



MEDINA
COMPREHENSIVE
PLAN
2021

Steering Committee Meeting – January 19th, 2022

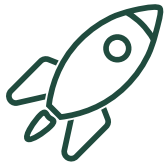
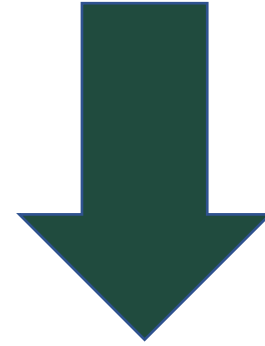
Agenda

- Welcome
- Project Overview
- SC3 Meeting Review
 - Planning Principles & Focus Areas
- Draft Comprehensive Plan Elements
 - Future Land Use Map
 - Future Active Transportation Map
 - Planning Principle Updates (Vision/Principal Statements, Goals, & Objectives)
 - Focus Area Concepts
- Group Exercises
- Next Steps

Welcome!

Project Overview

Our Approach



PHASE 1:
Investigate



PHASE 2:
Inform



PHASE 3:
Engage the
Community



PHASE 4:
Develop the
Plan



PHASE 5:
Finalize,
Inspire, &
Implement



On-Going
Support

Project Schedule

MEETING SCHEDULE

MEDINA COMPREHENSIVE PLAN - 1/19/2022

Phase 1	Project Kick-Off Project kick-off with the client team to identify key planning and development issues, develop a steering committee structure and member list, and establish the finalized logistics and draft project schedule.	June 18, 2021 Virtual - Zoom
	Steering Committee Meeting 1 Review project purpose, scope, schedule, conduct goal setting/idea generation activities, and identify focus areas.	July 22, 2021 5pm - In-Person Medina City Hall
Phase 2	Area Tour with Client Team Conduct a driving/walking tour with the client team in key areas within the City. Purpose to develop a clear understanding of the identify issues and opportunities within the City.	August 13, 2021 In-Person/On-Site
	Design Charrette (Steering Committee Meeting 2) Host an interactive design charrette with members of the steering committee, stakeholders, and community members to engage in exercises which will generate ideas and initiate dialogue on the future conditions of Medina.	August 18, 2021 Time 5pm-7pm - Location: Medina City Hall Rotunda
Phase 3	Community Survey & Pop-Up Engagement Launch community and stakeholder survey to gather feedback and insights from the larger Medina community. Additionally, key questions will be formatted on boards to be placed strategically in the community to gather additional feedback and participation.	Launch on September 13, 2021 - October 29, 2021
	Steering Committee Meeting 3 Review and translate the results from the previous tasks, create a list of draft development principles and review focus areas.	November 17, 2021 Time 5pm-7pm - Location: Medina City Hall Rotunda
Phase 4	Steering Committee Meeting 4 Review focus area concepts and initial draft plan framework.	January 19, 2022 Time 5pm-7pm - Location: Medina City Hall Rotunda
	Public Open House Facilitate a public open house to unveil the draft comprehensive plan for community feedback and insights.	Week of February 7 or 14, 2022 Time TBD - Location TBD
Phase 5	Steering Committee Meeting 5 Present the final plan and outline next steps for fundraising and implementation.	February 24, 2022 Time 5pm-7pm - Location: Medina City Hall Rotunda
	Elected Officials Meeting (Planning Commission/City Council) Present the final plan to elected and appointed officials for adoption.	March 2022 Time TBD - Location TBD

SC3 Meeting Review



We went through the community engagement results, discussed goals and objectives related to the plan elements, and went through the focus area concepts.



MEDINA COMPREHENSIVE PLAN DRAFT PLAN ELEMENTS



PLAN ELEMENTS

(Housing, mobility, economic development & stabilization, land use, and quality of life)

PRINCIPLE/
VISION
STATEMENT

OBJECTIVES

In each table group, we asked you to begin developing vision statements and objectives for each of the plan elements.

1. Write one word on a post it that describes how you envision that plan element to advance the future of Medina.
2. Review and discuss those words in your group.
3. Create a principle/vision statement that articulates how you envision that plan elements to advance Medina. Write that statement using a marker, on the sheet.
4. Next, write down 5-10 objectives that are actions or methods to drive and achieve the principle/vision statement for the plan element.

- Reuse, repurpose, preserve, sustainability, creative, practical
- Responsible growth & redevelopment
- Clear zoning area definitions
- Preserve green space



LAND USE



This plan element encompasses what type of land uses are desired, how/where the city should grow, how to address vacant/underutilized lands, park and open spaces, trails for recreation, and zoning.

WHAT HAVE WE LEARNED:

- 78% of survey responders think it is very important to preserve and maintain the historic district downtown.
- Respondents felt that redeveloping existing, aging, commercial centers should be a focus for future growth.
- Mixed-use development is also supported and encouraged where appropriate in the City.
- The City has excellent park coverage with residents being within a 5 minute walk to a local park.
- Existing trails and pathways are present, but not connected to one another or key destinations.
- Overall a healthy balance of land uses that is not too reliant on one particular use.



OBJECTIVES

- Trail connectivity- all city trails connecting to each other and then to county trails, non-motorized
- Protect open space
- Create specific & appropriate requirements for growth corridor
- Ensure zoning is in place for appropriate development
- Identify sites for redevelopment & growth
- Protect historically significant and environmentally sensitive locations
- Expand mixed use zones to provide flexible & creative (re) development



QUALITY OF LIFE



This plan element encompasses programs, events, activities, employment, and other civic components that make the City of Medina attractive to live, work, and play.

WHAT HAVE WE LEARNED:

- 68% believe Medina is going in the right direction
- 79% see themselves living in Medina in the next 5 years.
- Asked to describe Medina in one word, some answers were: quaint, community, home, friendly, and collaborative
- Events on or near the square were popular with the community, with a desire to see more programs.
- School district, proximity to employment, and job opportunities were high ranked elements bringing people to Medina.
- The overall beauty of the City was rated the highest when asked how satisfied residents were.



OBJECTIVES

- Work with community organizations to support schools and public events
- Improve safety services
- More Christmas lights
- Better electric aggregation program
- Improve walkability, trail connectivity
- Offer tax incentives and collaborate with townships
- Support city & county parks and provide indoor/outdoor recreation options
- Incorporate green space in new developments



WHAT DO YOU LIKE BEST?



WHAT WOULD YOU LIKE SEE CHANGED?

Also in the groups, we went through and reviewed each focus area and asked, “what do you like best?” and “what would you like to see changed?”



PROPOSED CHARACTER IMAGES:



FOCUS AREA MAPS

Focus Areas: N. Court



Focus Areas: N. Court

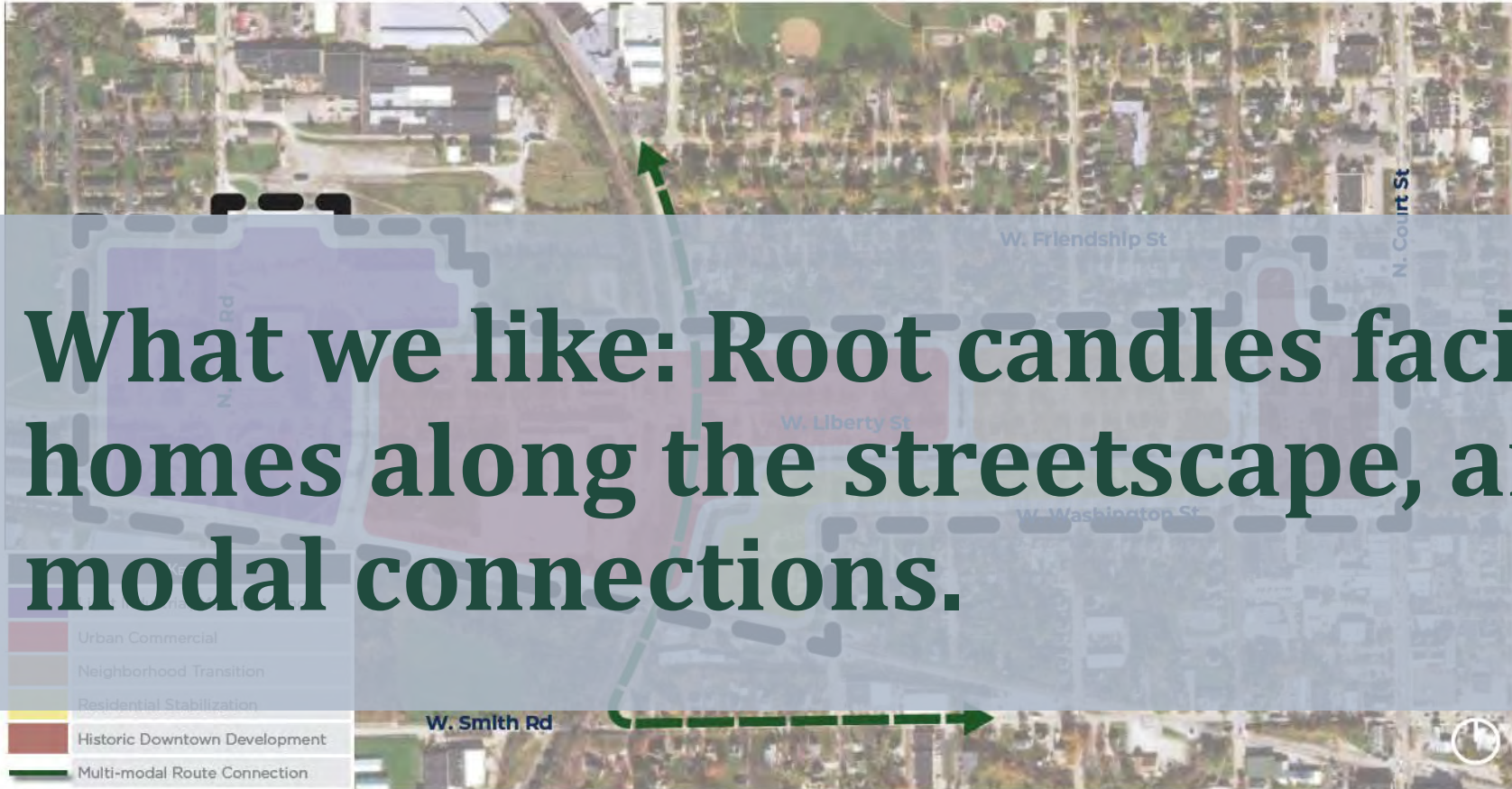


What we want changed: Streetscape improvements, multi-use paths (& connections), continue to redevelop old commercial properties, and new mixed use development with green space.

- Suburban Mixed Use
- Suburban Corridor
- Neighborhood Transition
- Residential Stabilization



Focus Areas: W. Liberty

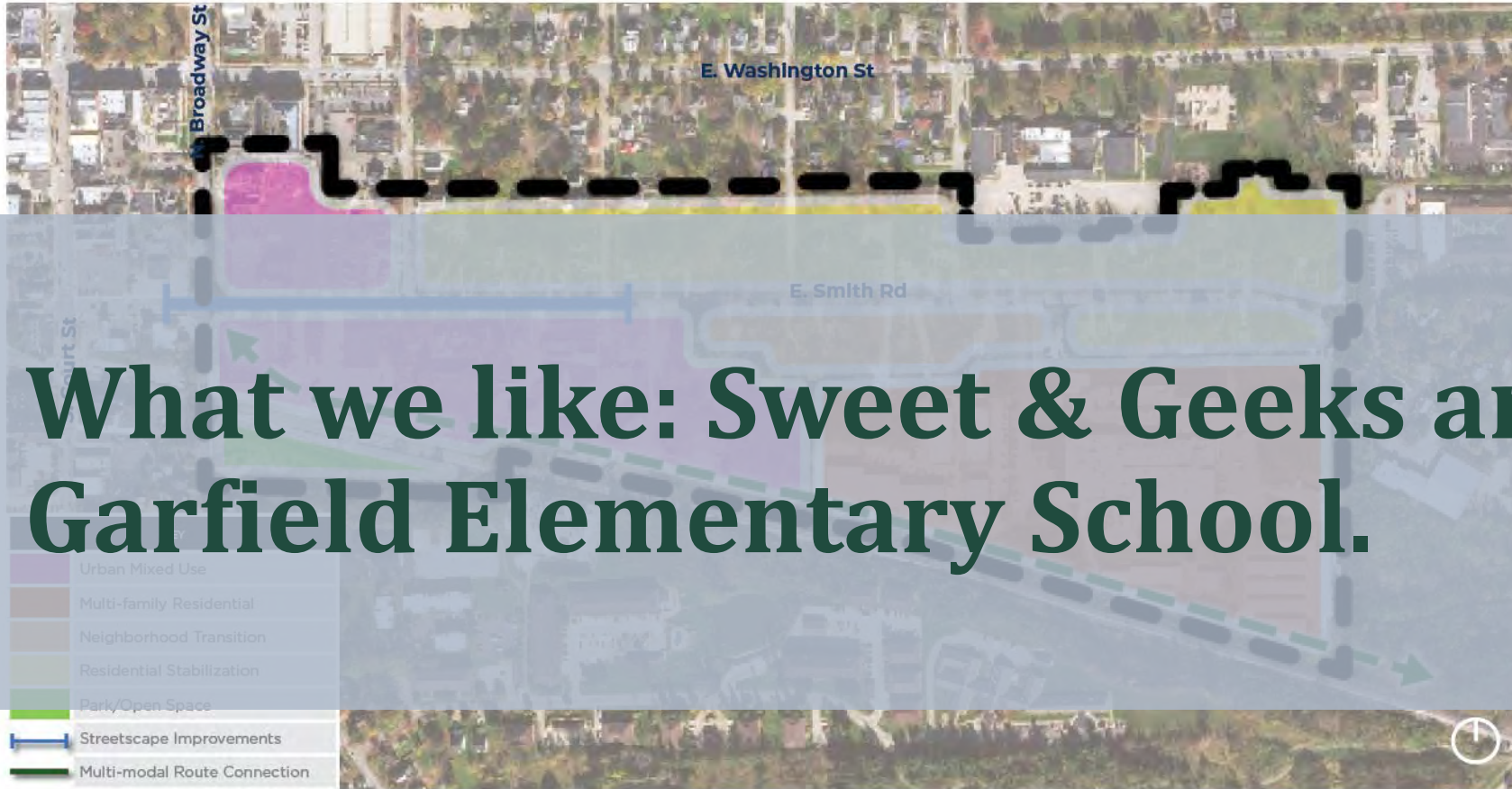


What we like: Root candles facility, historic homes along the streetscape, and multi-modal connections.

Focus Areas: W. Liberty



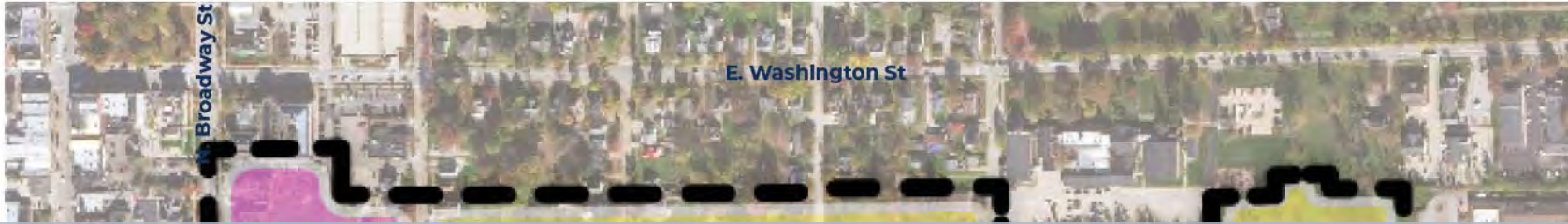
Focus Areas: E. Smith



What we like: Sweet & Geeks and the Garfield Elementary School.



Focus Areas: E. Smith

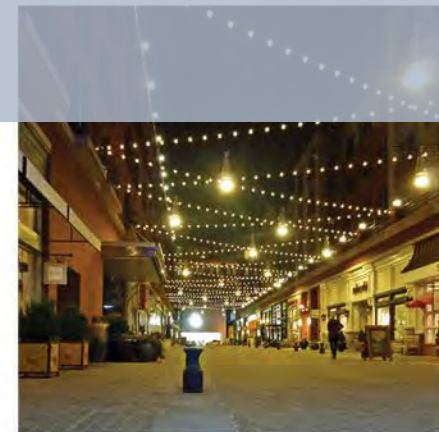


What we want changed: Redevelopment of the Medina Supply Site, improved transition to the residential areas, and improved connection to Farmer's Exchange area.

- Urban Mixed Use
- Multi-family Residential
- Residential Stabilization
- Partly Open Space
- Streetscape Improvements
- Multi-modal Route Connection



Focus Areas: South Downtown



What we like: Farmer's Exchange and connection to the downtown historic district

Focus Areas: South Downtown



What we want changed: Improve streetscape/pedestrian feel (sidewalk connectivity), additional residential options (townhomes), public green/open space, and connection to Champion Creek Trail.



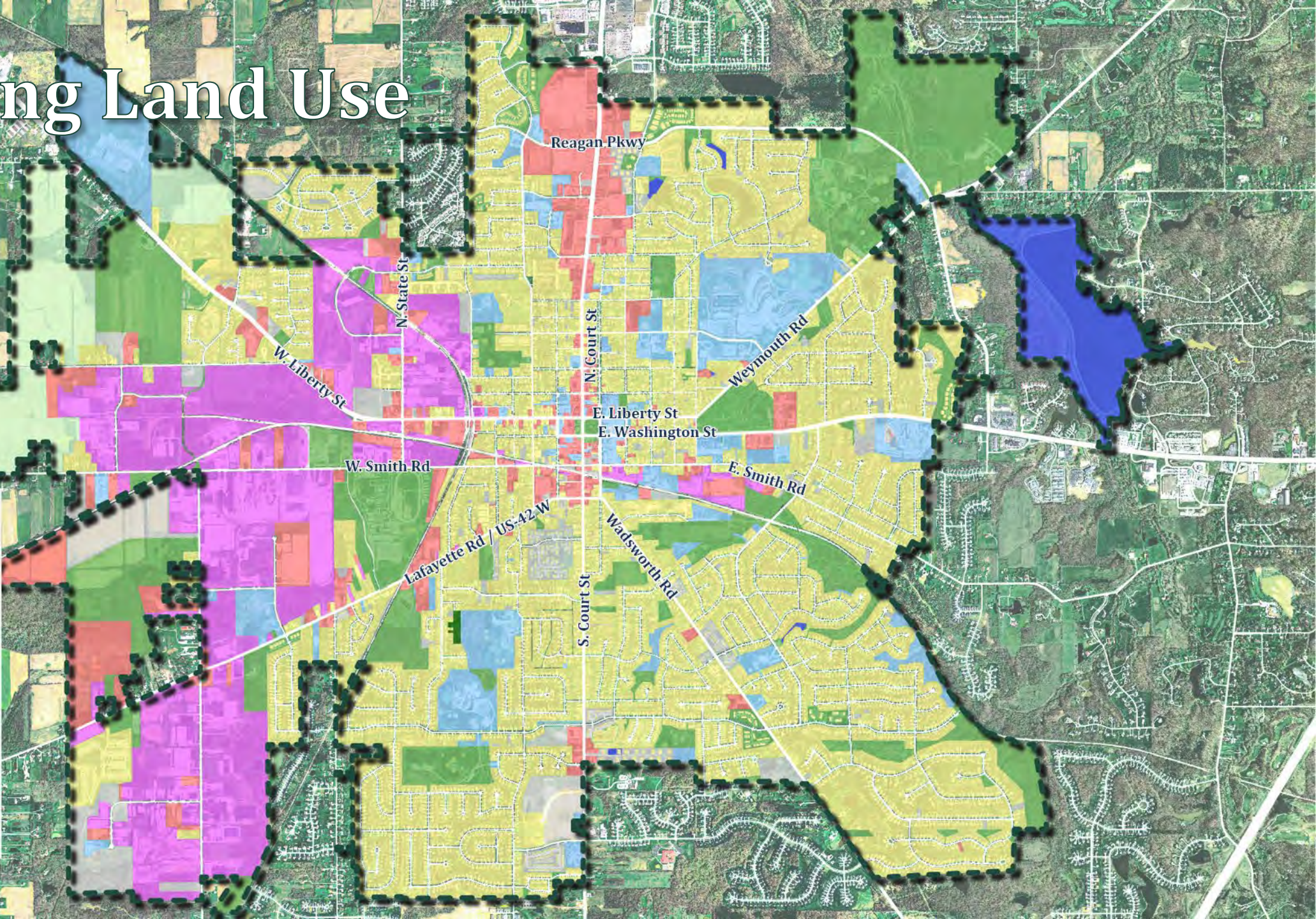
Draft Comprehensive Plan Elements

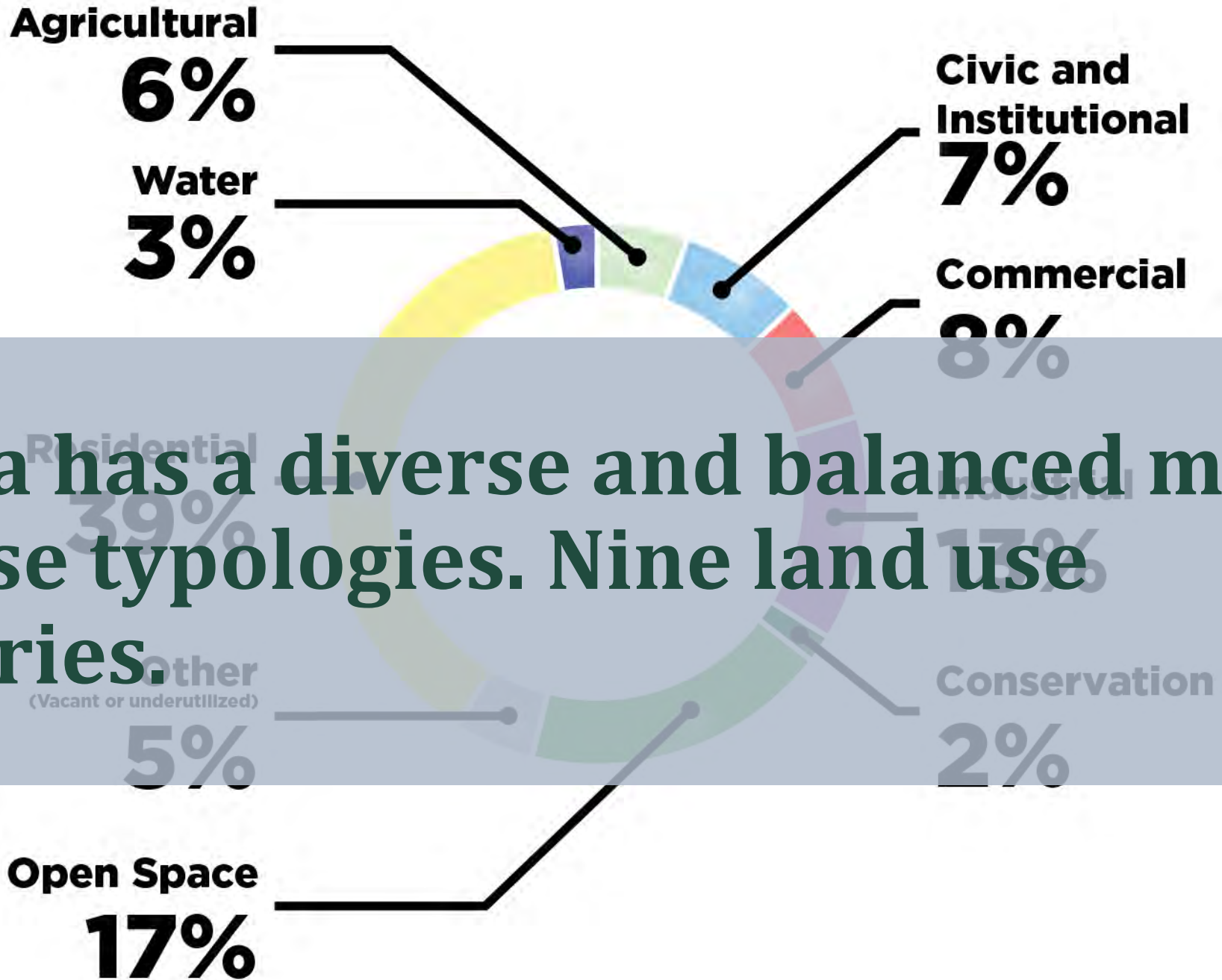
Future Land Use Map

Existing Land Use

LEGEND

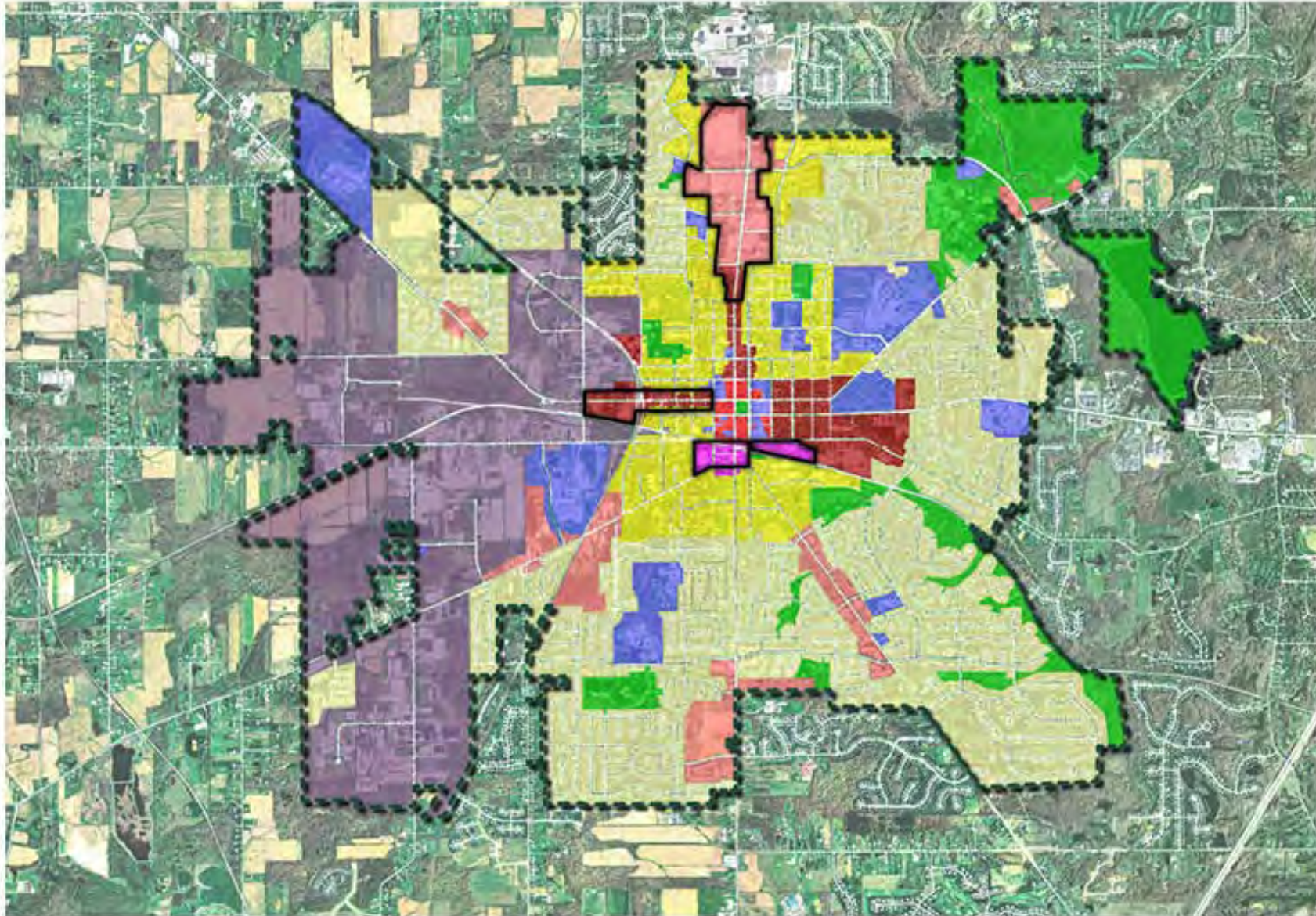
- INDUSTRIAL
- RESIDENTIAL
- AGRICULTURAL
- OPEN SPACE
- CONSERVATION
- CIVIC/INSTITUTIONAL
- WATER
- COMMERCIAL
- OTHER/VACANT





Medina has a diverse and balanced mix of land use typologies. Nine land use categories.

Future Land Use Map - Draft



Parks & Open Space



Suburban Residential



Urban Residential



Suburban Corridor



Urban Corridor



Central Bus. District



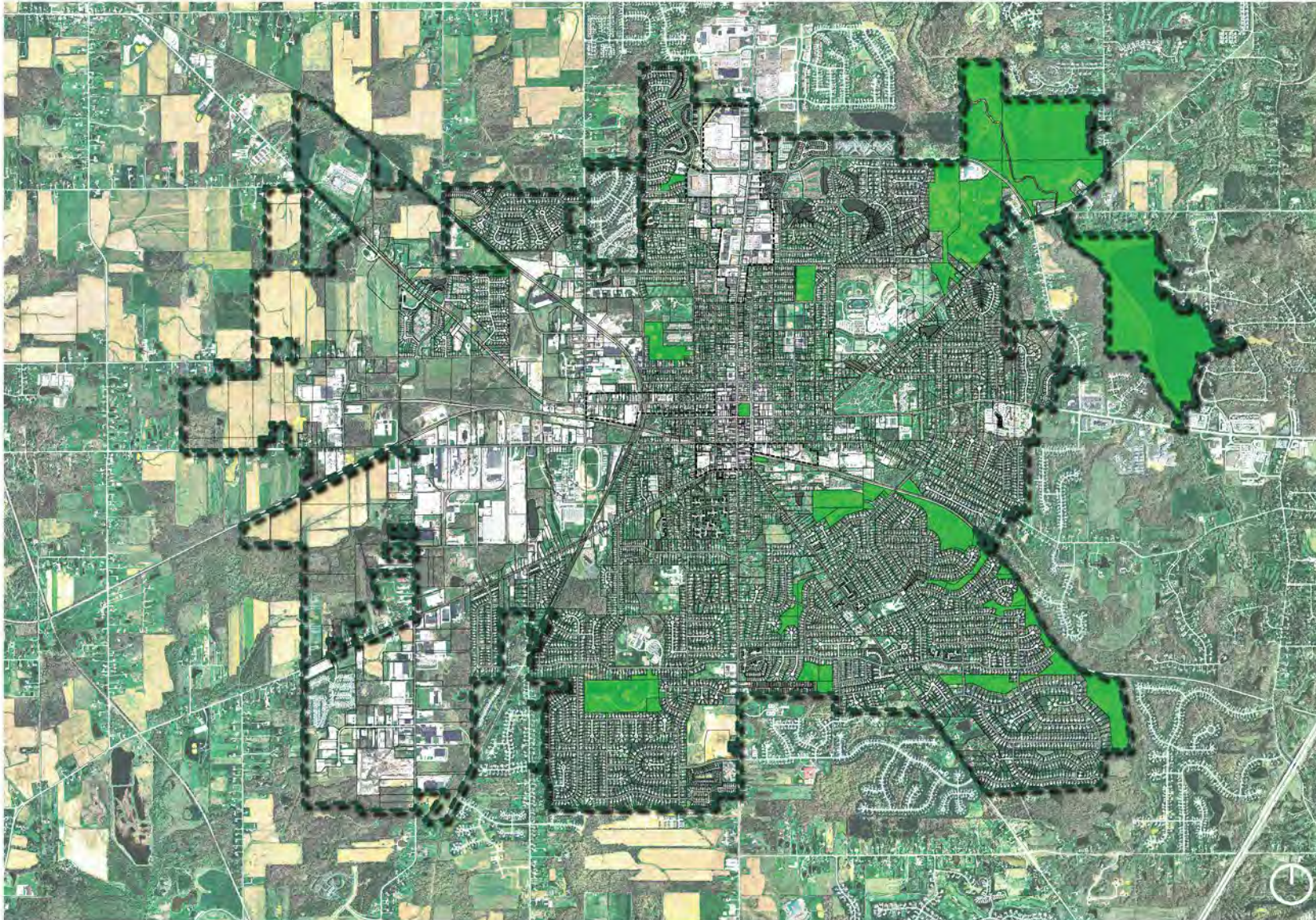
Urban Mixed Use



Institutional



Innovation



Parks & Open Space

General Uses:

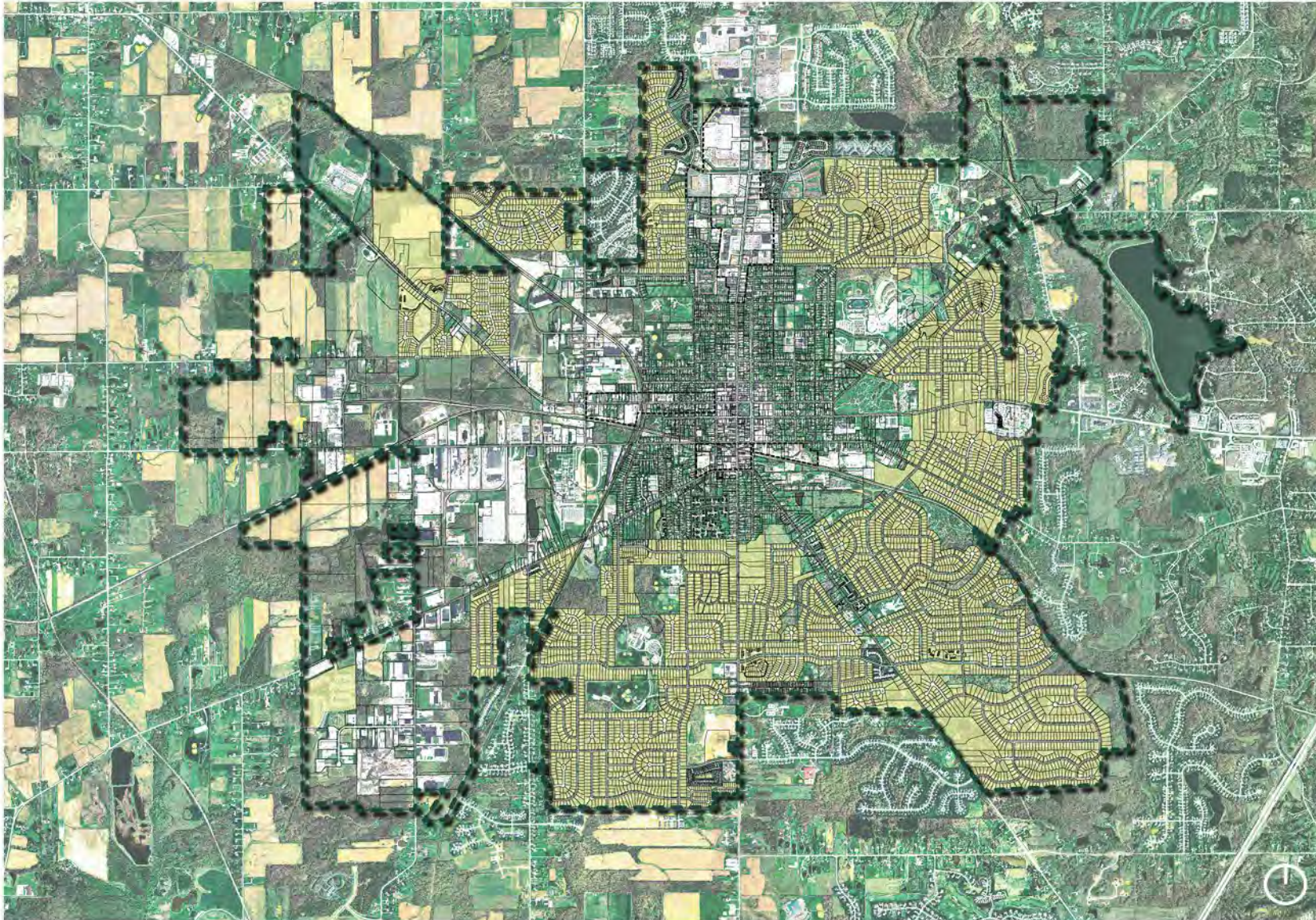
Park and open spaces including a range of active and passive uses or activities.



Parks & Open Space

Intent:

To maintain and enhance existing public and semi public open spaces.



Suburban Residential

General Uses:

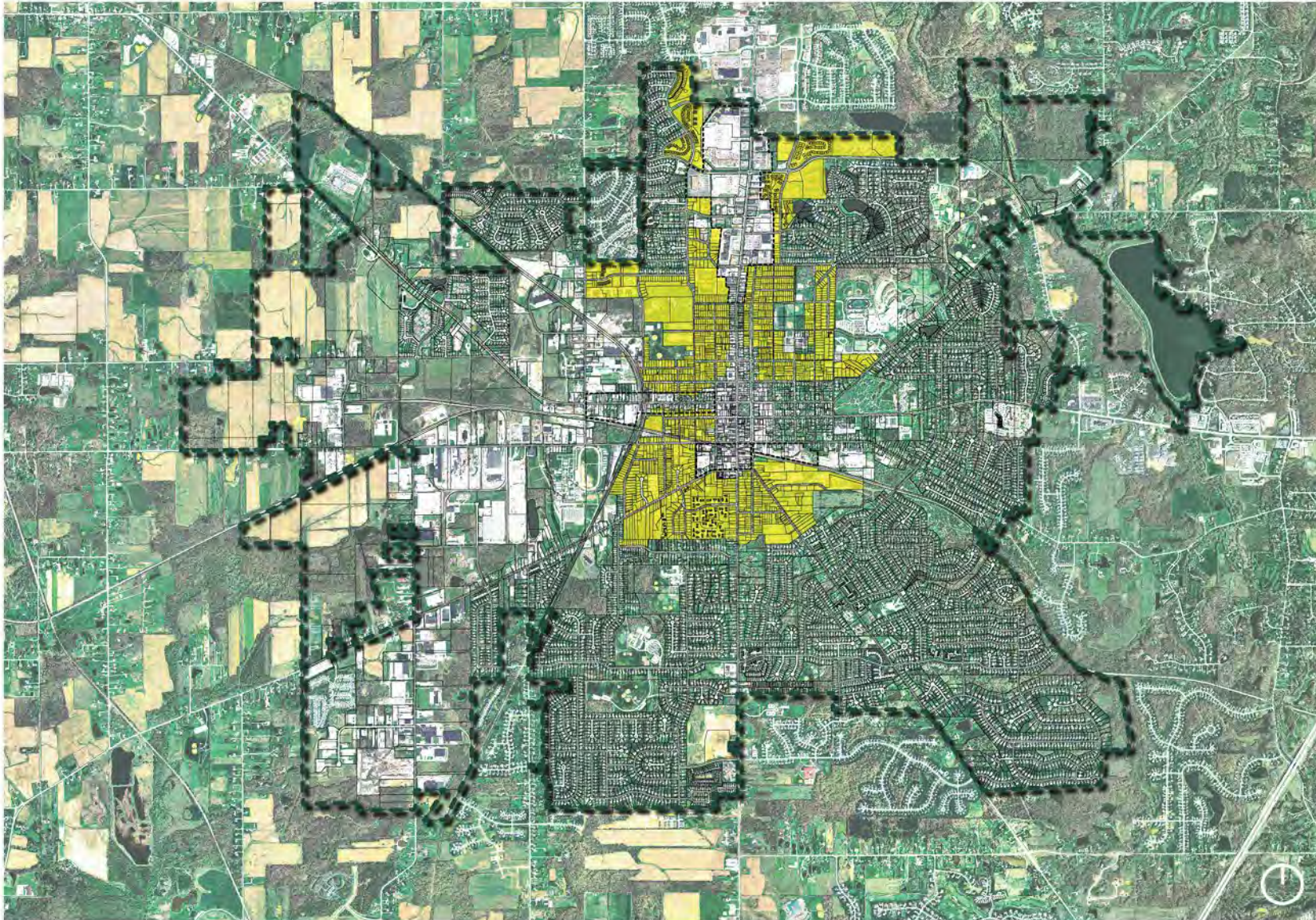
Primarily single family detached units with smaller, more dense multi-unit structures where appropriate.



Suburban Residential

Intent:

To maintain the existing fabric of established suburban subdivisions in the outskirts of the city.



Urban Residential

General Uses:

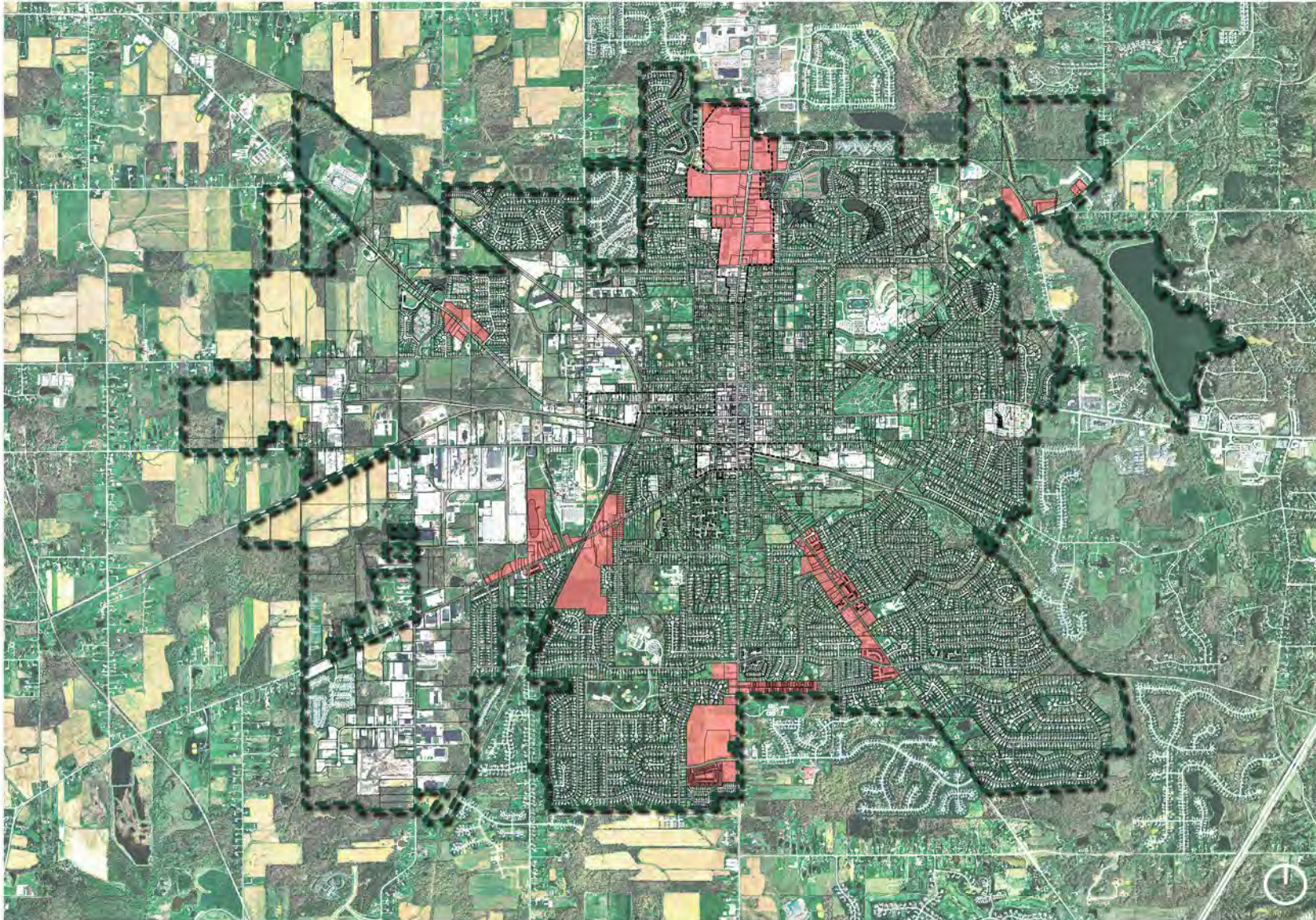
A mix of smaller lot single family detached and attached units with smaller, more dense multi-unit structures where appropriate.



Urban Residential

Intent:

To maintain and promote more dense and small lot residential in the older and more urban neighborhoods surrounding the square and other commercial centers in the city.



Suburban Corridor

General Uses:

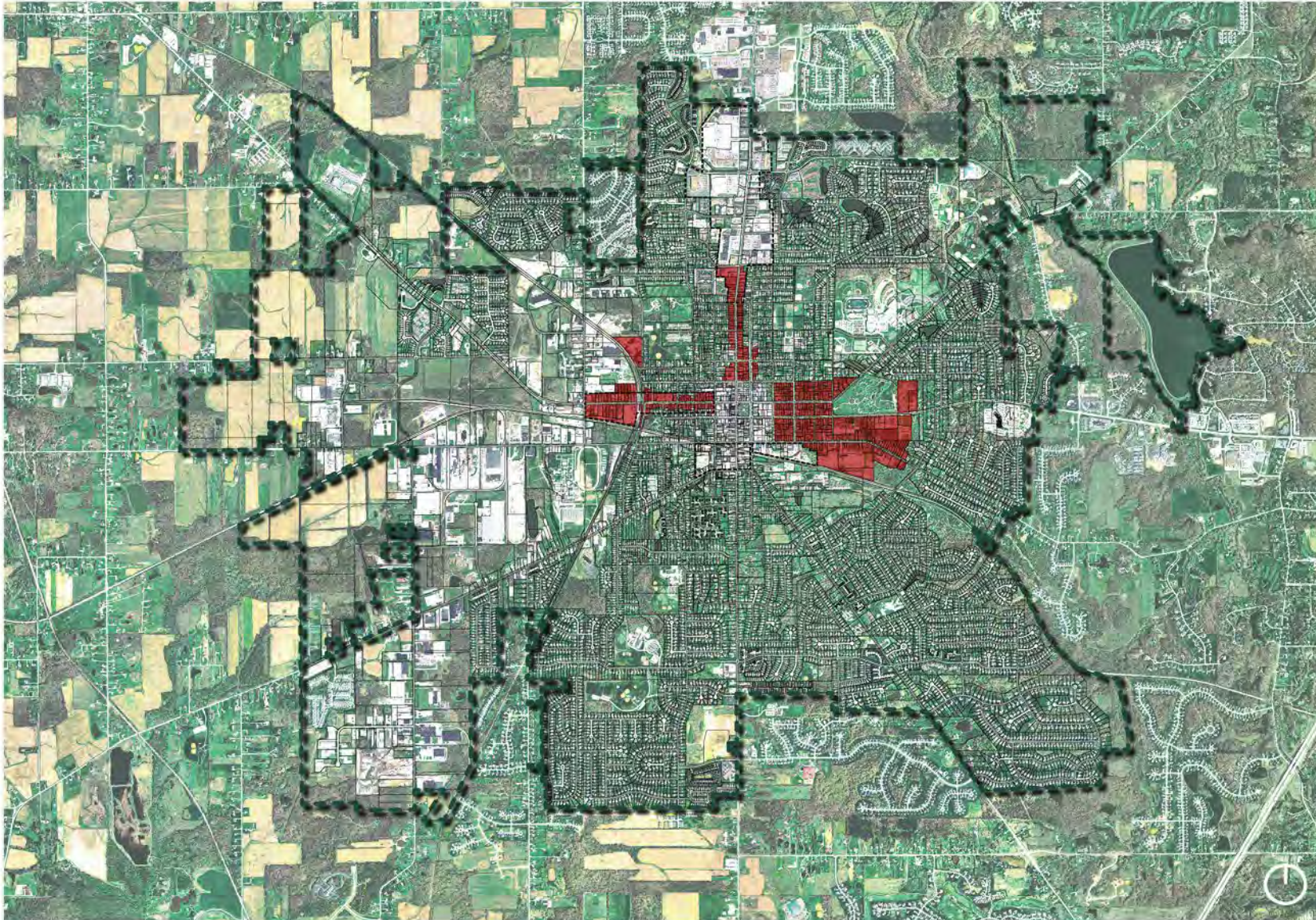
Primarily local and regional auto-centric commercial uses serving surrounding neighborhoods in various areas within the city.



Suburban Corridor

Intent:

To establish and concentrate larger commercial destinations together to form destination commercial centers in various places in the outskirts of the city.



Urban Corridor

General Uses:

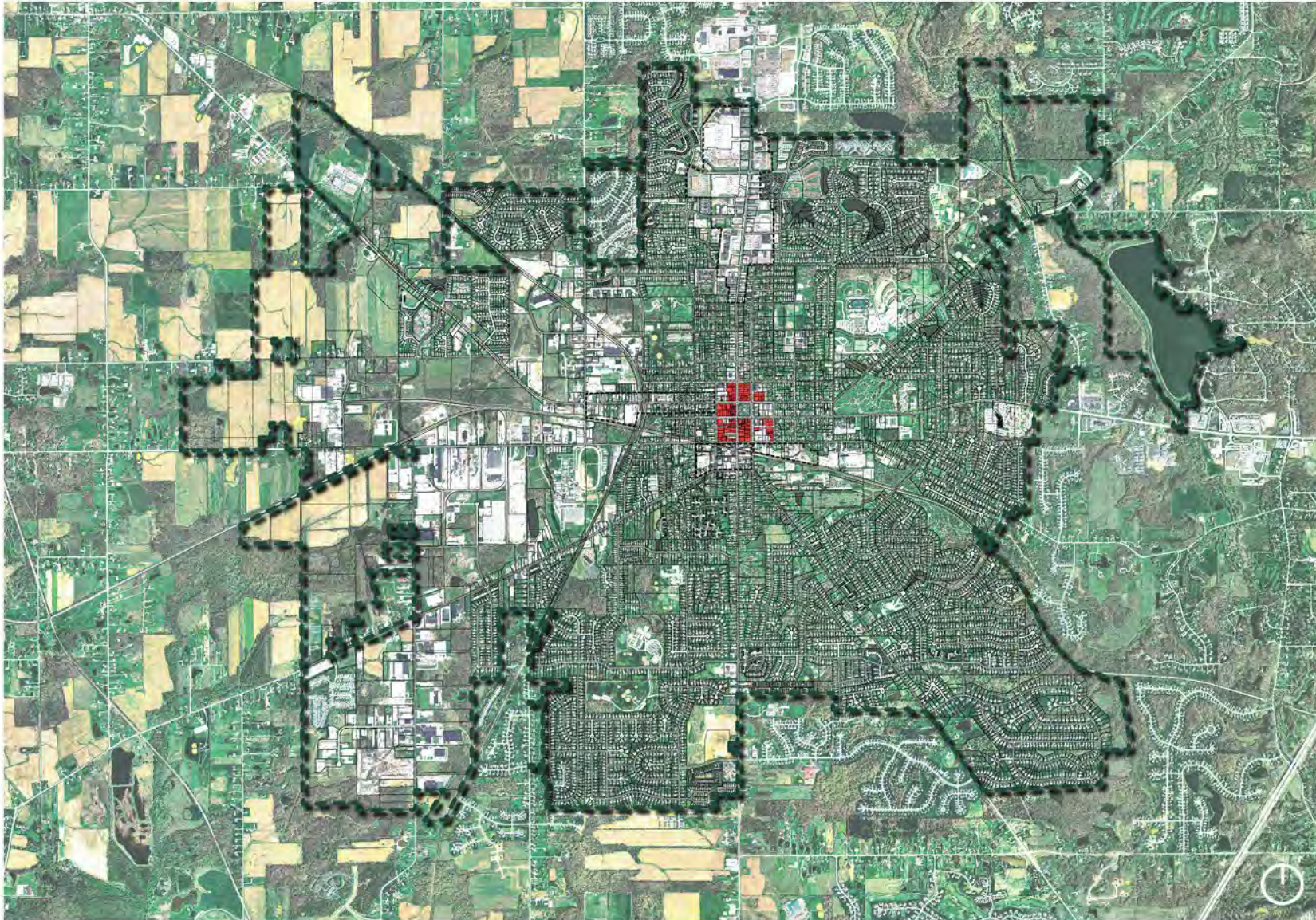
Primarily local pedestrian-oriented commercial uses serving neighborhoods surrounding the square and older, centrally located neighborhoods.



Urban Corridor

Intent:

To concentrate local and smaller commercial destinations together to form neighborhood centers surrounding older, more dense neighborhoods in the center of the city.



Central Business District

General Uses:

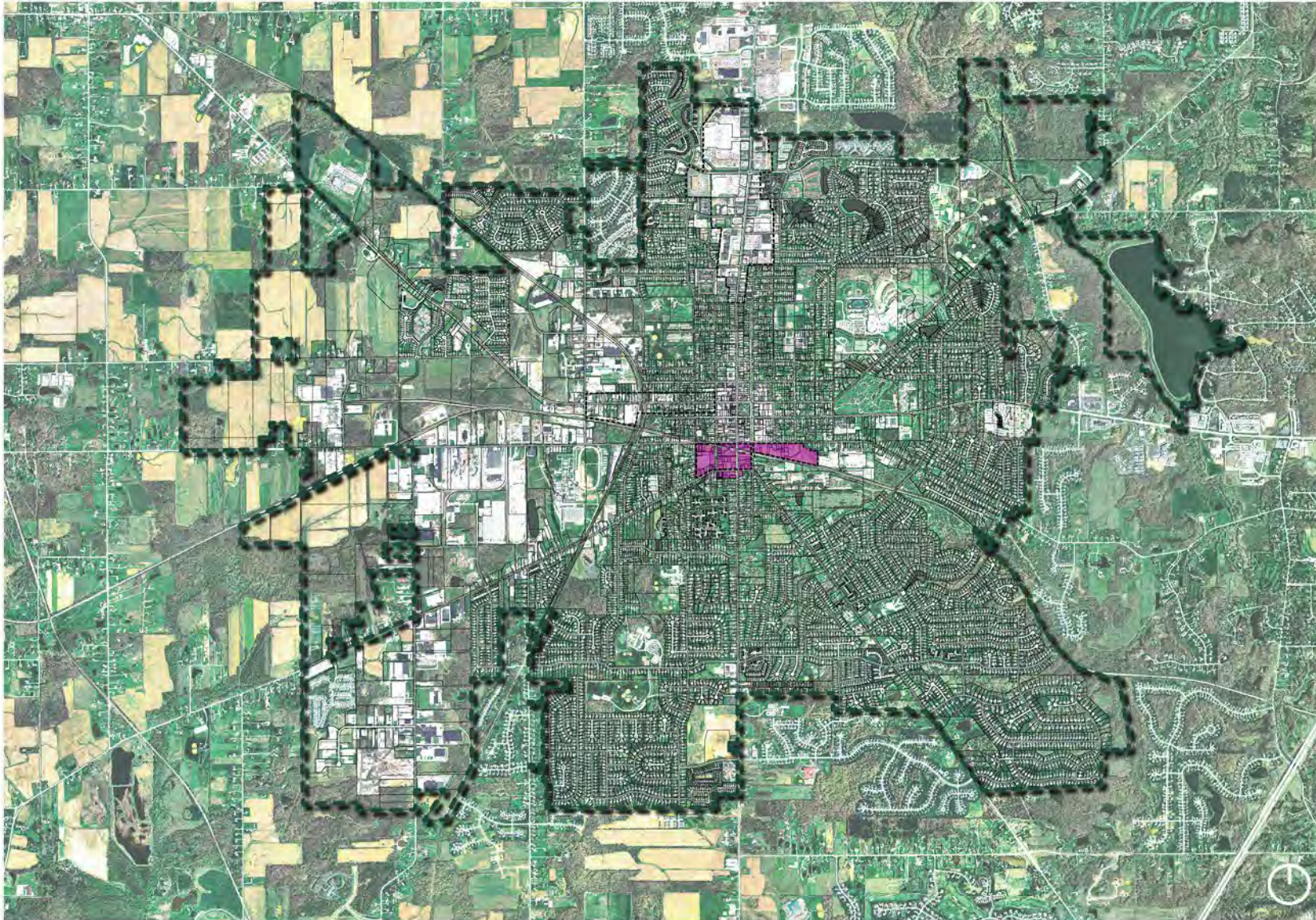
A historic district with primarily ground floor commercial uses with a mix of commercial, residential, service, and/or office uses on upper stories.



Central Business District

Intent:

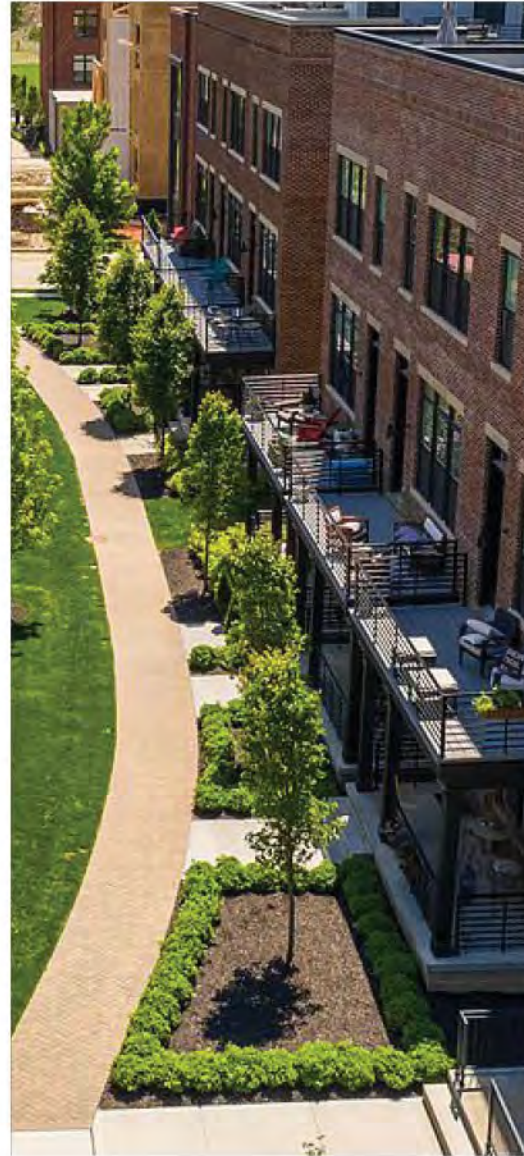
To maintain the historic fabric of Downtown Medina through walkable and vibrant mixed use development that compliment the existing district.



Urban Mixed-Use

General Uses:

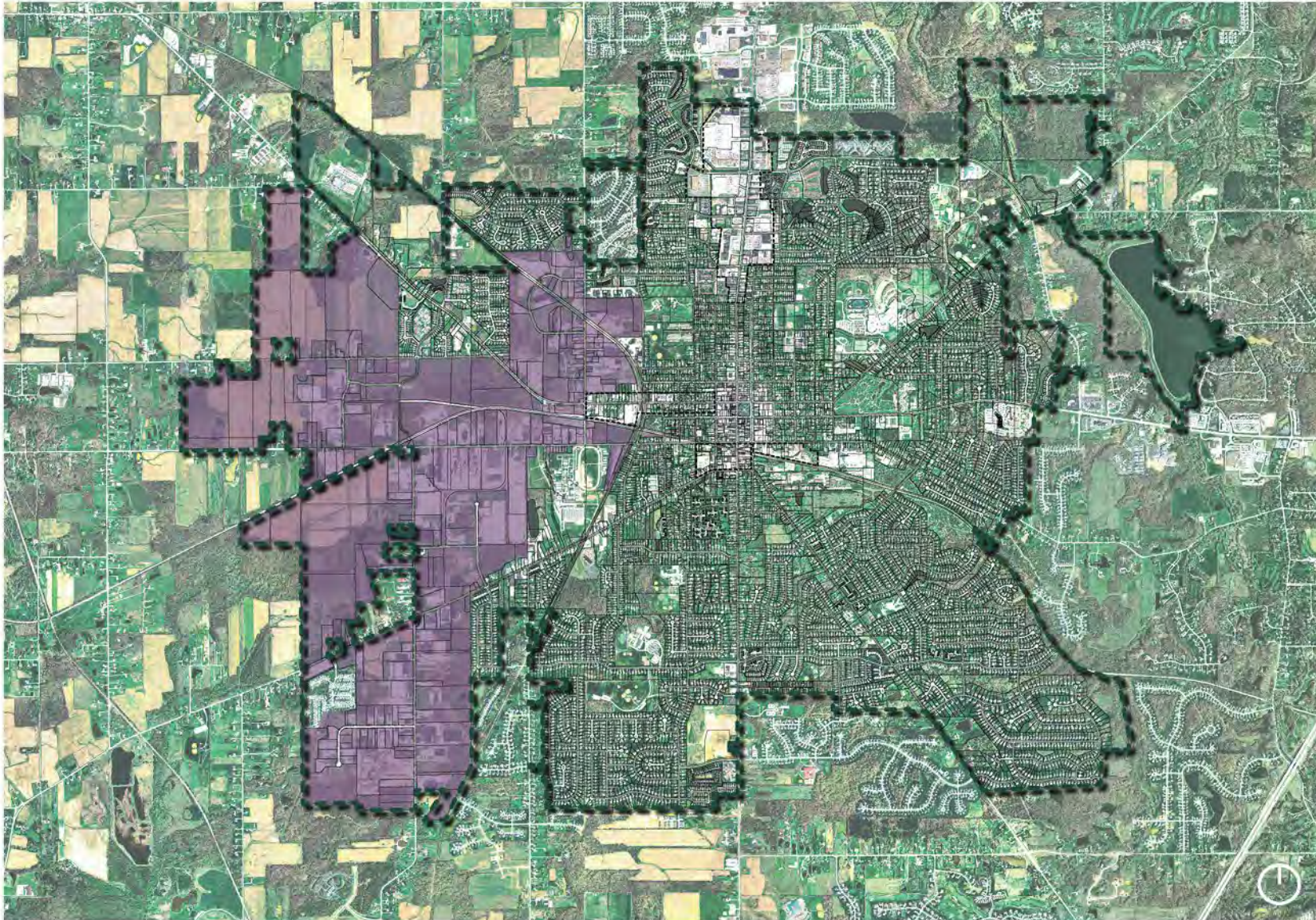
A combination of commercial, mixed use, and multi-unit residential buildings just south of the historic Central Business District.



Urban Mixed-Use

Intent:

To create a vibrant, walkable, mixed use neighborhood that serves the community, compliments existing structures, and enhances the corridor.



Innovation

General Uses:

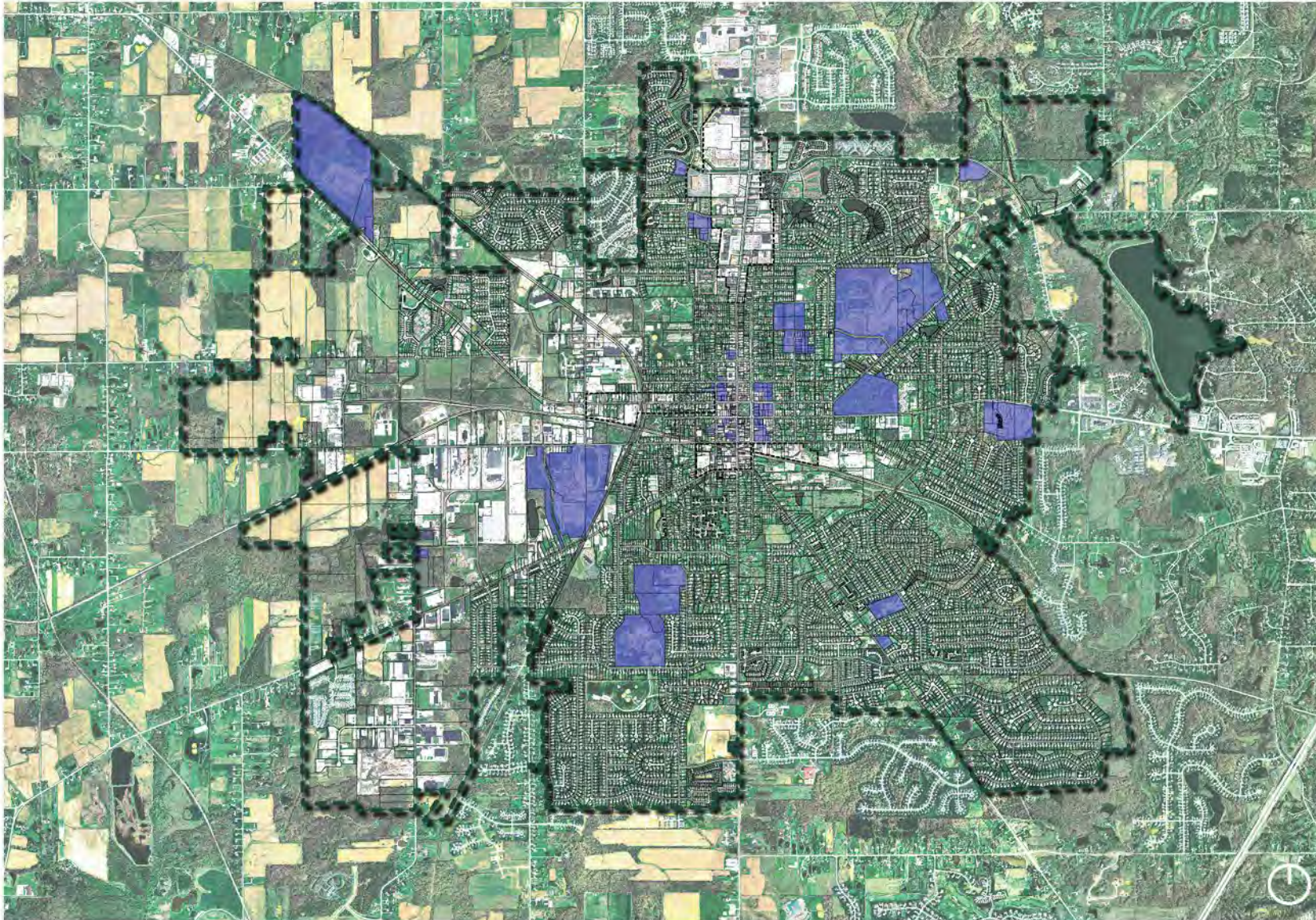
A combination of light industrial, warehouse, and manufacturing uses west of Downtown Medina.



Innovation

Intent:

To concentrate large-scale industrial, research, and office users that demand proximity to local, regional, and national transportation networks.



Institutional

General Uses:

Areas and buildings to accommodate public and semi-public uses (government, city service and emergency, places of worship, schools, etc.).



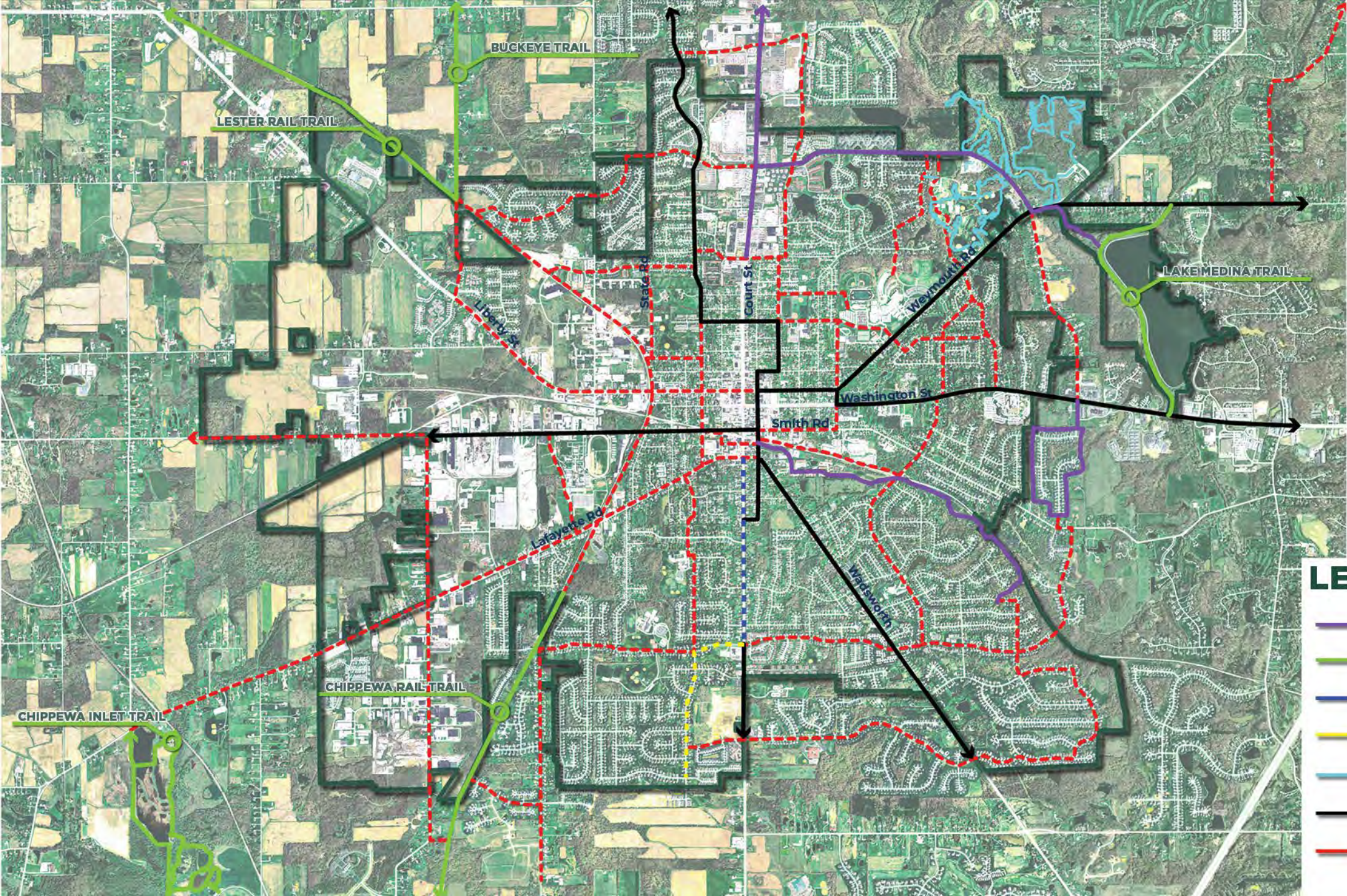
Institutional

Intent:

To maintain these community institutions and promote their services.

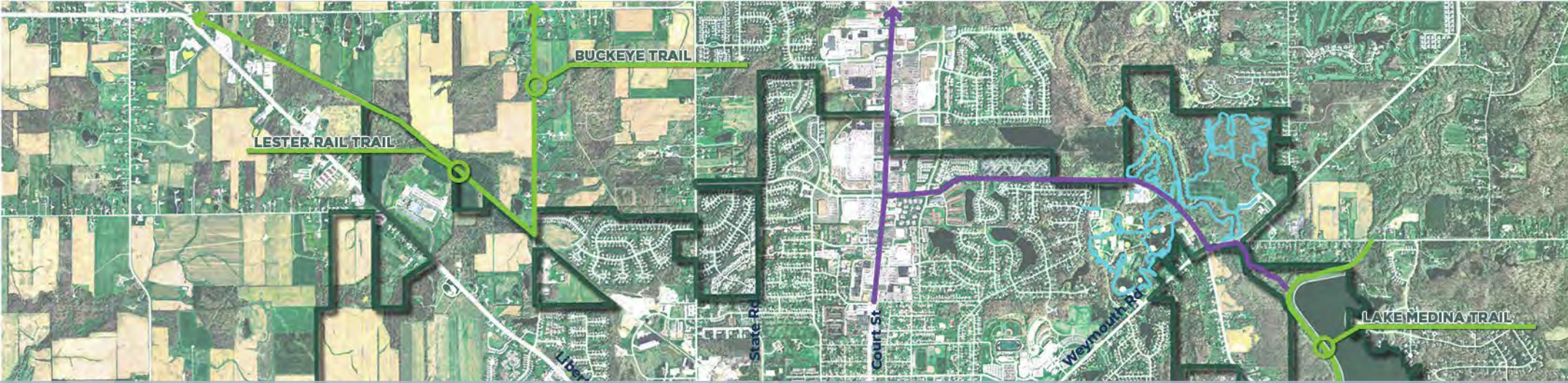
Draft Comprehensive Plan Elements

Future Active Transportation Map



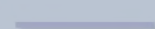
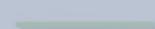
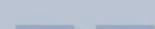

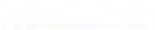


LEGEND

-  ALL PURPOSE TRAIL
-  HIKE/BIKE TRAIL
-  BIKE LANE
-  SIGNED/SHARROW
-  MOUNTAIN BIKE
-  PLANNED ROUTES
-  PROPOSED ROUTES

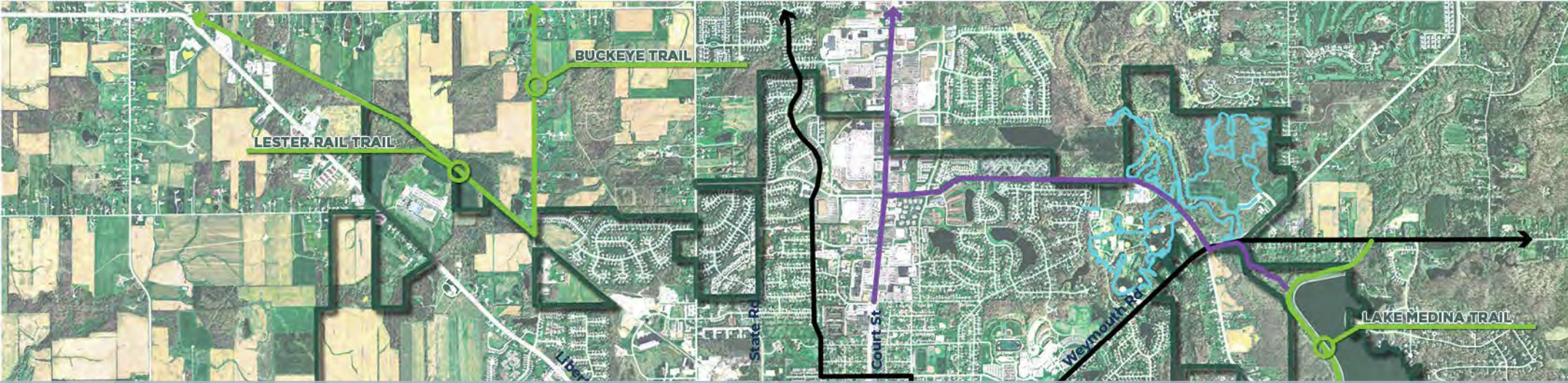


Existing routes based NOACA, Medina County, and Medina County Park District information.

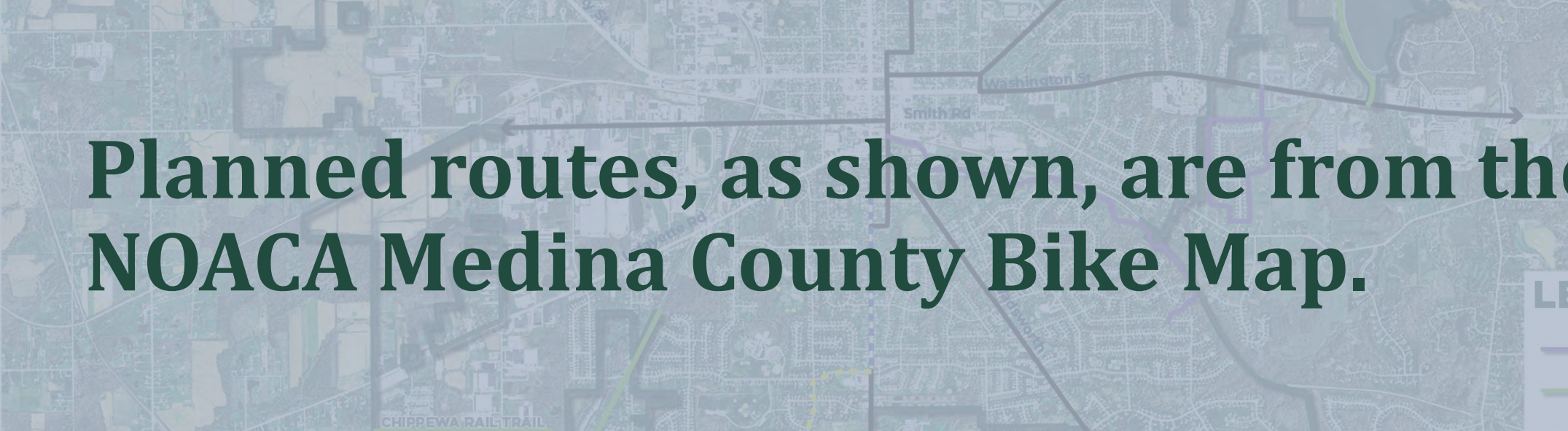
LEGEND

-  ALL PURPOSE TRAIL
-  HIKE/BIKE TRAIL
-  BIKE LANE
-  SIGNED/SHARROW
-  MOUNTAIN BIKE
-  PLANNED ROUTES
-  PROPOSED ROUTES


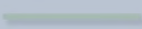







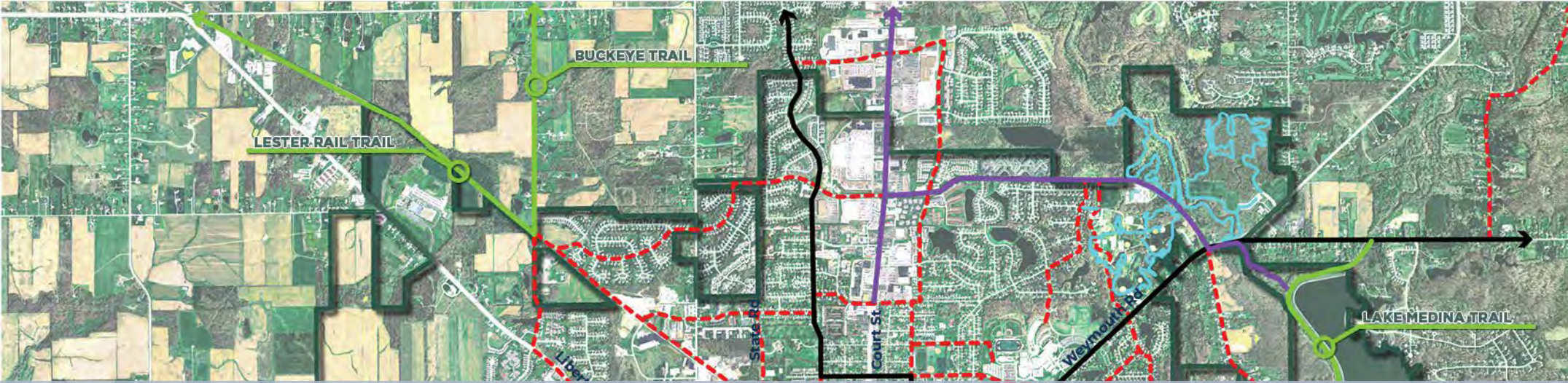


Planned routes, as shown, are from the NOACA Medina County Bike Map.



LEGEND

-  ALL PURPOSE TRAIL
-  HIKE/BIKE TRAIL
-  BIKE LANE
-  SIGNED/SHARROW
-  MOUNTAIN BIKE
-  PLANNED ROUTES
-  PROPOSED ROUTES



Proposed routes take into consideration connections to regional routes, connecting local assets, bicycling comfort, and feasibility.

LEGEND

- ALL PURPOSE TRAIL
- HIKE/BIKE TRAIL
- BIKE LANE
- SIGNED/SHARROW
- MOUNTAIN BIKE
- PLANNED ROUTES
- PROPOSED ROUTES



Draft Comprehensive Plan Elements

Planning Principles Update

The Plan Elements



MOBILITY



HOUSING



ECONOMIC
DEVELOPMENT &
STABILIZATION



LAND USE



QUALITY OF
LIFE



PLAN ELEMENTS

(Housing, mobility, economic development & stabilization, land use, and quality of life)



MEDINA COMPREHENSIVE PLAN DRAFT PLAN ELEMENTS



PLAN ELEMENTS (Housing, mobility, economic development & stabilization, land use, and quality of life)



The plan framework graphic showing how all the components come together to create the comprehensive plan.

INSTRUCTIONS:

In the following columns, your group will start to develop vision/principle statements for each of the plan elements. Under each element are reminders of the feedback we have learned to date from the survey, pop-up engagements, steering committee meetings and existing conditions analysis.

1. Write one word on a post it that describes how you envision that plan element to advance the future of Medina.
2. Review and discuss those words in your group.
3. Create a principle/vision statement that articulates how you envision that plan elements to advance Medina. Write that statement using a marker, on the sheet.
4. Next, write down 5-10 objectives that are actions or methods to drive and achieve the principle/vision statement for the plan element.

- Reuse, repurpose, preserve, sustainability, creative, practical
- Responsible growth & redevelopment
- Clear zoning area definitions
- Preserve green space

LAND USE



This plan element encompasses what type of land uses are desired, how/where the city should grow, how to address vacant/underutilized lands, park and open spaces, trails for recreation, and zoning.

WHAT HAVE WE LEARNED:

- 78% of survey responders think it is very important to preserve and maintain the historic district downtown.
- Respondents felt that redeveloping existing, aging, commercial centers should be a focus for future growth.
- Mixed-use development is also supported and encouraged where appropriate in the City.
- The City has excellent park coverage with residents being within a 5 minute walk to a local park.
- Existing trails and pathways are present, but not connected to one another or key destinations.
- Overall a healthy balance of land uses that is not too reliant on one particular use.



YOUR VISION / PRINCIPLE STATEMENT:

- Land use framework that encompasses ALL neighborhoods and corridors that complement and enhance the character and quality of the ENTIRE city
- Efficient, responsible, repurpose-able
- Preserve and sustain historic areas, thoughtfully and strategically redevelop and grow outwardly



OBJECTIVES

- Trail connectivity- all city trails connecting to each other and then to county trails, non-motorized
- Protect open space
- Create specific & appropriate requirements for growth corridor
- Ensure zoning is in place for appropriate development
- Identify sites for redevelopment & growth
- Protect historically significant and environmentally sensitive locations
- Expand mixed use zones to provide flexible & creative (re) development



QUALITY OF LIFE



This plan element encompasses programs, events, activities, employment, and other civic components that make the City of Medina attractive to live, work, and play.

WHAT HAVE WE LEARNED:

- 68% believe Medina is going in the right direction
- 79% see themselves living in Medina in the next 5 years.
- Asked to describe Medina in one word, some answers were: quaint, community, home, friendly, and collaborative
- Events on or near the square were popular with the community, with a desire to see more programs.
- School district, proximity to employment, and job opportunities were high ranked elements bringing people to Medina.
- The overall beauty of the City was rated the highest when asked how satisfied residents were.
- Safety, schools, parks, downtown, and people were answered to shape the quality of life in Medina.



YOUR VISION / PRINCIPLE STATEMENT:

- To improve the overall quality of life for all residents and visitors
- Equitable, safe, sustainable
- Walkability / mobility, green space, transportation, recreation
- Tax incentives for business
- JEDD with Townships
- Support schools, work & life balance
- Promote civic events, safe small town feel
- Maintain & promote a work/life balance that attracts new business, promotes civic events, and offers green space and mobility options



OBJECTIVES

- Work with community organizations to support schools and public events
- Improve safety services
- More Christmas lights
- Better electric aggregation program
- Improve walkability, trail connectivity
- Offer tax incentives and collaborate with townships
- Support city & county parks and provide indoor/outdoor recreation options
- Incorporate green space in new developments





MOBILITY



This plan element encompasses how people (residents and visitors) move throughout the City. It incorporates all modes of transportation and should consider the balance of those modal types.

WHAT HAVE WE LEARNED:

- 67% of respondents felt that traffic is a significant challenge facing the City.
- Traffic flow and the amount of truck traffic were also highlighted as key issues.
- The current roadway network includes a number of state routes which supports the local economy but creates mobility challenges.
- While 96% of respondents use their car most often, 72% would like to more or improved biking/walking trails in the City as the current system is not connected.
- Improving the pedestrian experience was also identified as a key objective.



HOUSING



This plan element encompasses type, aesthetic, location, density, and the zoning regulations pertaining to housing in Medina.

WHAT HAVE WE LEARNED:

- 39% of the current land use is housing in Medina
- Housing is permitted in four different zoning classifications
- 43% of respondents felt Medina needs more moderately priced apartments. Additionally mixed-use developmen.
- When asked which type of housing residents would liked offered more, townhouses, apartments, and units above businesses were the top three.
- When identifying a housing location, cost, quality of materials, and location to open/green spaces were the most important characteristic.
- The survey indicated that the 55 and older cohort are in the most need of housing.
- 38% of surveyors stated that housing is what initially brought them to Medina.



ECONOMIC DEVELOPMENT & STABILIZATION



This plan element encompasses existing and future business growth/retention for Medina. Additional items to consider are location, types, and zoning.

WHAT HAVE WE LEARNED:

- Respondents felt that redeveloping existing, aging, commercial centers should be a focus for future growth.
- Examining continued partnerships via joint agreements with surrounding townships is also favorable.
- Medina has a healthy industrial land use mix of 13%.
- The retail mix is 8% of the current land use, however continuing to offer a diverse mix of business and products is desired.
- Office, retail (large chain), and medical were uses identified.
- The focus areas identified were agreed to be most appropriate for future development.



YOUR VISION / PRINCIPLE STATEMENT:

- Create a traffic management plan that will provide a more efficient traffic flow model
 - Walkability, sidewalk repair
 - Traffic calming
 - Secondary N/S route
 - Revisit Foote/Reagan bypass
 - Coordinate rd/st projects better with state/county
 - Traffic lights
- Create a multi-modal transportation network that emphasizes safety, connectivity, transit options, and accessibility



OBJECTIVES

- Educate public on alternate routes to help relieve traffic on main roads
- Public transit- safe, reliable, accessible
- Sidewalk, trails, multi-use paths
- New exit off I-71
- Evaluate possibility of a bypass to alleviate (truck) traffic
- Multi-use path connectivity
- Complimentary transportation modes
- Support Medina County Transit
- Establish a commercial truck route with signs



YOUR VISION / PRINCIPLE STATEMENT:

- Affordable, decent & quality
- Code enforcement
- Townhouses
- Point of sale inspections
- Aesthetic compatible redevelopment, mixed use communities
- Provide opportunity to diversify housing options, promote high quality development, and preserve historically significant areas
- Define the mix of housing options to fill the needs of Medina residents



OBJECTIVES

- Incorporate mixed use zoning options and aesthetic design standards
- Work with community orgs to provide workforce housing
- Identify housing opportunities that supports local economy
- More affordable, single family, owner occupied homes
- Use land wisely
- Preserve historic housing stock
- Age in place



YOUR VISION / PRINCIPLE STATEMENT:

- Mixed-use development, diverse dining options
- No more boutiques!
- Lifestyle center (Crocker Park)
- Fieldhouse
- Tax incentive programs
- Employment pipeline
- Support existing businesses and create programs that attract/retain businesses
- Keep a balanced healthy mix of commercial & industrial businesses



OBJECTIVES

- Corporate campus attraction
- Offer tax incentives
- Promote business incubators
- Collaborate with education, reflect values
- Keep businesses sustainable
- Succession plans for privately held companies & businesses
- Communicate with business organizations



Vision Statement:

A community that balances future growth and development with the protection and enhancement of existing open space, historic neighborhoods, guided by a cherished small town character

Objectives:

Objective 1.1: Update codes, regulations, and plans to align with the Future Land Use Map.

Objective 1.2: Concentrate development in compact, human-scaled, walkable centers that connect to primary corridors, offer diverse uses, services, and businesses, and provide a mix of living options.

Objective 1.3: Celebrate and grow historic Downtown Medina as the cultural and entertainment hub of the city.

Objective 1.4: Continue to grow the local economy through the attraction of a variety of economic activity.

Objective 1.5: Maintain and enhance existing neighborhoods while growing a new mix of residential options that attract and serve a diverse population.



QUALITY OF LIFE

Vision Statement:

A community that is attractive place to live, work, and play

Objectives:

Objective 2.1: Continue to plan, protect, and promote Medina as a safe community.

Objective 2.2: Maintain, enhance, and expand parks and opens spaces.

Objective 2.3: Grow community events, gatherings, and social connections throughout the city.

Objective 2.4: Continue to maintain and promote a unique community image and brand.

Objective 2.5: Promote sustainability as a core principle in the development of the city.



Vision Statement:

A community that is connected through multiple modes of transportation creating an equitable, attractive, and economically resilient community.

Objectives:

Objective 3.1: Promote alternate modes of transportation.

Objective 3.2: Implement strategies to reduce congestion and improve the quality of main corridors and intersections.

Objective 3.3: Ensure new developments are connected into the transportation network.

Objective 3.4: Improve the connectivity and walkability of Medina.

Objective 3.5: Continue to support the efforts of Medina County Public Transit in improving public transit options in the City of Medina.



Vision Statement:

A community that offers diverse housing options for Medina residents while promoting high quality development and preserving historically significant areas.

Objectives:

Objective 4.1: Promote a diverse mix of housing options.

Objective 4.2: Target higher density residential development in the plans focus areas and urban corridor land use category.

Objective 4.3: Strengthen existing single-family neighborhoods and historic districts.



ECONOMIC DEVELOPMENT & STABILIZATION

Vision Statement:

A community with a diverse local economy and balance of commercial and industrial land uses that attracts and retains businesses.

Objectives:

Objective 5.1: Promote new small and adaptable office environments that support the evolving work place environment and growth of small businesses.

Objective 5.2: Continue to build and implement a wide variety of economic tools and strategies.

Objective 5.3: Promote the adaptive re-use of aging commercial and industrial centers.

Objective 5.4: Grow new economic opportunities in underutilized area of the City.

Objective 5.5: Maintain and support new infrastructure investments that support existing and grow new economic activities.

Objective 5.6: Implement initiatives that maintain and grow Medina as a digitally connected and advanced City

Draft Comprehensive Plan Elements

Focus Area Concepts



North Court Corridor



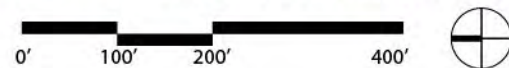
LEGEND :

- 1 Multisport Fieldhouse
(2 story massing)
- 2 Medical Office (2 story)
- 3 Existing Outparcels

DEVELOPMENT DATA

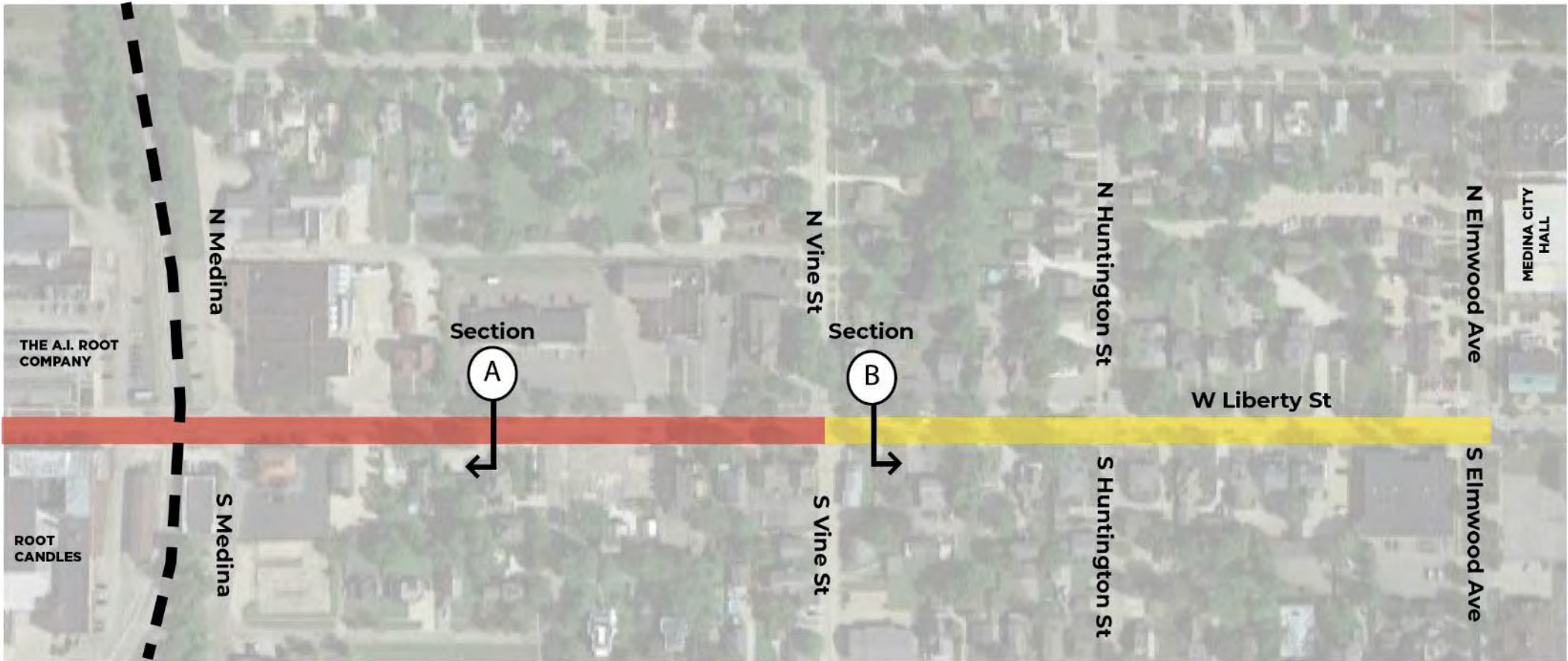
Sports Facility:	± 560,000 sq.ft.
Medical Office:	± 37,000 sq.ft.

NORTH COURT CONCEPT





West Liberty Corridor



LEGEND

-  COMMERCIAL STREETSCAPE
-  RESIDENTIAL STREETSCAPE
-  RAILROAD

A

Existing Commercial Streetscape



EXISTING
ROW : ±65'

A

Proposed Commercial Streetscape



	WIDEN SIDEWALK	STREETSCAPE AMENITY ZONE	DRIVE LANE	DRIVE LANE	PARKING LANE	STREETSCAPE AMENITY ZONE	MULTI-USE PATH
PROPOSED ROW : ±65'	±6'	±11'	±11'	±11'	±9'	±9'	±8'
EXISTING ROW : ±65'	WIDEN SIDEWALK	STREETSCAPE AMENITY ZONE	DRIVE LANE	DRIVE LANE	STREETSCAPE AMENITY ZONE	WIDEN SIDEWALK	
	±5'	±12'	±15'	±15'	±13'	±5'	

B

Existing Residential Streetscape



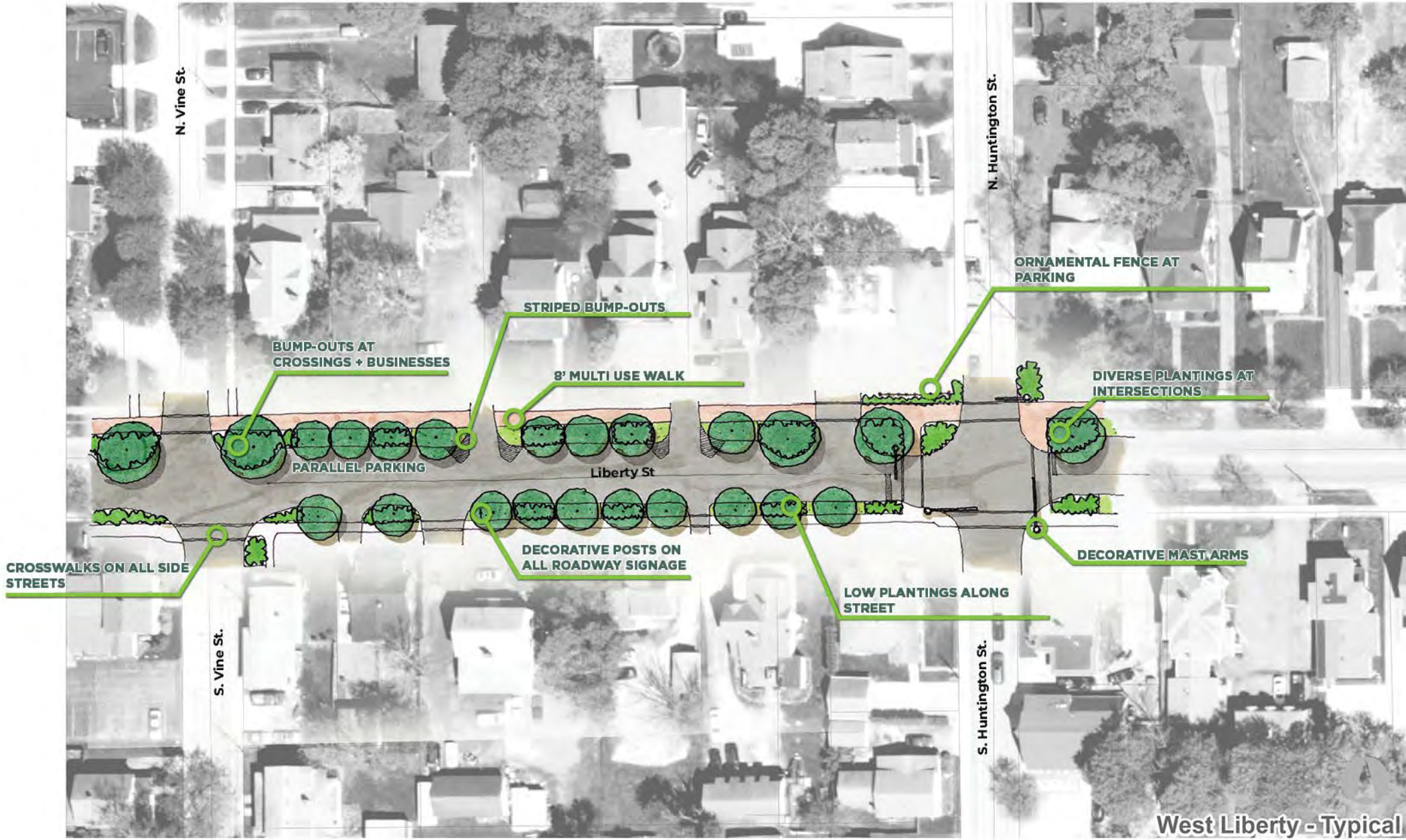
EXISTING
ROW : ±65'

B

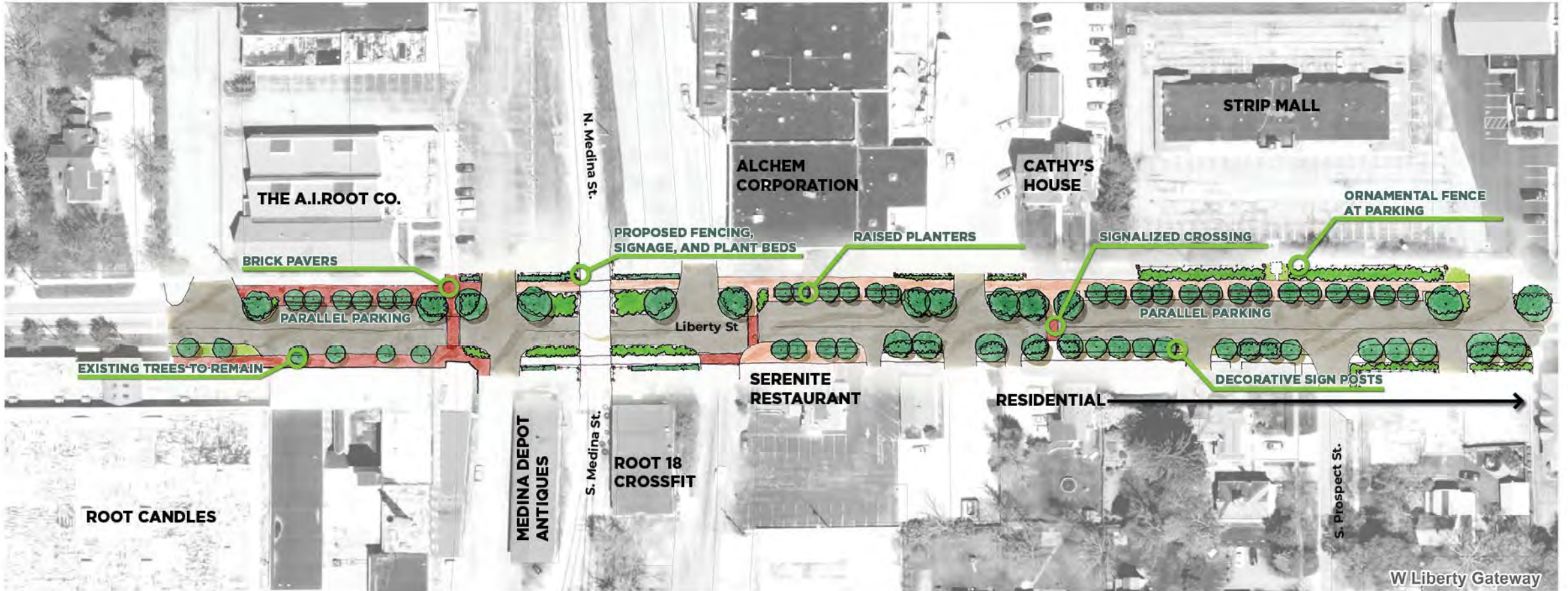
Proposed Residential Streetscape



MULTI-USE TRAIL ±8'	STREETSCAPE AMENITY ZONE ±9'	PARKING LANE ±9'	DRIVE LANE ±11'	DRIVE LANE ±11'	STREETSCAPE AMENITY ZONE ±11'	WIDEN SIDEWALK ±6'	PROPOSED ROW : ±65'
SIDEWALK ±5'	STREETSCAPE AMENITY ZONE ±13'	DRIVE LANE ±15'		DRIVE LANE ±15'	STREETSCAPE AMENITY ZONE ±12'	SIDEWALK ±5'	

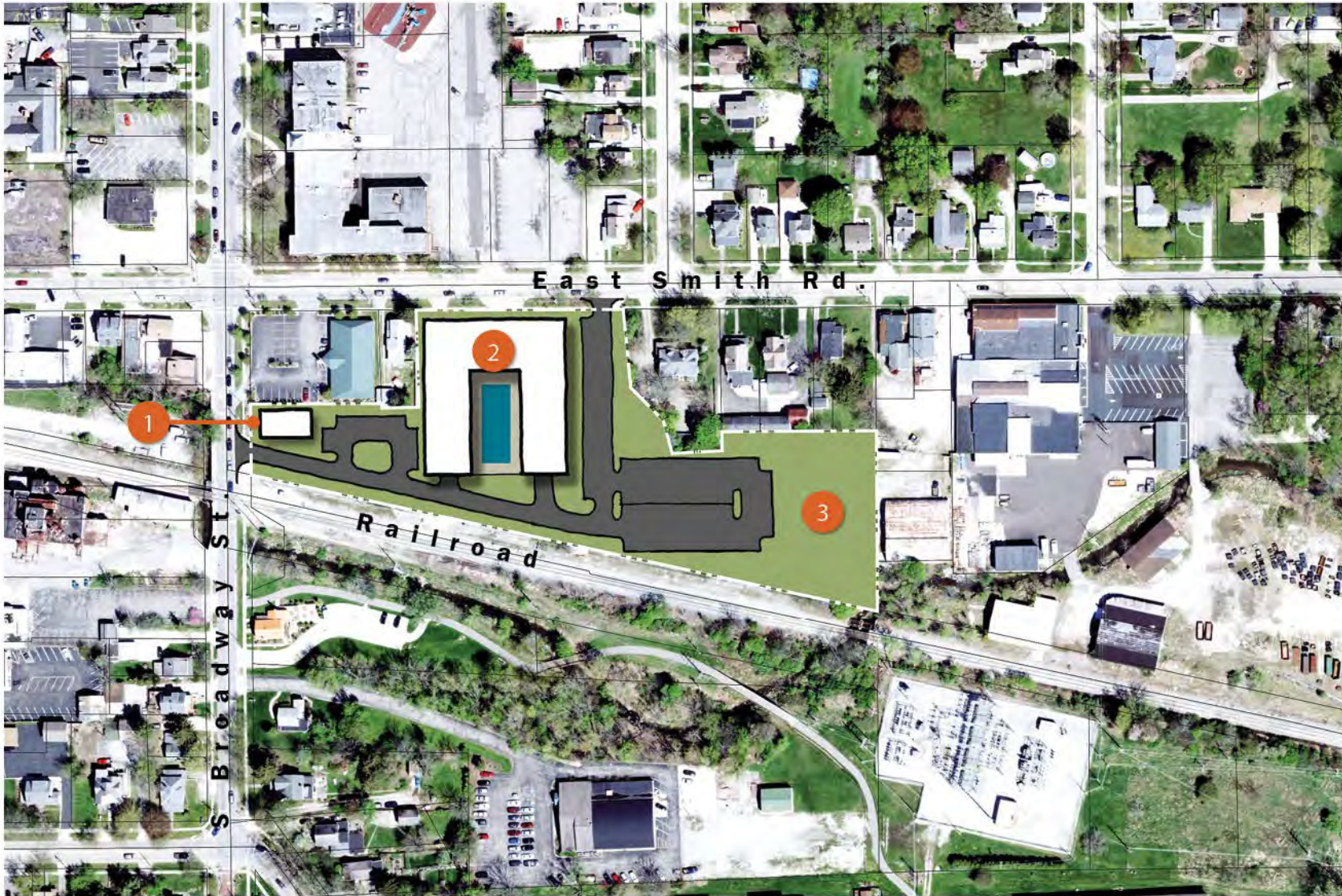


West Liberty - Typical



East Smith Focus Area





EAST SMITH CONCEPT

0' 100' 200' 400'



LEGEND :

- 1 Commercial (1 story)
- 2 Residential: Flats (4 story)
Podium Parking
3 Floors Residential
- 3 Open Space

DEVELOPMENT DATA

Commercial:	± 2,800 sq.ft.
Residential Flats:	± 92 du.
Parking Required:	217 spaces
Parking Provided:	217 spaces



EAST SMITH RD

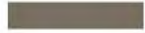
LEGEND



RETAIL



FLATS



PODIUM PARKING



South Downtown



LEGEND :

- 1 Residential: Flats (4 story)
Podium Parking
3 Floors Residential
- 2 Townhomes (3 story)
- 3 Commercial (1 story)
- 4 Park

DEVELOPMENT DATA

Commercial:	± 6,000 sq.ft.
Residential Flats:	± 168 du.
Residential Townhomes:	± 71 du.
Parking Required:	542 spaces
Parking Provided:	562 spaces

SOUTHTOWN - LIMITED CONCEPT

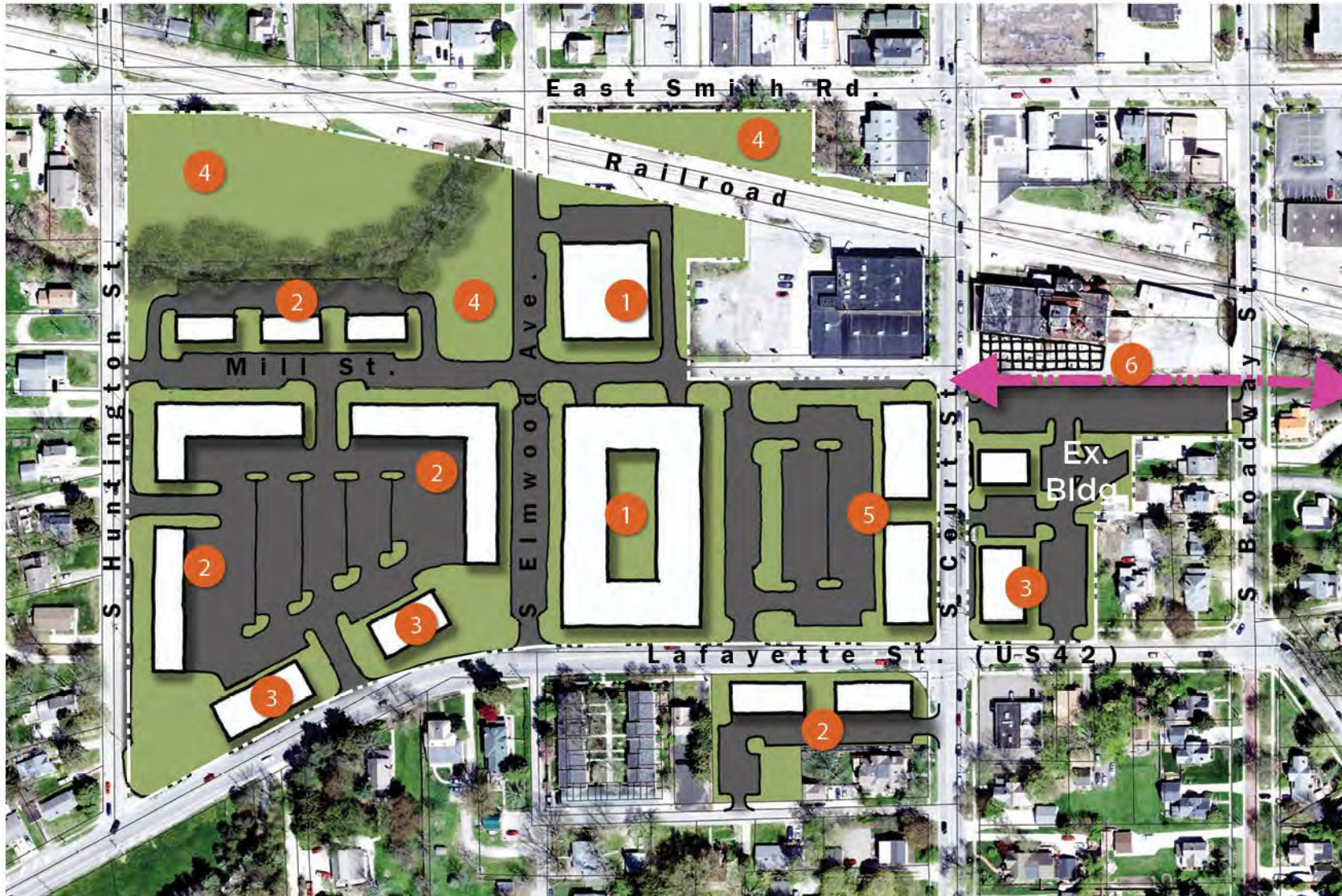




SOUTH TOWN Option 1

LEGEND

-  RETAIL
-  FLATS
-  PODIUM PARKING
-  TOWNHOMES



LEGEND :

- 1 Residential: Flats (4 story)
Podium Parking
3 Floors Residential
- 2 Townhomes (3 story)
- 3 Commercial (1-2 story)
- 4 Park
- 5 Mixed Use (3 Story)
1st Floor Commercial
2nd, 3rd Floor Residential Flats
- 6 Trail Connector

DEVELOPMENT DATA

Commercial:	± 31,500 sq.ft.
Residential Flats:	± 190 du.
Residential Townhomes:	± 74 du.
Parking Required:	659 spaces
Parking Provided:	845 spaces

SOUTHTOWN - EXPANDED CONCEPT

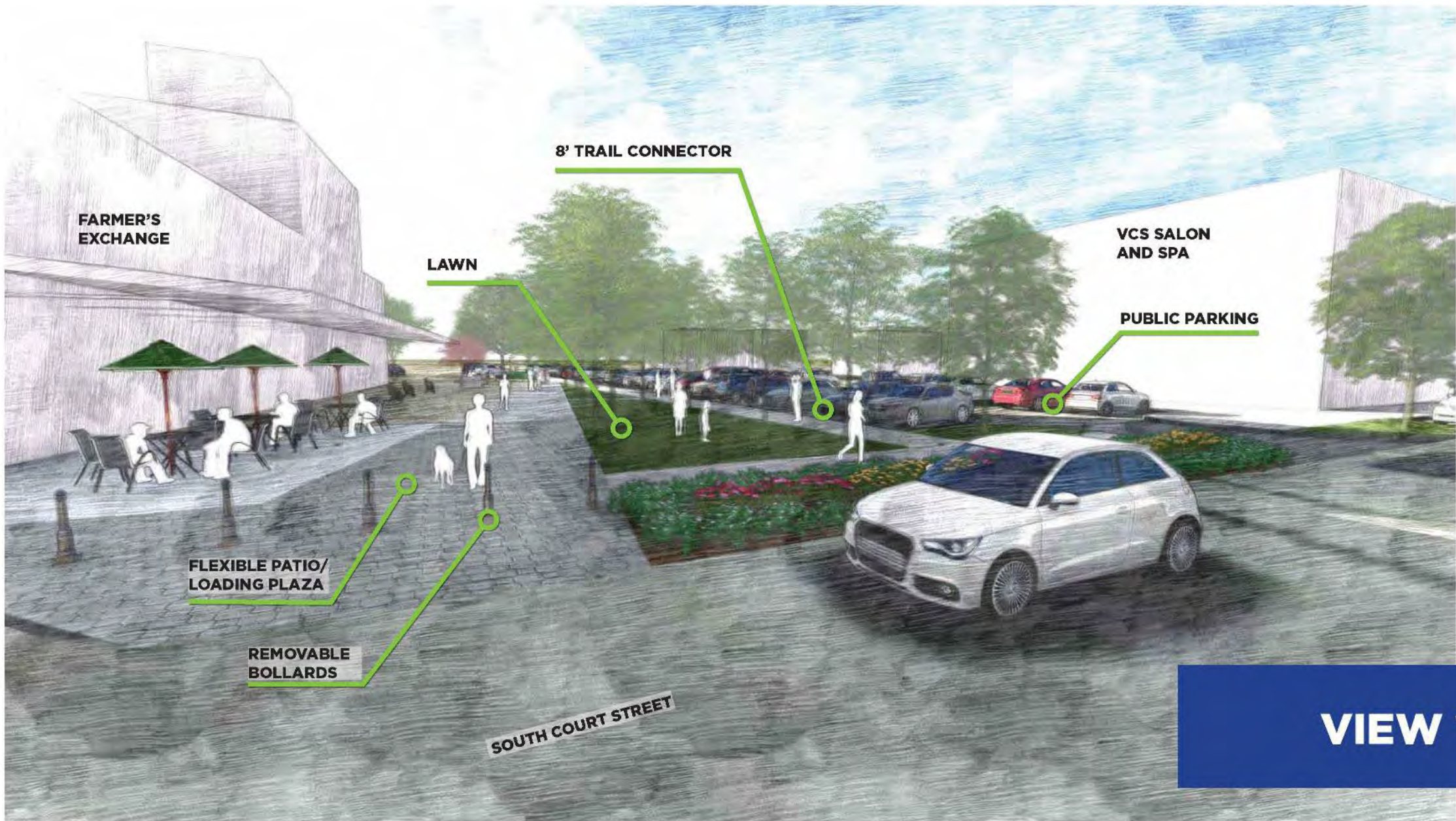




SOUTH TOWN Option 2

LEGEND

-  RETAIL
-  FLATS
-  PODIUM PARKING
-  TOWNHOMES
-  TRAIL CONNECTION



**FARMER'S
EXCHANGE**

8' TRAIL CONNECTOR

LAWN

**VCS SALON
AND SPA**

PUBLIC PARKING

**FLEXIBLE PATIO/
LOADING PLAZA**

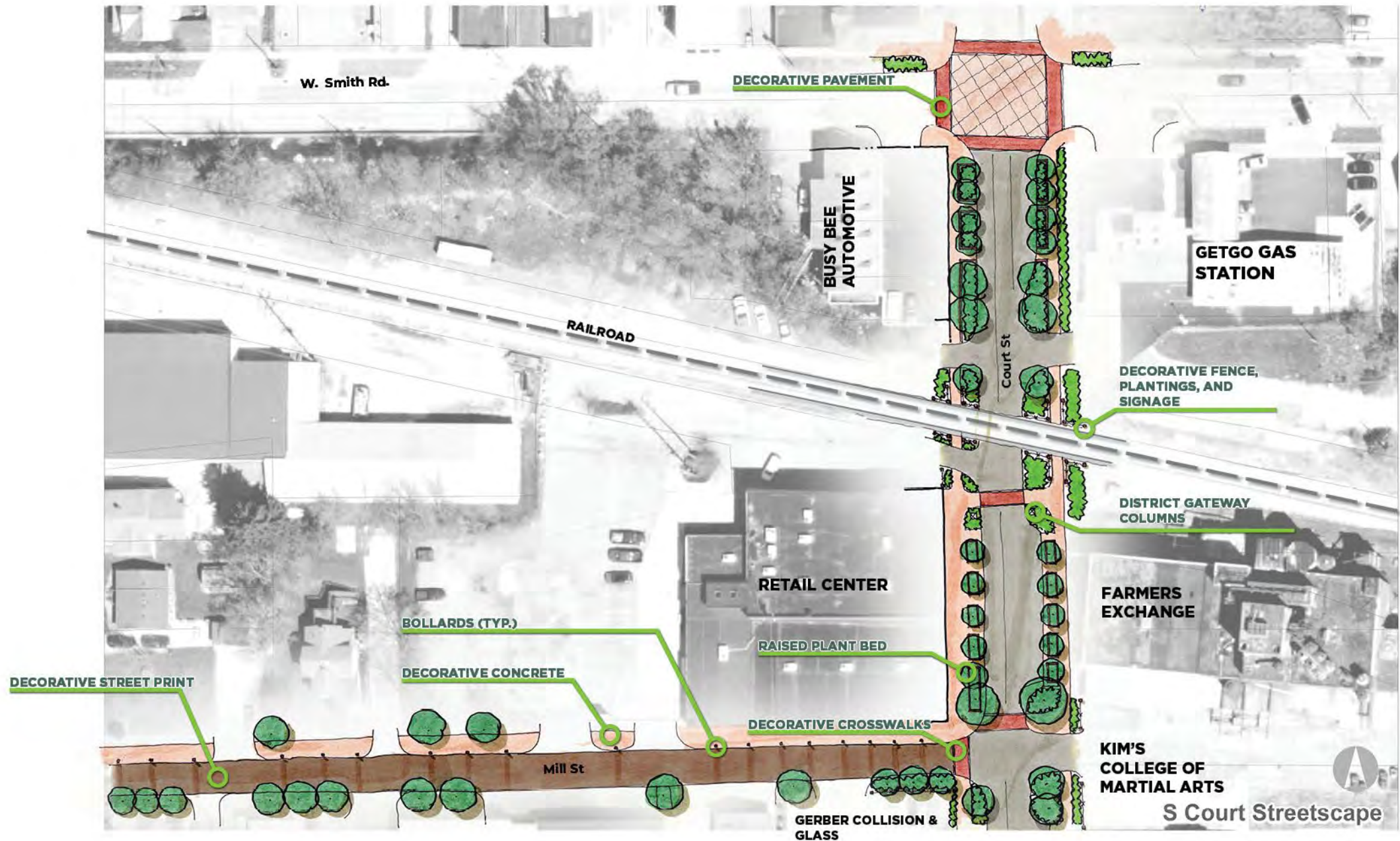
**REMOVABLE
BOLLARDS**

SOUTH COURT STREET

VIEW 1



VIEW 2



W. Smith Rd.

DECORATIVE PAVEMENT

BUSY BEE
AUTOMOTIVE

GETGO GAS
STATION

RAILROAD

Court St

DECORATIVE FENCE,
PLANTINGS,
AND
SIGNAGE

DISTRICT GATEWAY
COLUMNS

RETAIL CENTER

FARMERS
EXCHANGE

BOLLARDS (TYP.)

RAISED PLANT BED

DECORATIVE STREET PRINT

DECORATIVE CONCRETE

DECORATIVE CROSSWALKS

Mill St

KIM'S
COLLEGE OF
MARTIAL ARTS

GERBER COLLISION &
GLASS

S Court Streetscape



SOUTH COURT STREET

FARMER'S EXCHANGE

PATTERN TO MIMIC FARMER'S EXCHANGE

BRICK BASE

CORTEN SIGN

INTERNAL COLUMN - INTERNALLY LIT

OPTION 1



OPTION 2

Group Exercise

Group Exercise

Directions: In your table groups, you will rotate between 3 stations (see below). You will use a combination of dots, post-it notes, and markers to give your us your feedback and comments.

Station 1 – Future Land Use Map, N. Court Focus Area Concepts, and W. Liberty Corridor Focus Area Concepts

Station 2 – Future Mobility Map, E. Smith Focus Area Concept, and South Downtown Focus Area Concept

Station 3 – Planning Principles Framework

Next Steps

Next Steps

- Updates and Revisions
 - Principles, objectives, and strategies
 - Proposed future land use map and active transportation map
 - Focus area concepts
- Community Engagement – Round 2
 - Virtual Open House & Office Hour – TBD
 - Community Survey 2
- Our next steering committee meeting will take place on **February 24th** at 5pm in Medina City Hall.