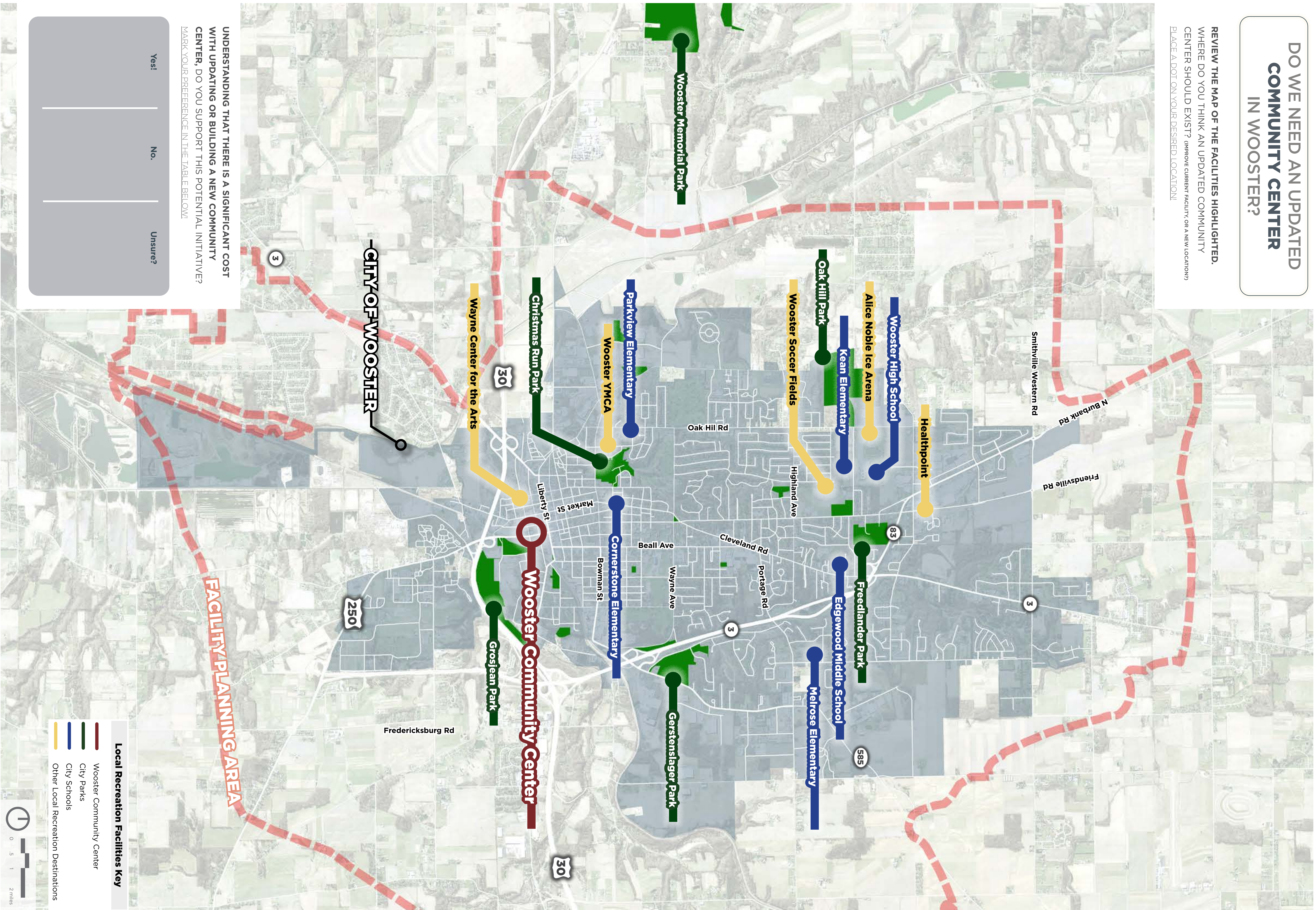


# DO WE NEED AN UPDATED COMMUNITY CENTER IN WOOSTER?

REVIEW THE MAP OF THE FACILITIES HIGHLIGHTED. WHERE DO YOU THINK AN UPDATED COMMUNITY CENTER SHOULD EXIST? (IMPROVE CURRENT FACILITY, OR A NEW LOCATION?) PLACE A DOT ON YOUR DESIRED LOCATION!





# HELP US PLAN FOR THE FUTURE OF BICYCLE FACILITIES IN WOOSTER!

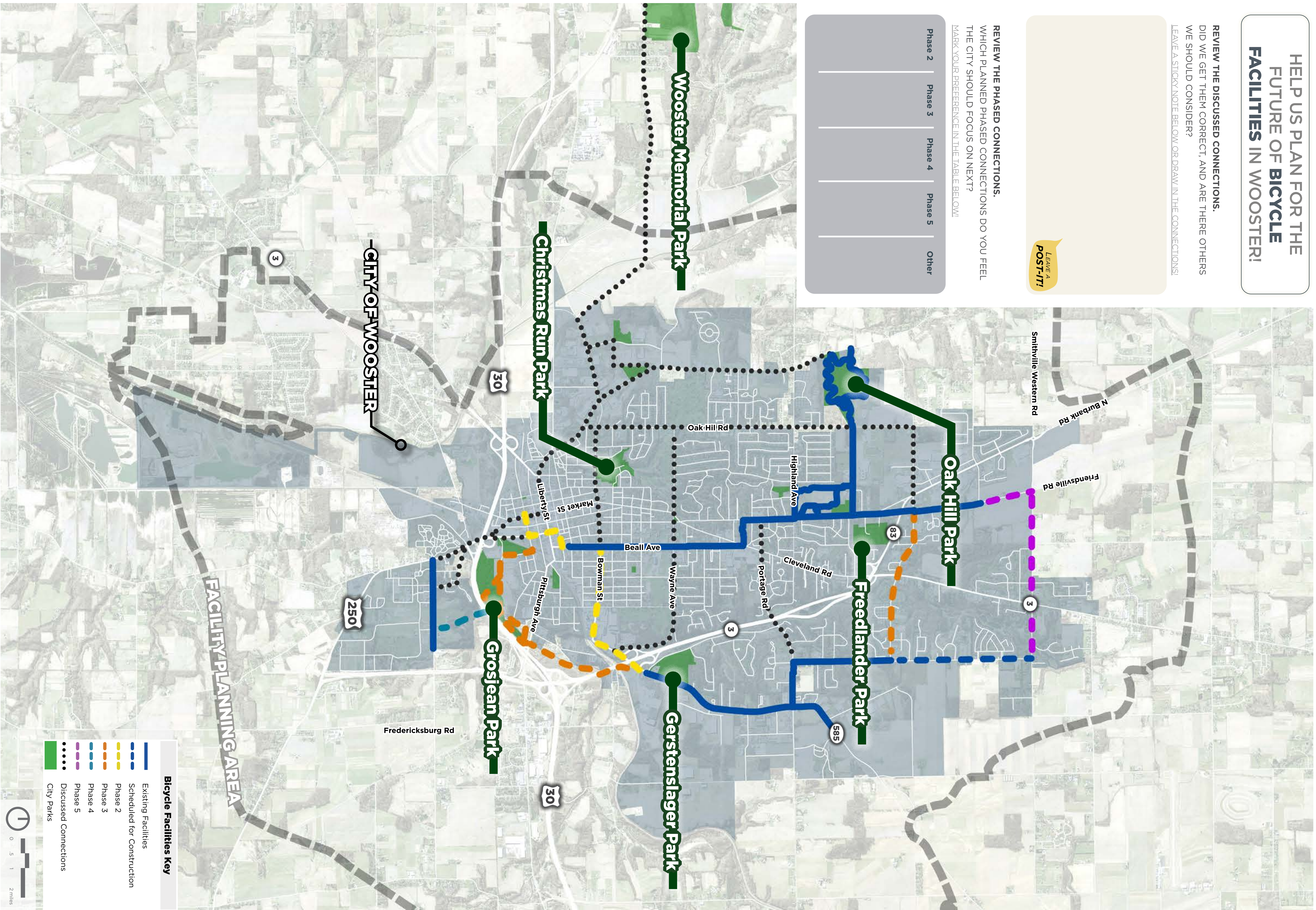
**REVIEW THE DISCUSSED CONNECTIONS.**  
 DID WE GET THEM CORRECT, AND ARE THERE OTHERS WE SHOULD CONSIDER?  
 LEAVE A STICKY NOTE BELOW OR DRAW IN THE CONNECTIONS!

LEAVE A POST-IT!

**REVIEW THE PHASED CONNECTIONS.**

WHICH PLANNED PHASED CONNECTIONS DO YOU FEEL THE CITY SHOULD FOCUS ON NEXT?  
 MARK YOUR PREFERENCE IN THE TABLE BELOW!

Phase 2	Phase 3	Phase 4	Phase 5	Other

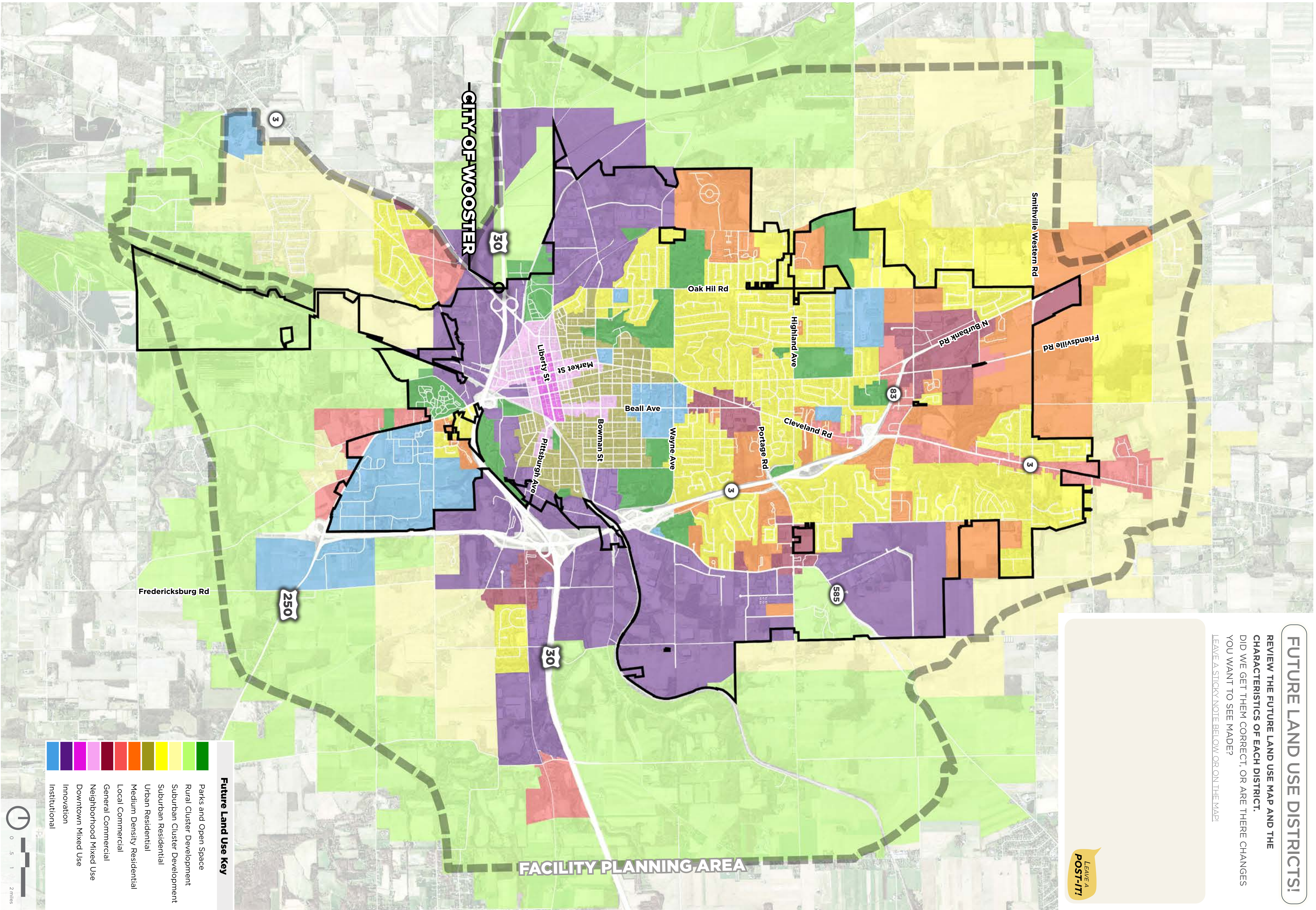




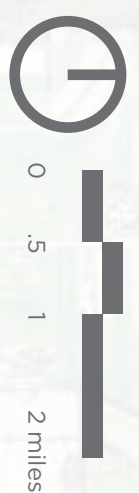
## FUTURE LAND USE DISTRICTS!

REVIEW THE FUTURE LAND USE MAP AND THE CHARACTERISTICS OF EACH DISTRICT. DID WE GET THEM CORRECT, OR ARE THERE CHANGES YOU WANT TO SEE MADE? LEAVE A STICKY NOTE BELOW OR ON THE MAP!

LEAVE A  
POST-IT!



- Future Land Use Key**
- Parks and Open Space
  - Rural Cluster Development
  - Suburban Cluster Development
  - Suburban Residential
  - Urban Residential
  - Medium Density Residential
  - Local Commercial
  - General Commercial
  - Neighborhood Mixed Use
  - Downtown Mixed Use
  - Innovation
  - Institutional





# Future Land Use Character Descriptions

## RURAL CLUSTER DEVELOPMENT



**Description:**  
Rural Cluster Development allows for agricultural uses and rural single-family homes that are clustered within a larger site to reduce land consumption and preserve natural features.

## SUBURBAN CLUSTER DEVELOPMENT



**Description:**  
Suburban Cluster Development is characterized by a clustering of low-density single-family homes with a slightly less quantity of conservation/open space areas.

## SUBURBAN RESIDENTIAL



**Description:**  
Suburban Residential is characterized by maintaining the existing fabric and character of established Wooster residential neighborhoods, with new development reflecting a similar character.

## URBAN RESIDENTIAL



**Description:**  
Urban Residential is characterized by single and multi-family housing options in aging, with more dense neighborhoods.

## MEDIUM DENSITY RESIDENTIAL



**Description:**  
Medium Density Residential is characterized by communities with a range of dense single and multi-family housing options with on-site, shared amenities.

## LOCAL COMMERCIAL



**Description:**  
Local Commercial is characterized by small-scale retail, light industrial, neighborhood services, and office uses that complement and support nearby residential uses.

## GENERAL COMMERCIAL



**Description:**  
General Commercial is intended for medium to large-scale commercial uses that serve the regional community. This may include big box retail, healthcare, entertainment, restaurants, and large office uses as well as multi-family residential.

## NEIGHBORHOOD MIXED-USE



**Description:**  
Neighborhood Mixed Use is characterized by a vertical and/or horizontal mix of uses, with high public and private realm features that promote walkability and social interaction. These uses support the surrounding neighborhoods with goods and services.

## DOWNTOWN MIXED-USE



**Description:**  
Downtown Mixed Use is characterized by a vertical and/or horizontal mix of uses, with high public and private realm features that promote walkability and social interaction. These uses support the surrounding neighborhoods as well as the community as a whole, being the primary urban center of the city.

## INNOVATION



**Description:**  
Innovation is characterized by large-scale industrial, research, and office users that demand proximity to local, regional, and national transportation networks and that create and require synergy between adjoining uses and businesses.

## PARKS AND OPEN SPACE



**Description:**  
These areas are intended to accommodate public and semi-public uses such as parks, recreation, and natural/conservation areas. Such facilities should be well designed and integrated into their surroundings, and provide access and connectivity to local and regional pedestrian and bike networks.

## INSTITUTIONAL

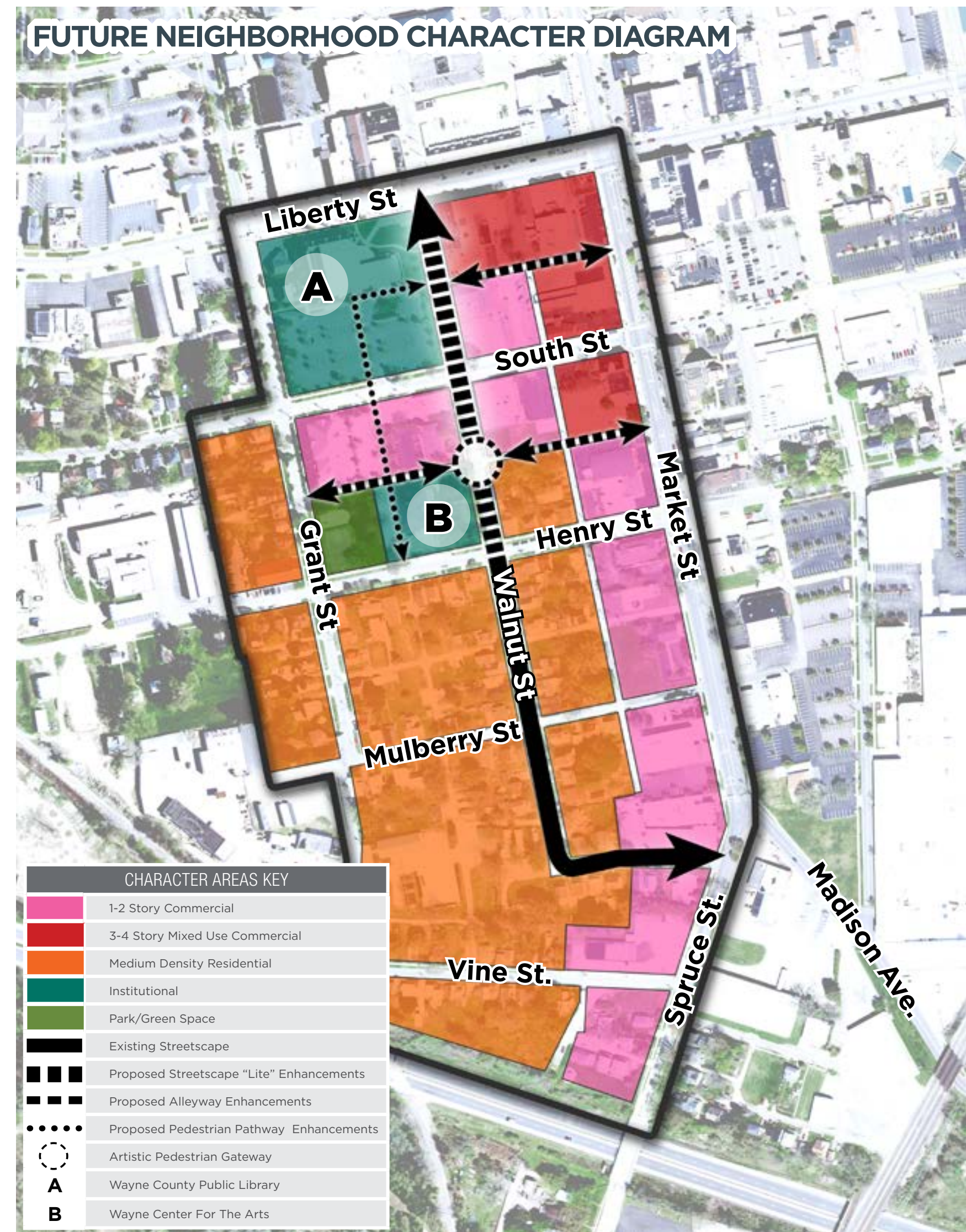


**Description:**  
These areas are intended to accommodate public and semi-public uses such as government, libraries, city emergency and service departments, religious uses, universities, and local schools. Such facilities should be well designed and integrated into their surroundings.



# ARTS DISTRICT

The graphic below represents the future development strategy for the Arts District. Though this is only a suggested concept of how this focus area could develop, it was expressed through our process that the district continue to evolve into a mixed use district with a variety of residential unit types, new green space, and tactical streetscape improvements that boast the artistic characteristics of the neighborhood.



**Sample Block Existing Layout**

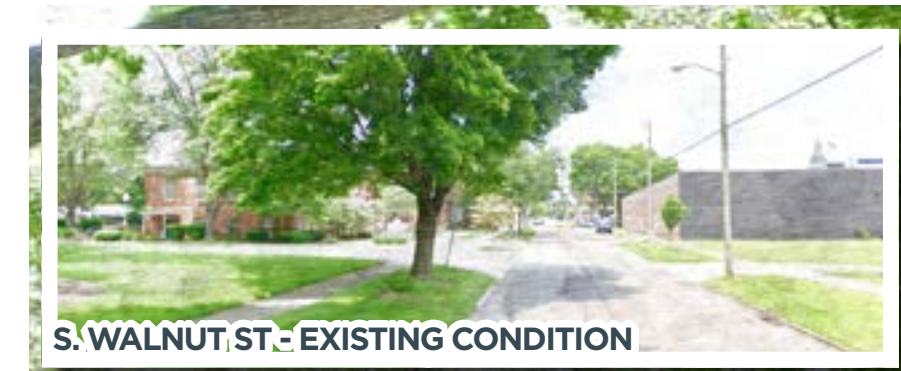
**Sample Block Incremental Infill**

**Sample Block Intense Infill**

**What does new development look like?**

The 'Sample Block' shows a typical layout of an existing block in the Arts District. The 'Incremental' example shows how consolidating just a few adjoining parcels for development can result in small change while adding new housing types. The 'Intense' example shows how developing larger portions of a block can add even more density and housing options to a transitioning neighborhood.

- A. Multi-plex Building (four to six units)**
- B. Townhomes**
- C. Duplex**
- D. Flats/Apartments**



**Streetscape ... lite!**

The purpose of this graphic is to represent small streetscape changes in the Arts District and how their implementation can provide a sizeable impact on the look and feel of the neighborhood. Placemaking elements such as new street lighting, signage, artistic block crossings, murals, art installations, artistic seating, and new gathering spaces have the ability to increase the pedestrian experience for residents and visitors alike.



TELL US WHAT YOU THINK!  
LEAVE A POST-IT!

# EAST LIBERTY DISTRICT

The graphic below represents a future development concept for the East Liberty Commercial District. Though this is only a suggested concept of how this focus area could develop, this area has seen recent development and is likely to continue to see older buildings and incompatible uses phased out to make way for new mixed use, commercial, and residential structures and uses. This concept not only shows those types of structures being built, but also shows a new park and gathering space, as well as a Beall Avenue extension and realignment to South St. The intersection of Beall Ave and Liberty St becomes the primary intersection and gateway into this new mixed use district.

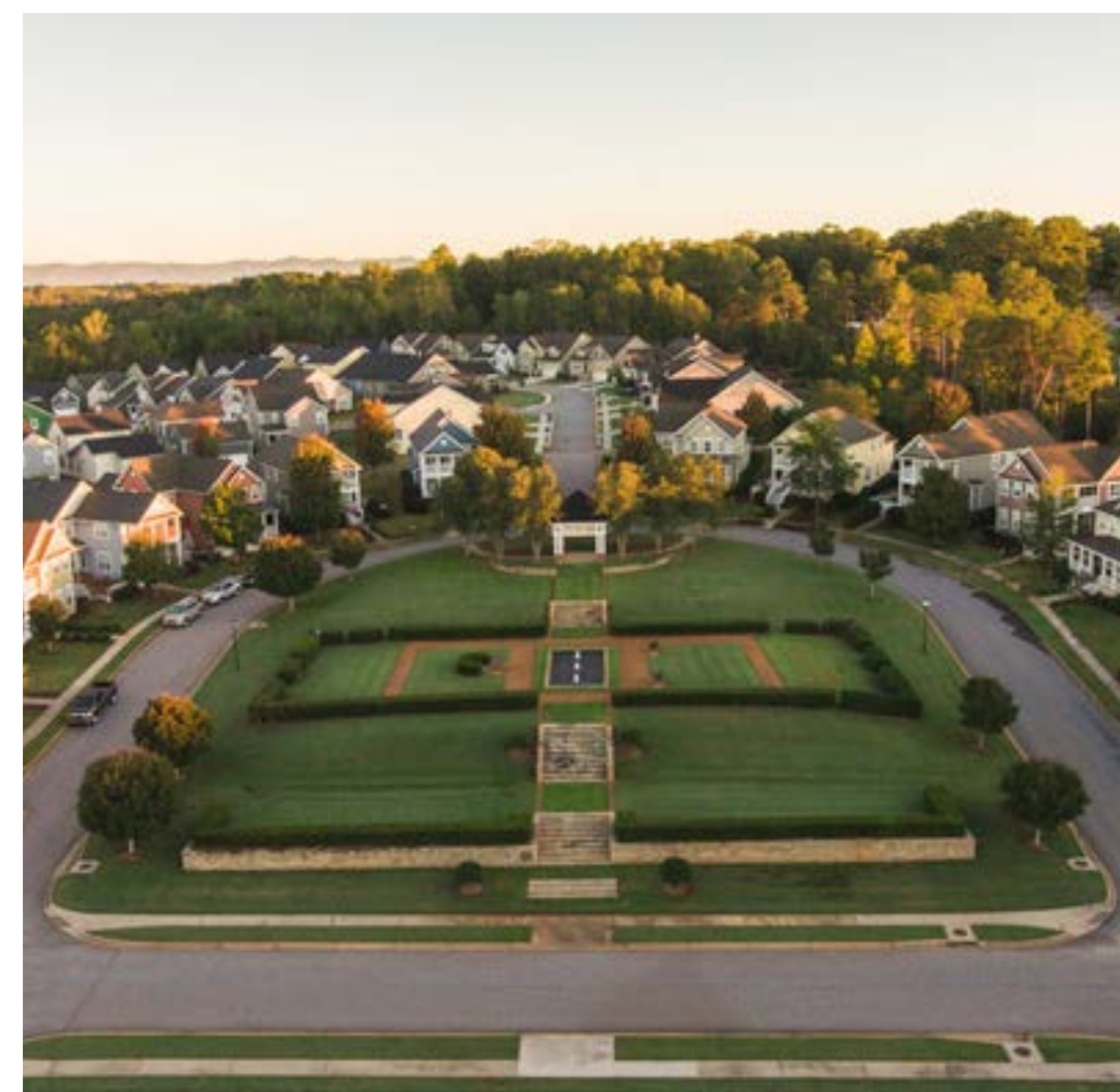


TELL US WHAT YOU THINK!  
LEAVE A POST-IT!



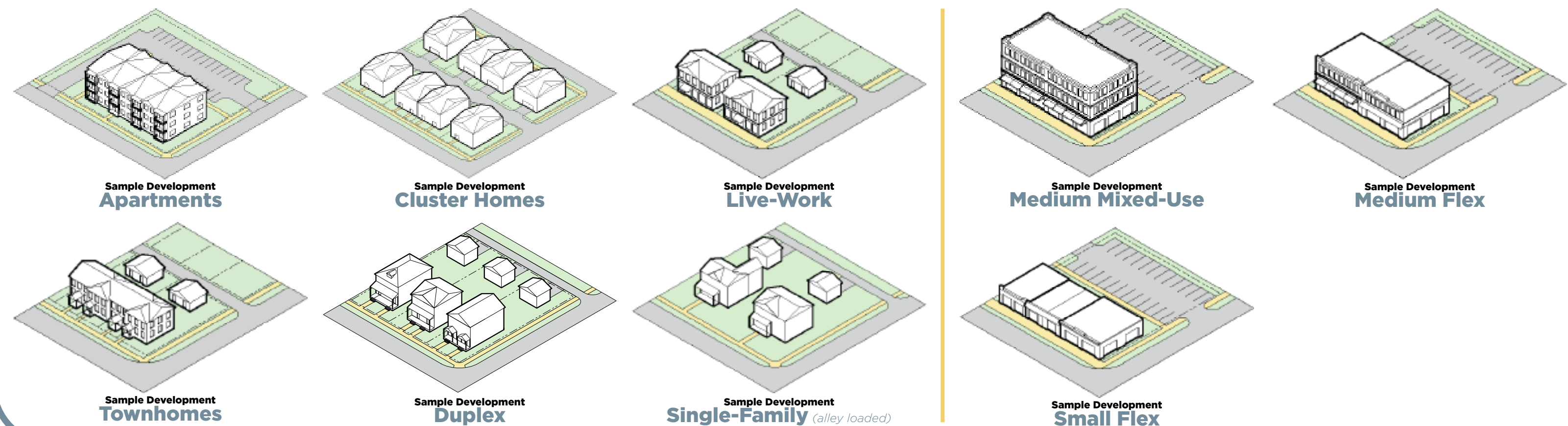
# SMITHVILLE WESTERN DISTRICT

The graphic below represents a future development concept for the Smithville Western District. Though this is only a suggested concept of how to address future development in the area, it is intended to be used as a guide when opportunity for development arises. This focus area is primarily undeveloped and is a prime candidate for new residential offerings in a variety of densities. Included in these residential developments, there should be a focus on non-motorized connectivity between these housing types anchored with green and gathering spaces. There are also areas within the district that are better suited for neighborhood commercial, as well as healthcare uses that extend from the North Burbank commercial corridor to the west of the focus area. A Riffle Road extension connects North Burbank Road to Cleveland Road and also opens up the ability to create a new park space in the wooded area that is to be preserved.



### What does new development look like?

The following building types shown are examples of the type of development that could occur in the Smithville Western District. The six residential building types and three mixed use/commercial building types provide a mixture of unit type while remaining context sensitive to the scale of surrounding development. The goal of these graphics is to promote the integration of multiple building types into these potential neighborhoods that work in harmony with surrounding natural and green spaces while providing neighborhood services and housing options.

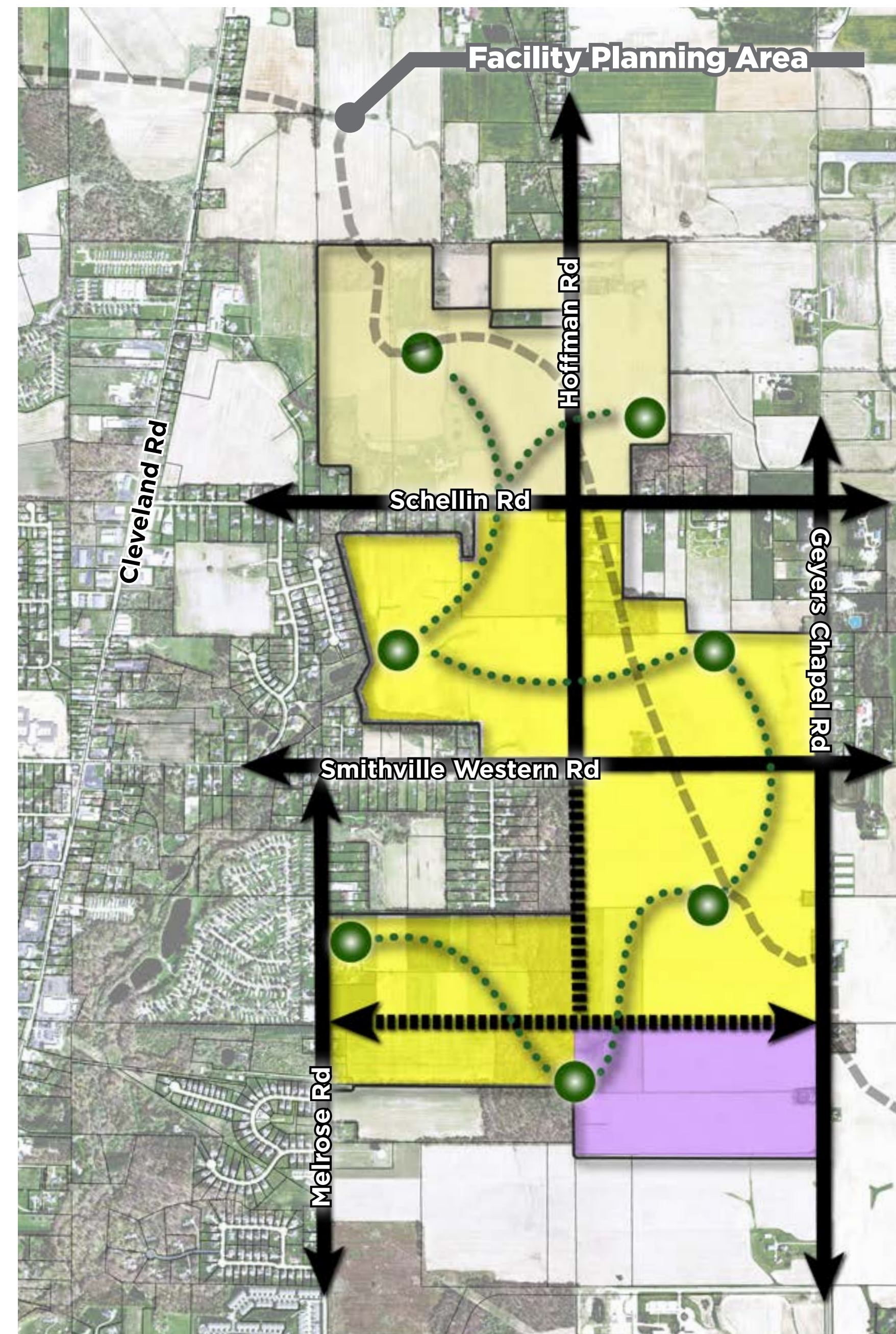


TELL US WHAT YOU THINK!

LEAVE A POST-IT!

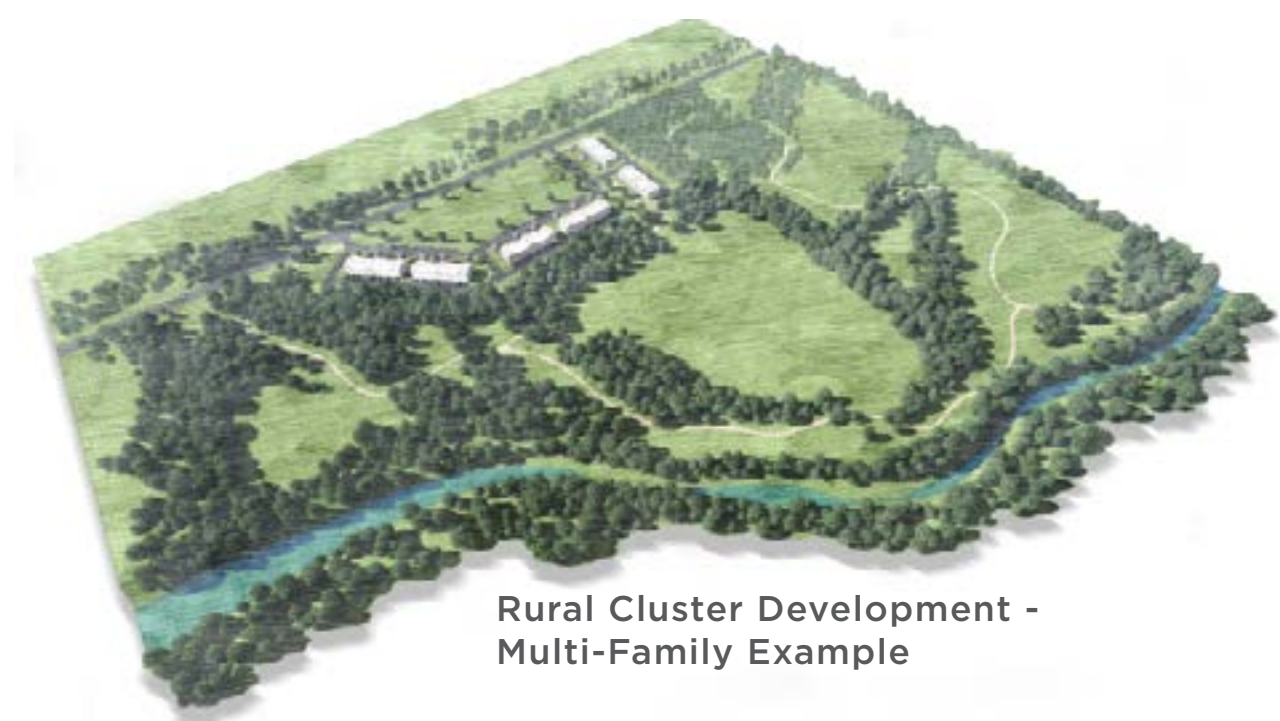
# GEYERS CHAPEL ROAD DISTRICT

The graphic below represents a future development concept for the Gevers Chapel Road District. Though this is only a suggested concept of how to address future development in the area, it is intended to be used as a guide when opportunity for development arises. Today, the district is primarily utilized for agricultural uses, containing an abundance of open farmland and low-density residential structures. As economic development pressures move toward this area, there is a growing desire to provide additional housing options while preserving a large portion of the natural landscape. Non-motorized connectivity through greenways and trails also helps conserve natural space while simultaneously providing residents access to naturalized open space. Closer to the 585 Corridor, there are parcels that lend themselves to more dense cluster housing, as well as innovation uses.



### What does new development look like?

The following examples show how developing in areas of environmental significance can be done through clustering units to preserve open space. The typical suburban example vs. cluster housing options show that you can achieve the same net density entitled for the land through conservation and more dense site design.



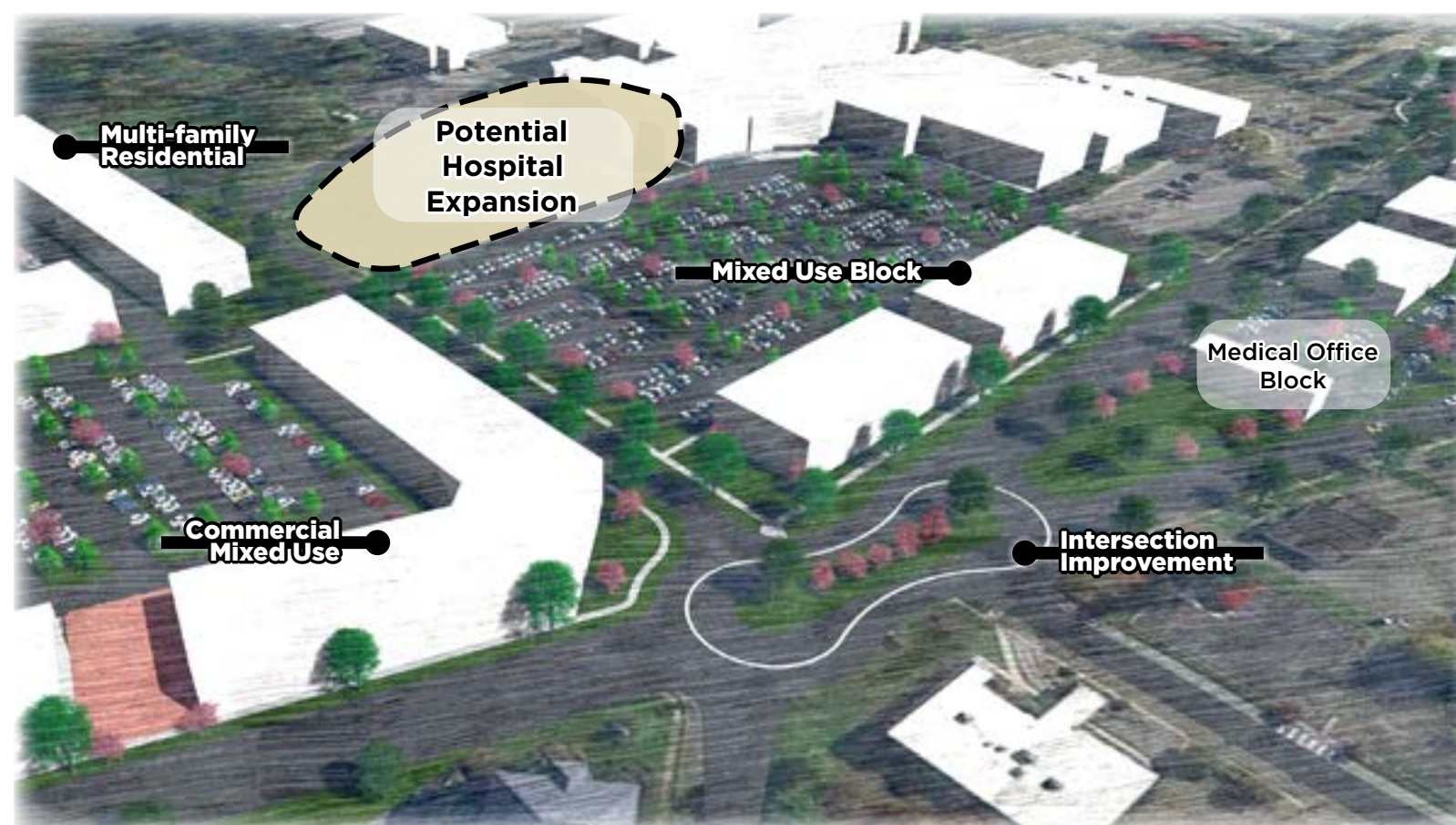
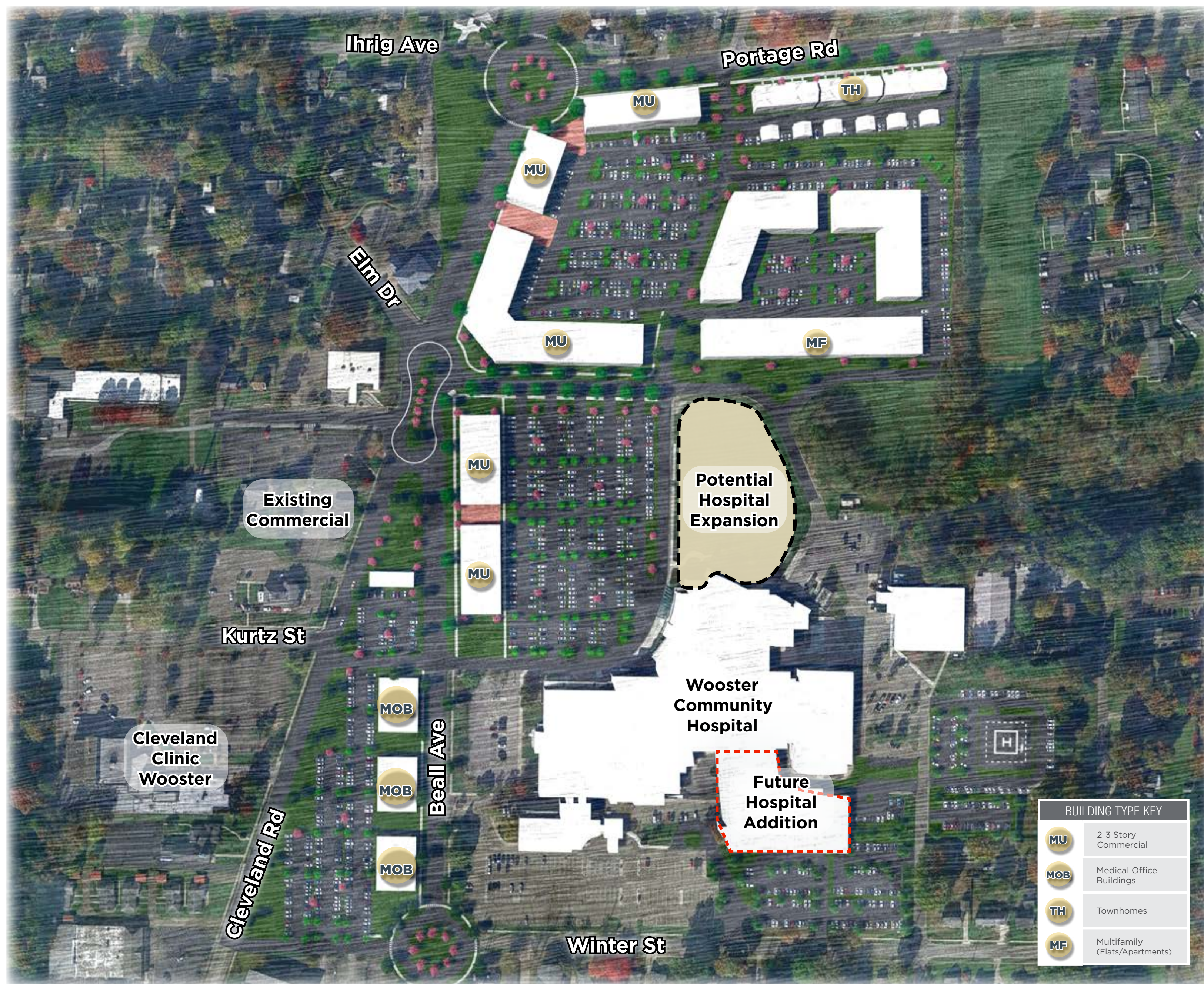
TELL US WHAT YOU THINK!

LEAVE A POST-IT!



# HOSPITAL DISTRICT

The graphic below represents a future development concept for the Hospital District. Though this is only a suggested concept of how to address future development in the area, it is intended to be used as a guide when opportunity for development arises. This area is currently a commercial corridor with a focus on community services and healthcare. Optimizing connectivity through the area with roundabouts at Portage + Cleveland, Beall + Winter, and a 'peanut roundabout' at the Cleveland-Beall-Elm intersection helps maintain a pedestrian friendly environment while optimizing traffic flow. The Cleveland and Beall corridors are candidates for new development through mixed-use structures fronting the street. Residential uses tucked into the rear of the district help offer a mixture of housing types for healthcare and office professionals in the district. The future of this district is mixed use, pedestrian friendly, and optimized for improved traffic flow.



TELL US WHAT YOU THINK!

LEAVE A POST-IT!



# Implementation Plan

The purpose of the Implementation Plan is to lay out the steps and time frames associated with the specific objectives for each plan section in order to advance the vision. This plan is intended to be used as a roadmap to help make informed decisions as they relate to plan sections. The individual goals and objectives will be broken down by action item, potential time frame, and project partners in the final plan.



## LAND USE

**Goal Statement:** A prosperous and balanced community that ensures small-town character, green areas, and downtown are preserved and enhanced, while carefully planning for the growth and development of a mix of housing options, existing and emerging economic centers, and neighborhoods.

### Land Use Objective 1 — Allow for a range of housing choices through land use planning tools and policies

- Action LU 1.1 Create incentives that encourage moderately priced housing options in and around Downtown.
- Action LU 1.2 Support the development of smaller housing options for those looking to downsize or for entry level housing options (i.e. less than approx. 1,000 sf).
- Action LU 1.3 Promote new residential housing on vacant and underutilized sites within developed areas.
- Action LU 1.4 Continue to use a variety of tools to attract and support new residential development with a focus on workforce and attainable housing (Habitat, CRA programs, landbanks, etc.).

### Land Use Objective 2 — Support infill development in and around Focus Areas

- Action LU 2.1 Promote the creation / development of an Arts District (Downtown).
- Action LU 2.2 Continue to grow the East Liberty District (Downtown).
- Action LU 2.3 Strategically grow the Cleveland Road Corridor/Geyers Chapel Road.
- Action LU 2.4 Strategically grow the North Burbank Road Corridor/Smithville Western Road.
- Action LU 2.5 Strategically infill in and around the Hospital District.

### Land Use Objective 3 — Continue to grow smart and consider the rural landscape and preservation and creation of open spaces

- Action LU 3.1 Extend the city boundary when annexation supports the Future Land Use plan and helps to accomplish other goals and objectives of the Comprehensive Plan or city policies.
- Action LU 3.2 Promote new residential development in undeveloped areas that helps to address the shortage of residential units in the community and is clustered to protect open spaces and the rural character.
- Action LU 3.3 Ensure new annexations can be served by city utilities, infrastructure, and essential city services.
- Action LU 3.4 Coordinate with local land trust (i.e. Kilbuck) and Wayne County Soil and Water Conservation District, Wayne County Agricultural Success team, among others, to conserve agricultural and open spaces in-line with the Future Land Use map.

- Action LU 3.5 Extend FPA in order to encourage denser development with sewer prescriptions which disincentivize large lots.

### Land Use Objective 4 — Maintain relatively low taxes and high-quality services through balanced growth

- Action LU 4.1 Consider the use of impact fees to offset the cost of new development and its associated community impact (i.e. parks or open space impact fee for projects that don't meet open space criteria).
- Action LU 4.2 Consider using Tax Increment Financing and other economic incentives as a tool to plan and pay for infrastructure and public improvements.
- Action LU 4.3 Promote public private partnerships as a tool to support future tax generating growth opportunities.

## COMMUNITY IDENTITY

**Goal Statement:** A city that embraces and connects people to small town values, open spaces, and respect for agricultural history as it strives to pursue smart, sustainable development for the future.

### Community Identity Objective 1 — Retain and promote a rural and agricultural history and character, and small-town character

- Action CI 1.1 Continue to evaluate and adopt policies that align with the future land use plan and help promote a rural small-town character.
- Action CI 1.2 Continue to improve gateways into the city.
- Action CI 1.3 Work with the private sector on future development projects to build places that reflect a small-town rural character.
- Action CI 1.4 Work with local land trust to help identify and dedicate open spaces as part of new development when applicable.

### Community Identity Objective 2 — Promote activities that build social capital and character

- Action CI 2.1 Continue to work with Main Street Wooster to grow the downtown and special events in and around the downtown.
- Action CI 2.2 Support local community efforts and organizations by providing services to create safe and successful events.
- Action CI 2.3 Support and initiate activities that help brand the city, seasons, holidays and the local community (i.e. holiday banners, lights, etc.).
- Action CI 2.4 Include OSU, College of Wooster and WCSD educational and unifying activities and opportunities.

## HOUSING & ECONOMY

**Goal Statement:** A community with a range of housing options for all income levels and age ranges which builds community and a healthy economy.

### Housing & Economy Objective 1 — Continue to study housing in Wooster

- Action HS 1.1 Maintain up to date statistics on the demand for housing in the community and the housing typologies offered.
- Action HS 1.2 Work with local organizations to create educational materials to articulate the housing needs in the city.
- Action HS 1.3 Maintain existing and forge new partnerships to address housing needs throughout the community, such as via the city's participation in the Wayne Economic Development Council (WEDC) 2023 Housing Assessment Project, which will work to utilize data and analysis to showcase Wayne County communities' housing supply and demand and identify gaps as it develops a long-term strategy for County growth.

### Housing & Economy Objective 2 — Consider housing incentives that support the creation of attainable and workforce housing

- Action HS 2.1 Build creative incentives to attract housing (abatements, TIFs, density bonuses).
- Action HS 2.2 Create zoning changes that allow for and attract targeted dense infill (i.e. Arts District).
- Action HS 2.3 Work with the land bank to help create more affordable and workforce housing.
- Action HS 2.4 Plan for and extend/upgrade utilities to facilitate new development and infill.

### Housing & Economy Objective 3 — Support workforce development initiatives to grow the local economy

- Action HS 3.1 Engage and invest in the community's network of economic development organizations and offices to support programming to match workforce development resources with employers.
- Action HS 3.2 Evaluate opportunities to enhance quality of life factors that attract and retain talent, including benchmarking for housing opportunities and creation of additional Parks and Recreation programming for young adult/professional, adult, and mature adult.
- Action HS 3.3 Partner with other governments, institutions, and economic-development-oriented nonprofits to study opportunities to support and grow ecosystem for entrepreneurs.
- Action HS 3.4 Brand and market the community consistently across city departments to retain and attract a changing workforce and also visitors (i.e. traditional onsite workers, remote, freelance, start-ups).

## MOBILITY & INFRASTRUCTURE

**Goal Statement:** A safe, efficient, and balanced transportation network that includes a variety of mobility choices, connects land uses, enhances the environment, and improves quality of life for those who live and work in the community.

### Mobility and Infrastructure Objective 1 — Continue to plan for and complete non-motorized transportation infrastructure

- Action MOB 1.1 Implement the City of Wooster Bike Master Plan.
- Action MOB 1.2 Connect Downtown, the OSU College of Food, Agricultural, and Environmental Sciences (CFAES), the College of Wooster, and the Wayne County Fairgrounds with multi-use trails and bicycle lanes.
- Action MOB 1.3 Continue to participate in ODOT's Safe Routes to School program. Implement the recommendations of the Transportation Implementation Project included in the city's Capital Improvement Plan.

### Mobility and Infrastructure Objective 2 — Continue to support and plan for community transit

- Action MOB 2.1 Collaborate with Community Action Wayne / Medina and other relevant organizations to maintain and expand transit services in the community.
- Action MOB 2.2 Create design standards in the downtown area to accommodate various public transportation and rideshare companies.
- Action MOB 2.3 Examine and evaluate alternative transportation options such as rentable bicycles, scooters and other vehicles.

### Mobility and Infrastructure Objective 3 — Maintain a safe and efficient transportation network

- Action MOB 3.1 Continue to study and implement safe and efficient roadway and traffic control design standards.
- Action MOB 3.2 Continue to consider the implementation of roundabouts instead of traffic lights as part of future intersection improvements.
- Action MOB 3.3 Improve signage and wayfinding at intersections to clearly communicate and facilitate traffic flow (i.e. 4-way and 2-way stop signage).
- Action MOB 3.4 Continue to explore opportunities to expand parking in and around the downtown, with a focus on the proposed Arts District and East Liberty District Focus Areas.

## PARKS & RECREATION

**Goal Statement:** Safe and accessible parks and recreation services for all people with broad programming options and optimized facilities and spaces, supported by public and private partnerships.

### Parks and Recreation Objective 1 — Maintain and enhance the existing park network and programs

- Action PR 1.1 Clearly communicate and collaborate between city departments, elected officials, relevant county departments and the community to maintain high-quality parks and recreation offerings and experiences.
- Action PR 1.2 Continue to partner and collaborate with the private sector and service clubs to enhance and maintain existing park space.
- Action PR 1.3 Continue to partner and collaborate with the Wayne County Fair Board to continue to enhance the image and character of the area (i.e. additional gateway enhancements at Vanover and Liberty).

- Action PR 1.4 Partner and collaborate with local organizations such as the Chamber of Commerce, Main Street Wooster, Wayne Center for the Arts, and others to promote and expand local events with a focus on the Arts and East Liberty District Priority Development Areas.

- Action PR 1.5 Continue to plan for and expand program offerings for all ages and abilities.

- Action PR 1.6 Continue to create new park and open spaces in the northeast areas of the city and focus on connectivity to these areas.

- Action PR 1.7 Promote the dedication of passive open space as part of future development with the goal of creating a greenway network around and through the city.

- Action PR 1.8 Develop pickleball facilities to support the community's interest and the emerging recreational trend.

### Parks and Recreation Objective 2 — Preserve and expand park and open space areas

- Action PR 2.1 Continue to protect the riparian areas along the Little Apple Creek and integrate public access when and where feasible.

- Action PR 2.2 Continue to support the development of Wooster Memorial Park and necessary public parking.

- Action PR 2.3 Continue Action to work with Trout Unlimited to create or attract events that promote and celebrate Wooster's natural resources.

- Action PR 2.4 Continue to create new open spaces areas by implementing conservation development policies and keeping current with best practices.

- Action PR 2.5 As new development occurs and open spaces are created, work to connect open spaces to create greenways within and around the city to support good environmental stewardship, and non-motorized infrastructure.

- Action PR 2.6 Continue to consider the development of park space around the Melrose Drive water tower as a public or public/private project with non-motorized connectivity to the greater community.

- Action PR 2.7 For the immediate term, complete the existing Wooster Loop system and its key connections and on-street, signed, and marked pathways, while continuing to pursue long-term dedicated trail opportunities.

- Action PR 2.8 Explore public private partnership for the creation of a community center.

### Parks and Recreation Objective 3 — Explore the feasibility of creating a new/updated community center

- Action PR 3.1 Conduct a feasibility study for the potential development of a new community center, collaborating and partnering with other entities while exploring potential future locations.

- Action PR 3.2 Evaluate funding options for the development of a community center that consider community input and support.

- Action PR 3.3 Explore public private partnership for the creation of a community center.

### Parks and Recreation Objective 4 — Maintain and update aquatic facilities and programming

- Action PR 4.1 Examine current and future aquatic space and programming at Freedlander Pool (e.g. inclusion or relocation of existing aquatic features and amenities).

- Action PR 4.2 Reconstruct Christmas Run pool to improve existing conditions, land use, efficiency, and safety.

### Parks and Recreation Objective 5 — Continue to be a leader in environmental stewardship

- Action PR 5.1 Promote sound environmental practices through sustainable zoning and engineering standards.

- Action PR 5.2 Continue to support and promote green building standards as part of both public and private developments.

- Action PR 5.3 Finalize plan for creation of city-wide Property Assessed Clean Energy (PACE) district.

- Action PR 5.4 Continue to monitor and plan for parking and related education in and around downtown.

## Focus Area Goals, Objectives, and Action Items

### Downtown Arts District

**Goal Statement:** Promote the creation / development of an Arts District (Downtown).

- CREATE COMMUNITY SPACES WITH A FOCUS ON THE ARTS**  
Provide opportunities for public art, social gatherings and community building in a variety of community spaces (parks, dining and entertainment, historic assets, connectivity, etc.).

- BE A CONNECTED COMMUNITY**  
Connect the district through a network of pathways and places that promote social gathering, safe mobility, and healthy lifestyles.

- ENCOURAGE ECONOMIC AND CULTURAL DIVERSITY**  
Support and grow the diversity of the community through a variety of living and cultural amenities opportunities.

- PROVIDE A VARIETY OF HOUSING OPTIONS**  
Plan for and promote a variety of housing options that maintain and grow opportunities for residents at all stages of life.

- ENCOURAGE ECONOMIC GROWTH**  
Offer creative ways to encourage economic growth and development that improve the community's fiscal health and quality of life, while respecting other land use principles.

Action Items
Create an Arts District overlay to achieve the development principles/vision.
Facilitate an Arts District group or community partners for feedback and programming including Main Street Wooster, Wayne Center for the Arts, Wayne County Library, Lyric Theater, etc.
Create a signature public space for arts, entertainment and gathering.
Enhance connections to the downtown core through the development of new pedestrian/pedestrian-only alleyways/promenades.
Facilitate removal of blight through code enforcement.
Use Wayne County Land Bank for the acquisition of fallow or underutilized property.
Identify and assemble larger parcels for infill development.
Work with the County and other entities to reuse or redevelop surplus County and other institutional properties to support the attraction of arts and creative industries.
Add elements to the existing streetscape on Walnut Street to enhance the image and brand of the district, as well as safety.

### East Liberty District

**Goal Statement:** Continue to grow the East Liberty District (Downtown).

- CREATE COMMUNITY SPACES**  
Provide opportunities for social gatherings and community building in a variety of community spaces (parks, dining and entertainment, historic assets, connectivity, etc.).

- KEEP A SMALL TOWN FEEL AND HISTORY**  
Maintain and promote a small town feel and celebrate the City's rich history through new development, preservation, and quality design.

- BE A CONNECTED COMMUNITY**  
Connect the district through a network of pathways and places that promote social gathering, safe mobility, and healthy lifestyles.

- ENCOURAGE ECONOMIC GROWTH**  
Offer creative ways to encourage economic growth and development that improve the community's fiscal health and quality of life, while respecting other land use principles.

Action Items
Establish a signature public space to facilitate community gathering and programming through a new public park project or public/private partnership.
Enhance pedestrian connections on existing roadways and alleys.
Continue to examine and plan for the extension of Beall Avenue at Liberty and through the district.
Create district branding elements such as gateway features, banners, etc.
Strategically acquire parcels to help facilitate the overall development district framework.
Facilitate redevelopment of the former TCI site.
Evaluate re-alignment of Beall Ave & Liberty intersection.
Explore opportunities to acquire and/or facilitate development of adjacent parcels.
Explore funding through federal grants, TIF, or other means.
Continue to monitor and plan for parking and related education in and around downtown.

### Hospital District

**Goal Statement:** Strategically infill in and around the Hospital District.

- CREATE COMMUNITY SPACES**  
Provide opportunities for social gatherings and community building in a variety of community spaces (parks, dining and entertainment, historic assets, connectivity, etc.).

- FOSTER CREATIVE REDEVELOPMENT**  
Allow for creative mixed-use, high quality development that creates economic and living options for a variety of residents.

- PROVIDE A VARIETY OF HOUSING OPTIONS**  
Plan for and promote a variety of housing options that maintain and grow opportunities for residents at all stages of life.

- ENCOURAGE ECONOMIC GROWTH**  
Offer creative ways to encourage economic growth and development that improves the community's fiscal health and quality of life, while respecting other land use principles.

Action Items
Work with the hospital to enhance and brand the streetscape and intersections near the hospital campus and improve pedestrian safety.
Consider creating a TIF for the area to help support future investment and public improvements.
Create an overlay district to encourage internal connections between the hospital and adjacent commercial.
Evaluate and modify lot coverage requirements to encourage pedestrian scale commercial development and shared parking.
Encourage property improvements through code enforcement and property improvement incentives.
Encourage development of supplemental businesses such as strategic retail, dining and financial businesses.

### Smithville Western Rd. District

**Goal Statement:** Strategically grow the Smithville Western Road Corridor as a hub of commerce and living.

- PROVIDE A VARIETY OF HOUSING OPTIONS**  
Plan for and promote a variety of housing options that maintain and grow opportunities for residents at all stages of life.

- BE A CONNECTED COMMUNITY**  
Connect the district through a network of pathways and places that promote social gathering, safe mobility, and healthy lifestyles.

- ENCOURAGE ECONOMIC GROWTH**  
Offer creative ways to encourage economic growth and development that improve the community's fiscal health and quality of life, while respecting other land use principles.

Action Items
Grow the northern gateway of city and integrate community sign and brand elements and best practices.
Rezone and plan for new residential growth annexed into the city to provide new housing options and protect open spaces.
Integrate open spaces and woodlands into future development and consider how these areas can connect and grow a larger greenspace network.

### Geyers Chapel Rd. District

**Goal Statement:** Strategically grow the Geyers Chapel Road area as an interconnected residential conservation district.

- CREATE COMMUNITY SPACES**  
Provide opportunities for social gatherings and community building in a variety of community spaces (parks, dining and entertainment, historic assets, connectivity, etc.).

- KEEP A SMALL TOWN FEEL AND HISTORY**  
Maintain and promote a small town feel and celebrate the City's rich history through new development, preservation, and quality design.

- BE A CONNECTED COMMUNITY**  
Connect the district through a network of pathways and places that promote social gathering, safe mobility, and healthy lifestyles.

- ENCOURAGE ECONOMIC GROWTH**  
Offer creative ways to encourage economic growth and development that improve the community's fiscal health and quality of life, while respecting other land use principles.

Action Items
Integrate existing greenspaces into future development and consider how these areas can connect and grow a larger greenspace network.
Encourage development of supplemental businesses such as strategic retail, dining and financial businesses.
Suggest examples of appropriate community spaces and locations.

TELL US WHAT YOU THINK!



TELL US WHAT YOU THINK!





**HAVE  
QUESTIONS?  
COME TALK TO THE  
PROJECT TEAM!**

**OHM**



*Advancing Communities®*