



**MEDINA**  
COMPREHENSIVE  
PLAN  
**2021**

Virtual Public Open House

# Welcome!

---

Benvenuto! Willkommen! Failte! Bienvenue! Welkom! Vitejte! Velkommen!  
Witamy!

# Hello.



**Aaron Domini**  
Principal + Project Manager



**Arthur Schmidt IV**  
Project Manager + Planner

# MEET OUR TEAM

# Meet our Team

OHM Advisors

We are architects, engineers, and planners committed to *Advancing Communities*

*50+* years of experience

*16 studios* throughout OH, MI, and TN

*500+* multi-disciplinary team members



**2019 Ohio Association of Planning Award -**  
*Best Comprehensive Plan Large Jurisdiction:*  
*insight2050 Corridor Concepts*



**2019 Heritage Ohio Award - Best Placemaking**  
*Project: Wooster Downtown Plan, Center Green*  
*Plaza & Streetscapes*



**2018 Michigan Association of Planning Award -**  
*Michigan Planning Excellence: Northland Mall*  
*Redevelopment*

## We know **OHIO DOWNTOWNS**

*We focus on Midwest towns and cities because that is **who we are, where we live, and what inspires us.** The following is a snapshot of some of the select communities we have recently completed downtown plans for.*

Ashland  
Canal Winchester  
Cleveland  
Columbus  
Fairborn  
Fairlawn  
Gahanna  
Green  
Grove City

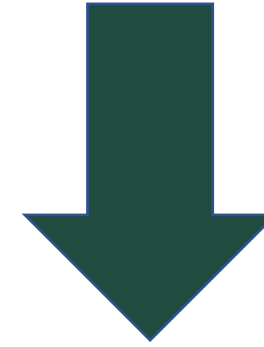
Hilliard  
Kenton  
Louisville  
Marietta  
Marysville  
Massillon  
Medina  
Miamisburg  
Middletown

Mount Vernon  
Newark  
Pickerington  
Stow  
Wadsworth  
West Carrollton  
Westerville  
Wooster  
Worthington



# 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 Purpose

- Builds upon the City's previous planning documents and public involvement to guide future development.
- It serves as a vision for future development and re-development to best position the City of Medina.





# What should it do?

ITS A BLUEPRINT FOR THE FUTURE!

- Identify **target areas** - advance City goals and objectives
- Steer **public dollars** to spur private sector investment
- Identify greatest **development opportunities**
- Serves as a guide to inform future decisions related to development
- Guides future zoning

# Focus Areas

**The following statements further define the purpose and intent of the focus areas...**

- The examples in this chapter are only concepts; they ARE NOT proposed developments.
- The examples highlight the plan elements and themes of the comprehensive plan.
- Like the land use map, they are intended to guide and inform future land use decisions.
- It does not change zoning, but guide future zoning changes.

# Community Engagement Review

---

# Engagement Overview



**Pop-Up  
Events**



**Engagement  
Boards**

**Online  
Survey**



**Social  
Media**



**The Discussion & Share Your Input:**

- Go to the project website!**  
Go to [www.medinacomplan2021.wordpress.com](http://www.medinacomplan2021.wordpress.com) to get up to date on the information related to the comprehensive plan.
- Watch a presentation from your computer**  
Go to the project website to view a video recording by the planning team learn all about the comprehensive plan and process to date.
- Take the Survey!**  
Go to the project website or scan the QR code below with your smartphone to take the community survey and provide your input.

project website for additional details!  
[www.MEDINACOMPLAN2021.WORDPRESS.COM](http://www.MEDINACOMPLAN2021.WORDPRESS.COM)

**Virtual  
Presentation**



# Engagement Overview

**3**   
Months of  
Engagement

**500+**  
people  
engaged

**2**  
Pop-up  
Engagement  
Boards

**social  
media**  
  


**5 Methods of  
Engagement**

ONLINE  
SURVEY

POP UP  
EVENTS

SOCIAL  
MEDIA

ENGAGEMENT  
BOARDS

VIRTUAL  
PRESENTATION

**4**   
POP UP  
EVENTS

**150+**  
total  
people  
engaged

**Online  
Survey**

**390**  
Total  
Responses



# MEDINA COMPREHENSIVE PLAN 2021



The City of Medina has initiated a process to create a **COMPREHENSIVE PLAN** which will guide the City's development over the next 20 years to come.

Please take the opportunity to participate in the **COMMUNITY SURVEY** to help form the comprehensive plan.

Your perspective is crucial regarding economic development, housing, mobility, sustainability, quality of life, and so much more.



Scan the QR code above with your smartphone camera or use the URL [medinacompplan2021.wordpress.com](http://medinacompplan2021.wordpress.com) on your personal device.

You can also visit and share your thoughts with the project team in-person or directly engaging with the community on the following dates/events:

- Medina Square Farmers Market (8am-11am)
- Cool Beans Cafe Office Hours (8am-11am)
- Virtual Community Meeting (6pm-7:30pm)

Visit the project website, [medinacompplan2021.wordpress.com](http://medinacompplan2021.wordpress.com), for additional information.

## Comprehensive Plan Community Engagement

The process to create a Comprehensive Plan which will guide the City's future development and re-development. We will be hosting/attending meetings to hear from you. We will be hosting/attending meetings to interact with the project team. Here are the event dates:

Tuesday  
September 21

Cool Beans Cafe  
Project Office Hours  
8am - 11am

View

(details)

Visit the project website for additional details.

[MEDINACOMPPLAN2021.WORDPRESS.COM](http://MEDINACOMPPLAN2021.WORDPRESS.COM)



# MEDINA COMPREHENSIVE PLAN UPDATE

## COMMUNITY ENGAGEMENT UPDATE

The City of Medina has initiated a process to create a comprehensive plan which will guide the city and its future development and re-development. Your perspective is crucial regarding economic development, housing, mobility, sustainability, quality of life, and more!

### Join The Discussion & Share Your Input:



#### Watch a presentation from your computer

Go to the project website to view a video recording by the planning team to learn all about the comprehensive plan and process to date.



#### Come Talk at Cool Beans Cafe on October 20

Members of the project team will be at Cool Beans Cafe on Wednesday, October 20 from 8am - 1pm to come speak too, ask questions, and engage with some light activities.



#### Take the Survey!

Go to the project website or scan the QR code below with your smartphone to take the community survey and provide your input.

Visit the project website for additional details  
[WWW.MEDINACOMPPLAN2021.WORDPRESS.COM](http://WWW.MEDINACOMPPLAN2021.WORDPRESS.COM)



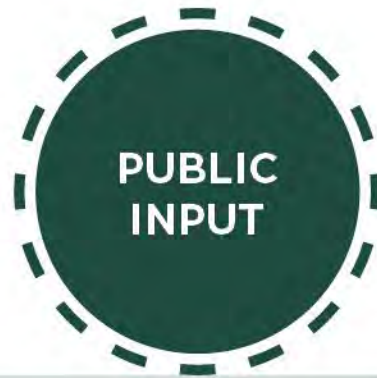


# Comprehensive Plan Updates

---

The Plan Framework





# PLAN ELEMENTS

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



# PLAN FRAMEWORK OVERVIEW

**5**  
PLAN ELEMENTS

**22**  
OBJECTIVES

**101**  
STRATEGIES

# The Plan Elements



## Land Use

This element defines how land should be used and developed in the future, and includes specific actions steps to evolve the land use pattern. (See Page xx)



## Quality of Life

The quality of life element defines the activities, characteristics, and amenities that create a livable and attractive community for residents, businesses, and visitors. (See Page xx)



## Mobility

This element outlines the plans for how the community will be connected in the future. It describes a vision and strategy for transit, motorized and non-motorized infrastructure. (See Page xx)



## Housing

Housing is an important community element that supports the social and economic health of the community. This element defines how to preserve and grow housing in the community in the coming years. (See Page xx)

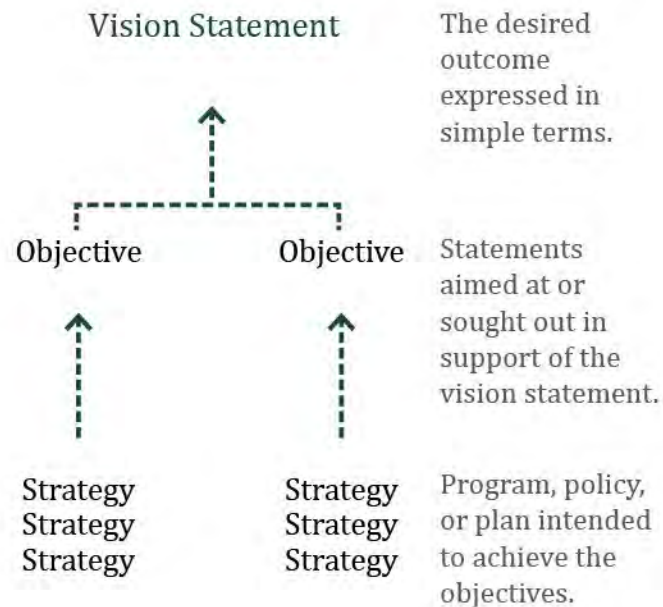






## Economic Development & Stabilization

Economic development is what drives a city. It ensures there is growth and development to generate new revenue. This element describes how economic development can shape the future of the city. (See Page xx)

# IMPLEMENTATION FRAMEWORK

To guide the implementation each action/strategy has a responsible party (parties) assigned, and a time frame to achieve it.

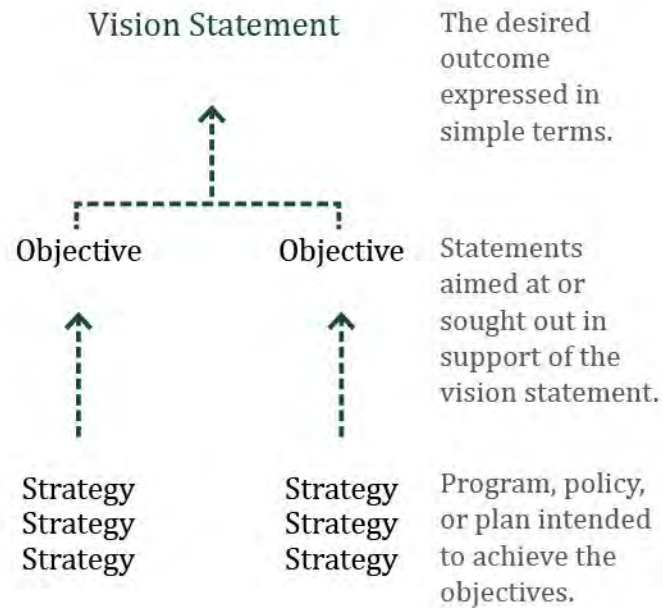






Responsible Parties	
C	Council
D	Community Development Department
PC	Planning Commission
HP	Historic Preservation Board
	Parks & Recreation Department
	Public Service Department
	City Economic Development Department
	Community Organizations

Timeframe		
Short	<b>S</b>	0-1 years
Medium	<b>M</b>	1-3 years
Long	<b>L</b>	3+ years
Ongoing	<b>O</b>	Continuous

# IMPLEMENTATION FRAMEWORK

Next steps: go through each strategy and assign responsible party (parties) and timeframes.



Responsible Parties	
C	Council
D	Community Development Department
PC	Planning Commission
HP	Historic Preservation Board
	Parks & Recreation Department
	Public Service Department
	City Economic Development Department
	Community Organizations

Timeframe		
Short	<b>S</b>	0-1 years
Medium	<b>M</b>	1-3 years
Long	<b>L</b>	3+ years
Ongoing	<b>O</b>	Continuous

# Comprehensive Plan Updates

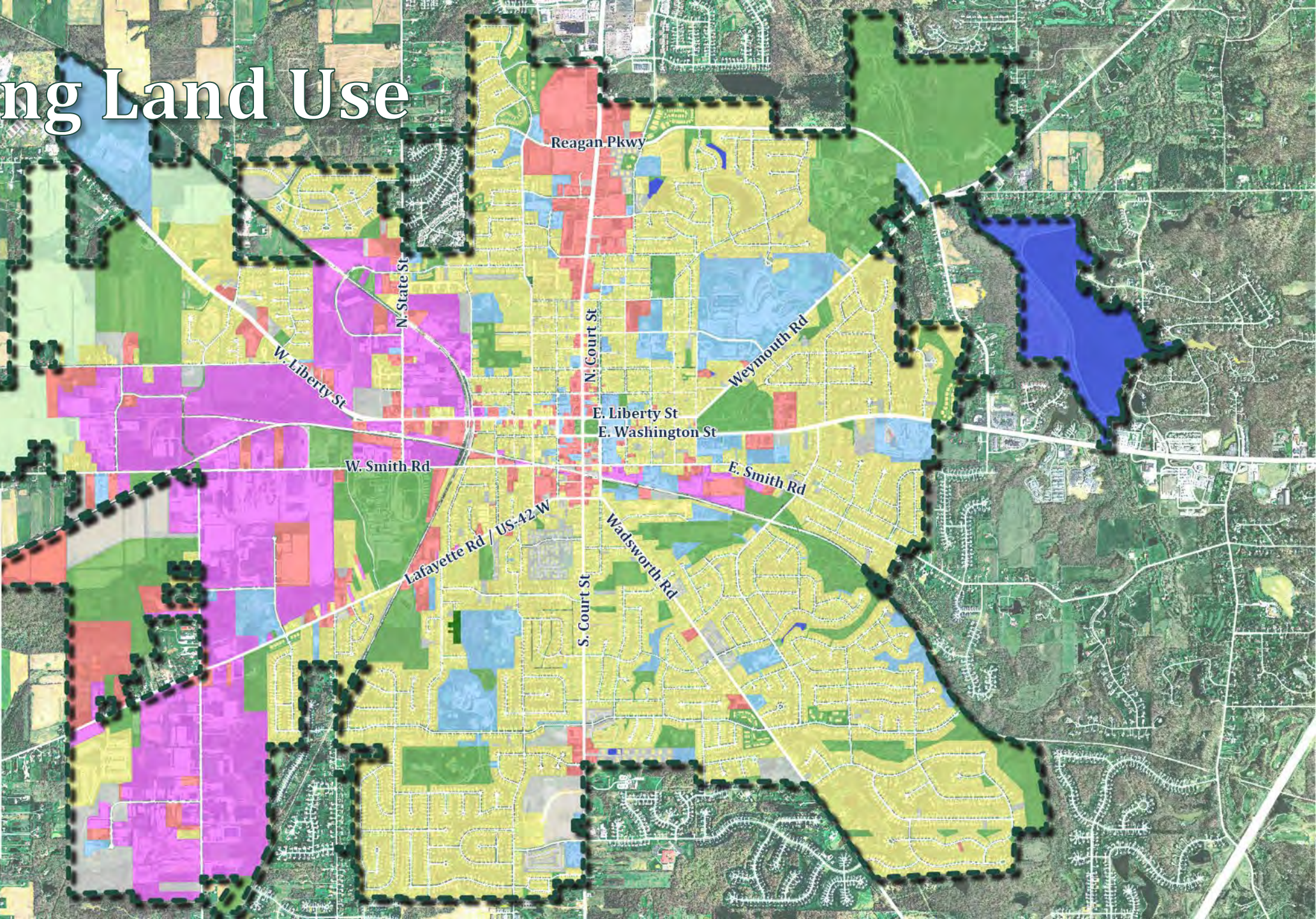
---

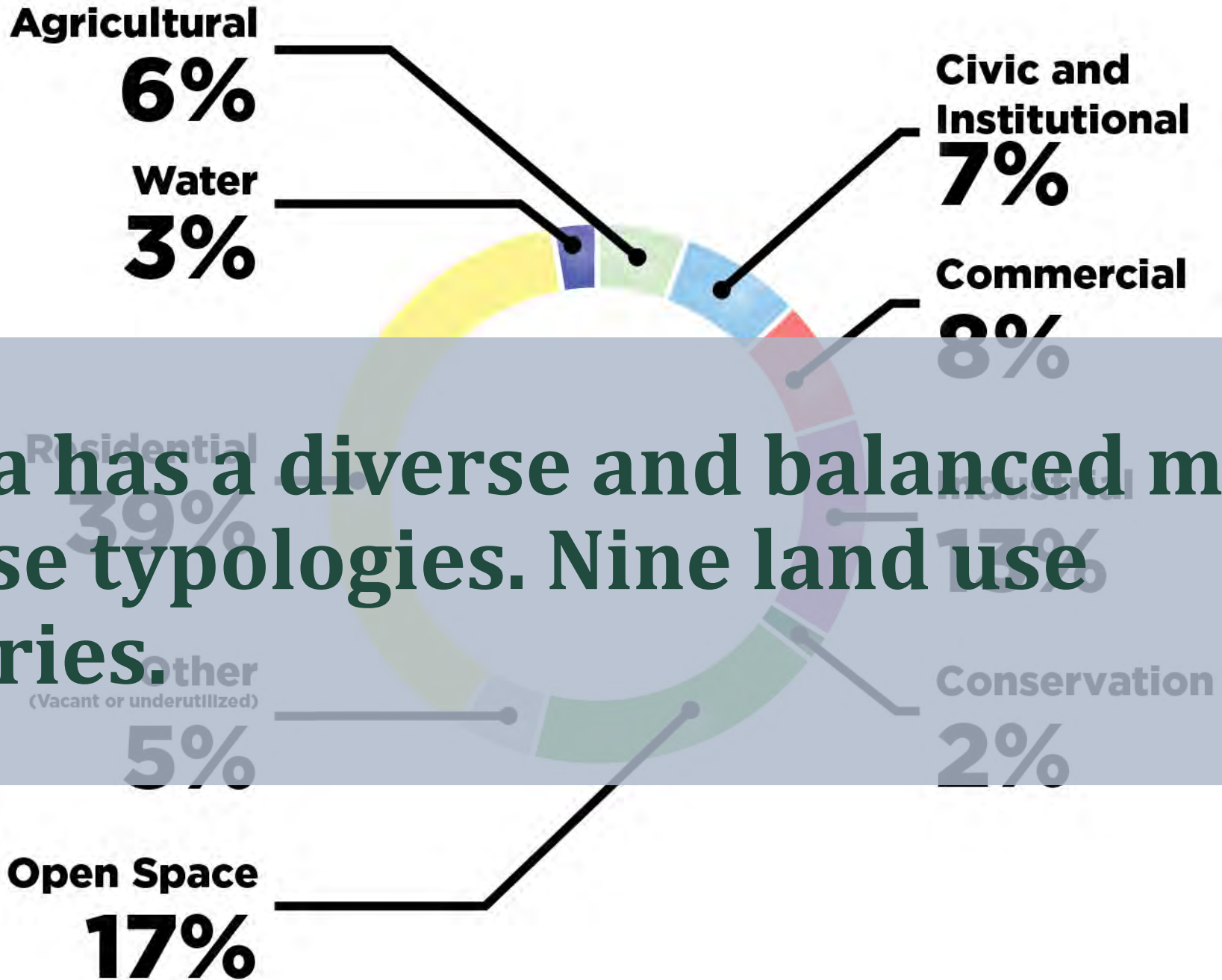
Future Land Use & Active Transportation Maps

# Existing Land Use

LEGEND

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

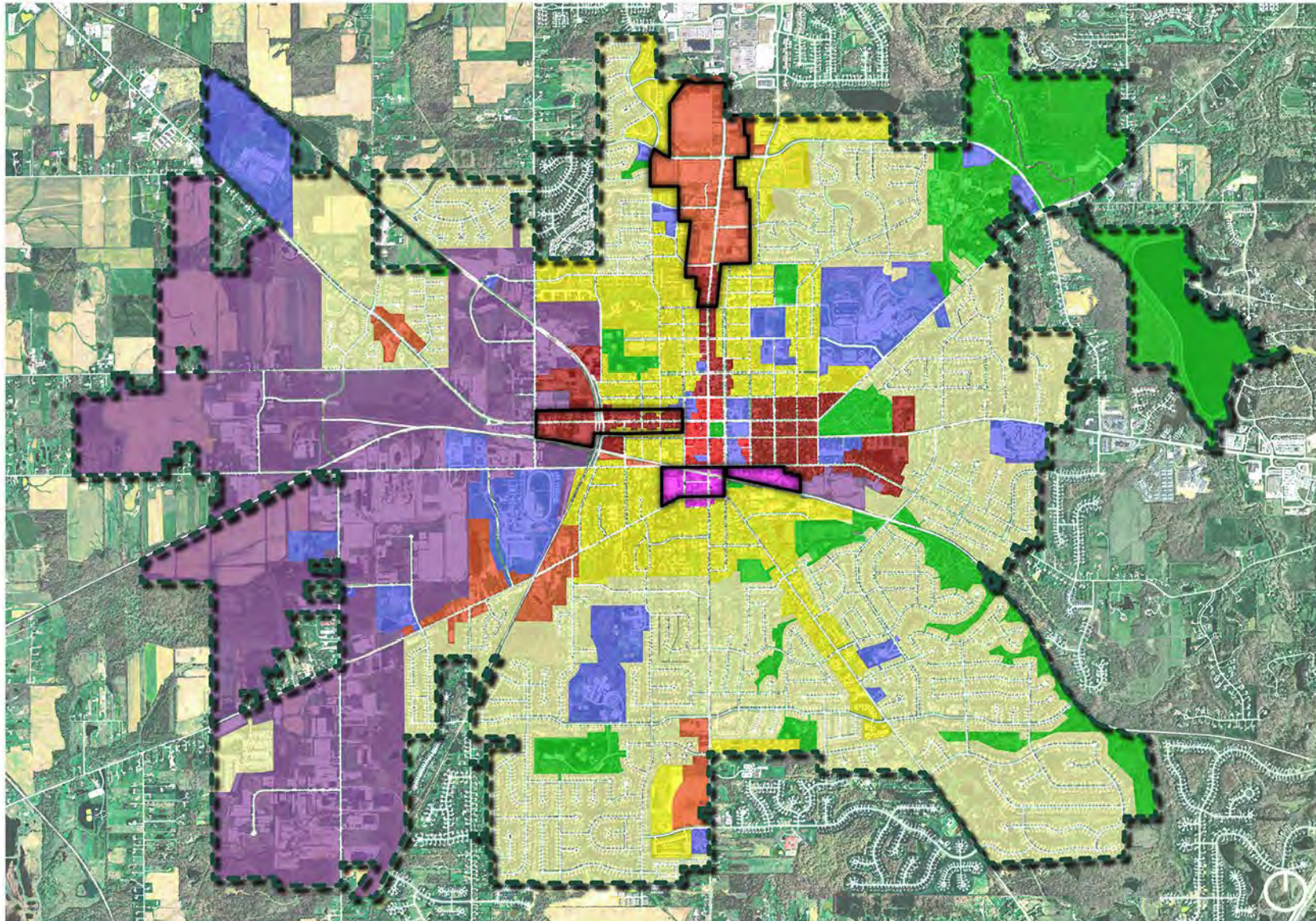




Medina has a diverse and balanced mix of land use typologies. Nine land use categories.

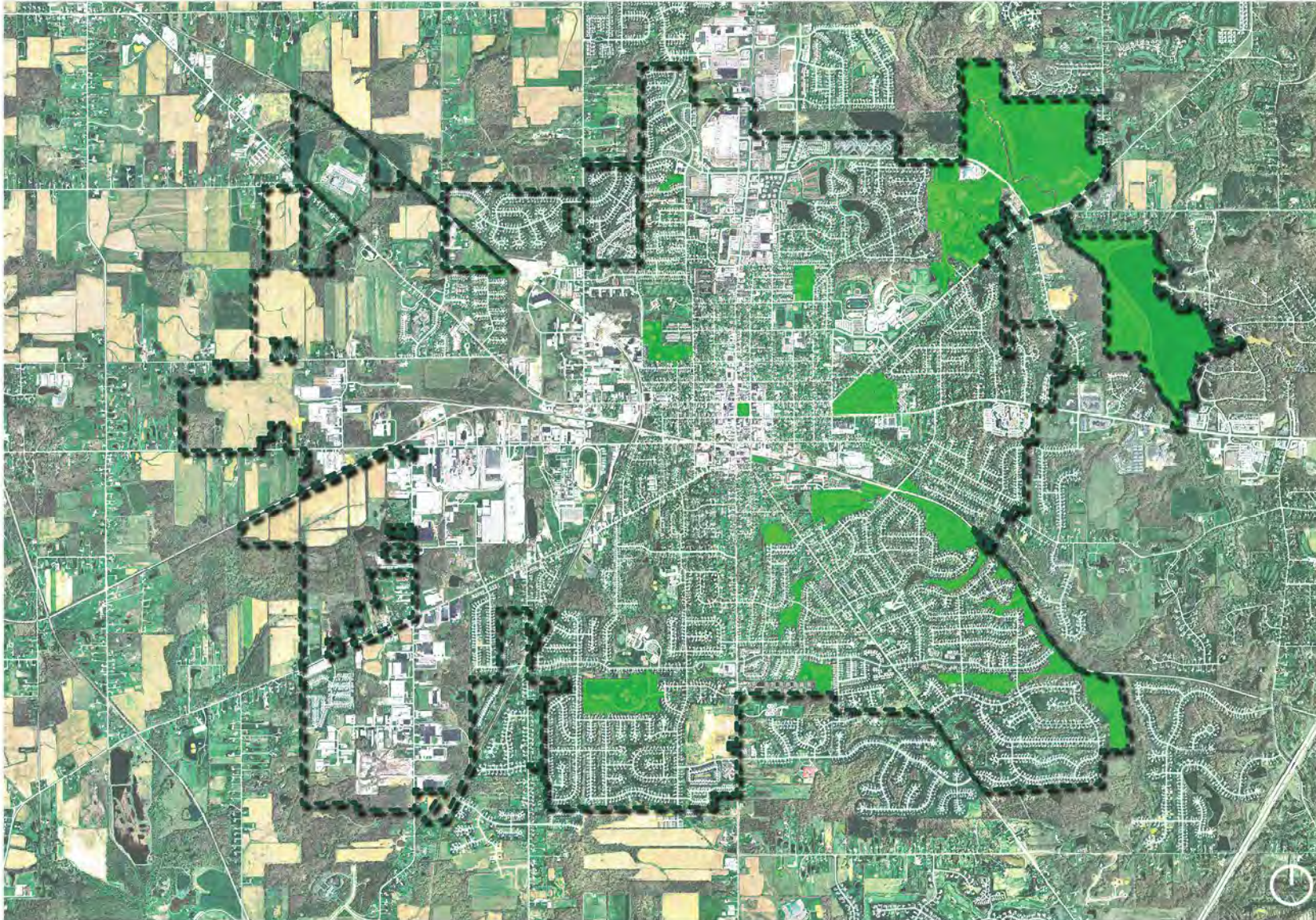


# Future Land Use Map



## Future Land Use Map - Draft





## Parks & Open Space

**General Uses:**

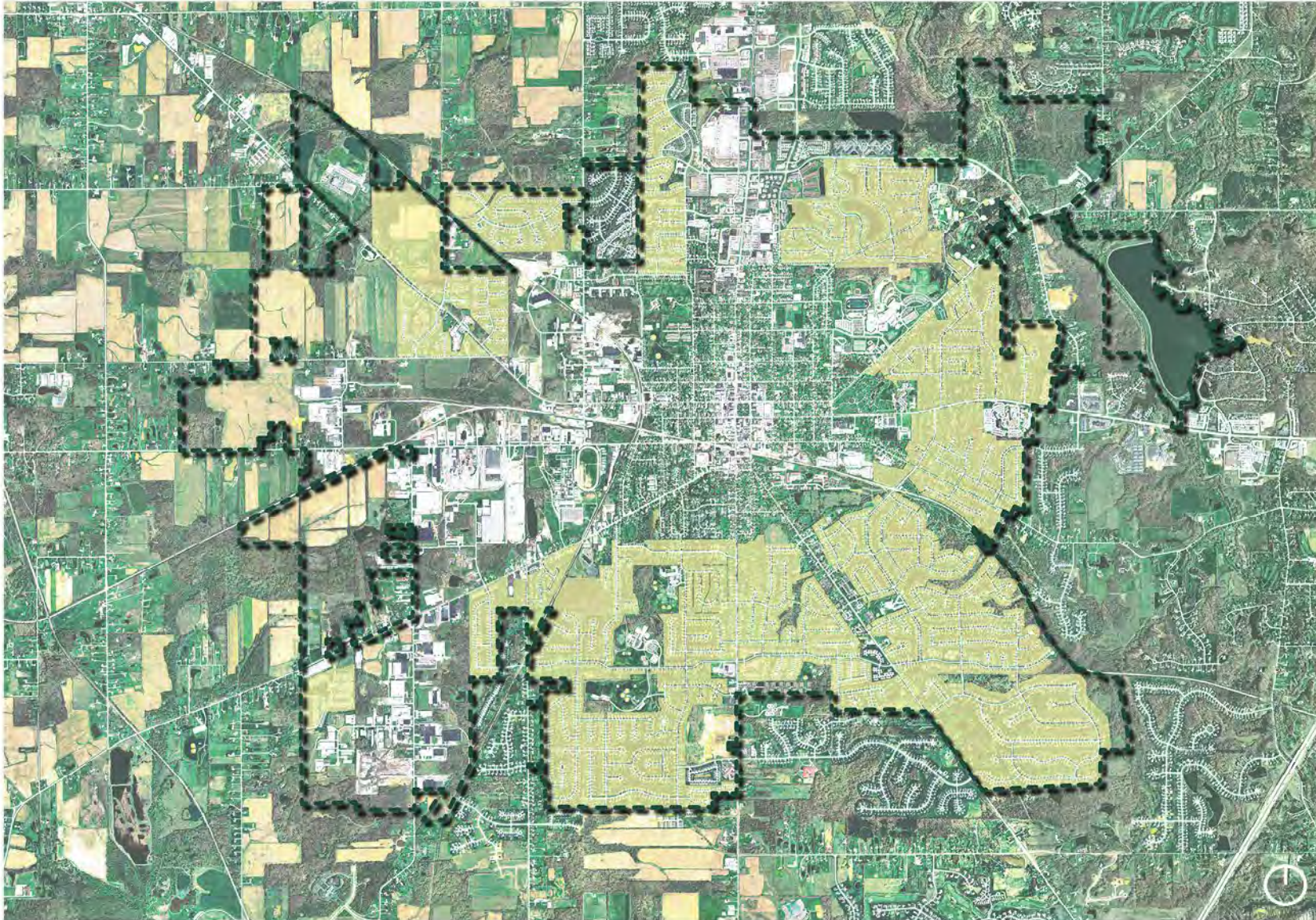
Park and open spaces including a range of active and passive uses or activities.



## Parks & Open Space

**Intent:**

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



## Suburban Residential

**General Uses:**

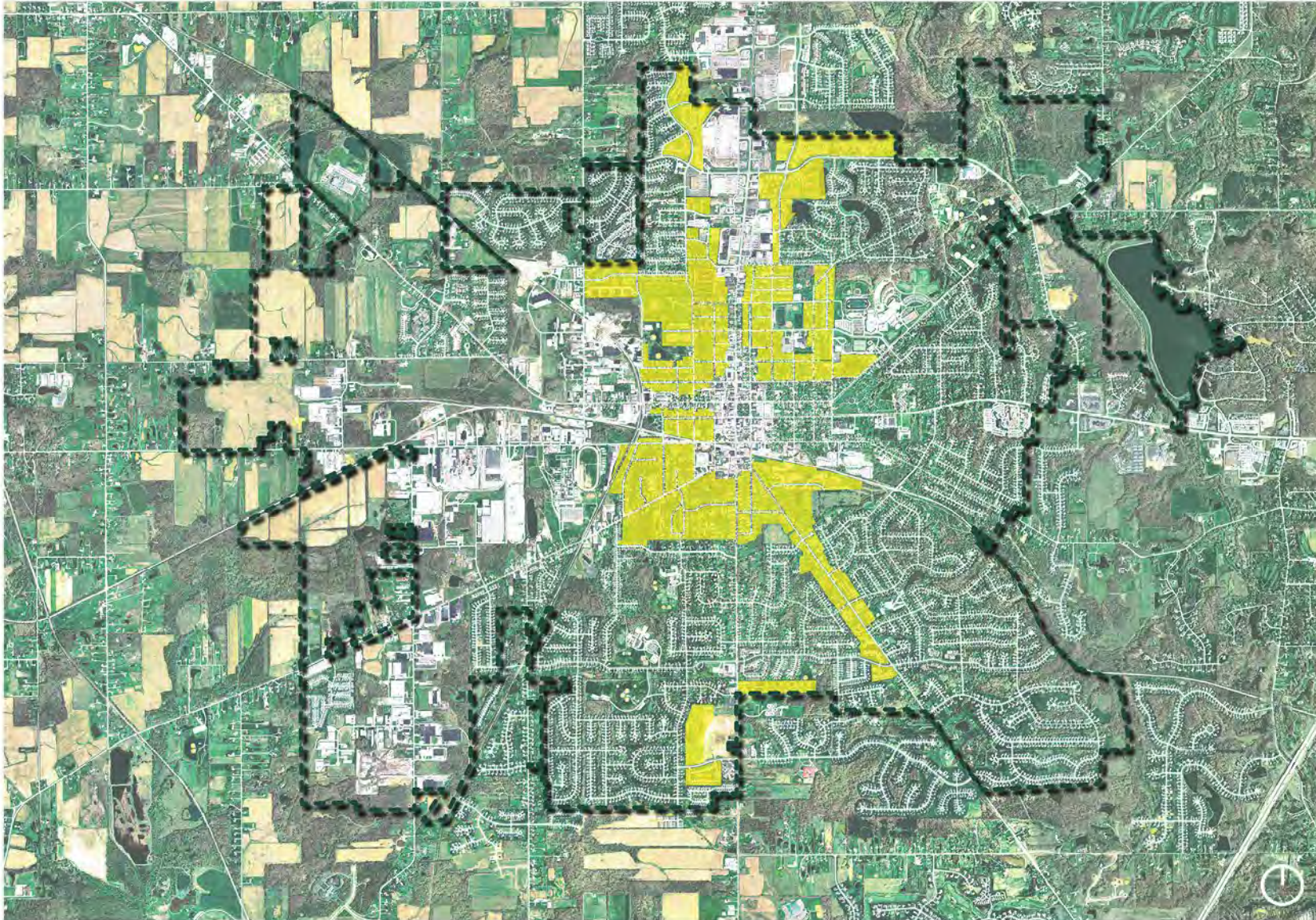
Primarily single family detached units with smaller, more dense multi-unit structures where appropriate.



## Suburban Residential

**Intent:**

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



## Urban Residential

### General Uses:

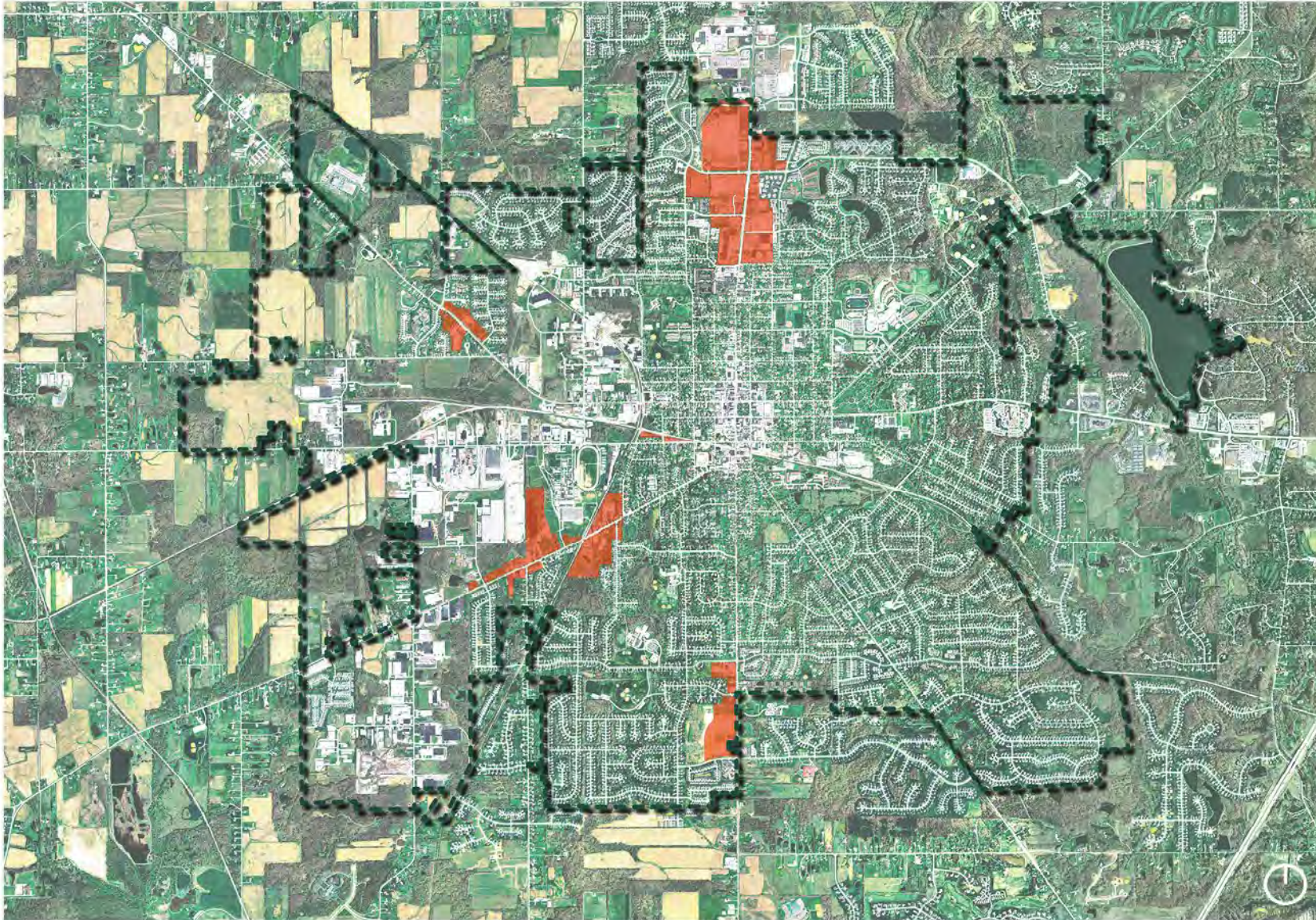
A mix of smaller lot single family detached and attached units with smaller, more dense multi-unit structures where appropriate.



## 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.



## Community Commercial

**General Uses:**

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

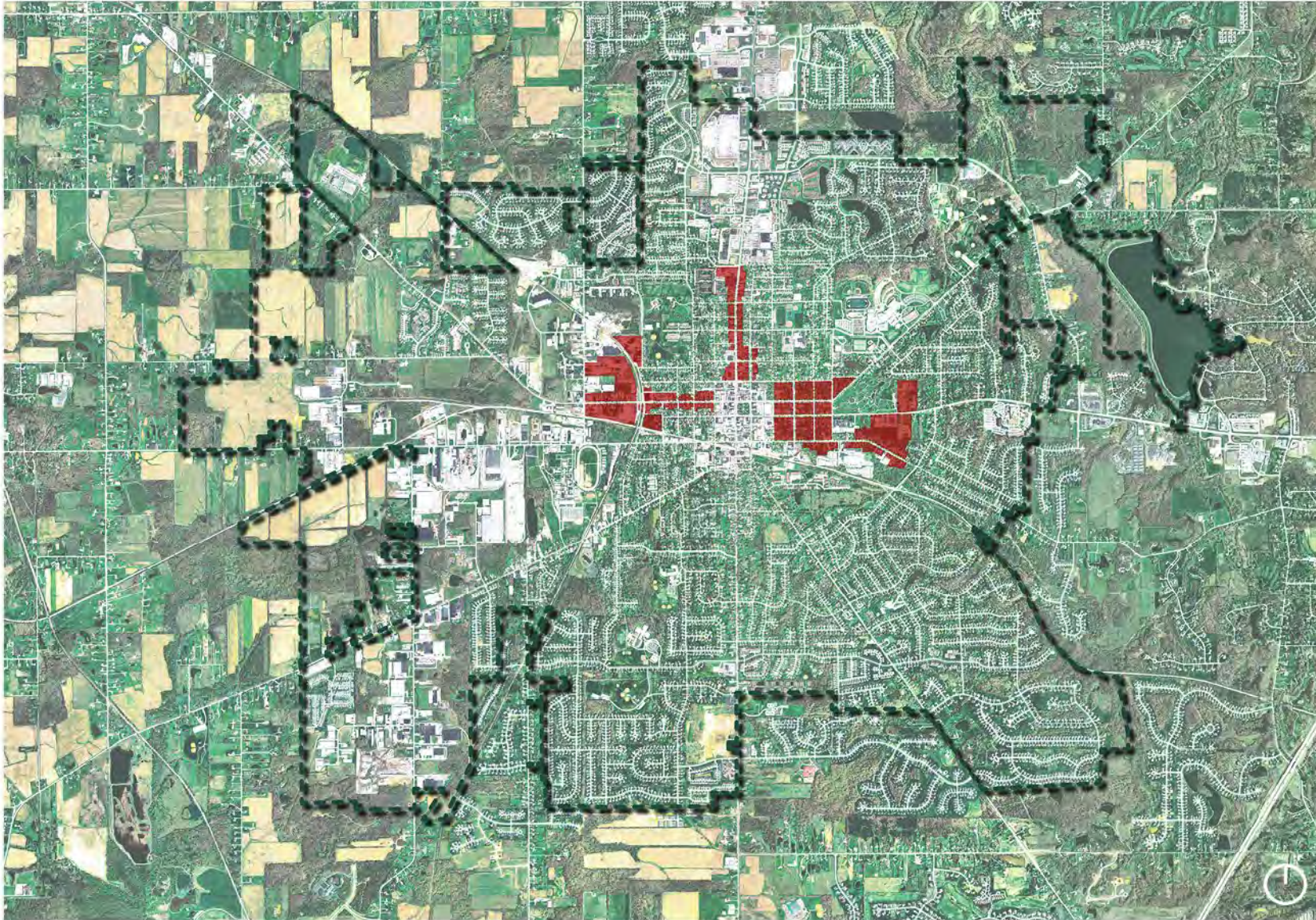




## Community Commercial

**Intent:**

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



## Downtown Corridor

### General Uses:

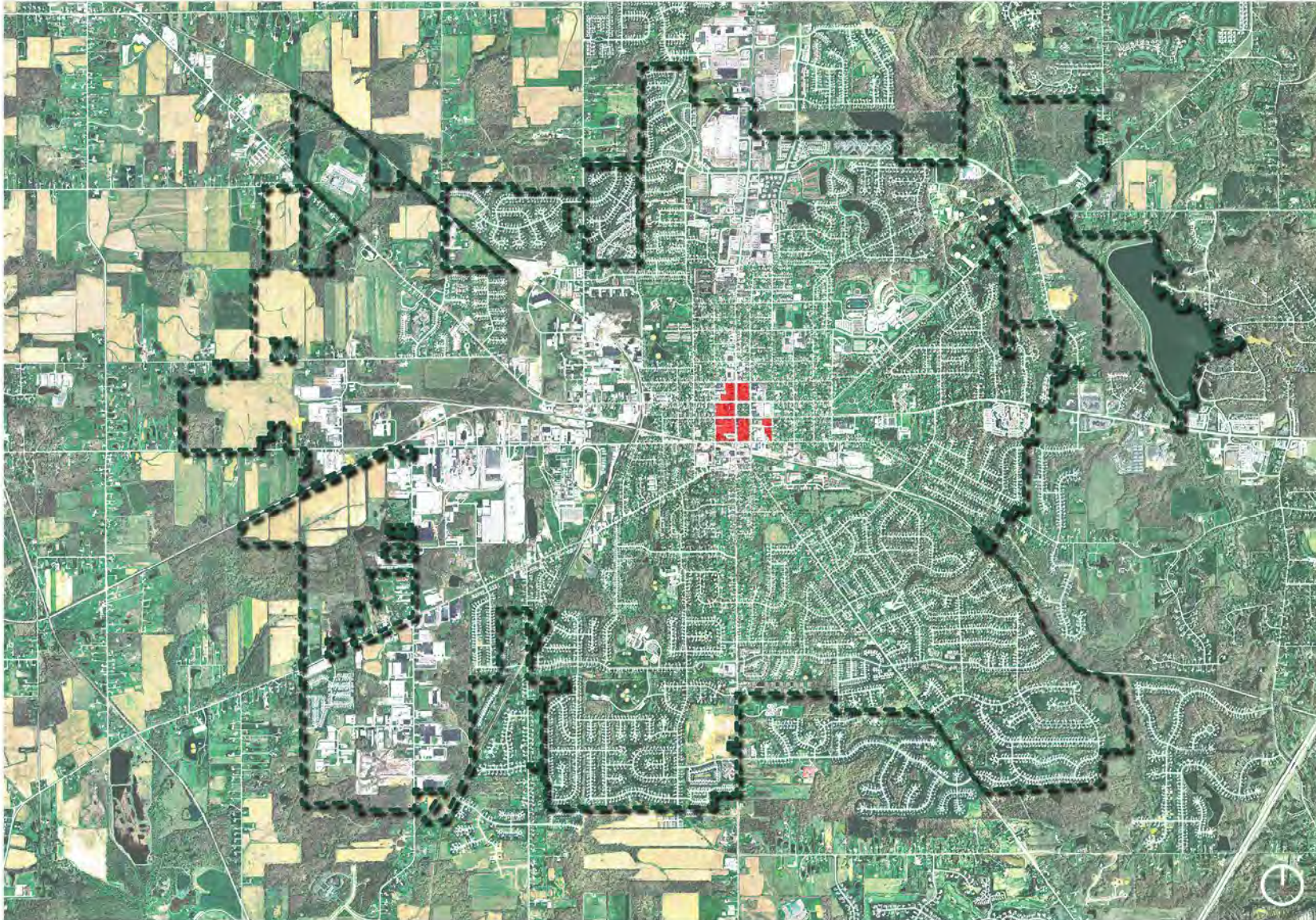
Primarily local pedestrian-oriented commercial uses serving neighborhoods surrounding the square and older, centrally located neighborhoods.



## Downtown 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:

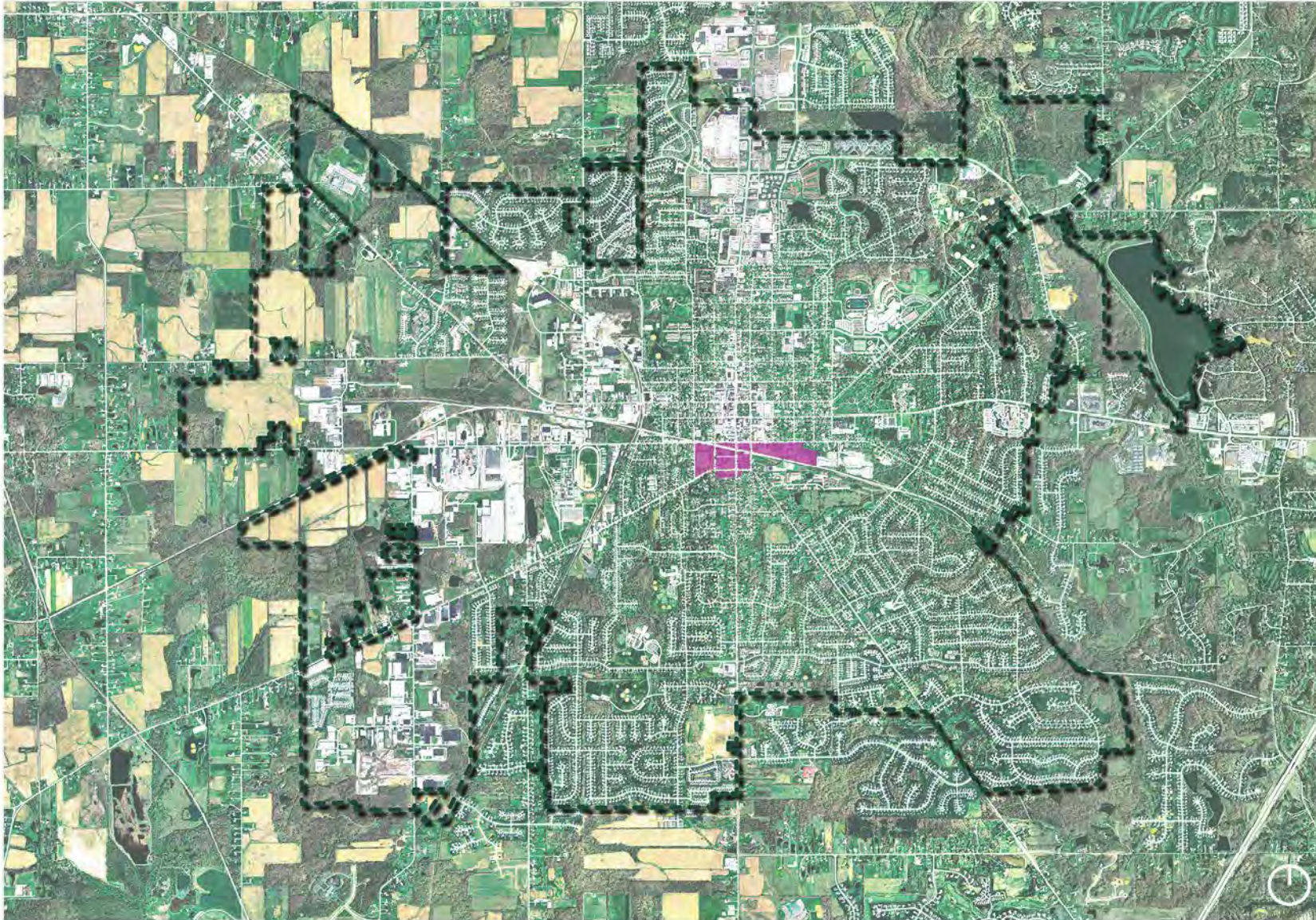
A historic district with primarily ground floor commercial uses with a mix of commercial, residential, service, and/or office uses on upper stories.



## Central Business District

### Intent:

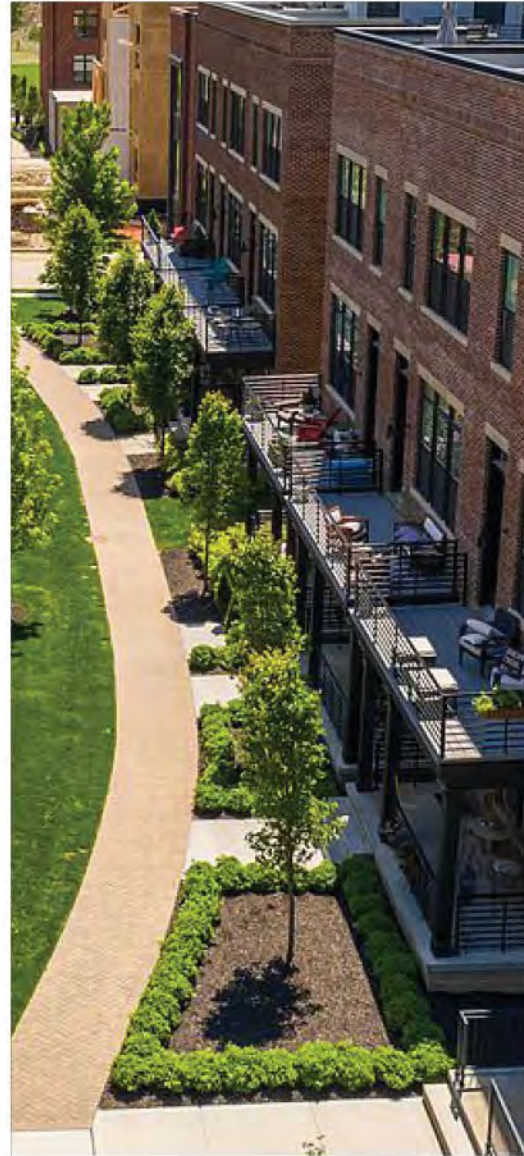
To maintain the historic fabric of Downtown Medina through walkable and vibrant mixed use development that compliment the existing district.



## Mixed-Use

**General Uses:**

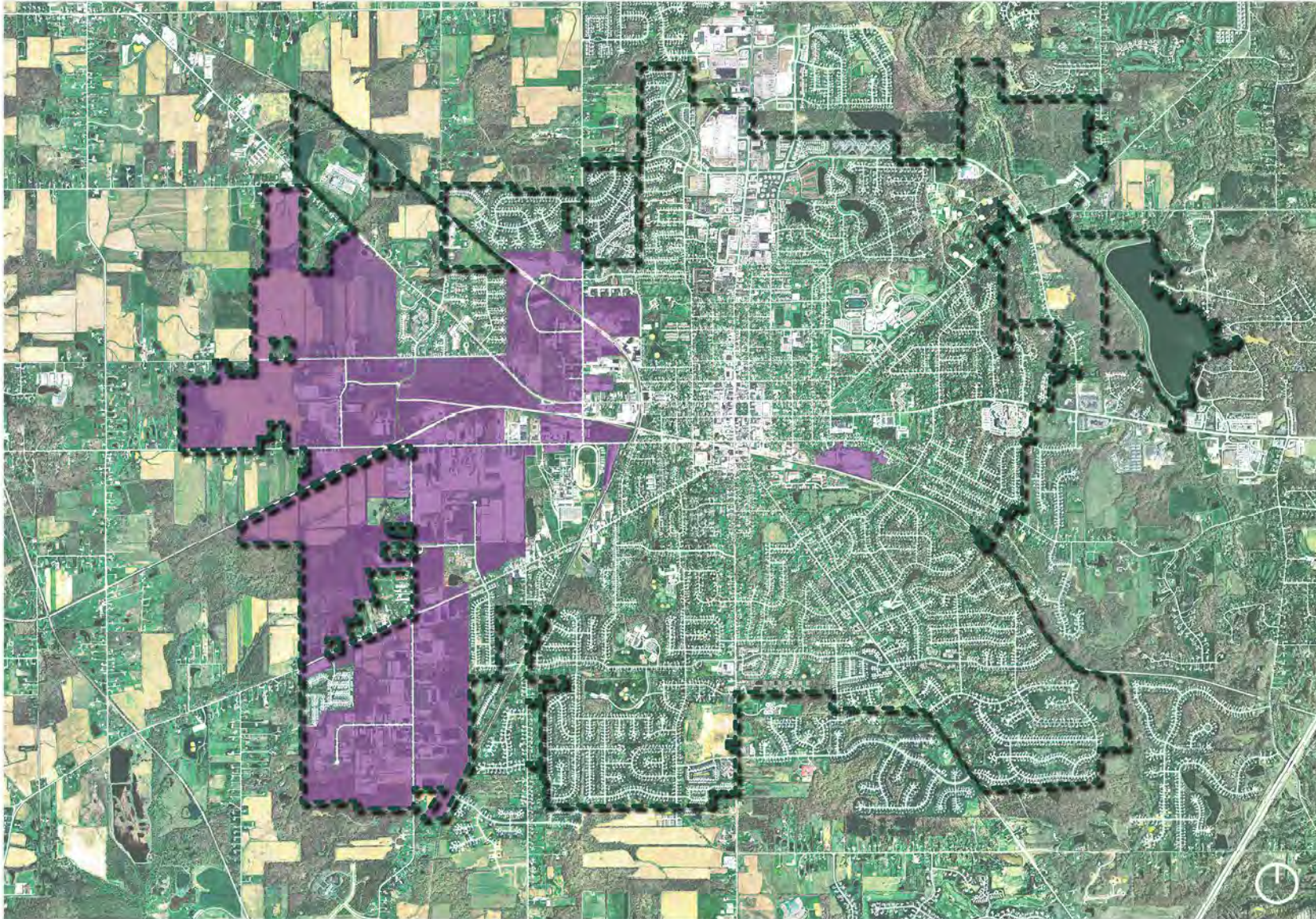
A combination of commercial, mixed use, and multi-unit residential buildings just south of the historic Central Business District.



## 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.

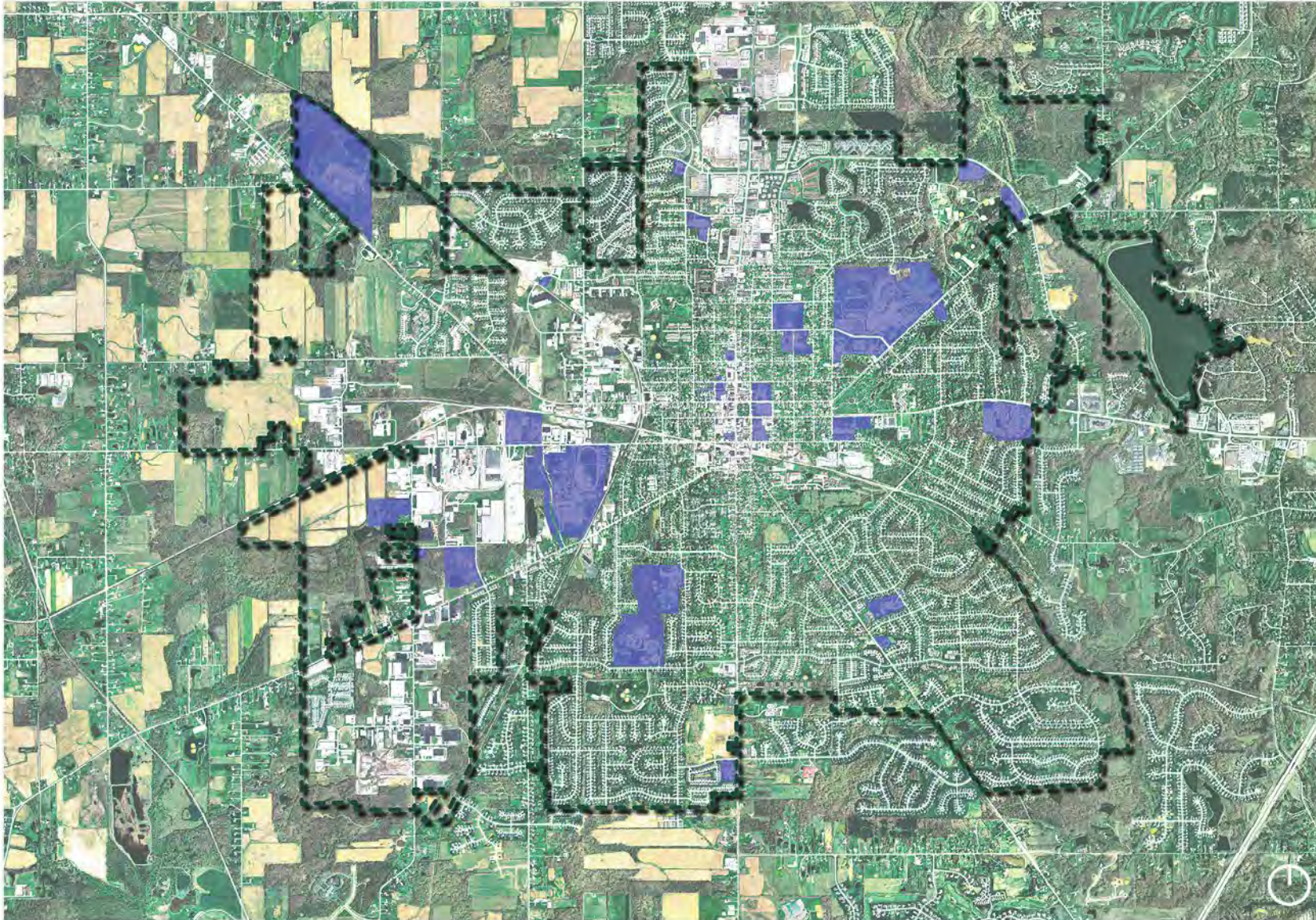




## Innovation

**Intent:**

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



## Institutional

**General Uses:**

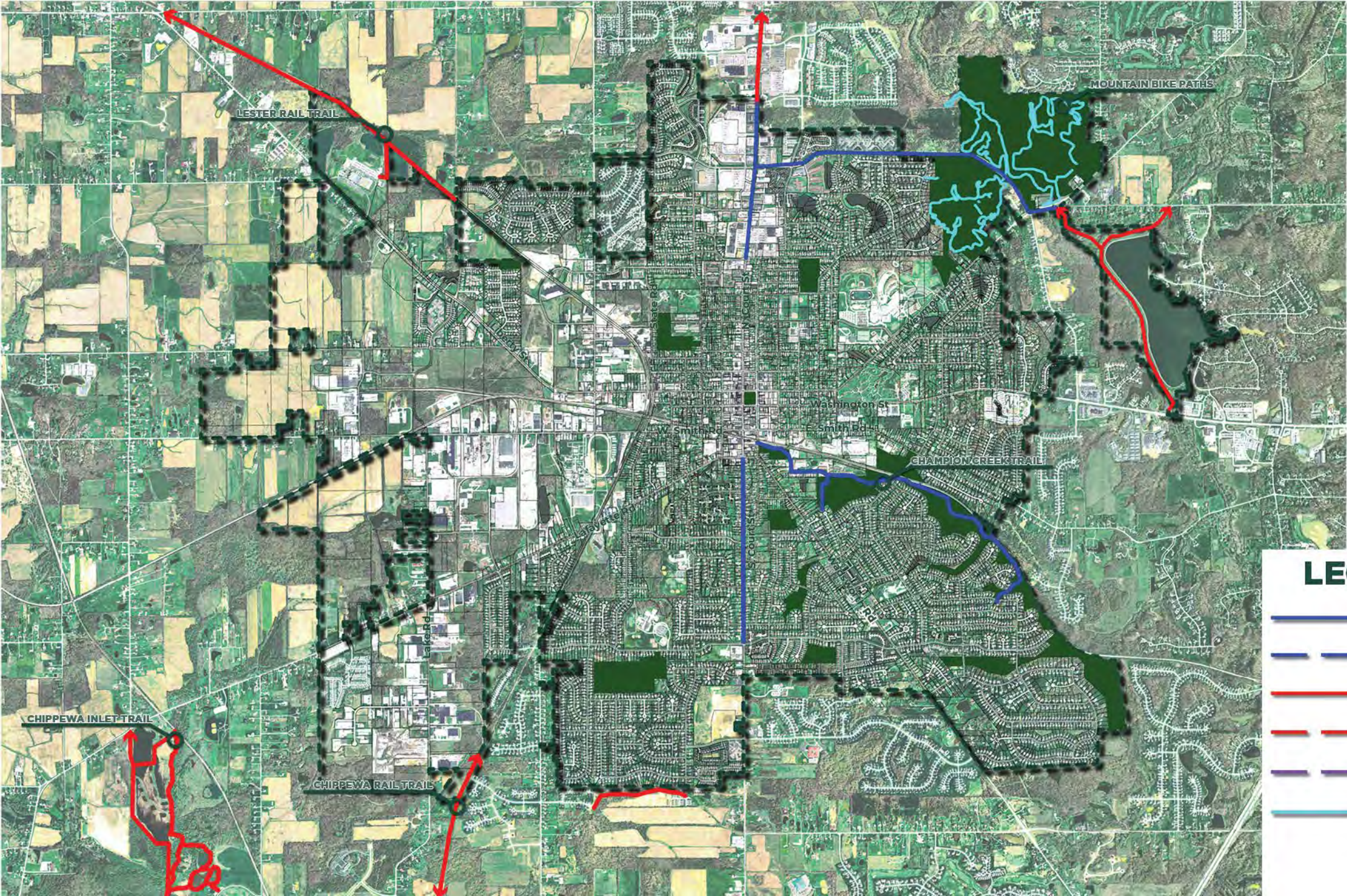
Areas and buildings to accommodate public and semi-public uses (government, city service and emergency, places of worship, schools, etc.).



## Institutional







**Intent:**

To maintain these community institutions and promote their services.

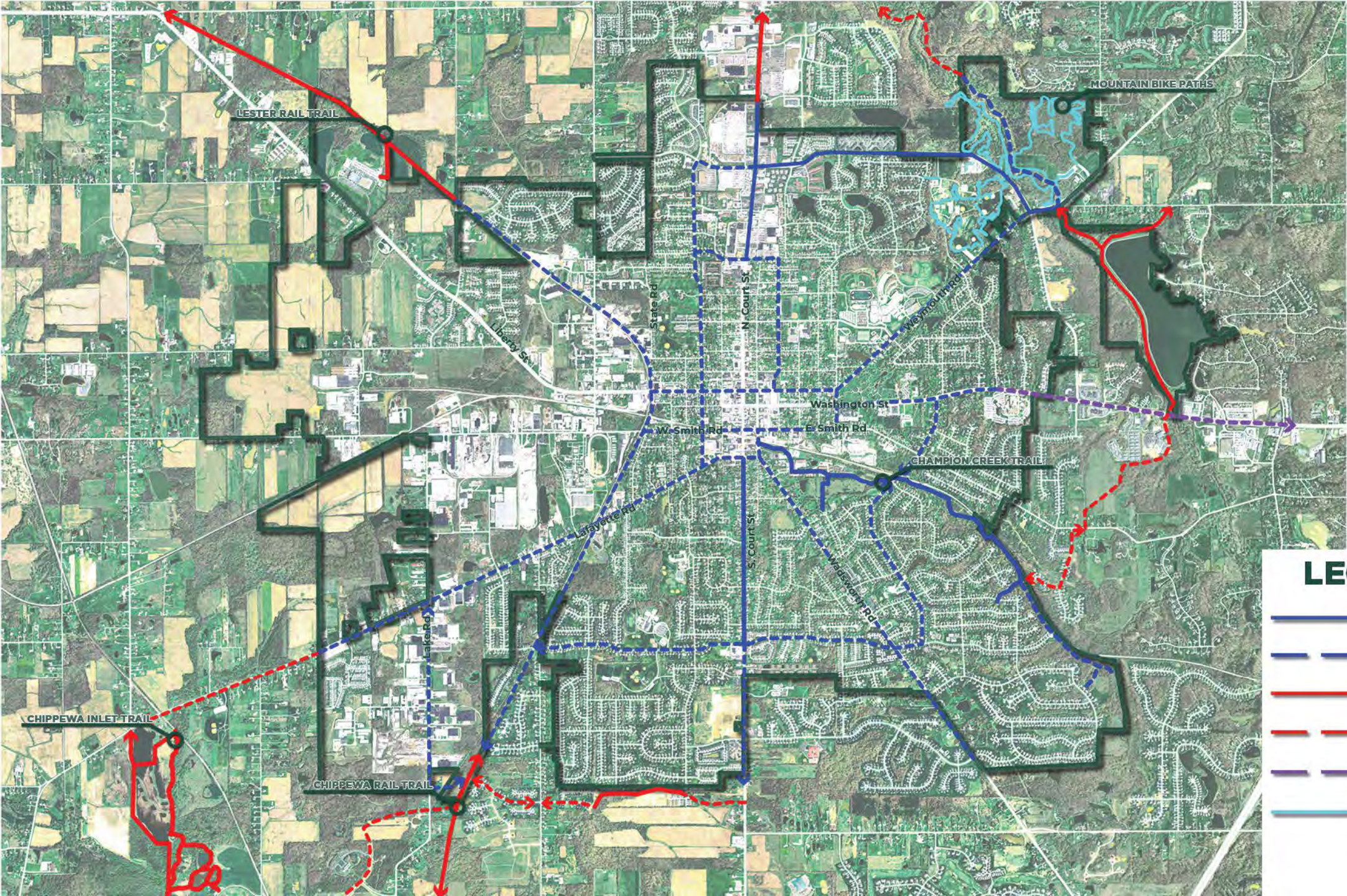


# Existing Transportation







## LEGEND

-  EXISTING ROUTE WITHIN CITY
-  FUTURE ROUTE WITHIN CITY
-  EXISTING ROUTE OUTSIDE CITY
-  FUTURE ROUTE OUTSIDE CITY
-  FUTURE ROUTE - ODOT
-  MOUNTAIN BIKE PATH

# Proposed Active Transportation Map



## LEGEND

-  EXISTING ROUTE WITHIN CITY
-  FUTURE ROUTE WITHIN CITY
-  EXISTING ROUTE OUTSIDE CITY
-  FUTURE ROUTE OUTSIDE CITY
-  FUTURE ROUTE - ODOT
-  MOUNTAIN BIKE PATH

# Comprehensive Plan Updates

---

Focus Area Concepts

# North Court

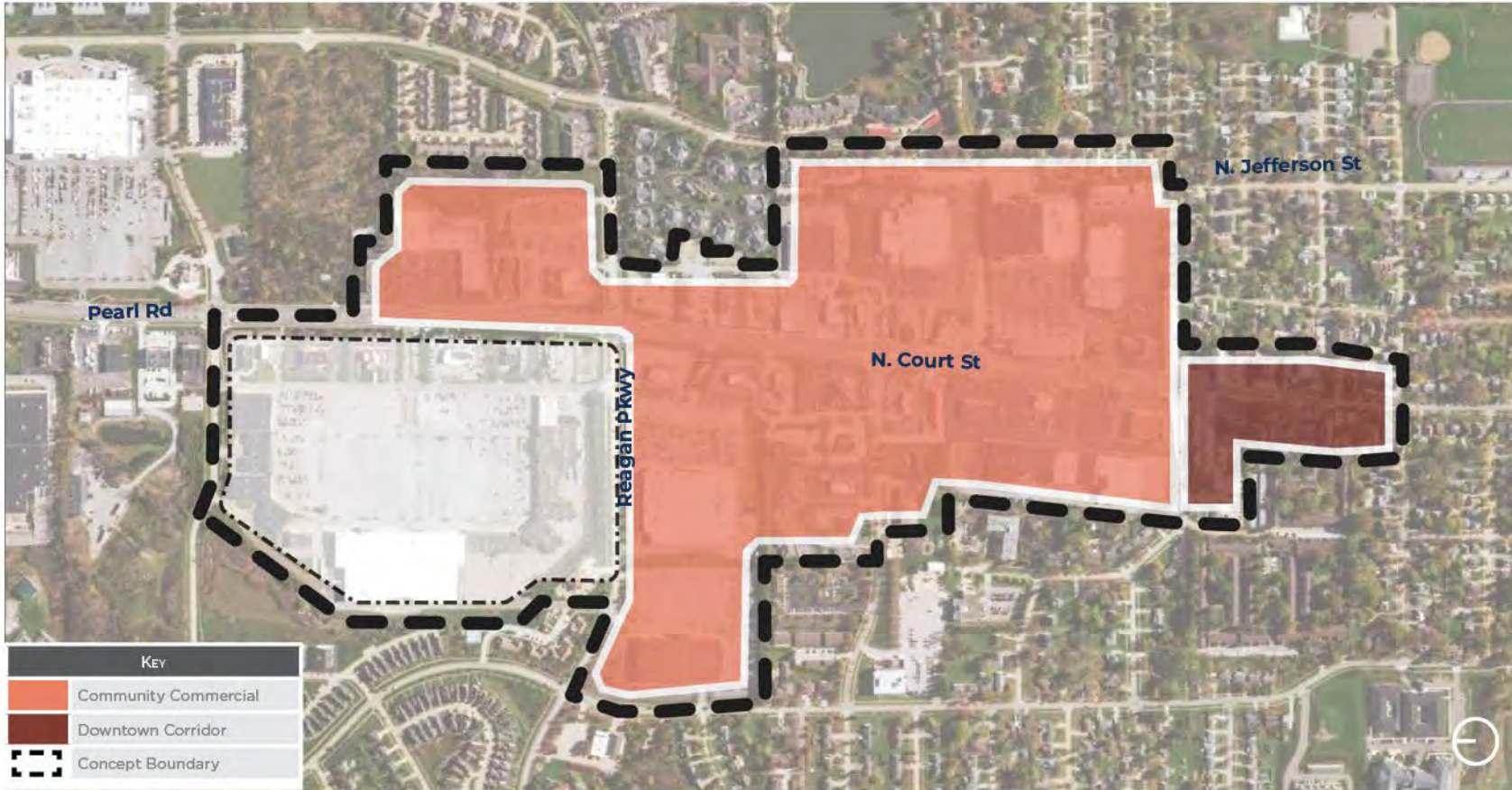


# NORTH COURT: BOUNDARY

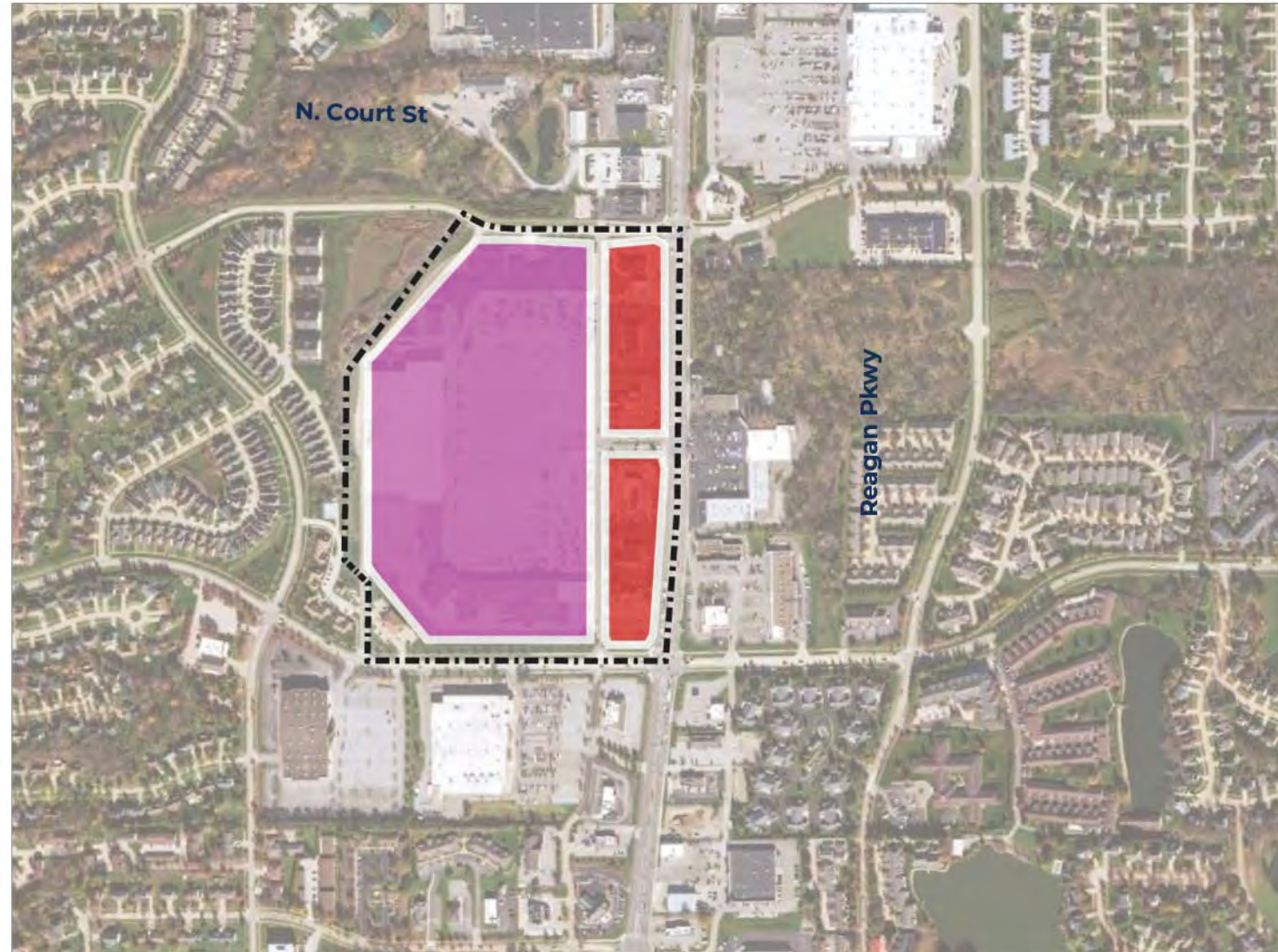





# NORTH COURT: FUTURE LAND USE

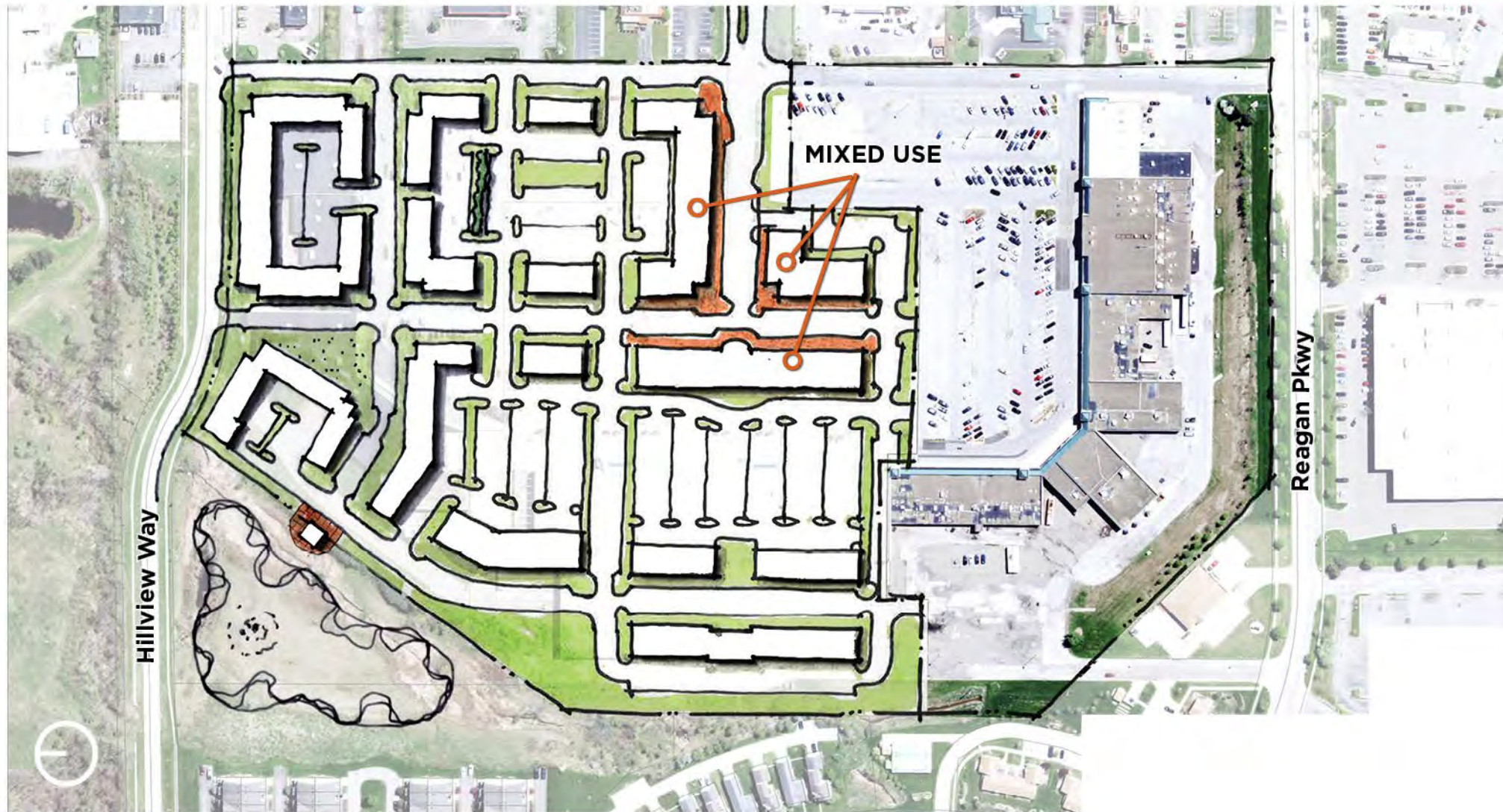


# NORTH COURT: CONCEPT BUBBLE

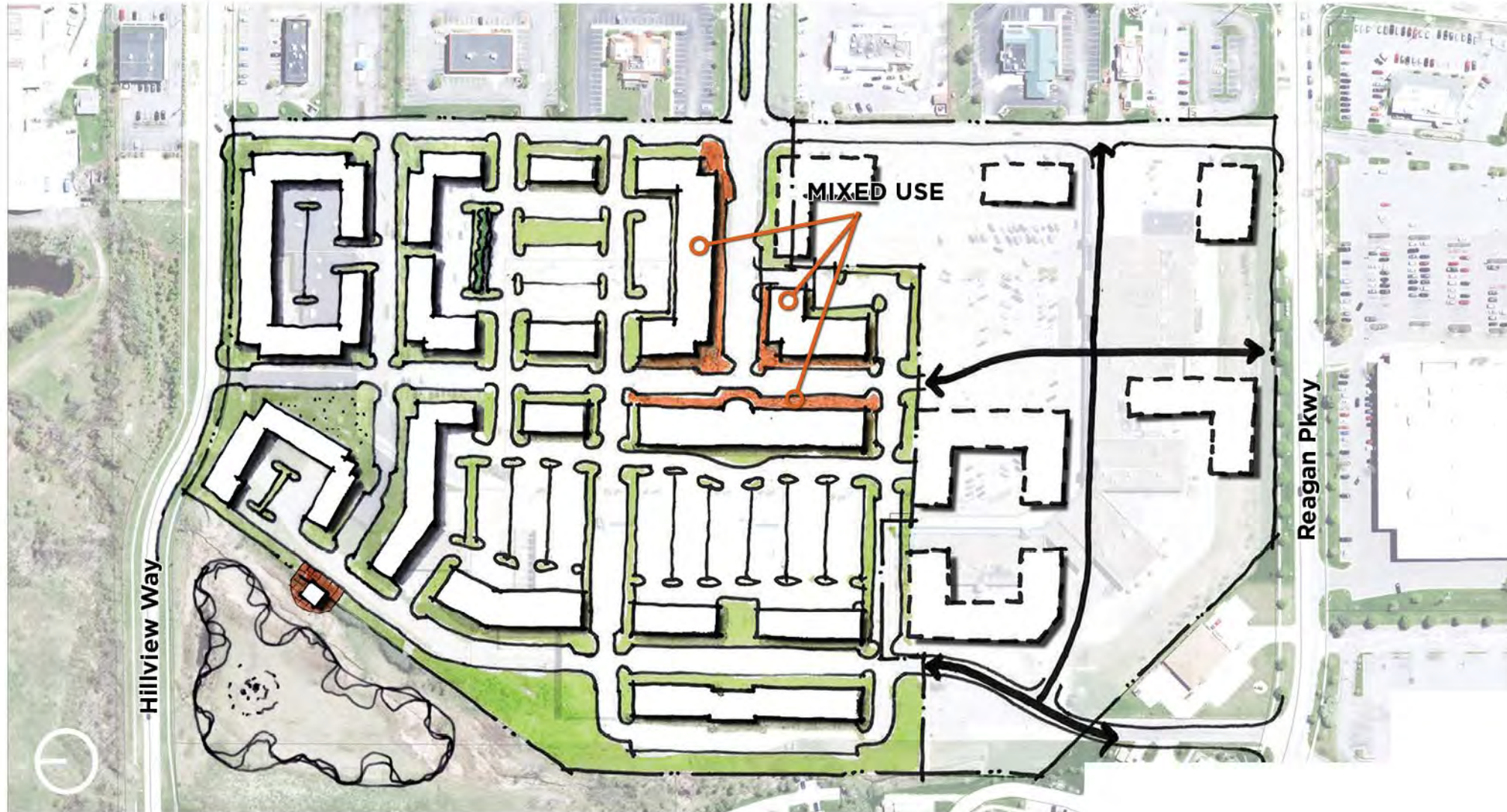


LEGEND	
	Mixed Use
	Community Commercial

# NORTH COURT CONCEPT PHASE 1: TOWNHOMES & MIXED USE

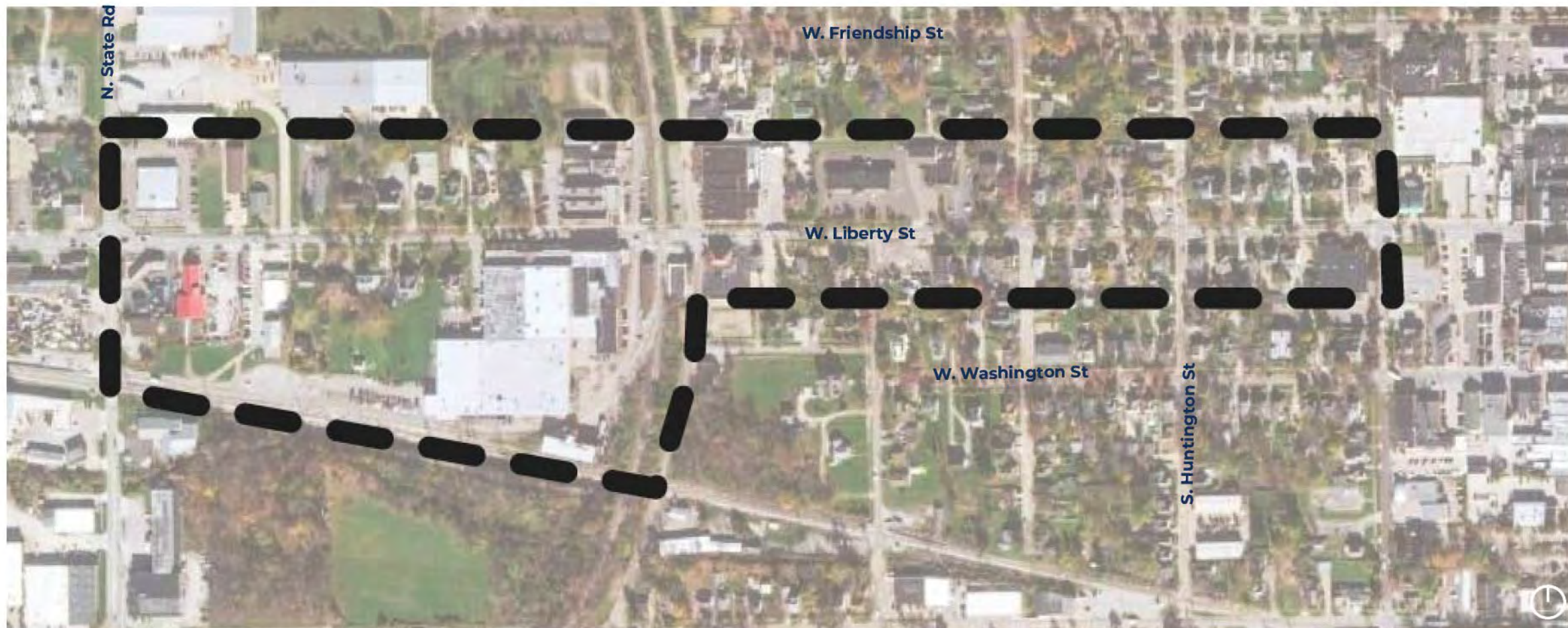


# NORTH COURT CONCEPT PHASE 2: FUTURE RESIDENTIAL & MIXED USE



# West Liberty Corridor

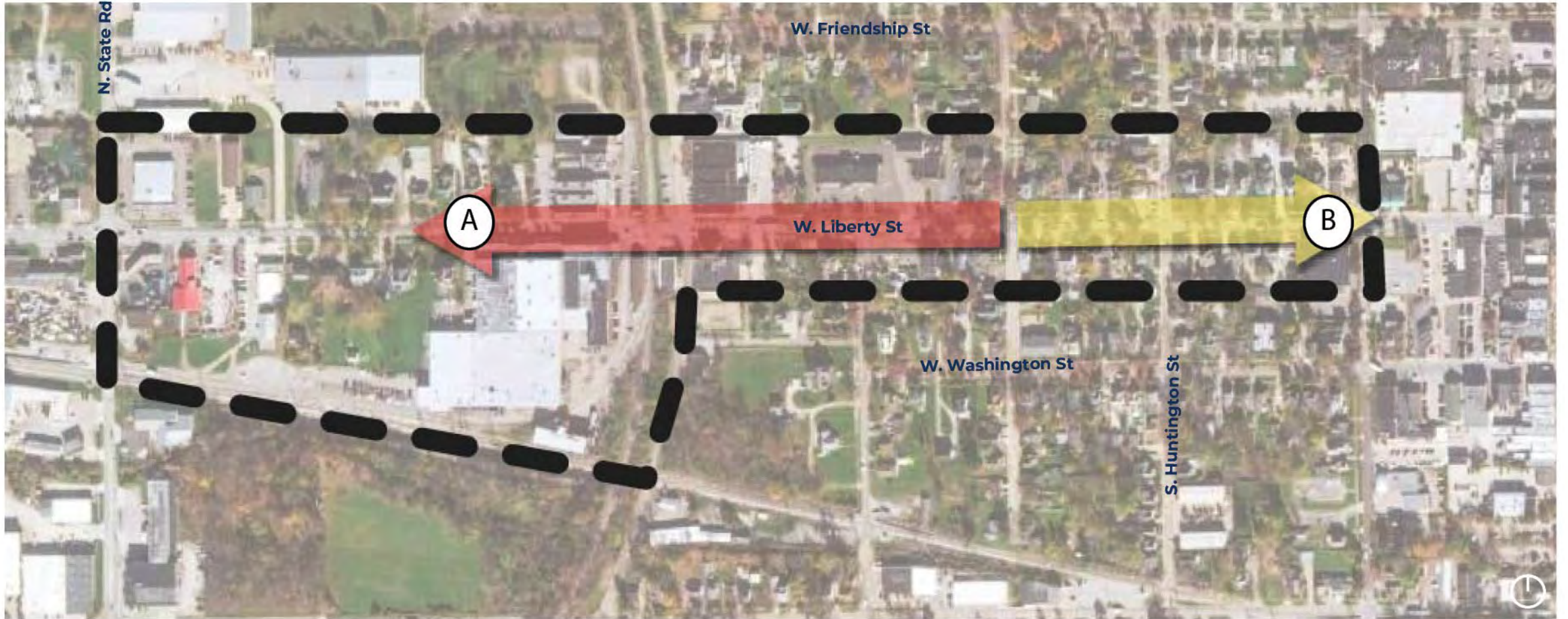
# WEST LIBERTY CORRIDOR: BOUNDARY



# WEST LIBERTY: FUTURE LAND USE



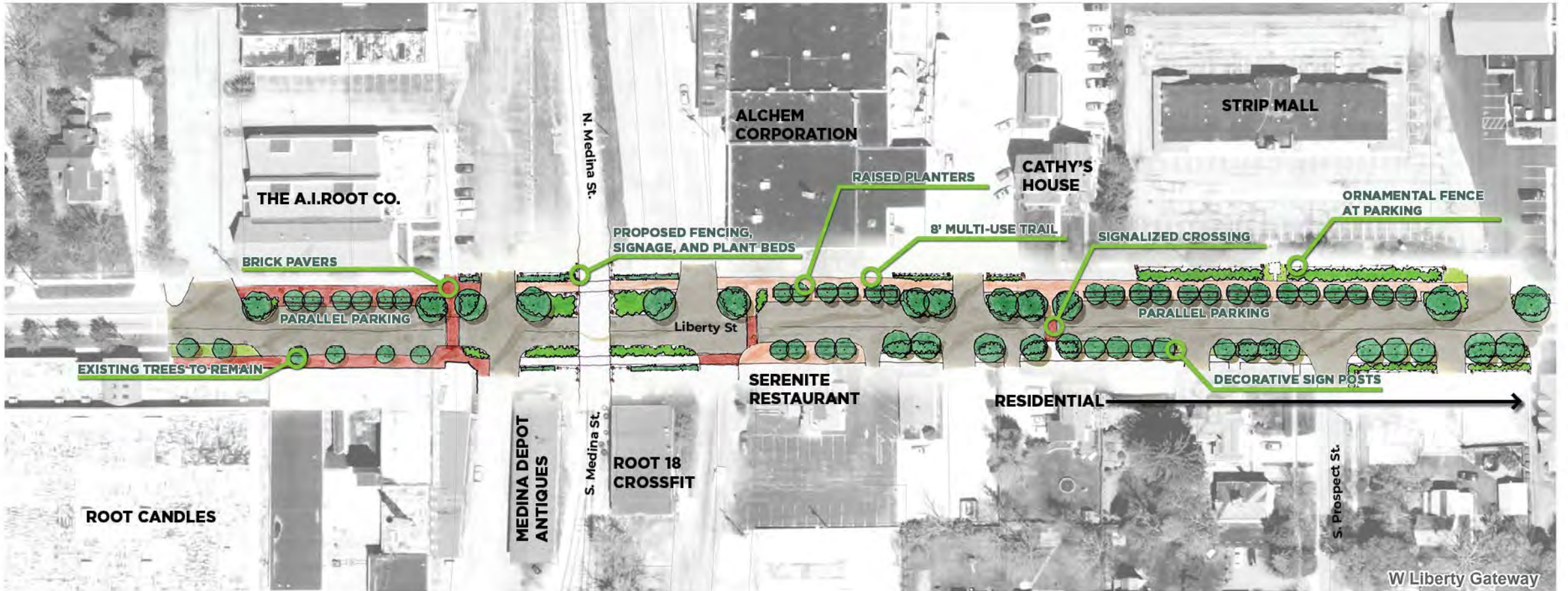
# WEST LIBERTY STREETScape KEY





# WEST LIBERTY STREETScape: PLAN VIEW

## Proposed Commercial Streetscape



# WEST LIBERTY STREETScape: PLAN VIEW

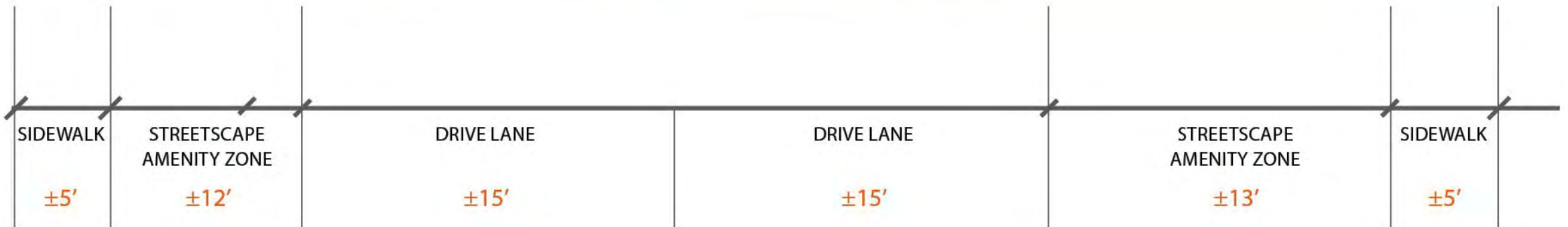
## Proposed Residential Streetscape



A

# Existing Commercial Streetscape

MEDINA  
COMPREHENSIVE  
PLAN  
2021



EXISTING  
ROW : ±65'

A

# Proposed Commercial Streetscape (Looking West)



PROPOSED ROW : ±65'	WIDEN SIDEWALK ±6'	STREETSCAPE AMENITY ZONE ±10'	DRIVE LANE ±11'-13'	DRIVE LANE ±11'-13'	PARKING LANE (OPTIONAL) ±9'	STREETSCAPE AMENITY ZONE ±8'	MULTI-USE PATH ±8'
	EXISTING ROW : ±65'	WIDEN SIDEWALK ±5'	STREETSCAPE AMENITY ZONE ±12'	DRIVE LANE ±15'	DRIVE LANE ±15'	STREETSCAPE AMENITY ZONE ±13'	WIDEN SIDEWALK ±5'

B

# Existing Residential Streetscape

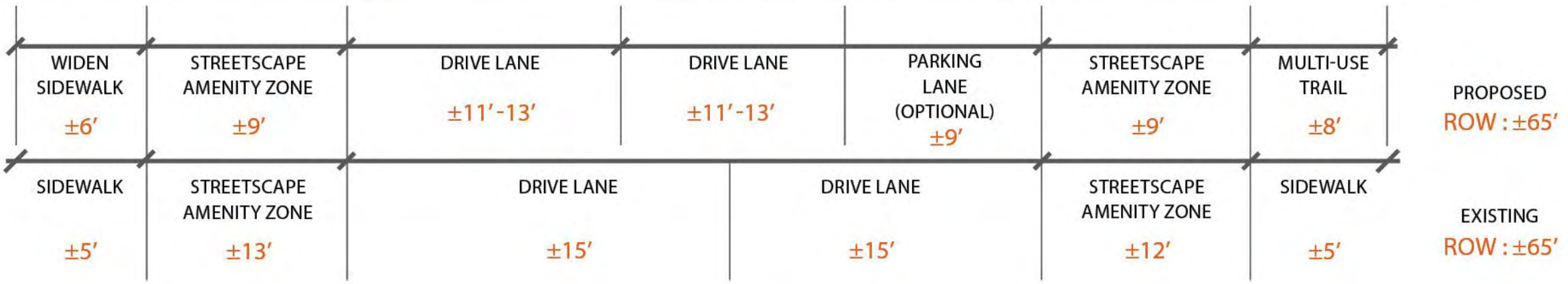


EXISTING  
ROW : ±65'

B

# Proposed Residential Streetscape (Looking West)

COMPREHENSIVE PLAN 2021



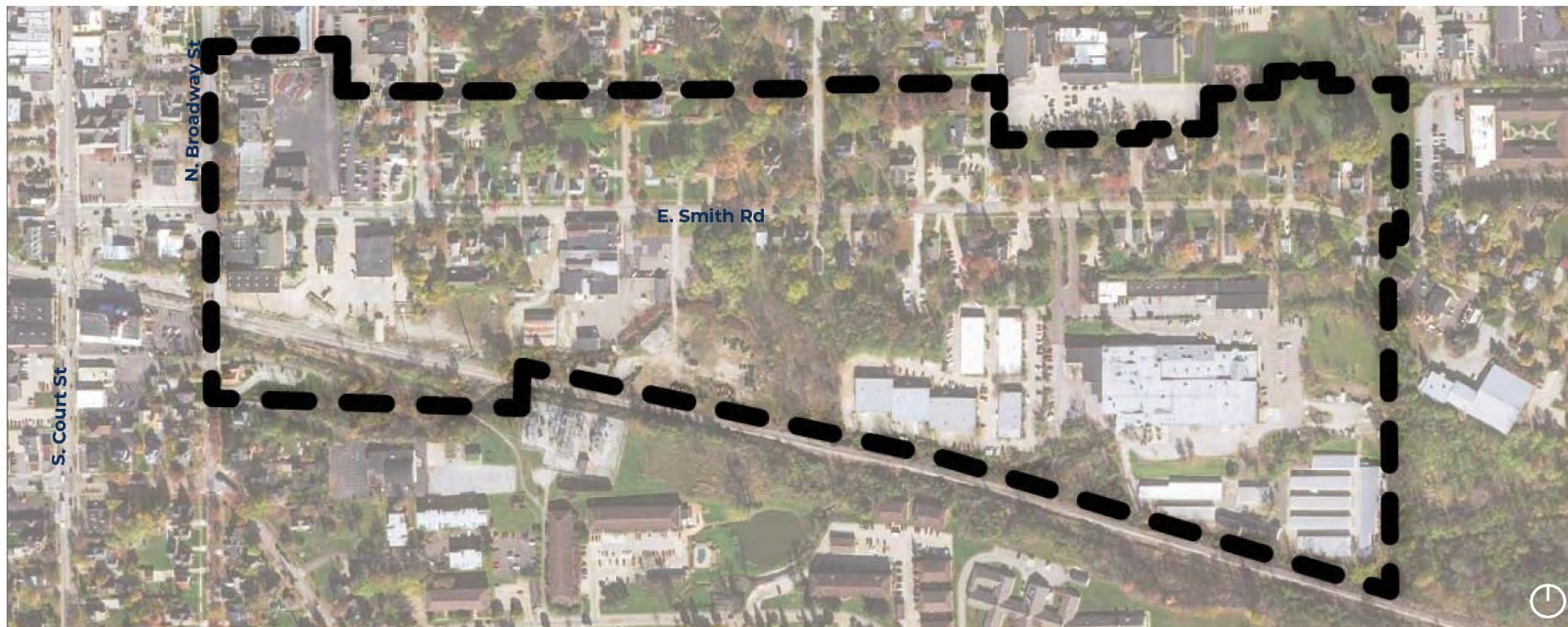
# WEST LIBERTY STREETScape: CHARACTER IMAGES



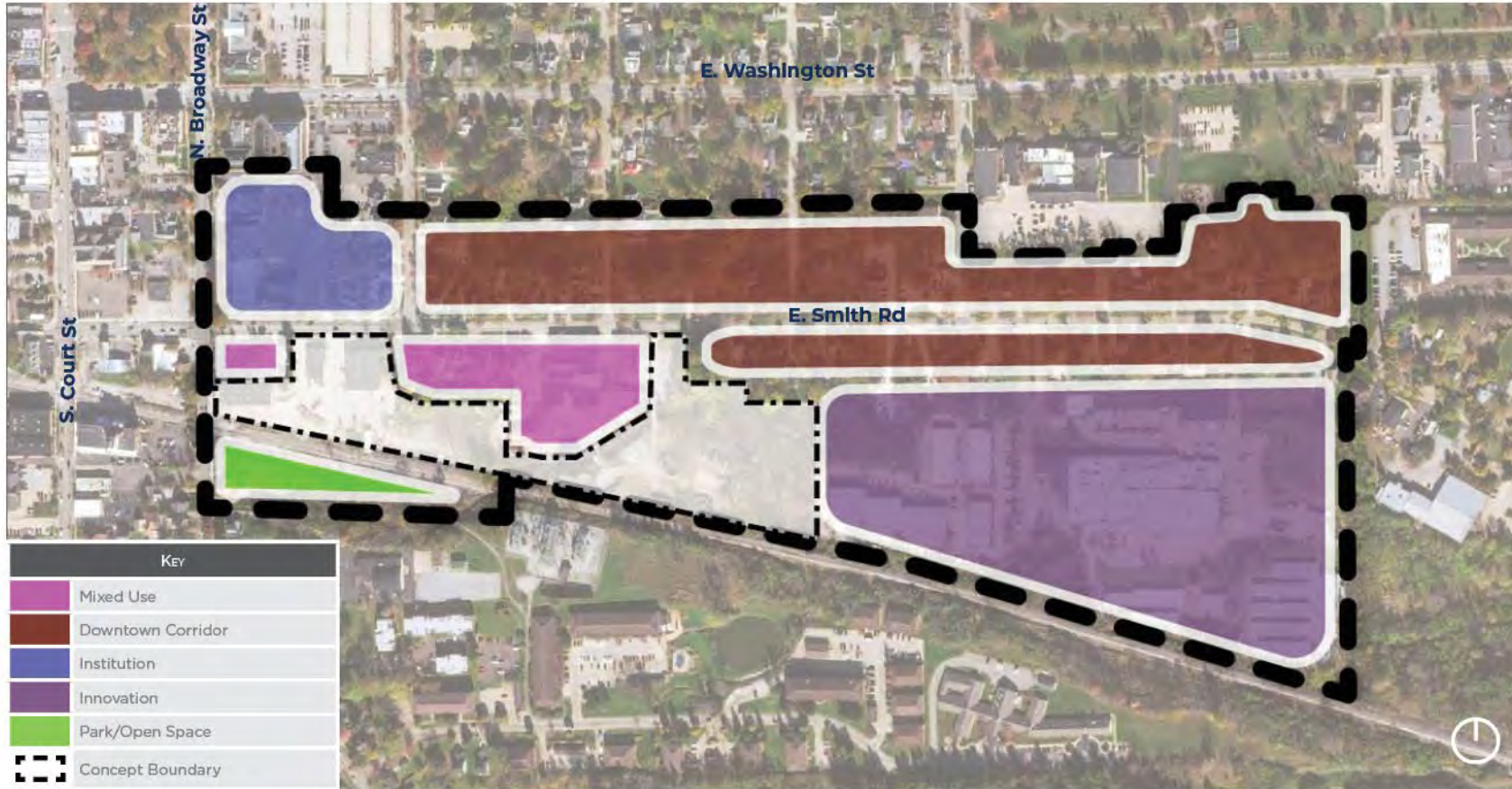
# East Smith Focus Area



# EAST SMITH CORRIDOR: BOUNDARY



# EAST SMITH: FUTURE LAND USE



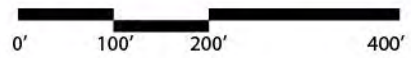
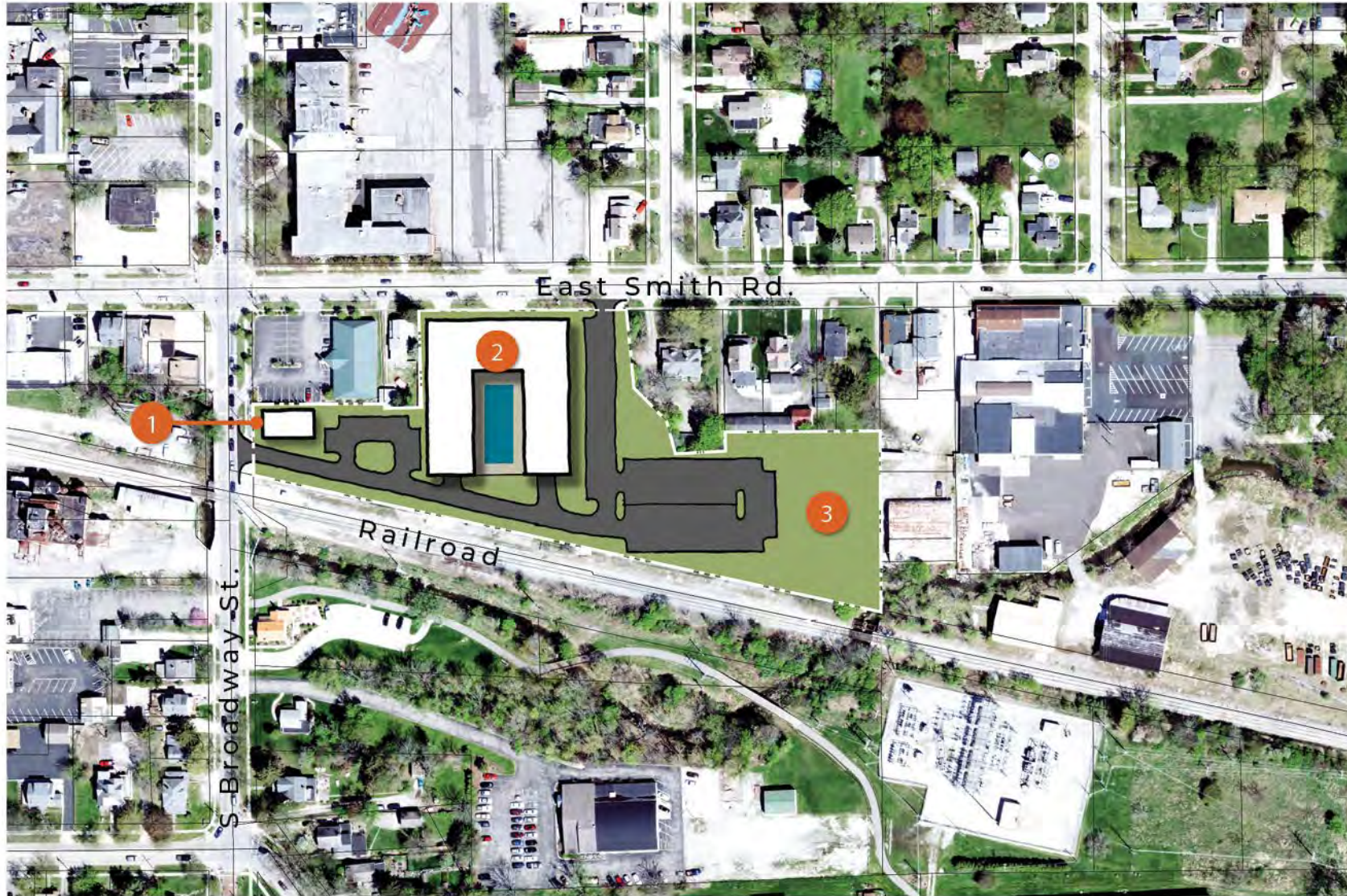
# EAST SMITH: DEVELOPMENT CONCEPT #1

## LEGEND :

- 1 Commercial (1 story)
- 2 Residential: Flats (3/4 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



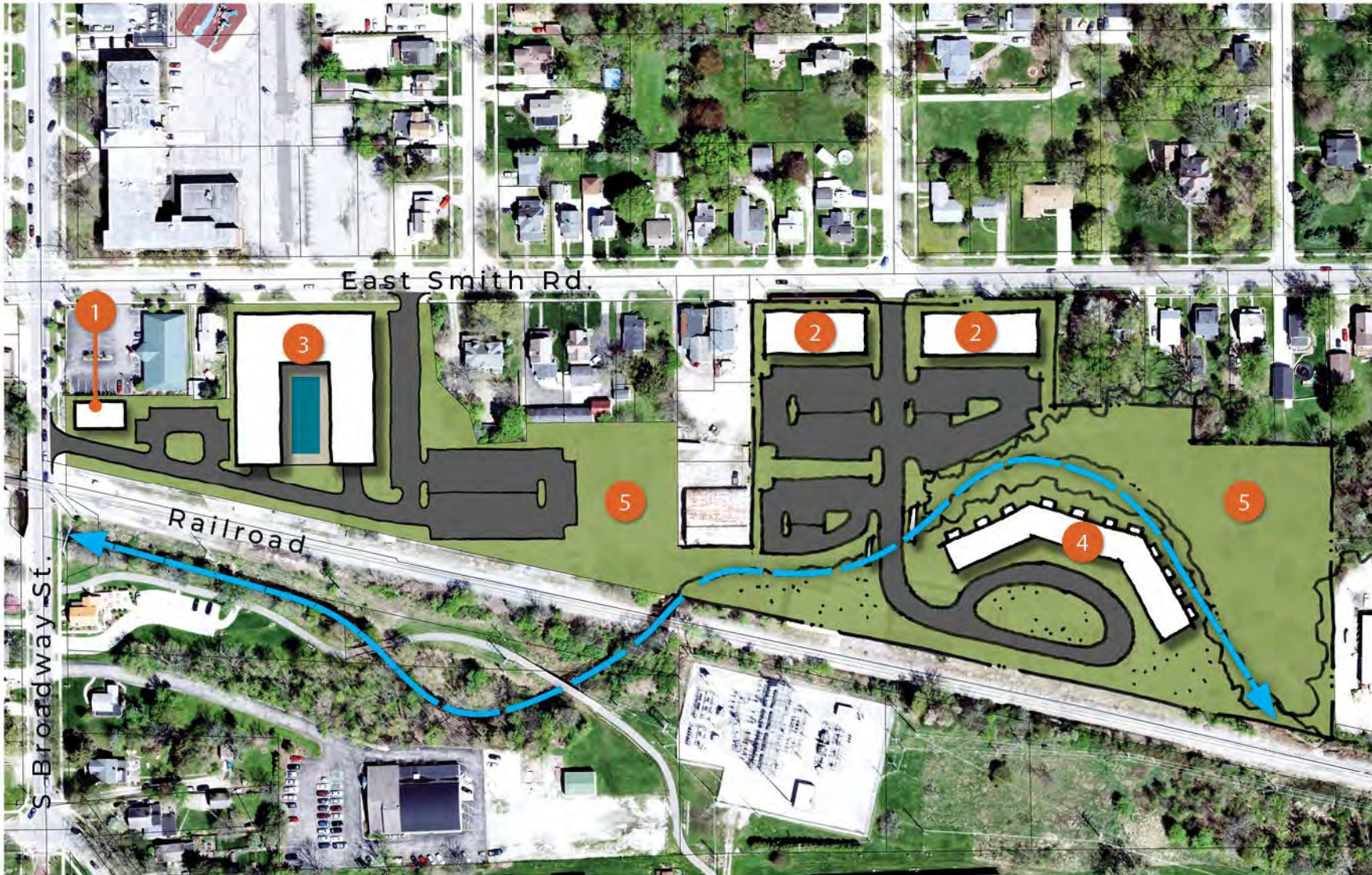
# EAST SMITH: DEVELOPMENT CONCEPT #2

## LEGEND :

- 1 Commercial (1 story)
- 2 Mixed Use (2/3 Story)  
1st Flr Commercial  
1/2 Floors Residential
- 3 Residential: Flats (3 story)  
Podium Parking  
3 Floors Residential
- 4 Townhomes
- 5 Open Space

## DEVELOPMENT DATA

<u>West</u>	
Commercial:	± 2,800 sq.ft.
Residential Flats:	± 92 du.
Parking Required:	217 spaces
Parking Provided:	217 spaces
<u>East</u>	
Commercial (Retail):	± 16,800 sq.ft.
Residential Flats:	± 15 du.
Parking Required (-15% for MU):	64 spaces
Parking Provided:	130 spaces
Townhomes:	± 11 du.



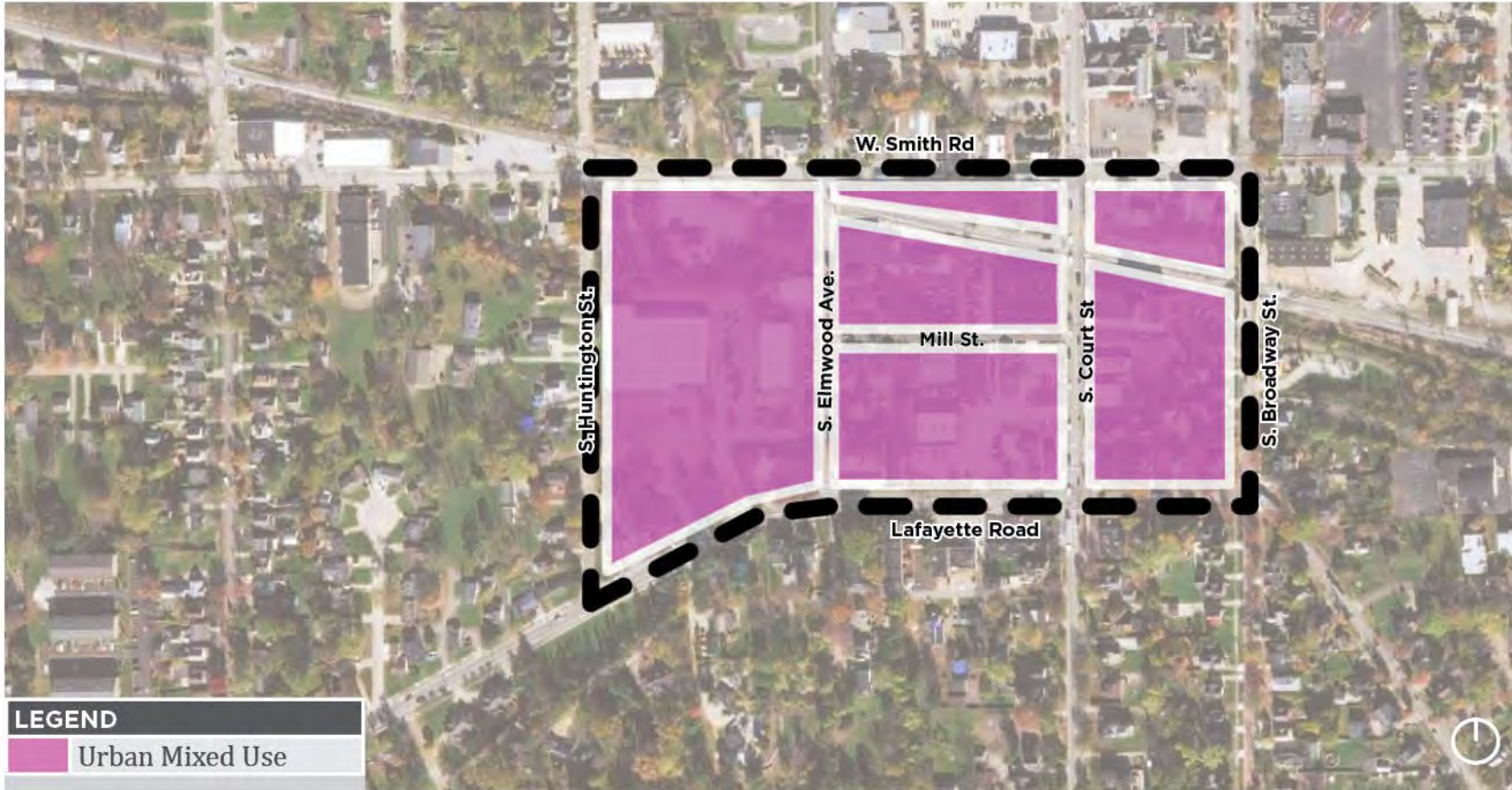
# EAST SMITH: CHARACTER IMAGES



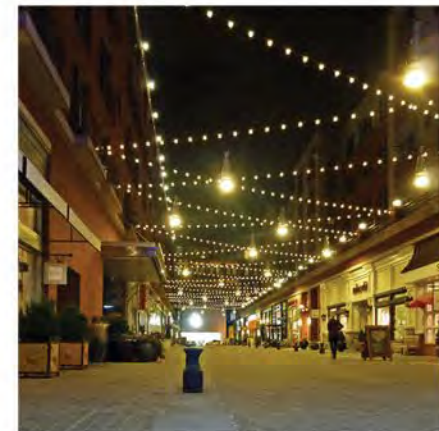
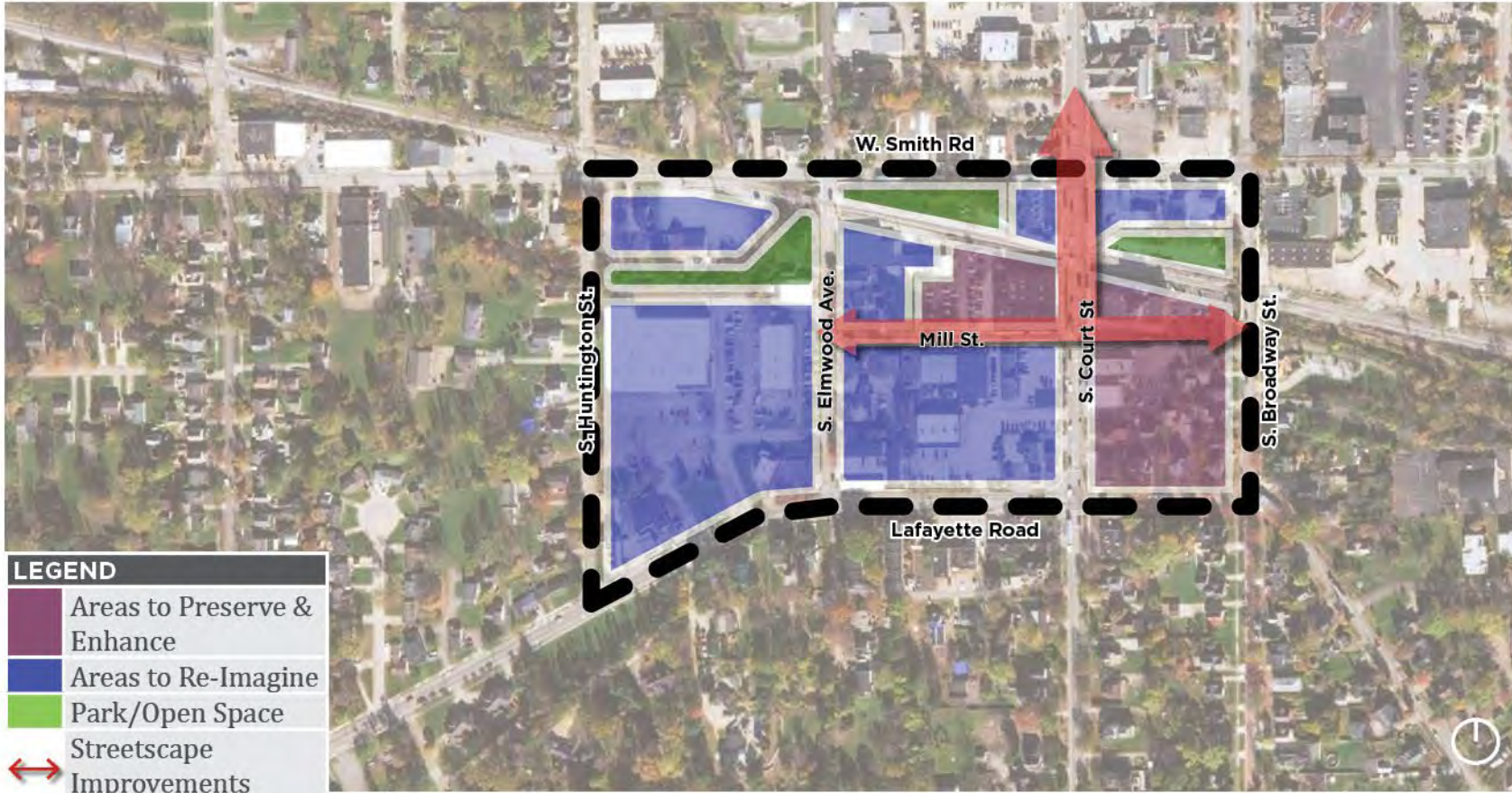


# South Town

# SOUTH TOWN: FUTURE LAND USE



# SOUTH TOWN: FUTURE LAND USE

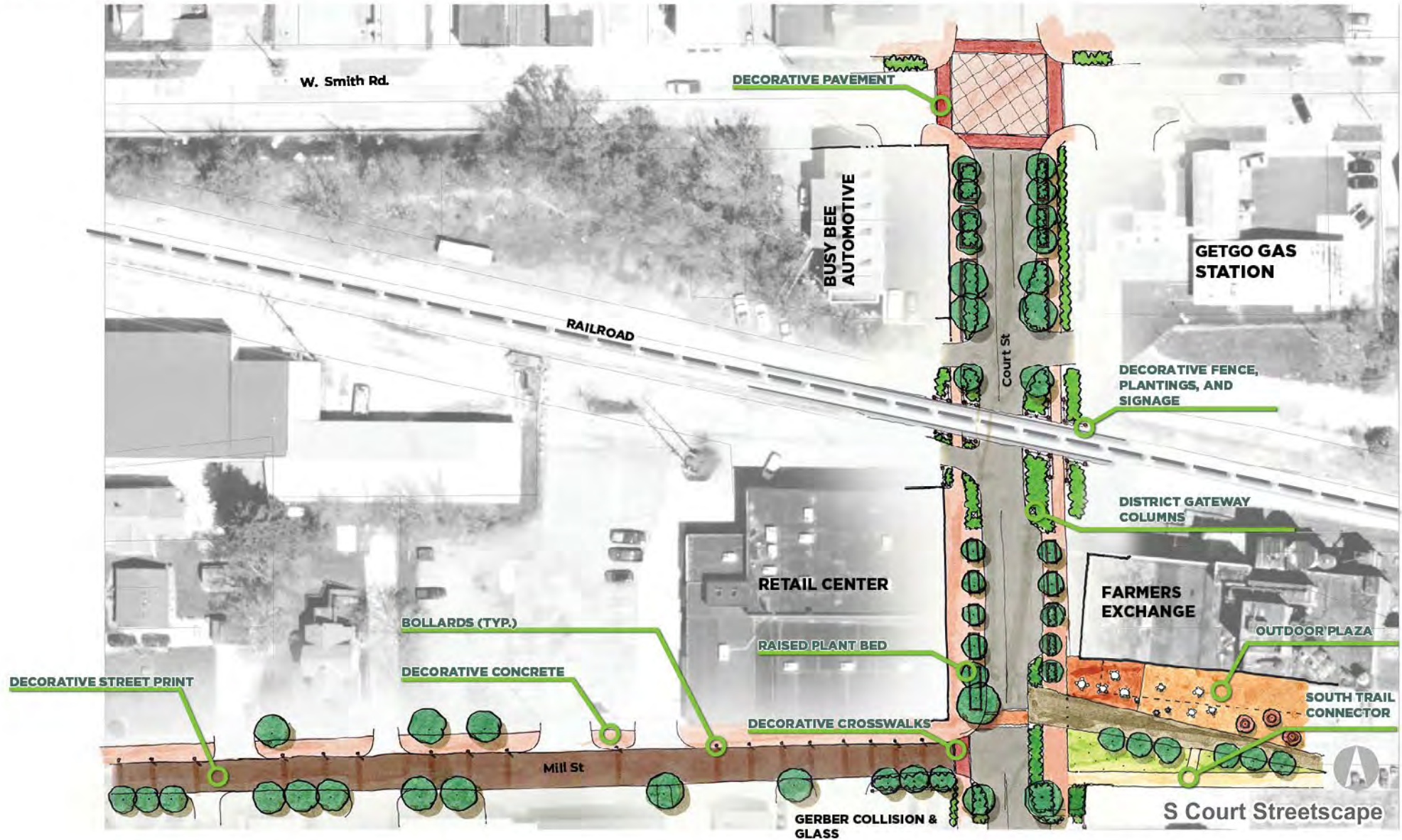




# SOUTH TOWN: CHARACTER IMAGES

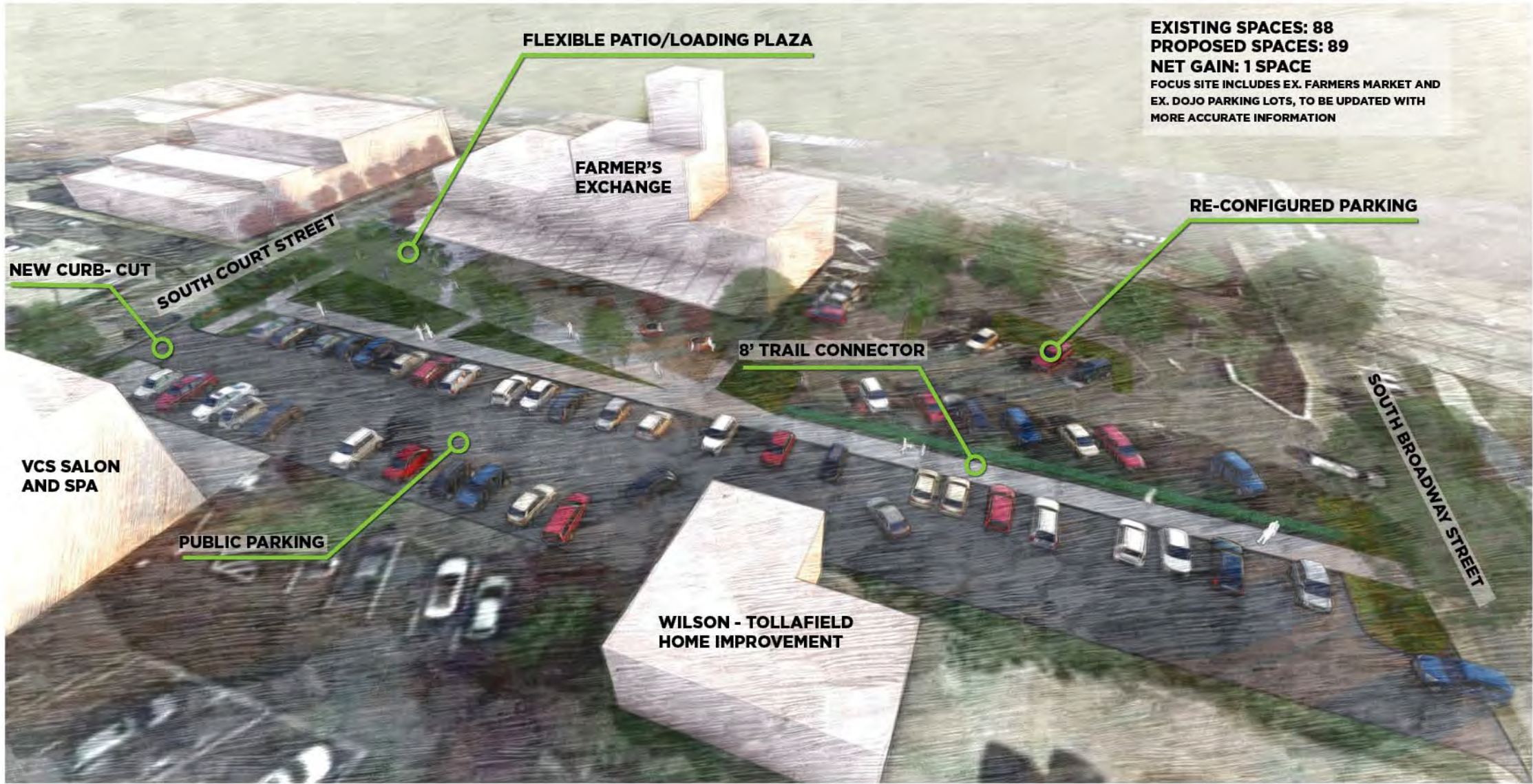


# SOUTH DOWNTOWN: STREETSCAPE PLAN



# SOUTH TOWN: STREETScape CHARACTER IMAGES

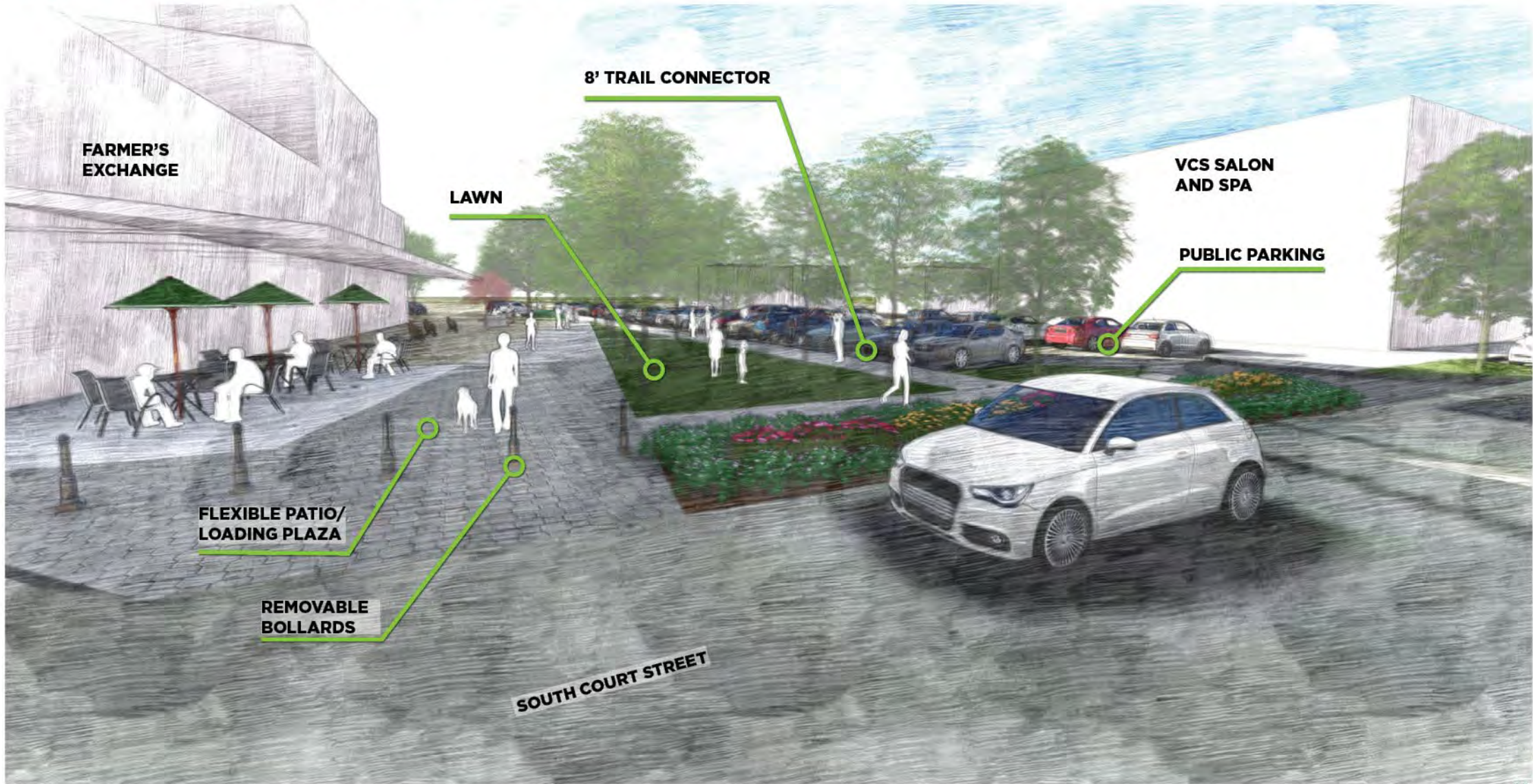


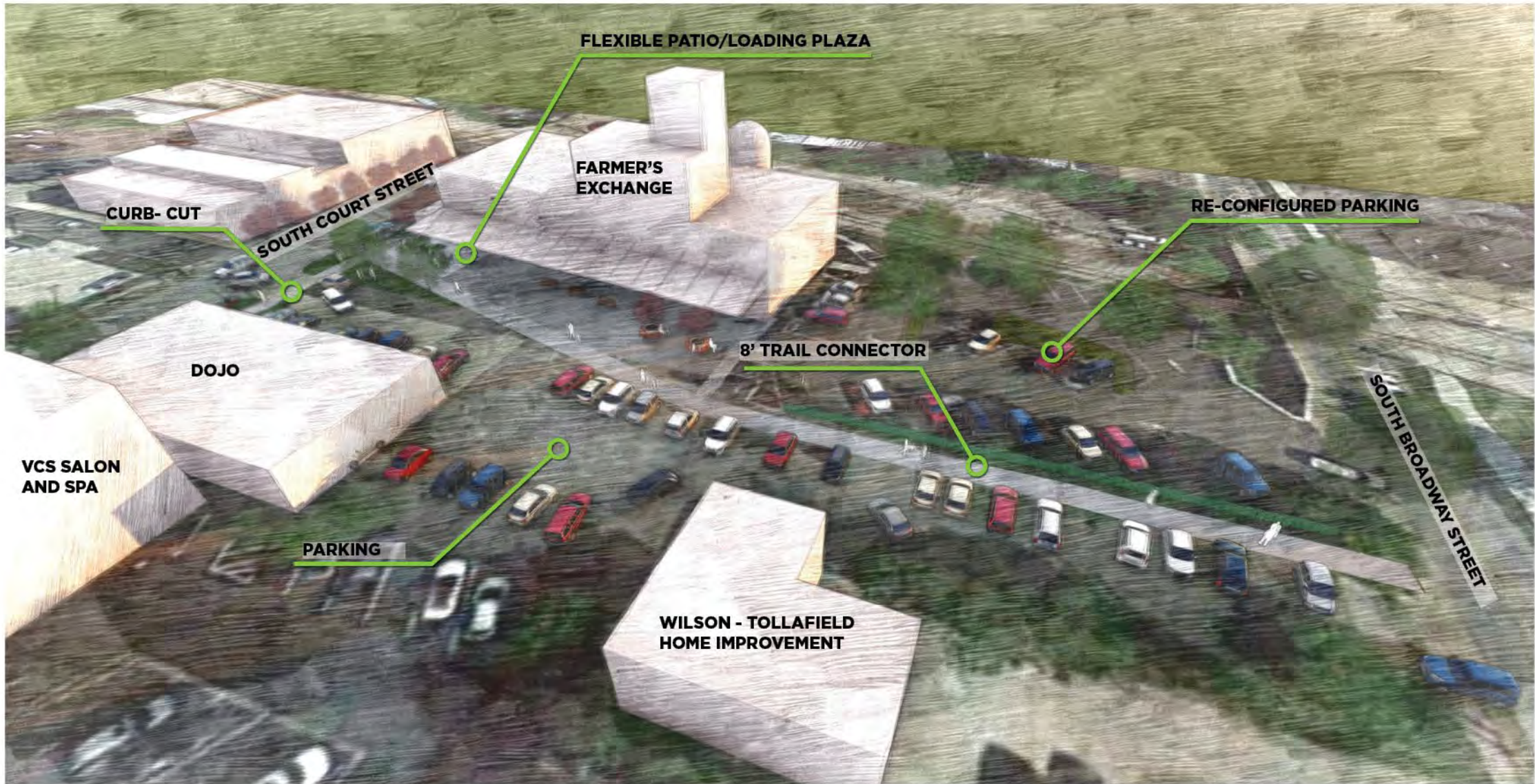


**EXISTING SPACES: 88**  
**PROPOSED SPACES: 89**  
**NET GAIN: 1 SPACE**  
FOCUS SITE INCLUDES EX. FARMERS MARKET AND  
EX. DOJO PARKING LOTS, TO BE UPDATED WITH  
MORE ACCURATE INFORMATION

# SOUTH TOWN: OUTDOOR PLAZA RENDERING - OPT. 1

# SOUTH TOWN: OUTDOOR PLAZA RENDERING - OPT. 1





## **SOUTH TOWN: OUTDOOR PLAZA RENDERING - OPT. 2**

# SOUTH TOWN: OUTDOOR PLAZA RENDERING - OPT. 2



# SOUTH TOWN: GATEWAY SIGNAGE - OPTION 1





# SOUTH TOWN: GATEWAY SIGNAGE - OPTION 2



# Next Steps

---

# Next Steps

- Public Open House Q & A Session
  - June 21<sup>st</sup> at Medina City Hall – 5pm-6pm
- Special Planning Commission Presentation
  - June 21<sup>st</sup> at Medina City Hall – 6pm
- Planning Commission Meeting (official)
  - July 14<sup>th</sup>
- Plan Adoption Process
  - Finance Committee & City Council – August & September