPs occupy a minute portion (less than 1%) of the total land mass of the top 30 U.S. Metropolitan areas but deliver outsized economic performance” - Foot Traffic Ahead



MAP OF CURRENT CINICNNATI AREA WALKABLE NEIGHBORHOOD CENTERS

Center for Real Estate and Urban Analysis

THE GEORGE WASHINGTON UNIVERSITY

LOCUS | **Smart Growth America**
Improving lives by improving communities

CUSHMAN & WAKEFIELD

YARDI

HOUSING COSTS IN WALKUPS

We compared each region's median for-sale price per square foot and the median asking rent per square foot in WalkUPs to the metro area median price. Every region has positive premiums for for-sale and rental housing in WalkUPs. The average for-sale per square foot premium was 90 percent, or the estimated equivalent of an additional \$174 per square foot in home sale price when located in a WalkUP. The average rental premium was 46 percent, ranging from 27 percent in Denver to 88 percent in Detroit. For-sale premiums varied more dramatically by metro, with Boston leading the country at a whopping 223 percent estimated premium to buy

28 | Foot Traffic Ahead: Ranking Walkable Urbanism in America's Largest Metros • 2019

KEY FINDINGS: SOCIAL EQUITY IN WALKUPS

This analysis ranks the WalkUPs in the 30 largest U.S. metros on a Social Equity Index (SEI) based on three components (housing and transportation costs for a household earning 80 percent of the area medium income (AMI), and rental/for-sale housing mix).

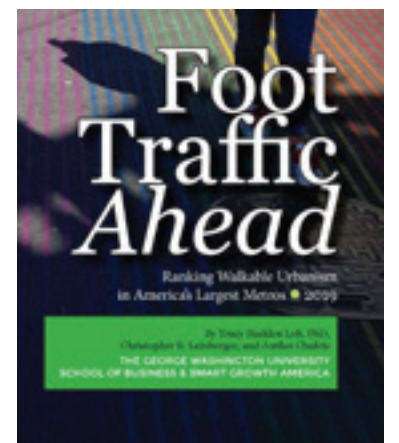
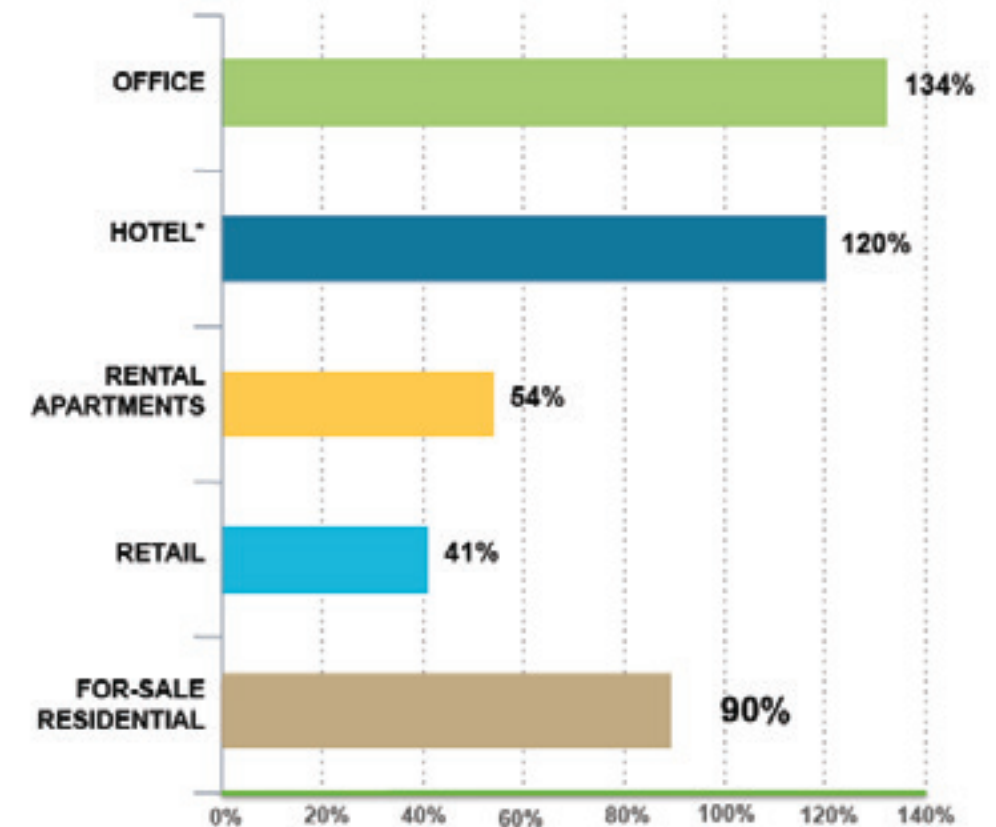
The metro regions with the highest social equity rankings in their WalkUPs are:

1. New York City
2. Washington, DC
3. Baltimore
4. Minneapolis-St. Paul
5. Boston
6. Philadelphia
7. Chicago
8. Cincinnati
9. Denver
10. San Francisco Bay Area

Property Tax Revenue by Acre



Product Type Valuation Premiums:
Walkable Urban vs. Drivable Sub-urban





NEIGHBORHOOD METRICS

- **124.4 Acre Total Development Area.**
- **55 Acres of Perpetual Park & Open Space West of Harrison Trail (over 50%).**
- **1.5 Miles of Expanded Walk/Bike Trails.**
- **36,000 Square Feet of Neighborhood Serving Retail, Service & Dining Venues.**
- **Over \$150,000,000 Total Investment**

