

City of Wooster

# Comprehensive Plan

Wayne County, Ohio

**Steering Committee Meeting #4**

*July 2023*

DRAFT 7.18.23

# Today's Agenda

1. Project Overview
2. SC3 Recap
3. Goals and Objectives Review
4. Future Land Use Map Review
5. Focus Area Diagrams
6. Group Work
7. Next Steps



## Follow along with us!

- To view today's presentation, scan the QR code or visit...  
**[woostercomprehensiveplan2023.com/resources](https://woostercomprehensiveplan2023.com/resources)**
- The password to access the site is:  
**Woostercomp2023!**
- Click 'Download Presentation' to follow along!

# Project Overview

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# Project Phases

Learn + Listen

Develop + Finalize

Ignite!



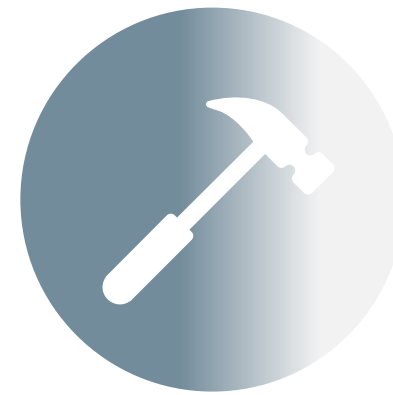
~~Phase 1:~~  
~~Investigate~~



~~Phase 2:~~  
~~Inform~~



**Phase 3:**  
**Insight**



**Phase 4:**  
**Invent**



**Phase 5:**  
**Implement**

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# Project Overview: Schedule Preview

## MEETING SCHEDULE - TENTATIVE

UPDATED 02/03/2023

Phase 1	<b>Client Kick-Off Meeting</b> Project kick-off with the client to orient the team to the process.	<b>Tuesday, January 17th, 2023</b> 10 am - Virtual via Zoom
	<b>Steering Committee Meetings #1</b> Review project purpose, scope, schedule, site existing conditions, and conduct goal setting/idea generation activities. Conduct a site tour around a similar date.	<b>Tuesday, February 28th, 2023</b> 2pm to 4pm - City Council Chambers
Phase 2	<b>Steering Committee Meetings #2</b> Review additional existing conditions, market findings, and together create the community engagement strategy.	<b>Tuesday, March 28th, 2023</b> 2pm to 4pm - City Council Chambers
Phase 3	<b>Community Engagement</b> Conduct virtual or in-person engagement activities such as focus group meetings, pop-up events, and an online survey.	<b>April/May, 2023</b> Time TBD - Location TBD
	<b>Public Design Workshop</b> Interactive workshop to further engage the public and gather additional feedback.	<b>May, 2023</b> Time TBD - Location TBD
	<b>Steering Committee Meetings #3</b> Review all public engagement and host interactive design session to focus on land use framework, development principles, and priority projects.	<b>Tuesday, May 30th, 2023</b> 2pm to 4pm - City Council Chambers
Phase 4	<b>Steering Committee Meetings #4</b> Review and confirm plan framework, focus area strategies, and overall community vision.	<b>Tuesday, July 18th, 2023</b> 2pm to 4pm - City Council Chambers
	<b>Steering Committee Meetings #5</b> Review draft plan and prepare for public open house to unveil the Comprehensive Plan.	<b>Tuesday, September 26th, 2023</b> 2pm to 4pm - City Council Chambers
Phase 5	<b>Public Open House</b> Unveil Comprehensive Plan recommendations at the public open house.	<b>Week of November 6th, 2023</b> Time TBD - Location TBD
	<b>Steering Committee Meetings #6</b> Review the final plan and outline implementation steps for recommendations.	<b>December 2023</b> Time TBD - Location TBD
	<b>Finalize and Submit</b> Present the final plan for final feedback.	<b>December 2023</b> Time TBD - Virtual Via Zoom

## Steering Committee Meetings

- ~~February 28, 2023~~
- ~~March 28, 2023~~
- ~~June 6, 2023~~
- July 18, 2023**
- September 26, 2023**
- December 2023**

## Public Meetings

- ~~Engagement Activities - April/May 2023~~
- ~~Interactive Workshop - May 2023~~
- Public Open House - October 2023**



# Steering Committee Meeting #3 Recap

# We reviewed...

- 2000+ responses of community feedback from....
  - Online survey
  - Stakeholder meetings
  - Open Houses

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# You discussed...

- Community Engagement results
- Goals & Objectives for plan chapters





# Since we've met...

- Refined the finished goals + objectives
  - 6 plan chapters, 17 objectives, 68 actions
- Met with City staff
- Created a draft Future Land Use map
- Updated Focus Area concepts



# Goals and Objectives Review

# Plan Chapters

Land Use

Priority  
Development  
Areas

Housing &  
Economy

Mobility &  
Infrastructure

Parks &  
Recreation

Community  
Brand

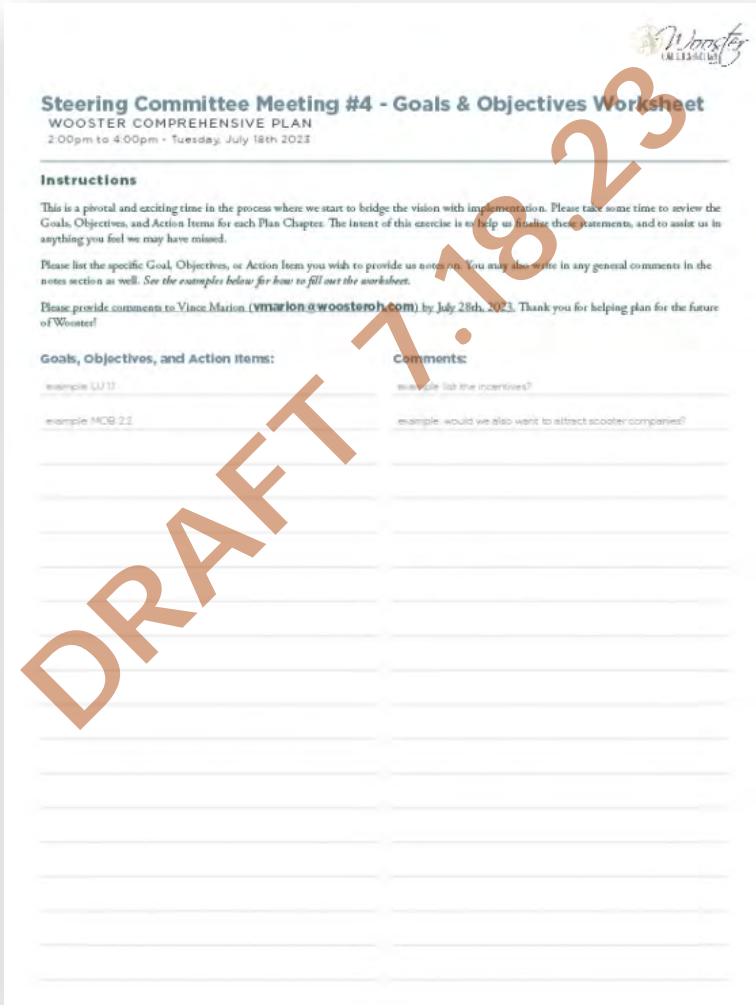
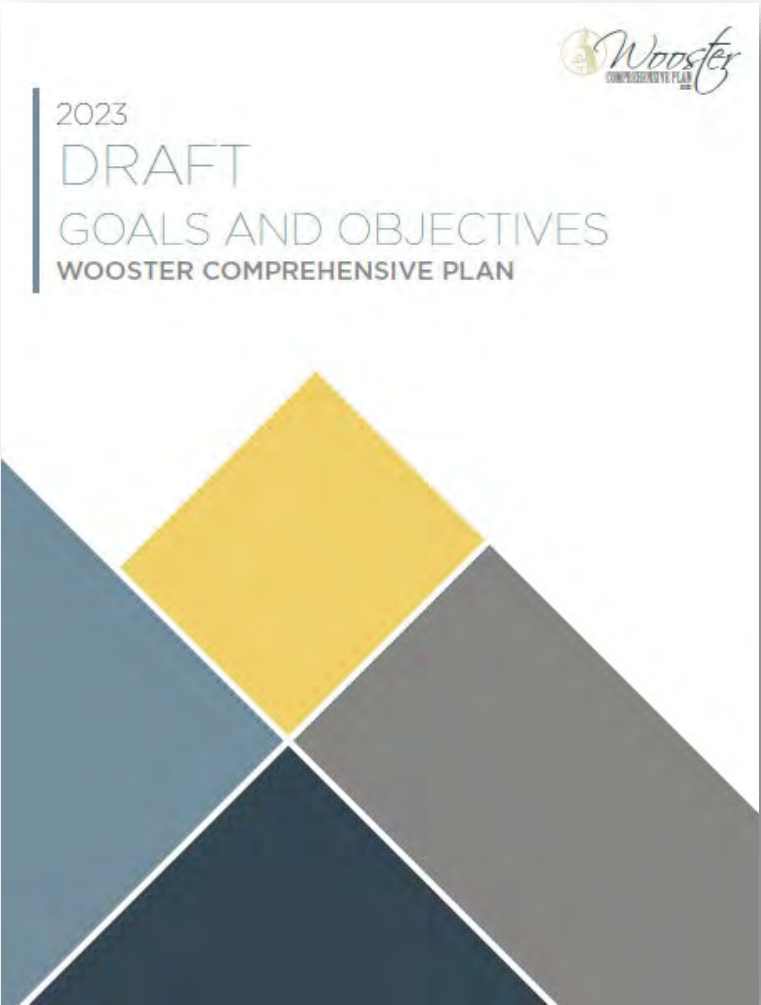
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A close-up photograph of a person's hand holding a pen and writing in a notebook. The background is blurred, showing a person's face and another pen. The text 'Goals and Objectives' is overlaid on the right side of the image.

# Goals and Objectives

- OHM evolved the goals, objectives, and developed actions
- Reviewed by the City and comments integrated
- Your task, **complete worksheet on your own, scan or take a photo and send to Vince by July 28<sup>th</sup>.**

# Plan Chapters





# DRAFT Future Land Use Map

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





# What is a Future Land Use Map?

- Guides and informs future land use decisions such as...
  - Rezoning
  - Code updates
  - Annexation
  - Development applications
- **General in nature**
- **NOT the zoning code, BUT informs zoning decisions**

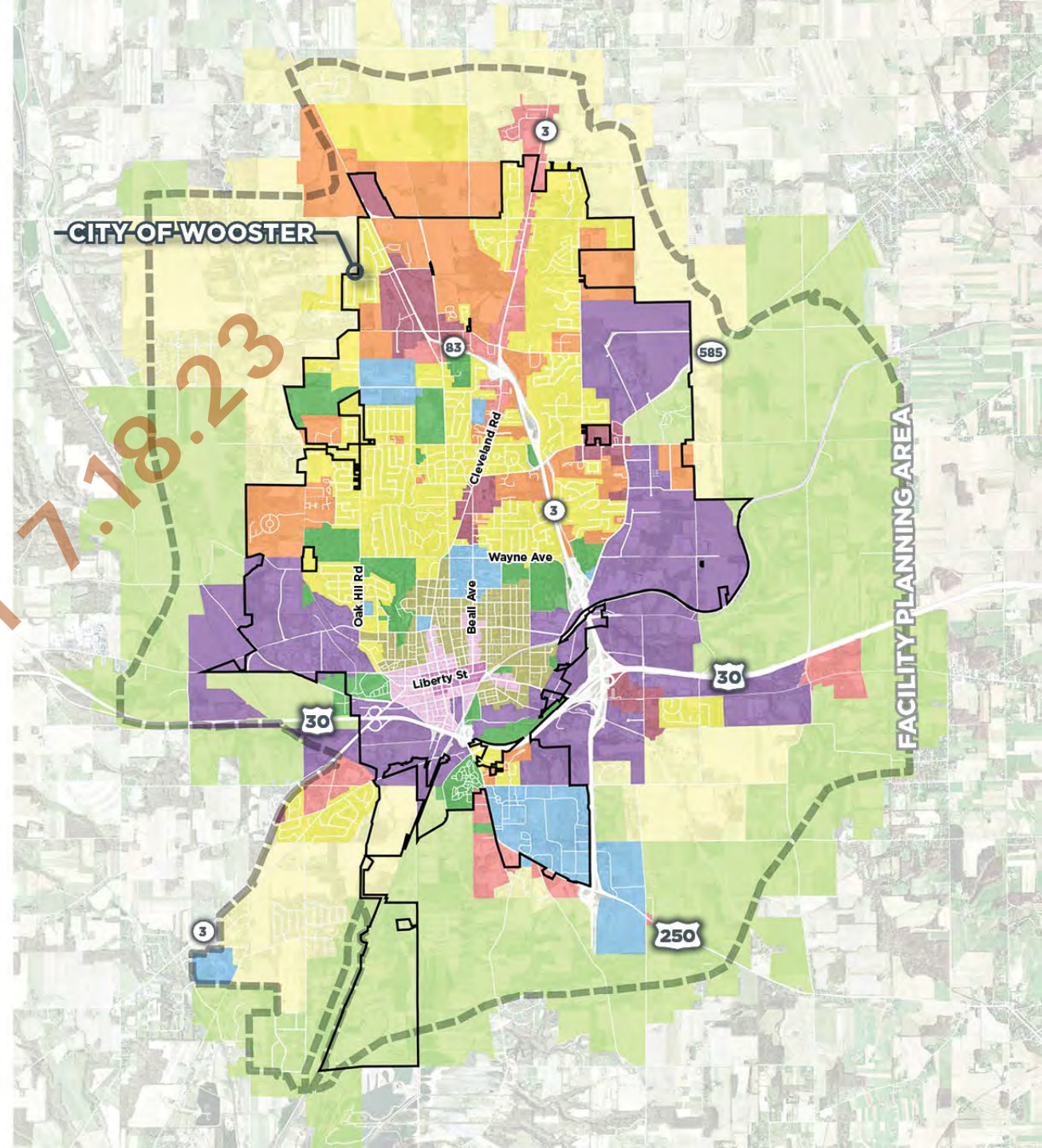
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# FUTURE LAND USE- DRAFT

-  Parks & Open Space
-  Rural Cluster Development
-  Suburban Cluster Development
-  Suburban Residential
-  Urban Residential
-  Medium Density Residential
-  Neighborhood Mixed Use
-  Downtown Mixed Use
-  Local Commercial
-  General Commercial
-  Education
-  Innovation

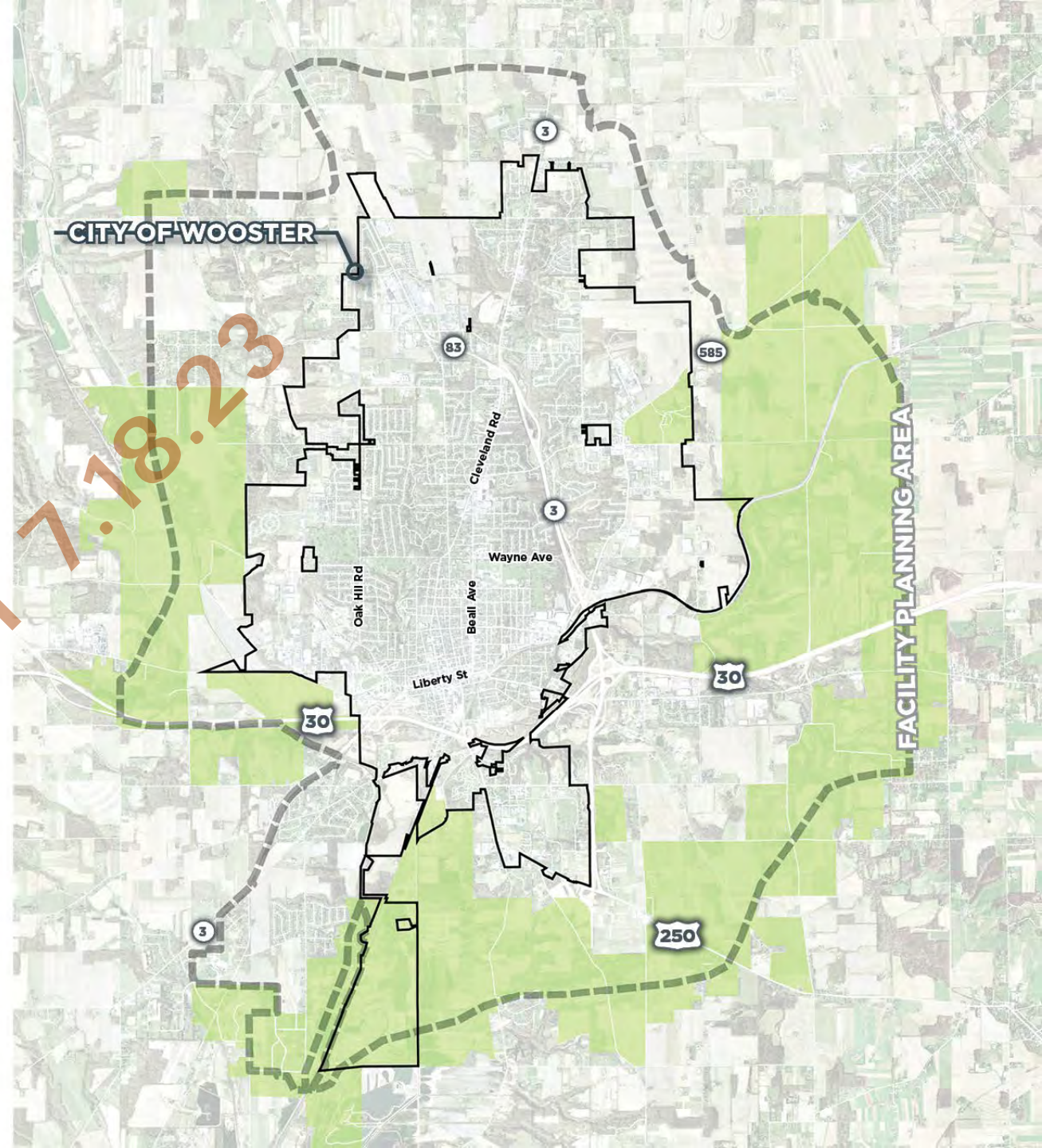
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# Rural Cluster Development

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.

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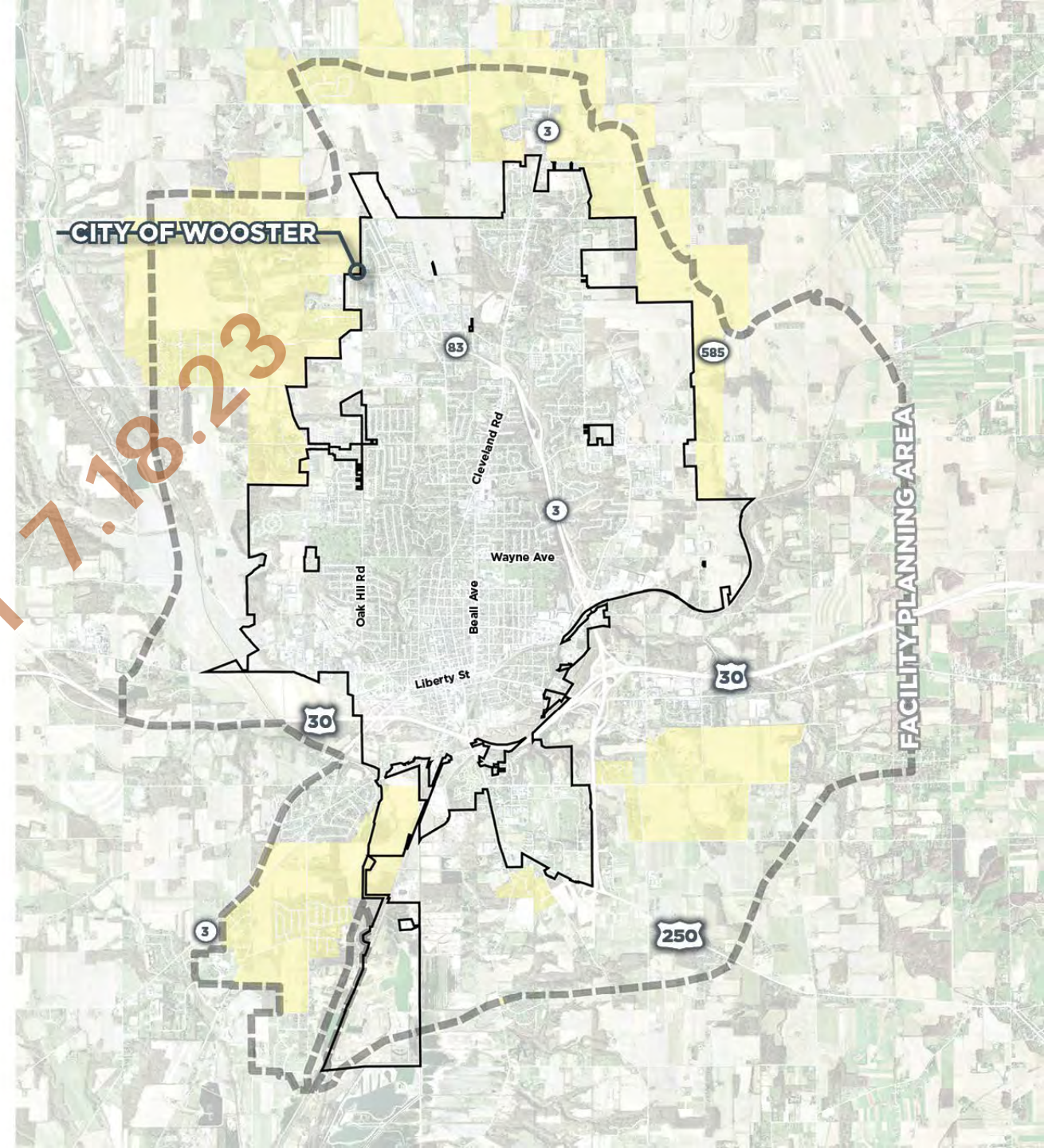




# Suburban Cluster Development

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

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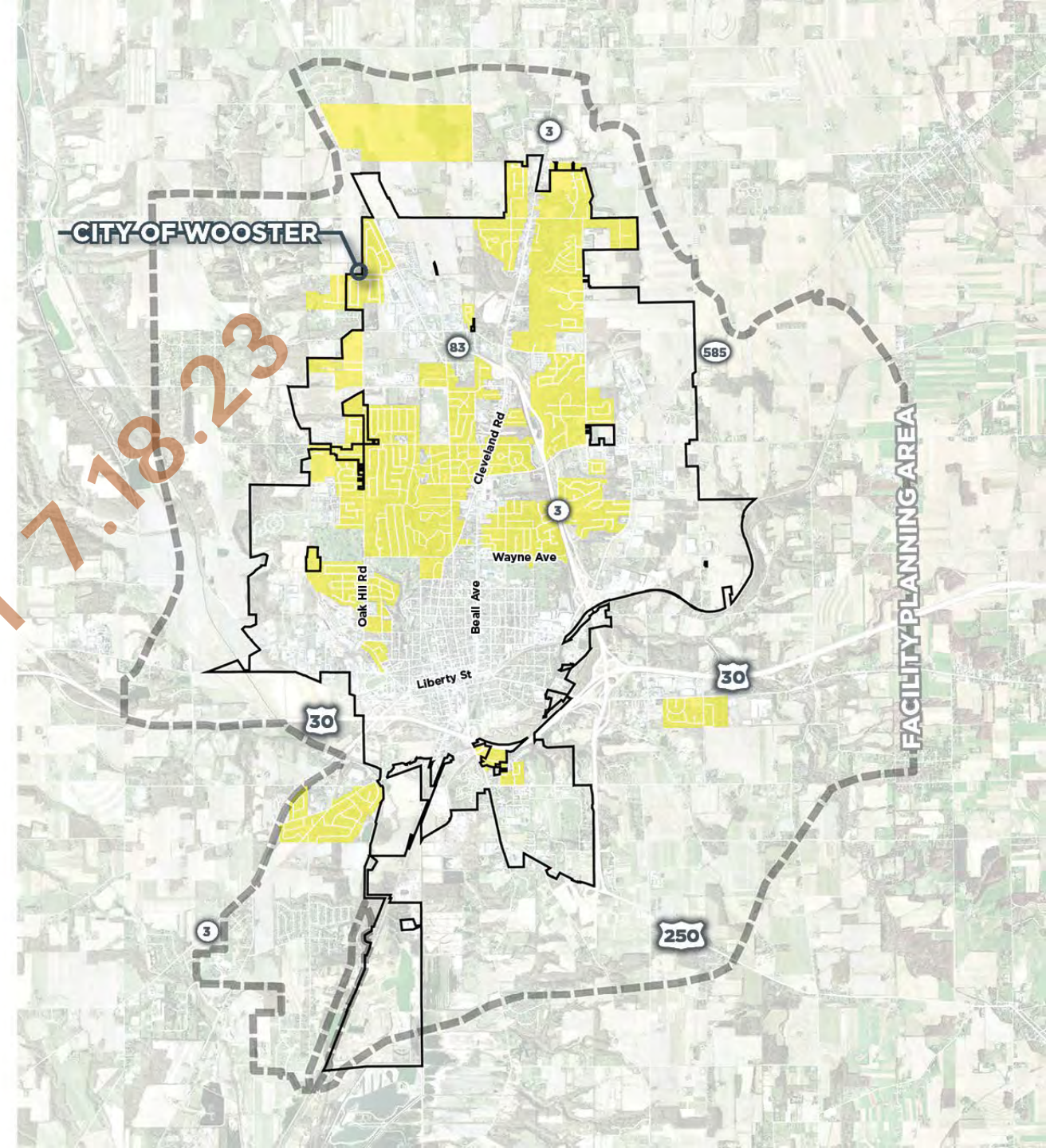




# Suburban Residential

Suburban residential is characterized by maintaining the existing fabric and character of existing suburban Wooster residential neighborhoods and subdivisions.

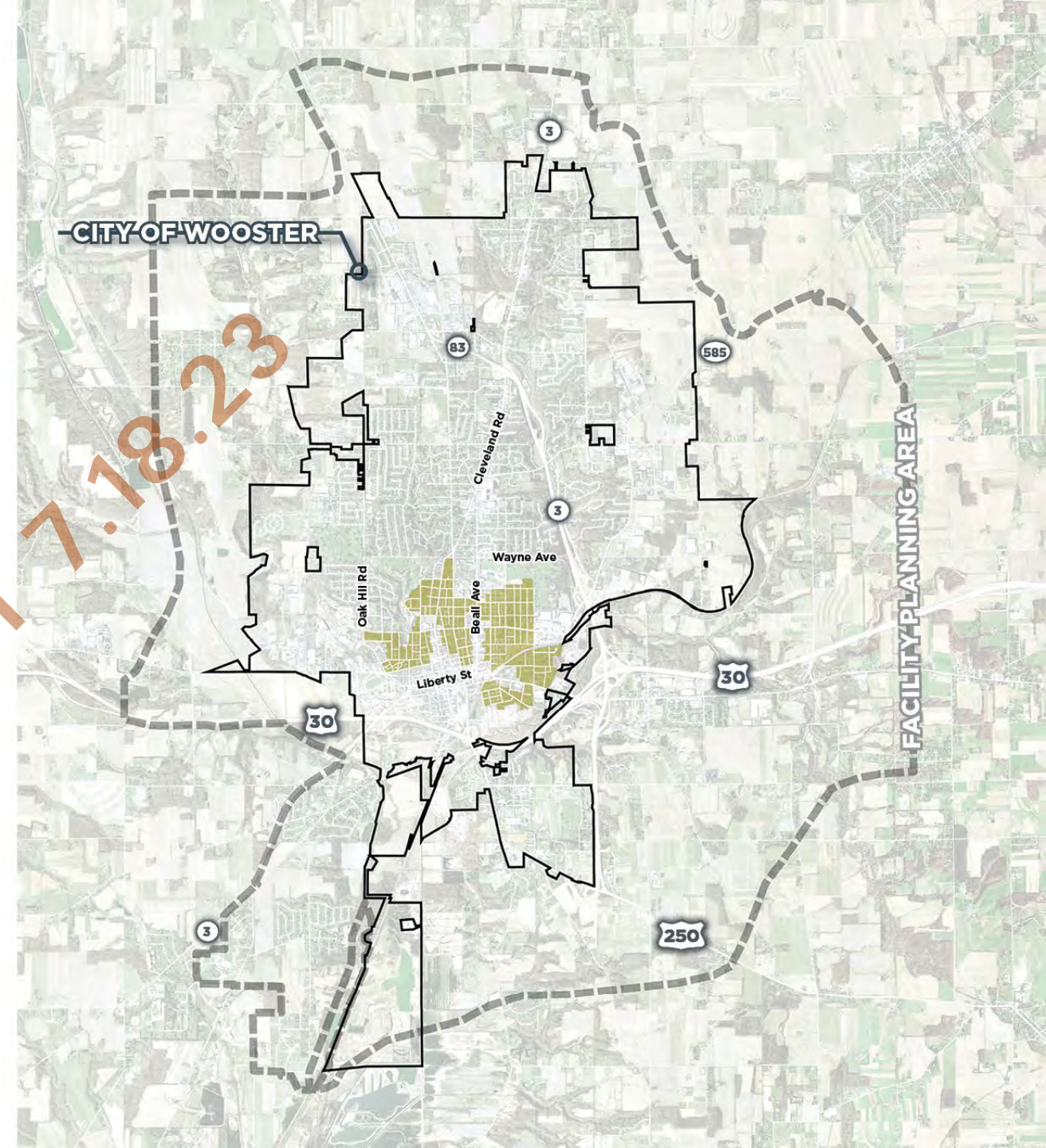
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# Urban Residential

Urban Residential is characterized by dense, centrally located residential neighborhoods with a range of attached and detached single-family and multi-family housing options with on-site, shared amenities.

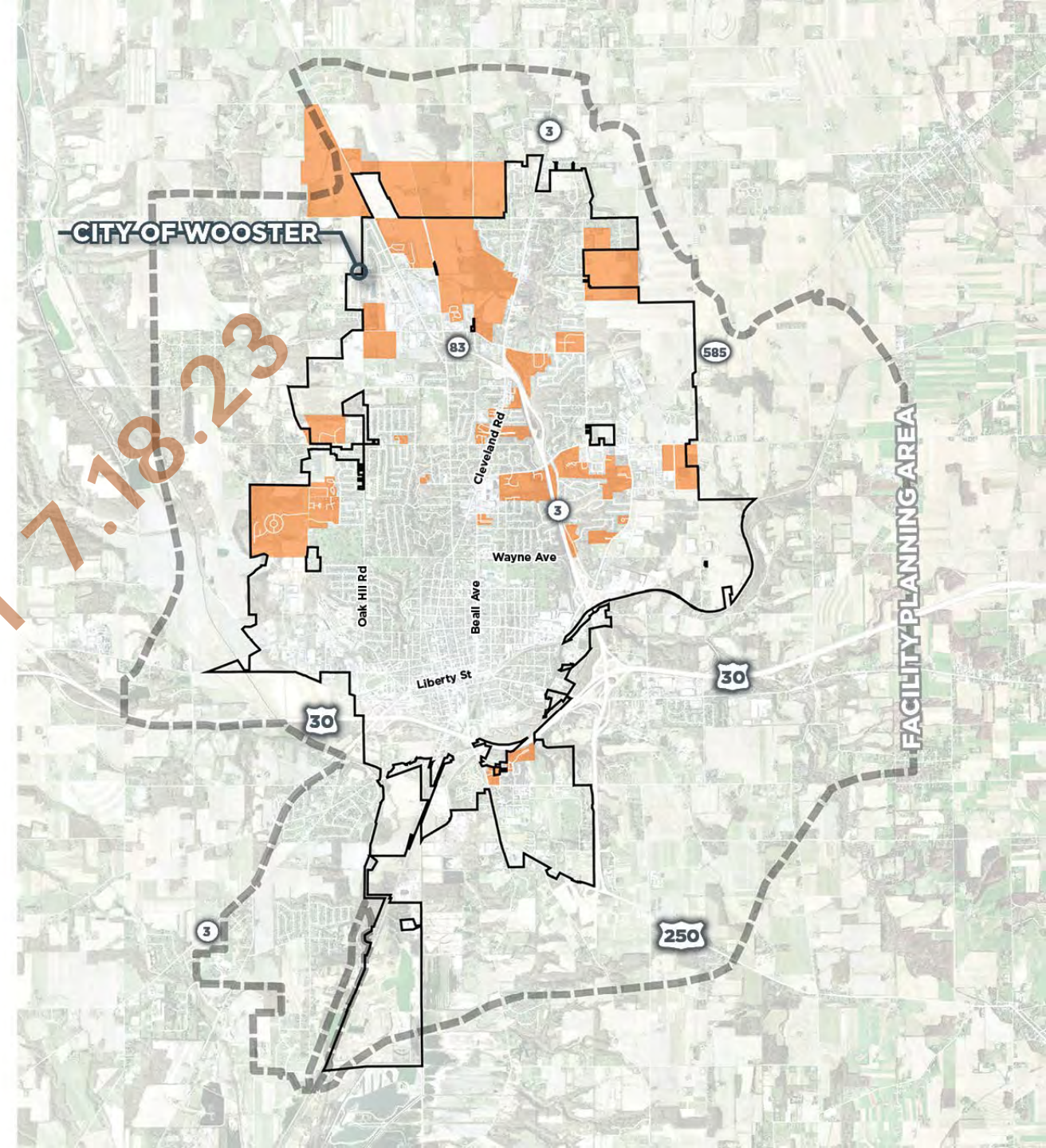






# Medium Density Residential

Medium Density Residential is characterized by communities with a range of small-lot detached or attached single-family housing types and multi-family housing options with on-site, shared amenities.

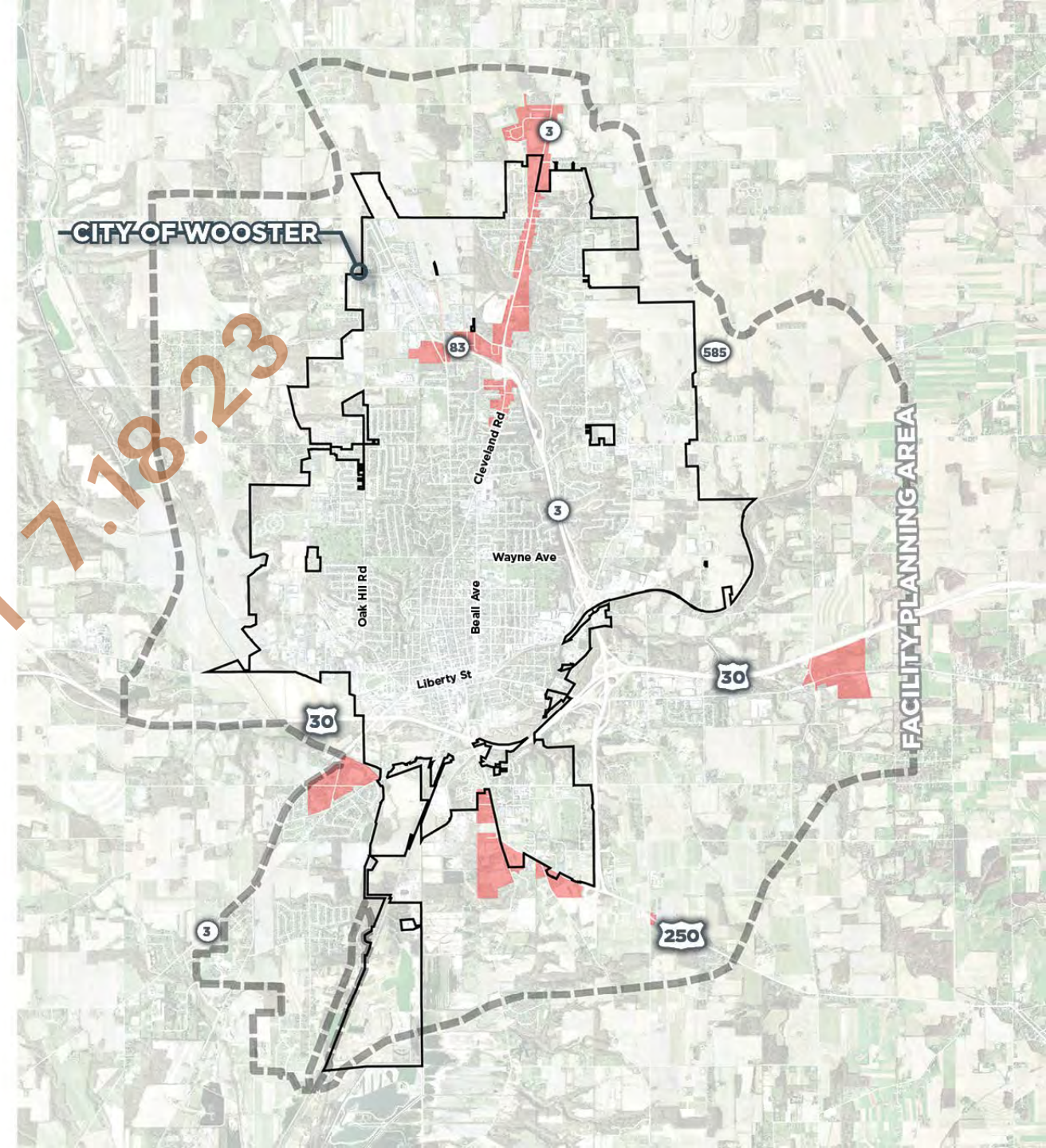




# Local Commercial

Local Commercial is characterized by small-scale retail and office uses that complement and support nearby residential uses and local industries.

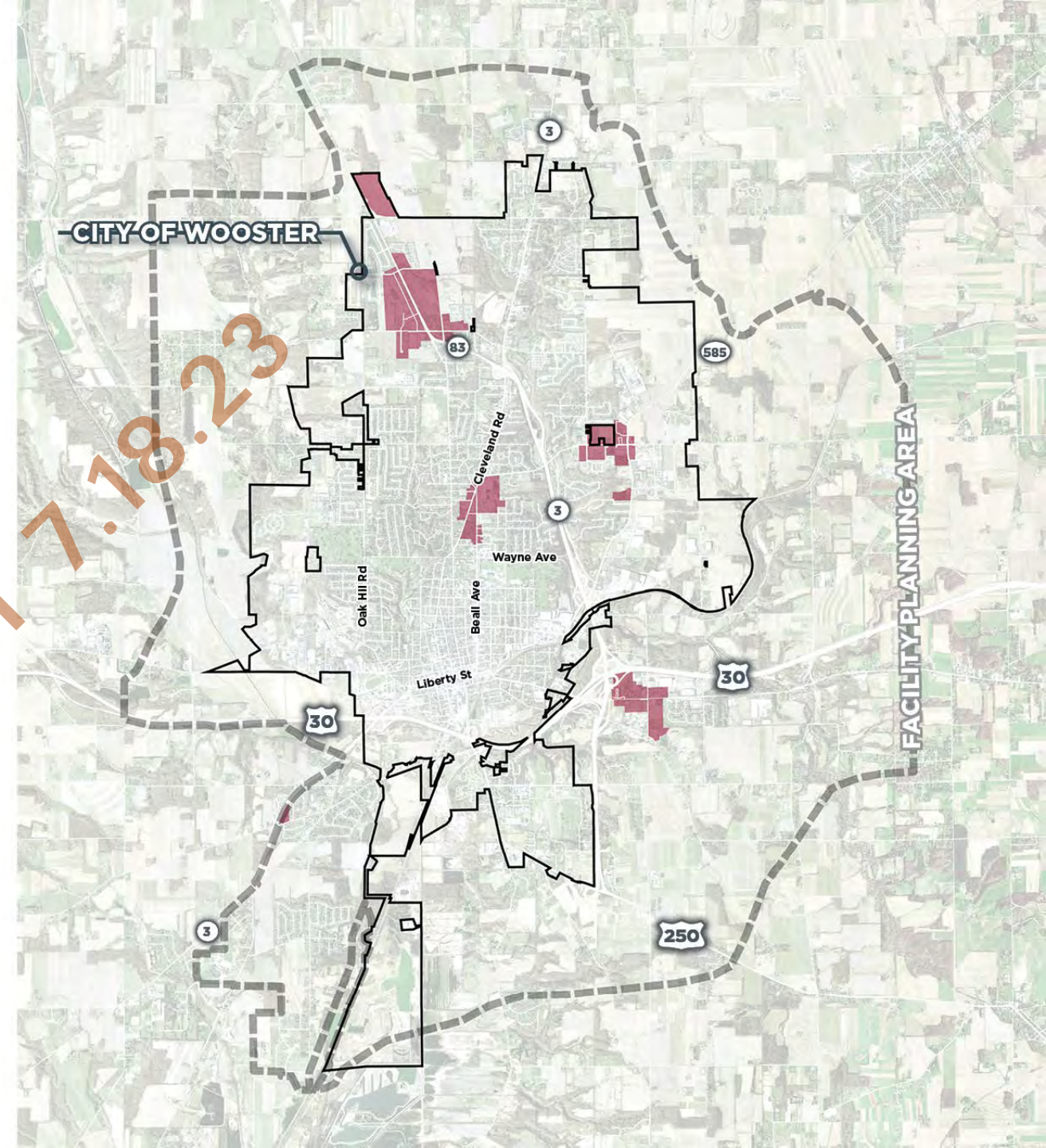
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# General Commercial

General Commercial is intended for medium to large-scale commercial uses that serve the regional community. This may include big-box retail, entertainment, and large office uses.

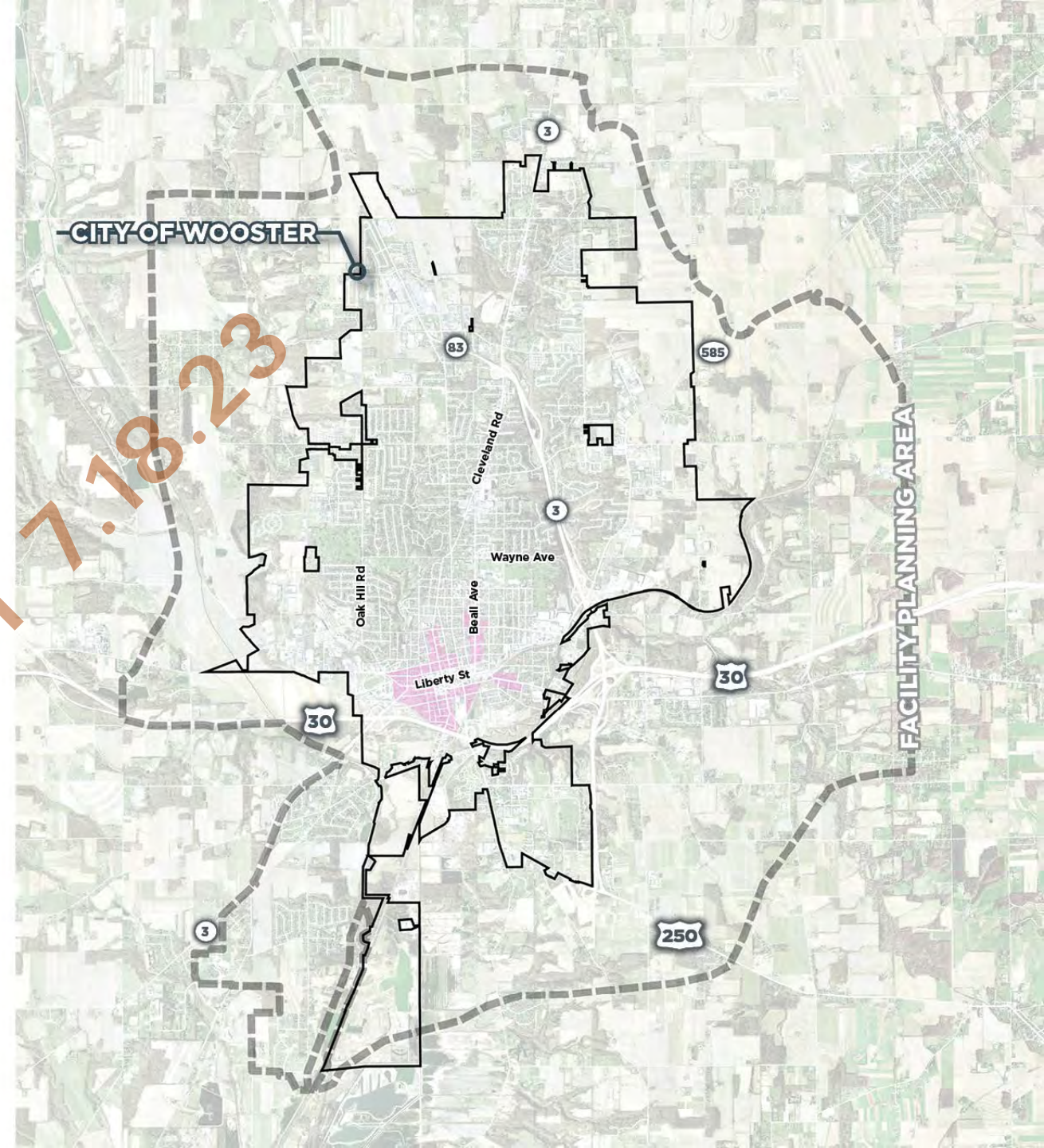




# Neighborhood Mixed Use

Neighborhood Mixed Use is characterized areas near downtown that promote a mixture of uses, intentional public spaces, and walkability through smaller-scale structures appropriate in these areas.

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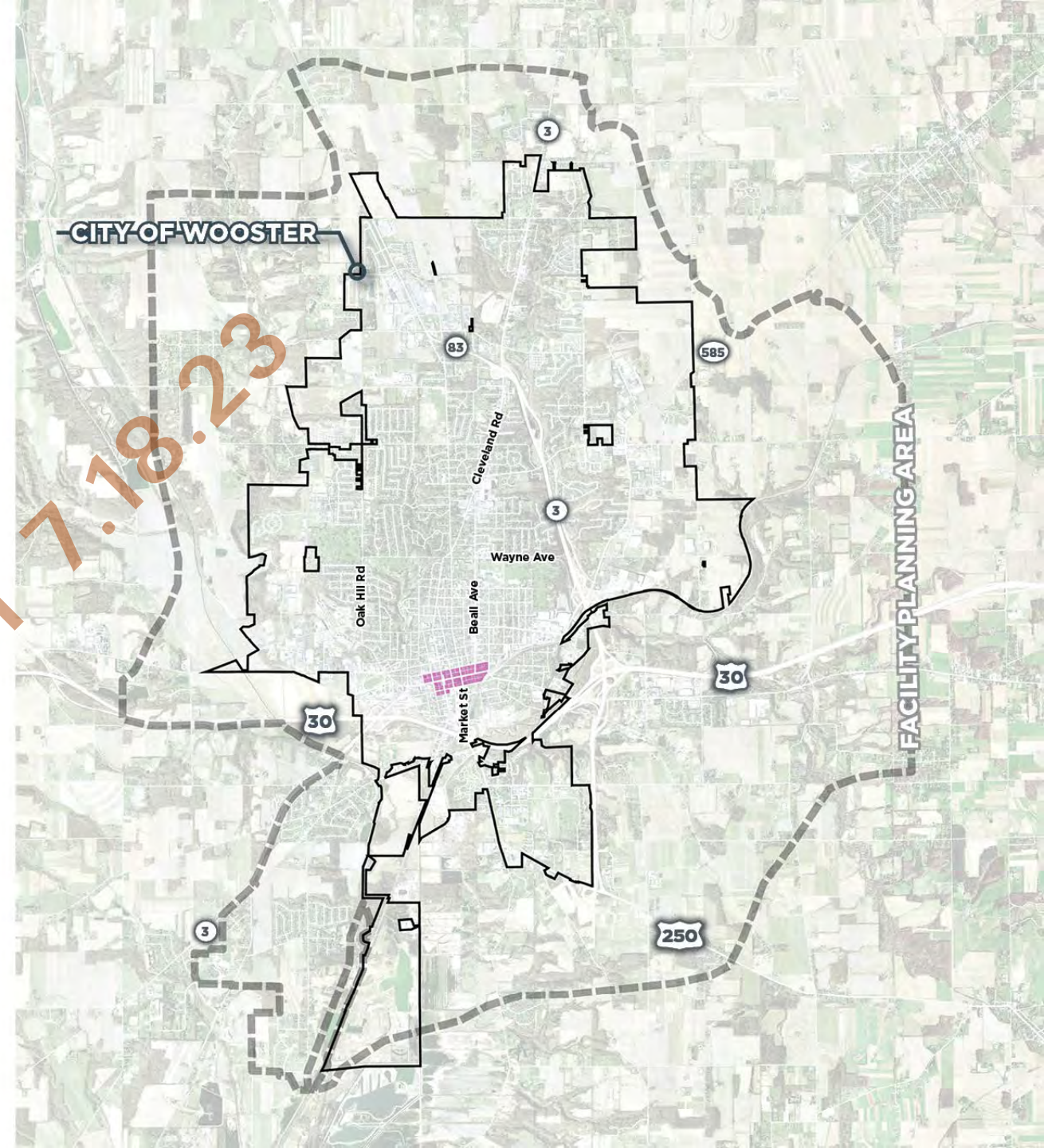




# Downtown Mixed Use

Downtown Mixed Use is characterized by maintaining the existing and historic fabric of Downtown Wooster with a focus on walkability, a mixture of uses, and quality public spaces.

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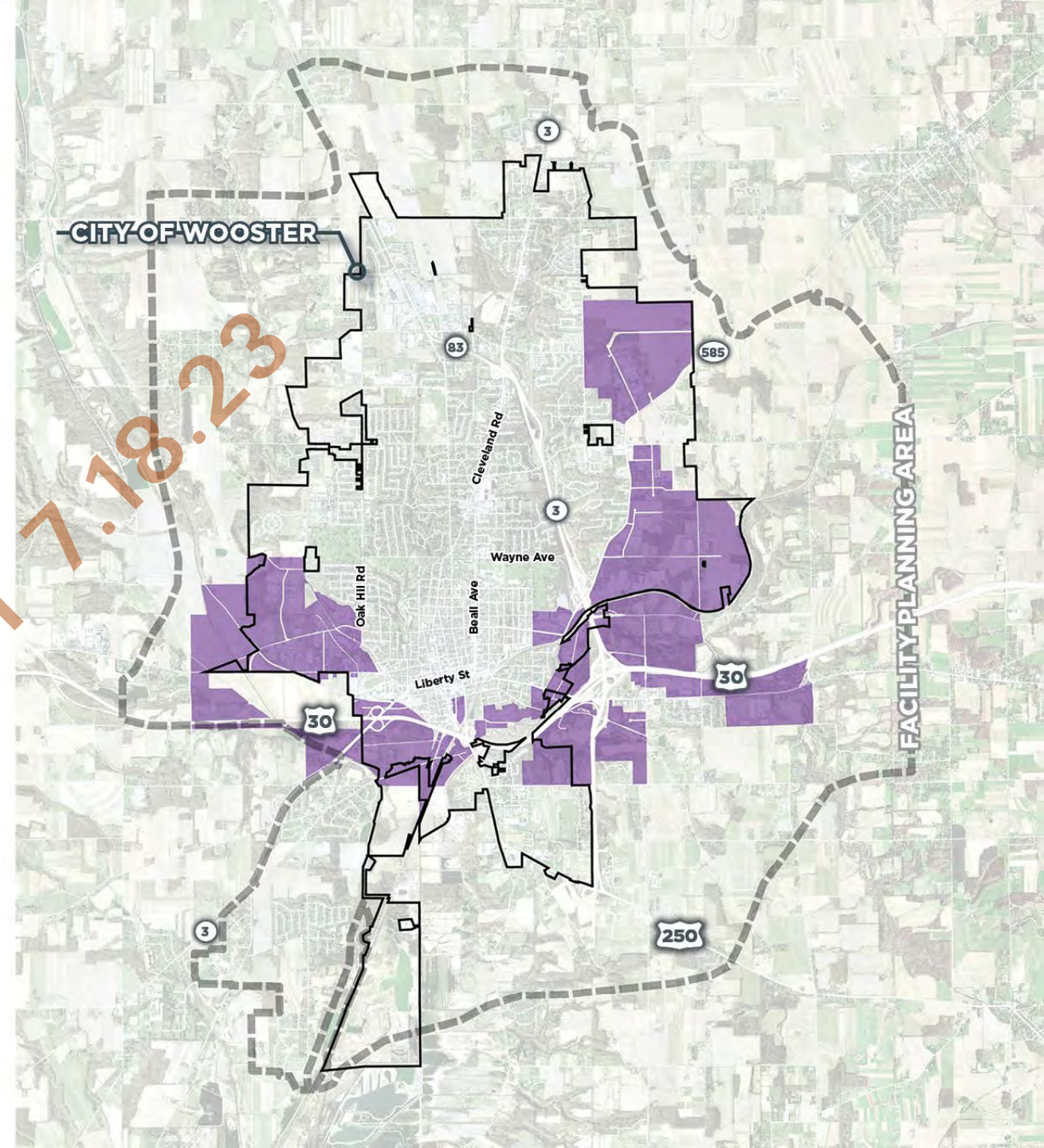




# Innovation

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.

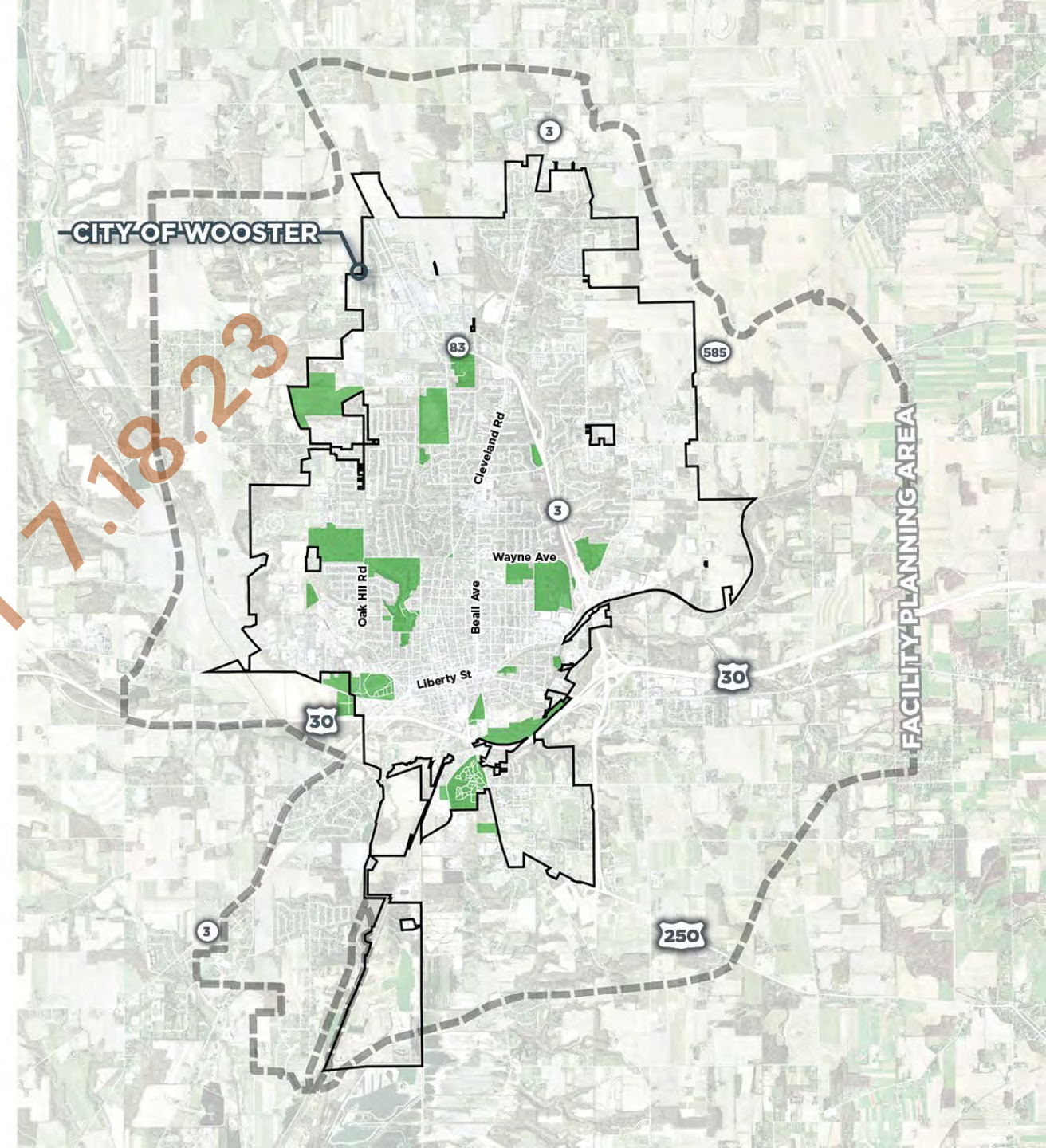
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# Public Parks & Open Space

These areas are intended to accommodate parks and open spaces. Existing and planned future parks and open spaces share this development type.

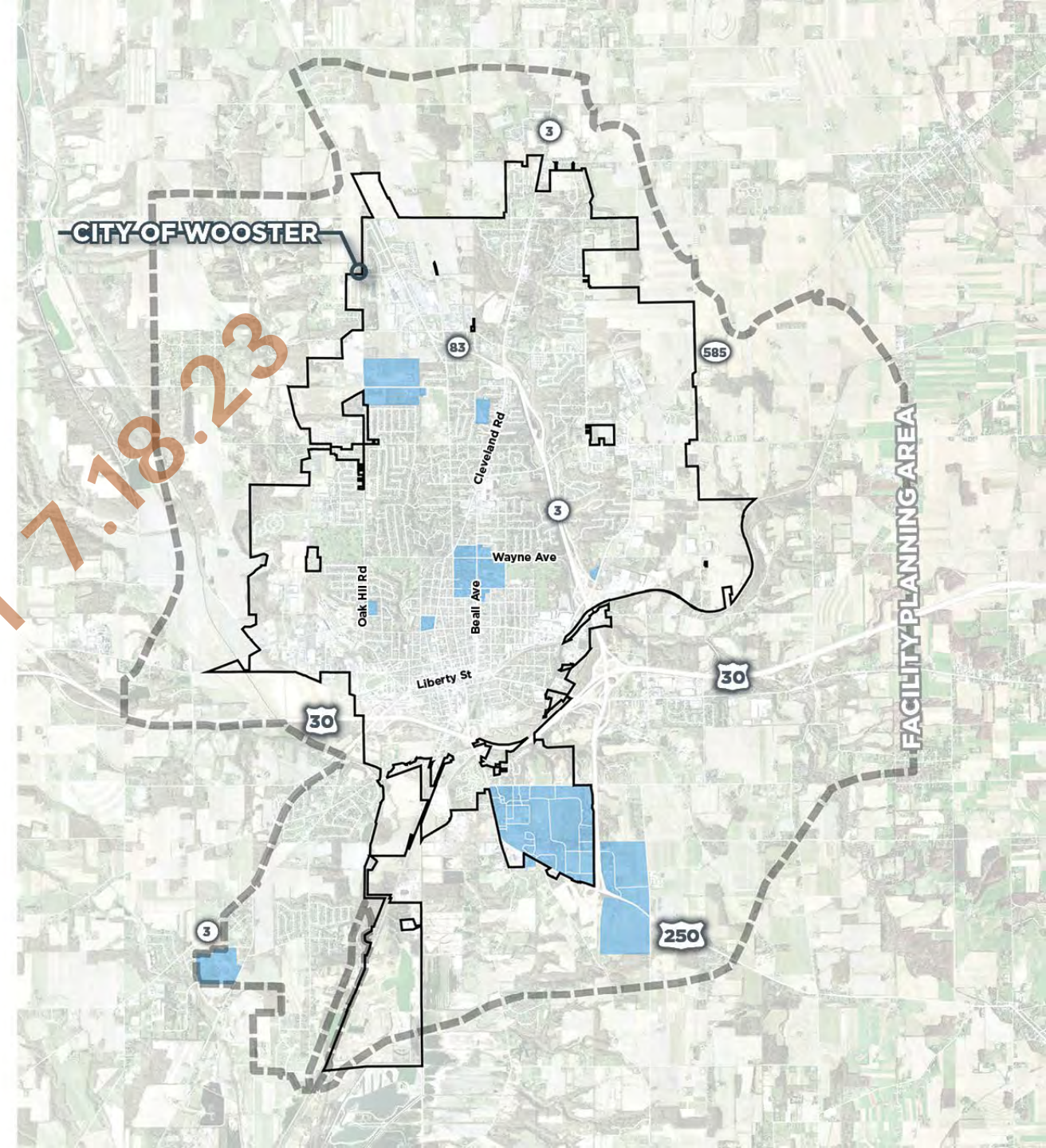




# Education

These areas are intended to accommodate public and semi-public uses. Buildings and land owned by government, city service departments, educational institutions, as well as private and public parks and open spaces share this development type.

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# Focus Area Draft Concepts

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# Focus Areas

An area that has been identified as an **important parcel or collection of parcels that are appropriate for redevelopment** or infill and can dramatically shape the quality of life and economic success of the community in the future.

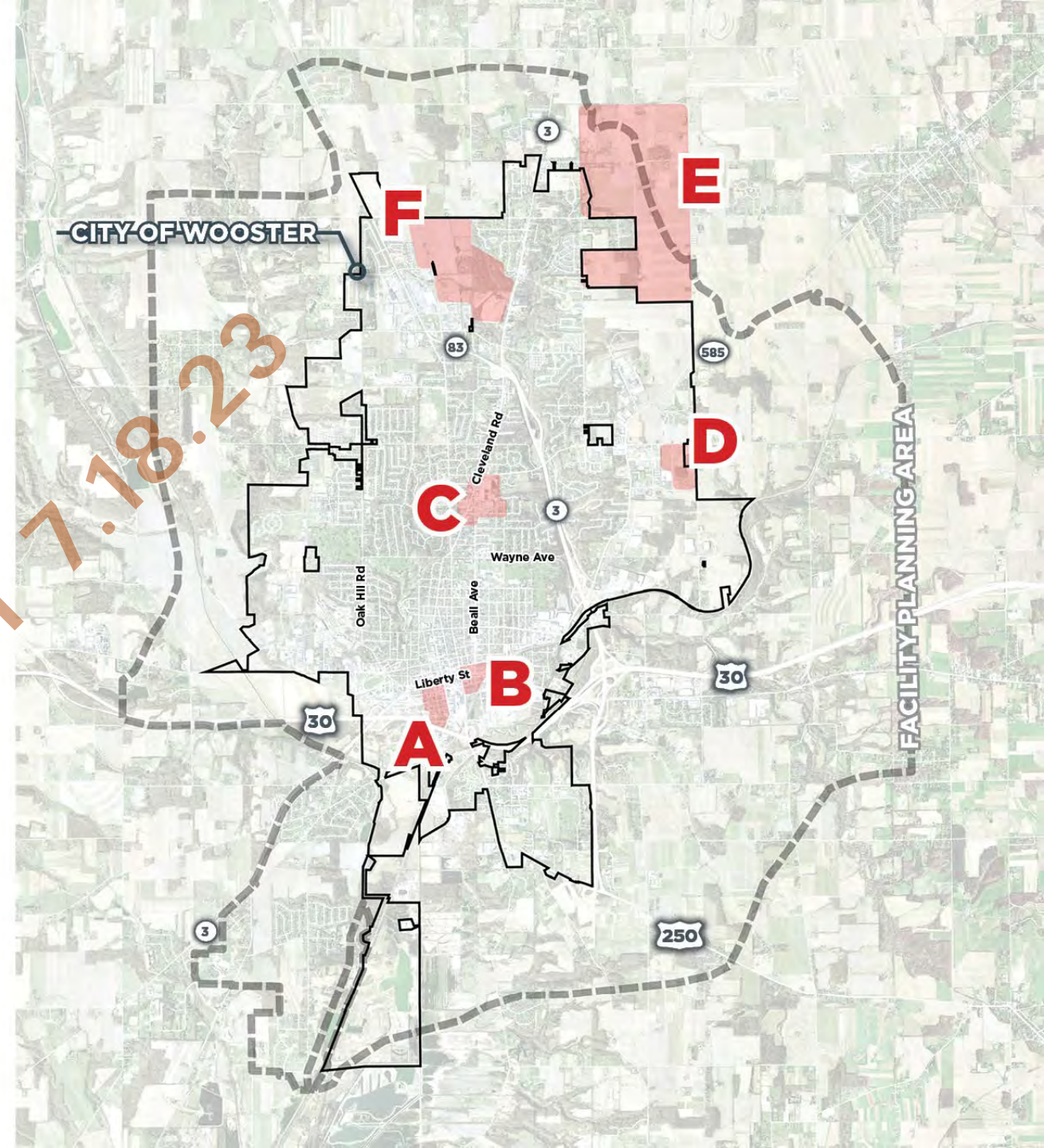
# What is a Focus Area?

- Identify areas that will **advance the goals and objectives of the plan.**
- Create opportunities for development that will be a **catalyst** for the development of the district, neighborhood or community
- Provide a direction for how **public dollars and projects** could be used to advance private sector investment in these areas.
- Identify the types of public projects that will **support private sector investment** in the focus area.
- Identify areas to **'preserve' with the greatest development opportunity** . . . foregoing efforts to preserve the best development sites can result in a lost opportunity!

# Focus Areas

- A. The Arts District
- B. East Liberty District
- C. Hospital District
- D. 585 Corridor
- E. Geyers Chapel Rd
- F. Smithville Western Rd

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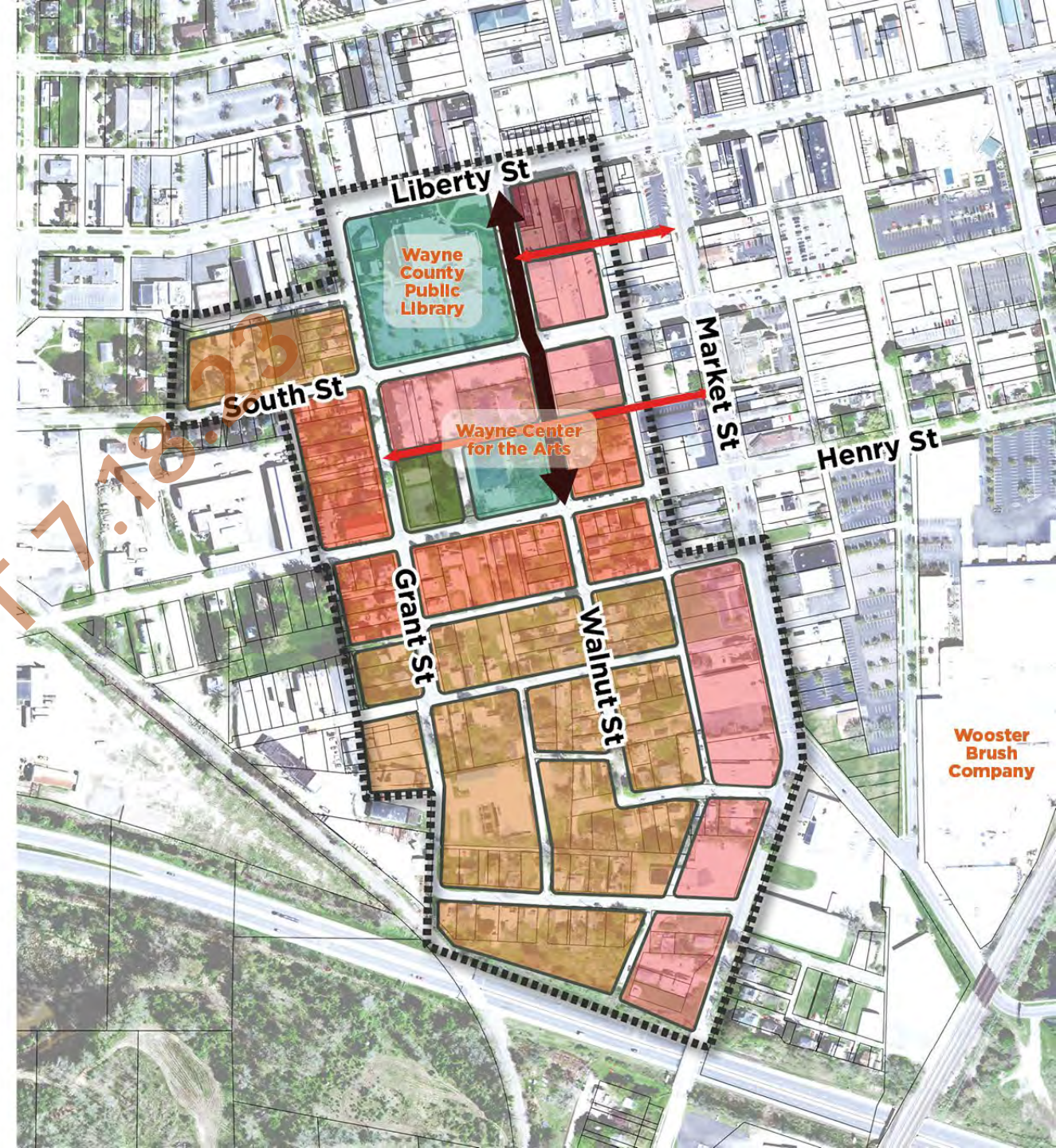
FOCUS AREA:

# ARTS DISTRICT

## Guiding Principles

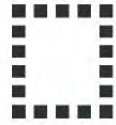
1. Create Community Spaces with a Focus on the Arts
2. Be Connected
3. Encourage Diversity
4. Provide a Variety of Housing Options
5. Encourage Economic Growth

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FOCUS AREA:

# ARTS DISTRICT



FOCUS AREA



INSTITUTIONAL



ART PARK / GREEN SPACE



3-4 STORY MIXED USE



1-2 STORY COMMERCIAL



MEDIUM DENSITY RESIDENTIAL



LOW DENSITY RESIDENTIAL

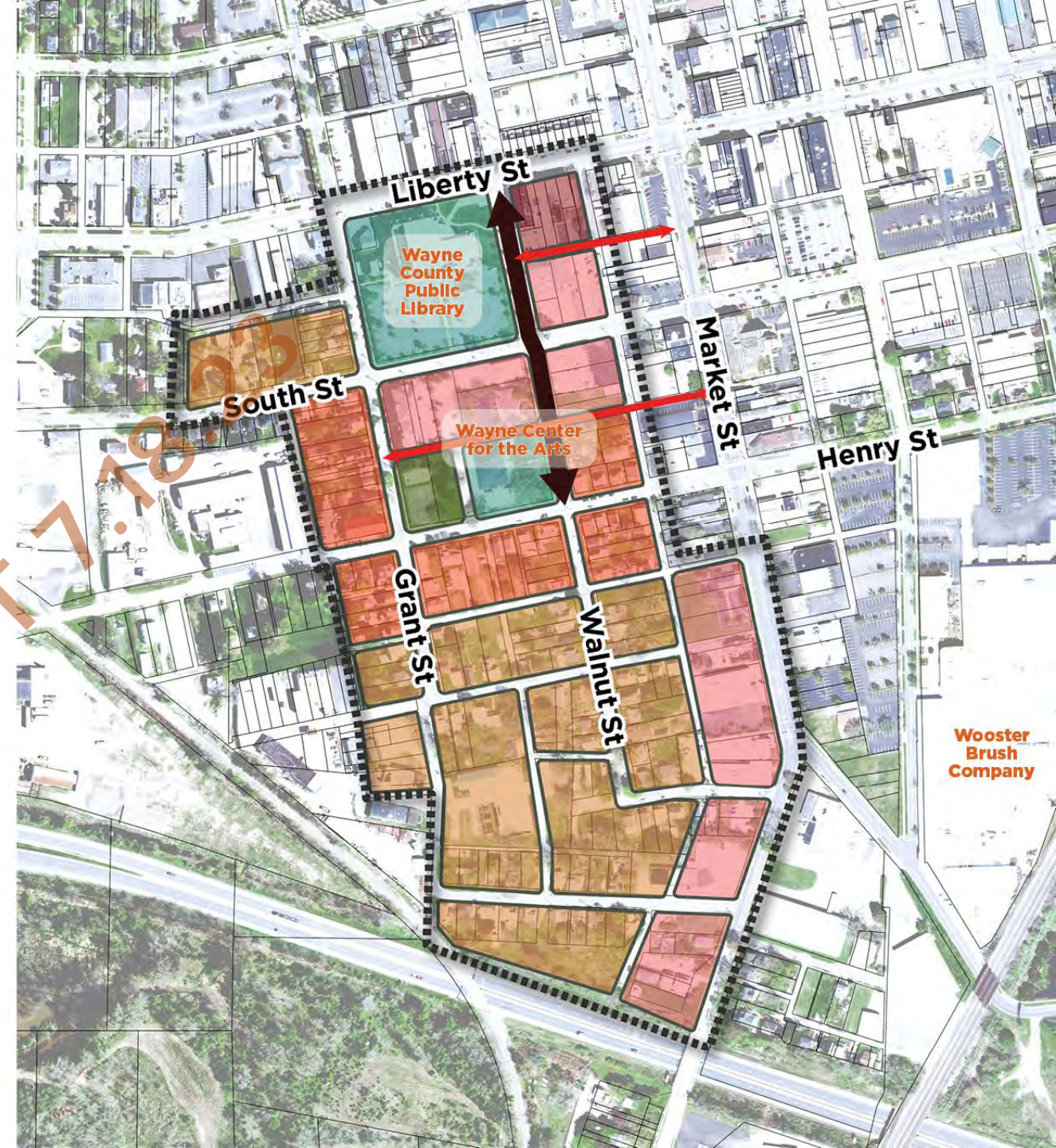


PLACEMAKING / STREETScape IMPROVEMENTS



ALLEY TRANSFORMATION

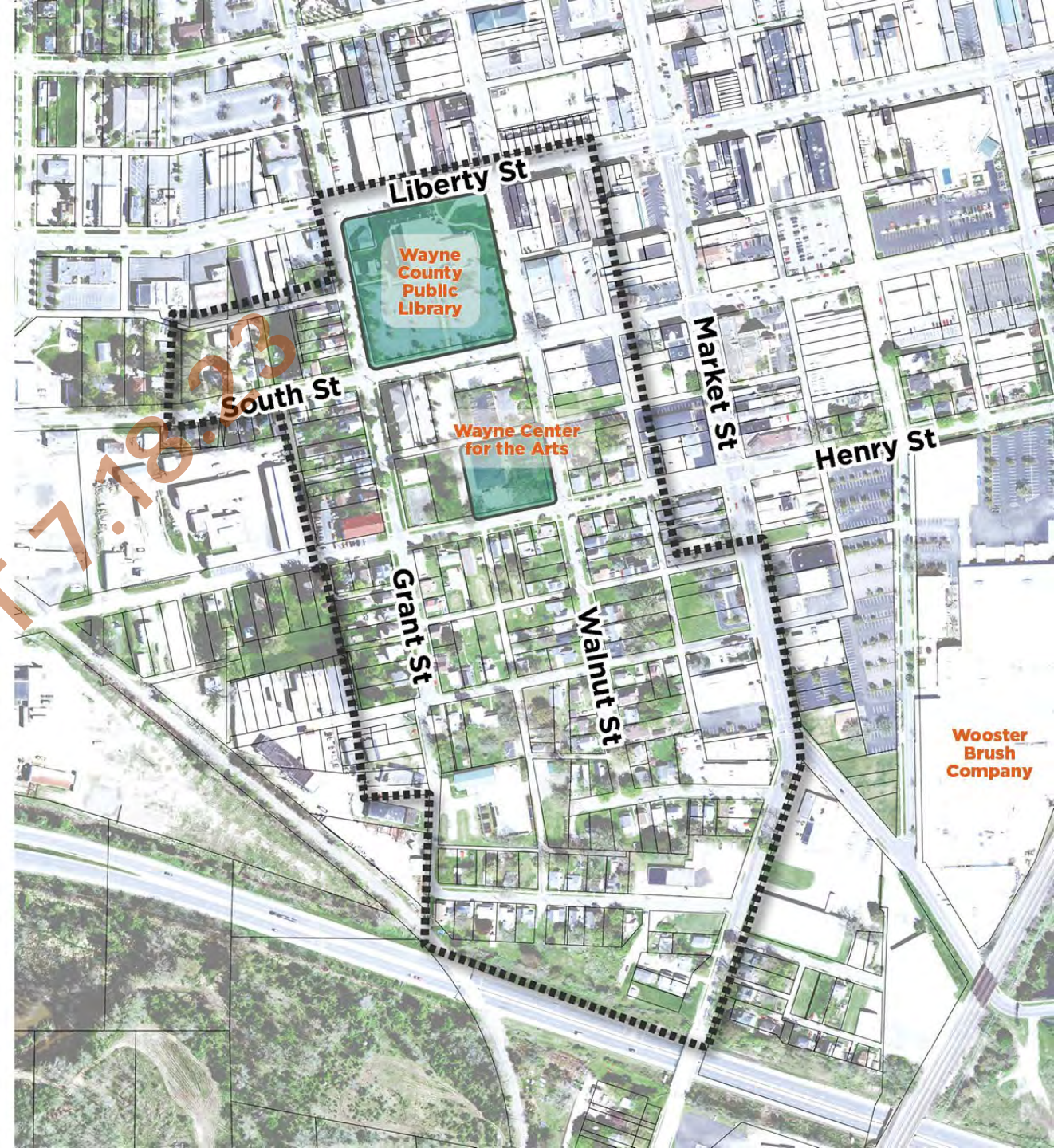
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FOCUS AREA:

# ARTS DISTRICT

Typology: Institutional

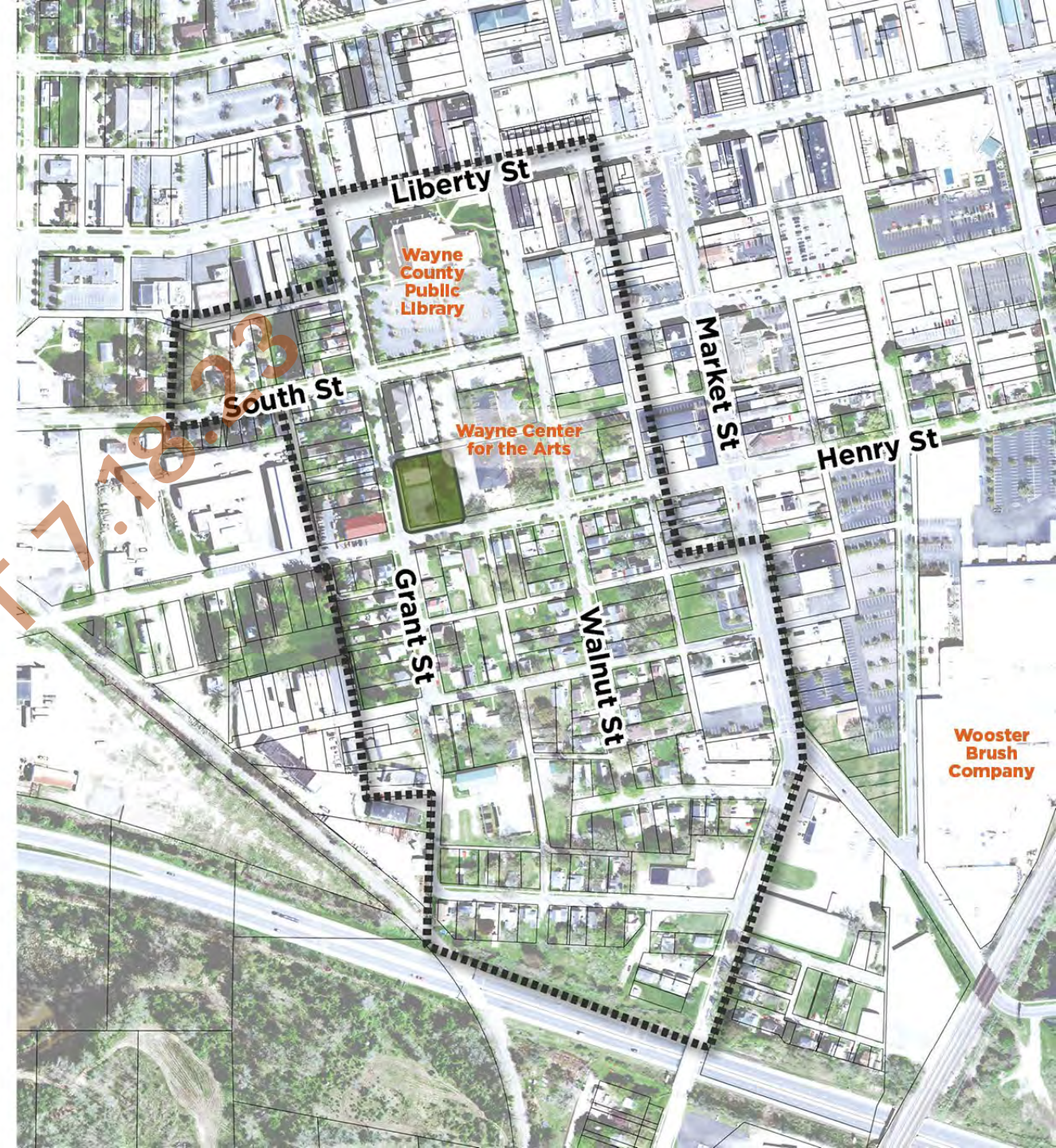




FOCUS AREA:

# ARTS DISTRICT

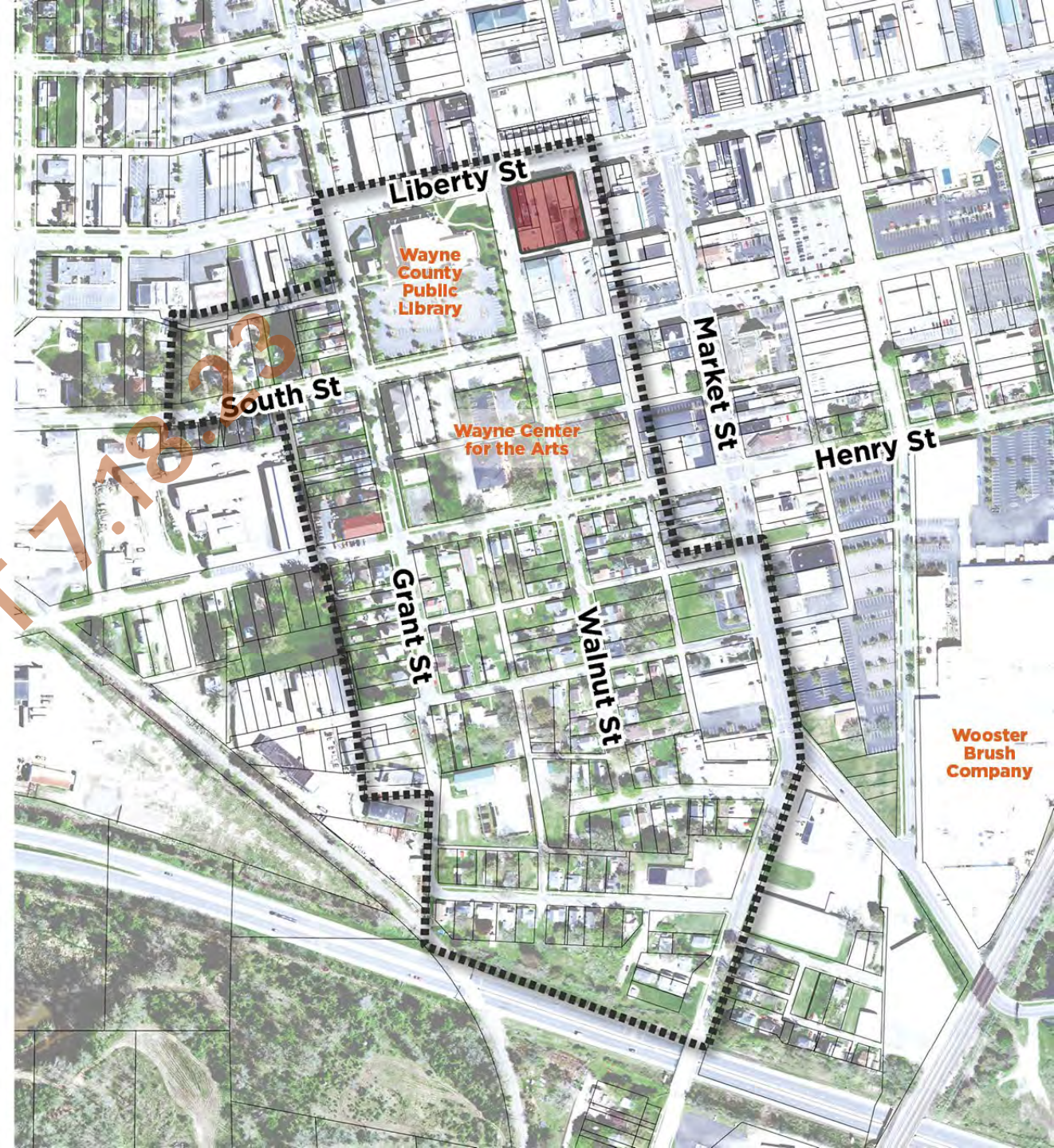
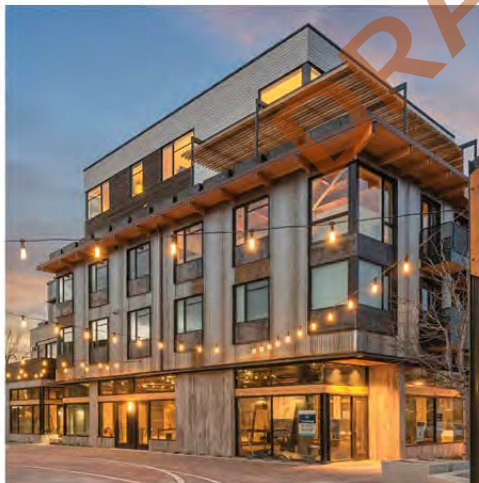
Typology: Art Park / Green Space



FOCUS AREA:

# ARTS DISTRICT

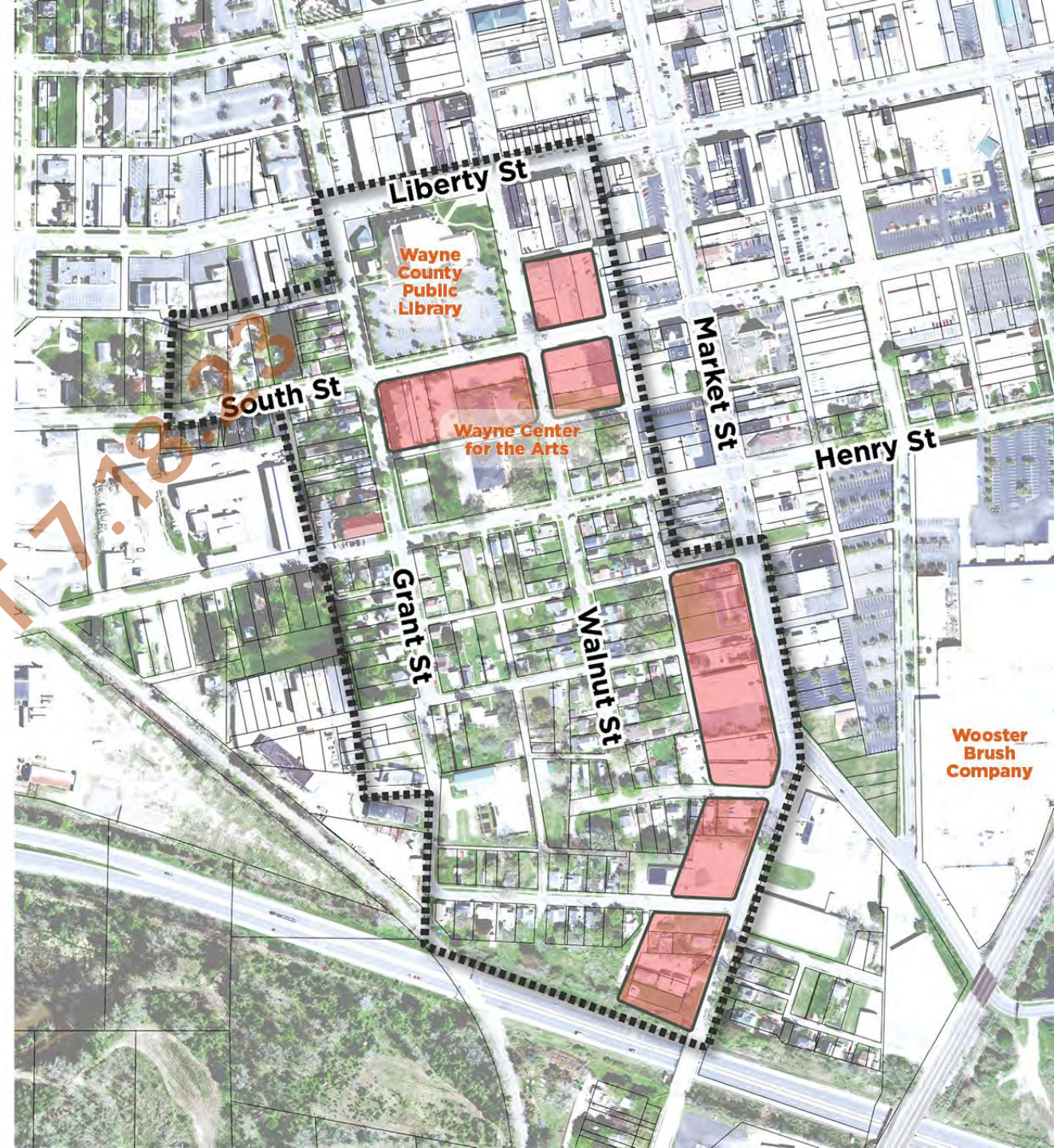
Typology: 3-4 Story Mixed Use



FOCUS AREA:

# ARTS DISTRICT

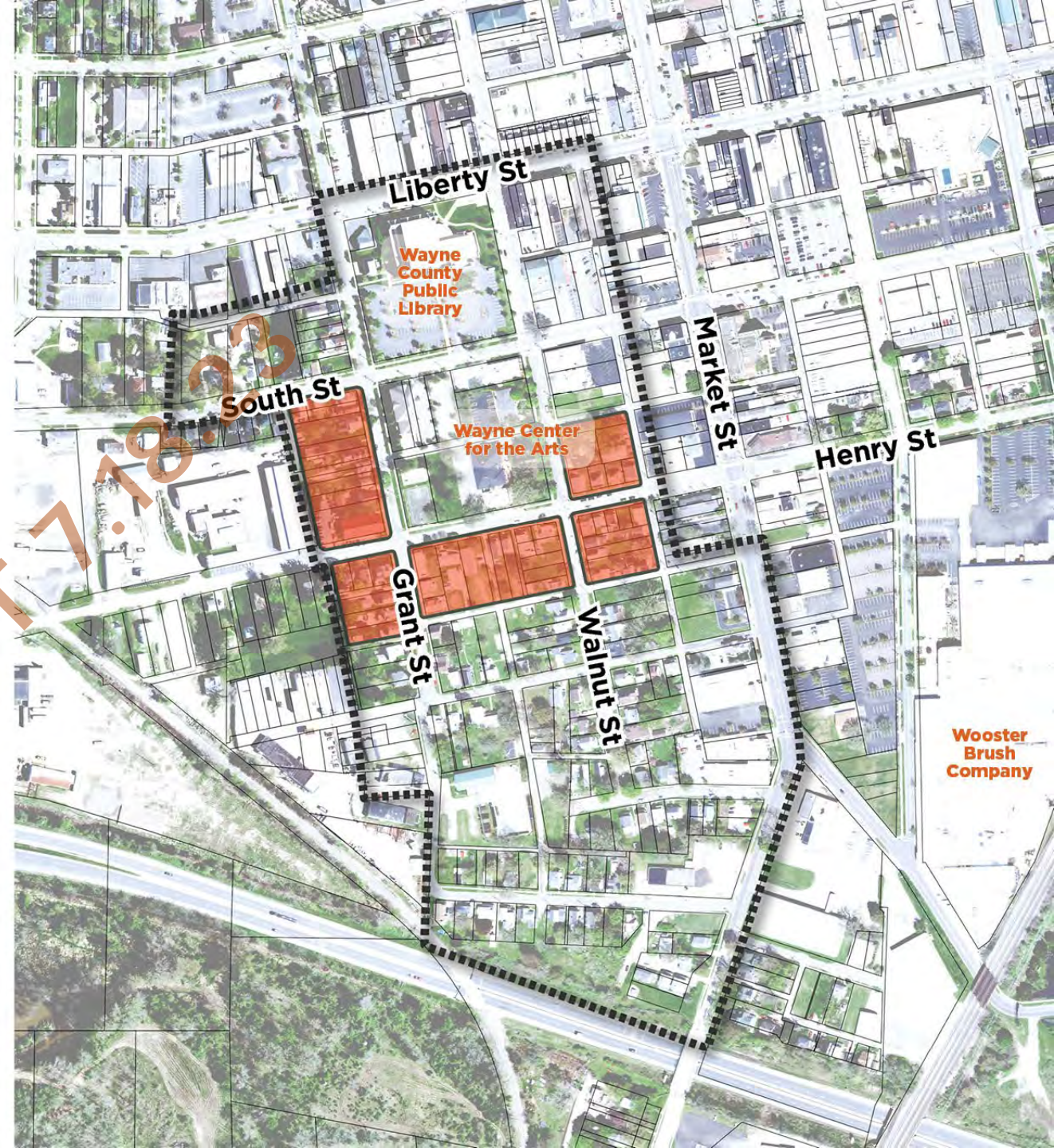
Typology: 1-2 Story Commercial



FOCUS AREA:

# ARTS DISTRICT

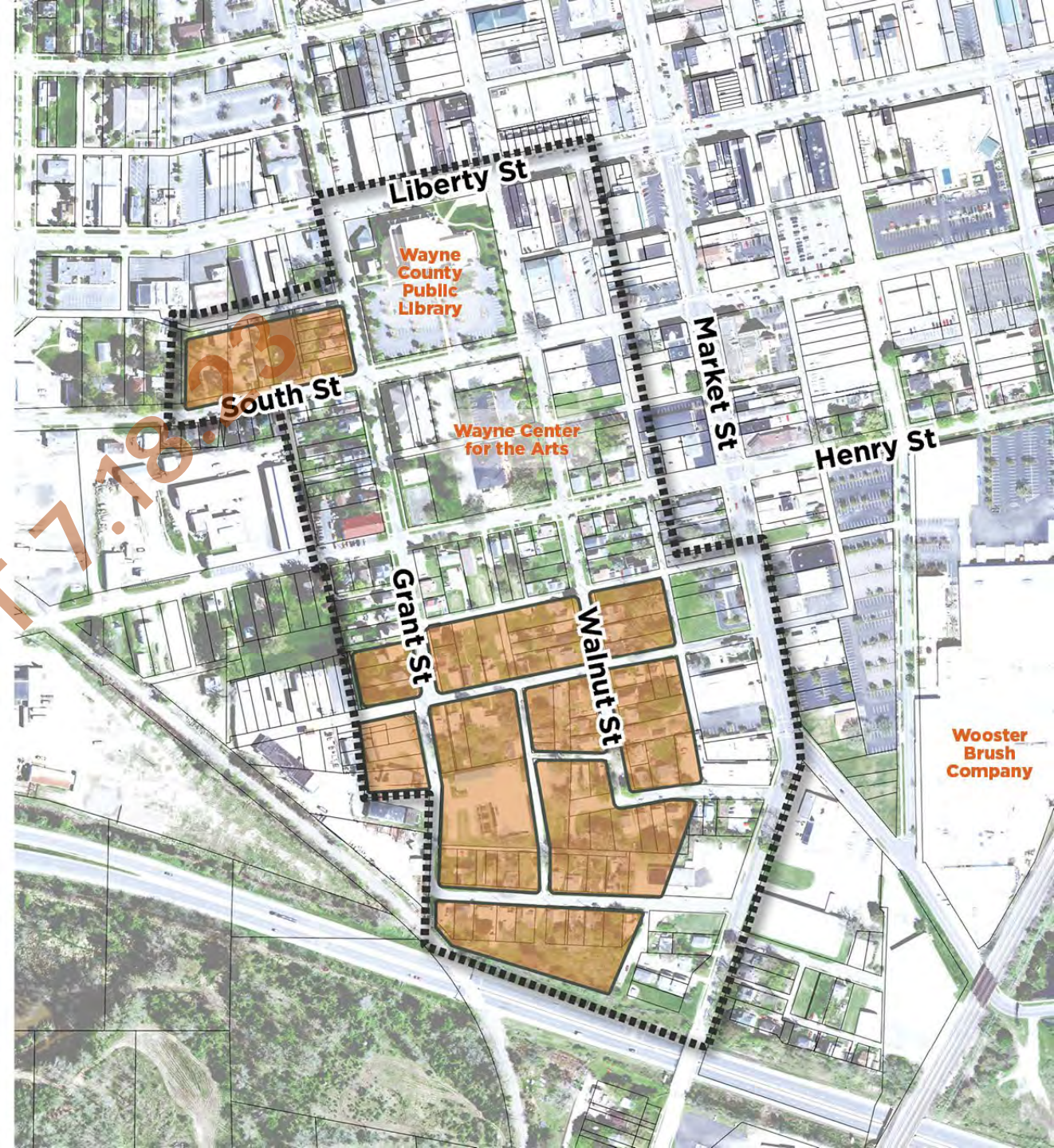
Typology: Medium Density Residential



FOCUS AREA:

# ARTS DISTRICT

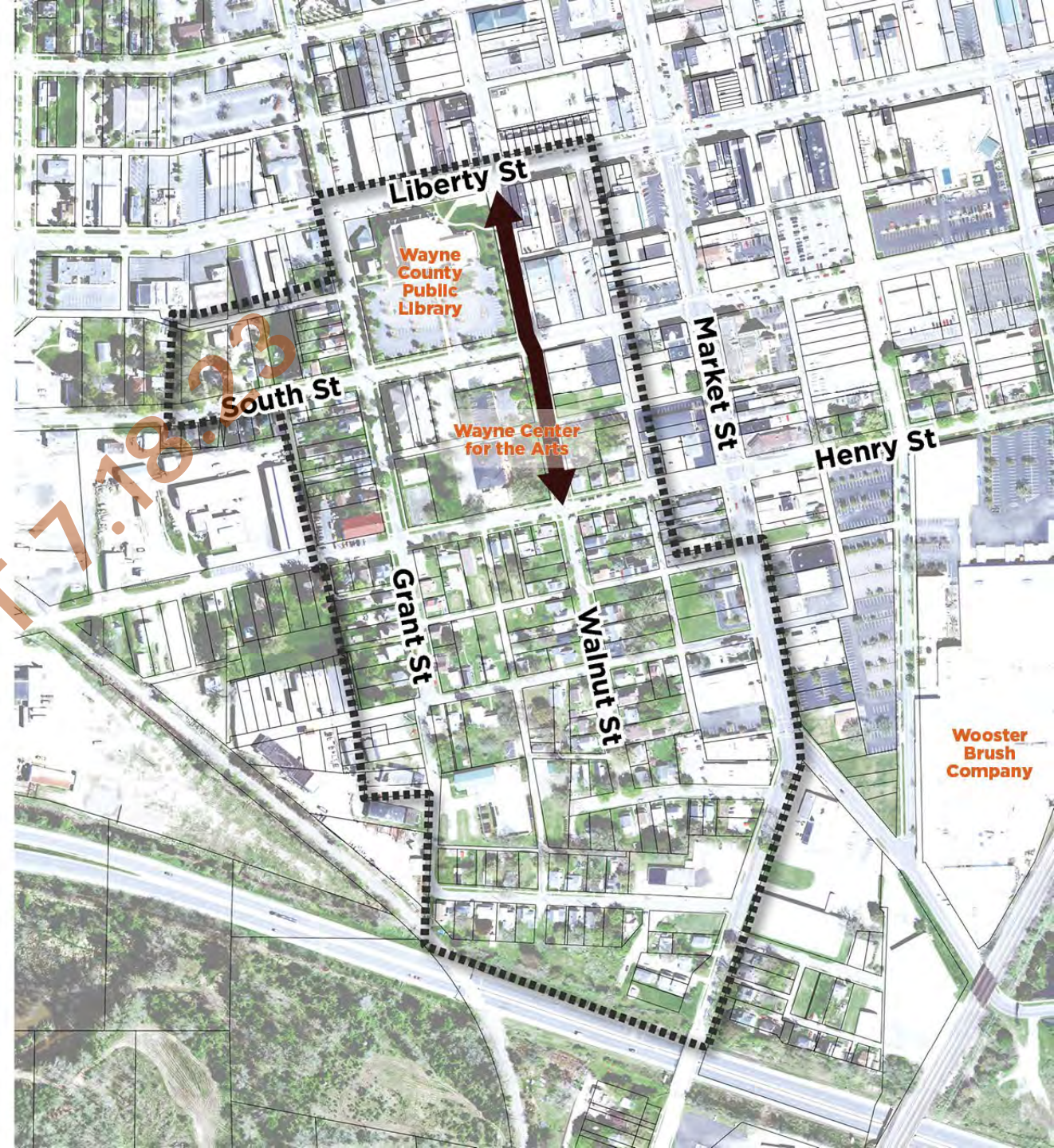
Typology: Low Density Residential



FOCUS AREA:

# ARTS DISTRICT

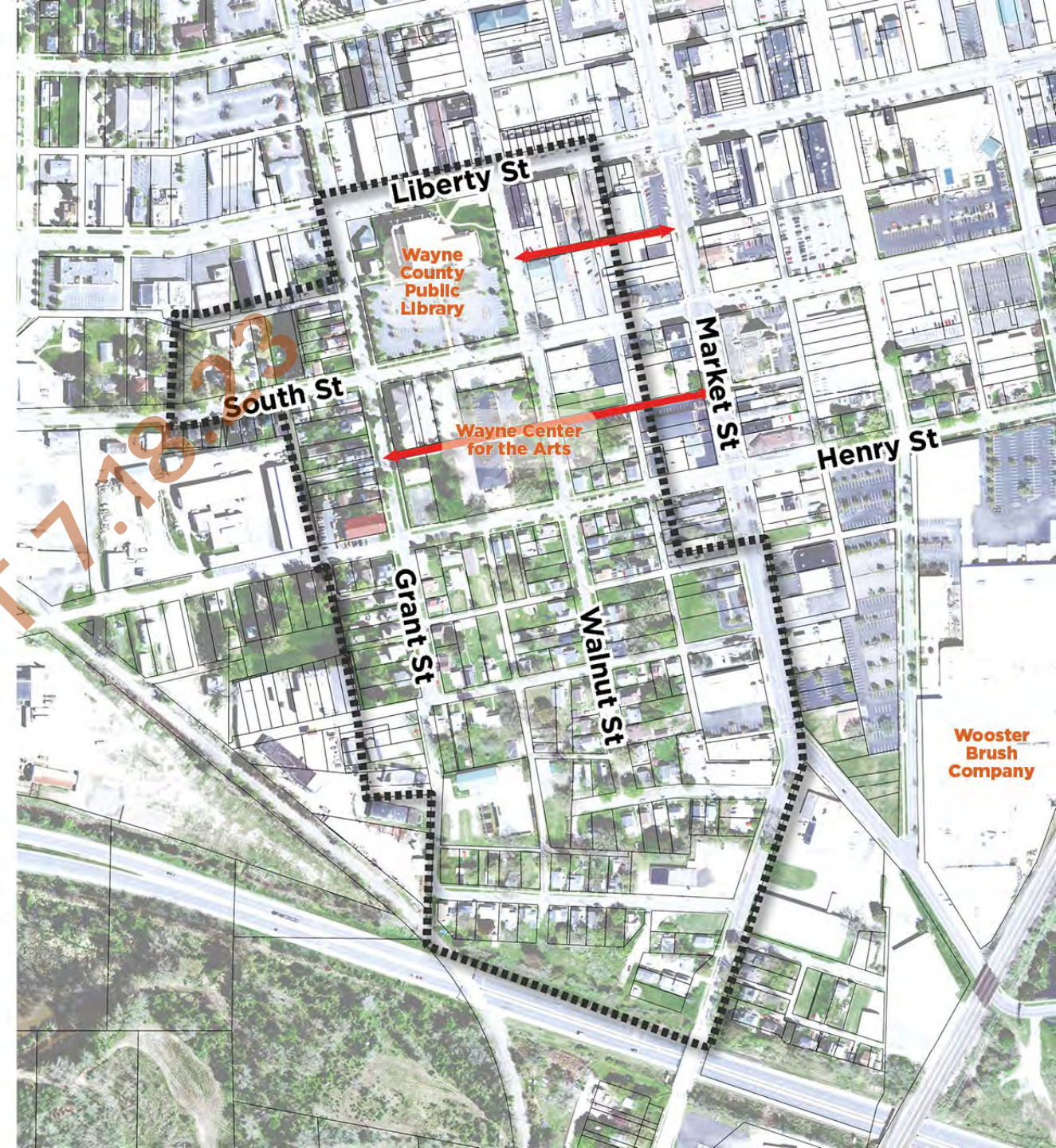
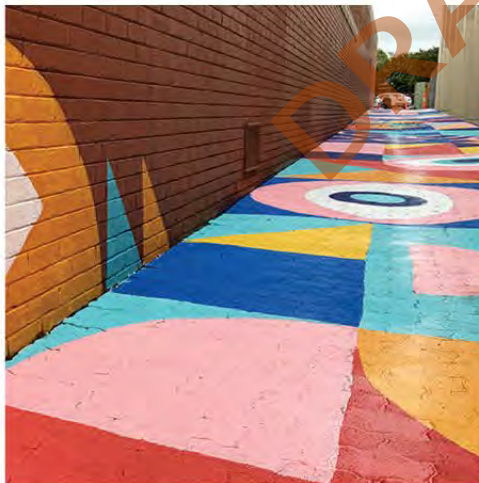
Improvement: Placemaking & Streetscape



FOCUS AREA:

# ARTS DISTRICT

Improvement: Alley Transformation



FOCUS AREA:

# EAST LIBERTY

## Guiding Principles

1. Create Community Spaces
2. Keep a Small-Town Feel and History
3. Be Connected
4. Encourage Economic Growth





FOCUS AREA:

# EAST LIBERTY



FOCUS AREA



GREEN SPACE



2-3 STORY COMMERCIAL



3-4 STORY MIXED USE



FLATS



TOWNHOMES

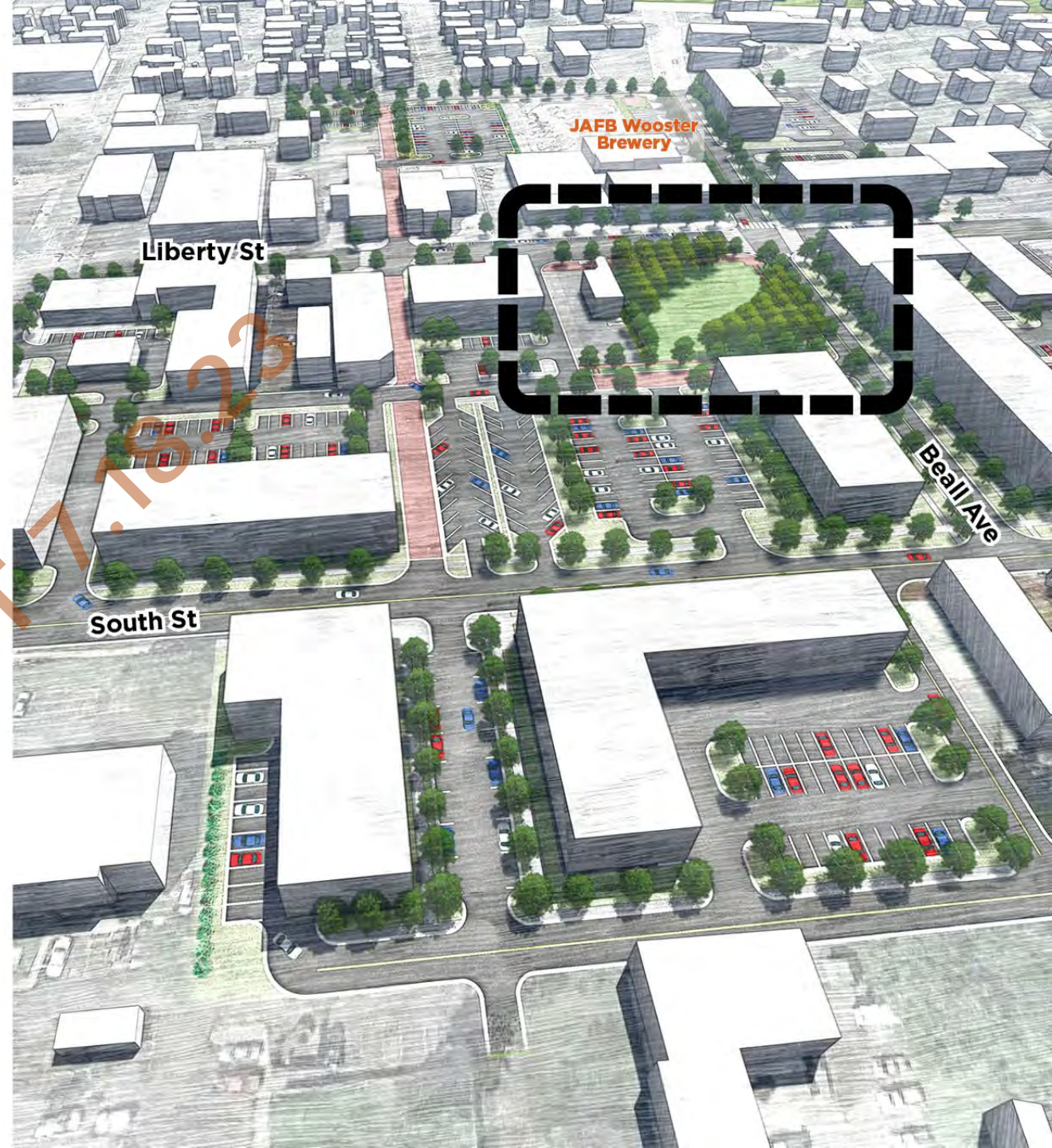
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FOCUS AREA:

# EAST LIBERTY

Typology: Park / Green Space



FOCUS AREA:

# EAST LIBERTY

Typology: 2-4 Story Mixed Use



FOCUS AREA:

# EAST LIBERTY

Typology: 2-3 Story Commercial



FOCUS AREA:

# EAST LIBERTY

Typology: Flats



FOCUS AREA:

# EAST LIBERTY

Typology: Townhomes

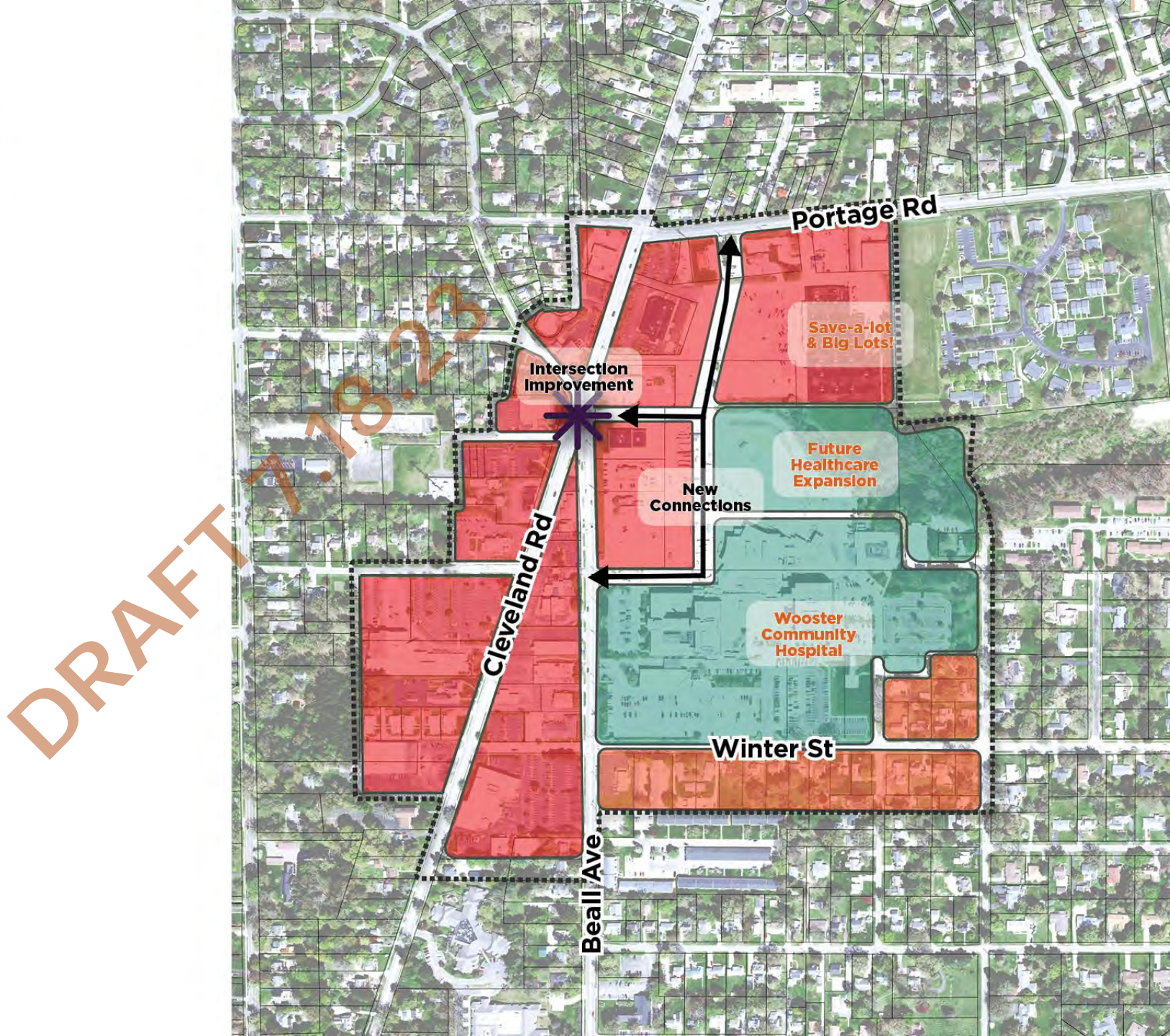


FOCUS AREA:

# HOSPITAL DISTRICT

## Guiding Principles

1. Create Community Spaces
2. Foster Creative Redevelopment
3. Provide a Variety of Housing Options
4. Encourage Economic Growth



FOCUS AREA:

# HOSPITAL DISTRICT

Road Type: Intersection + Connection Improvements





FOCUS AREA:

# HOSPITAL DISTRICT

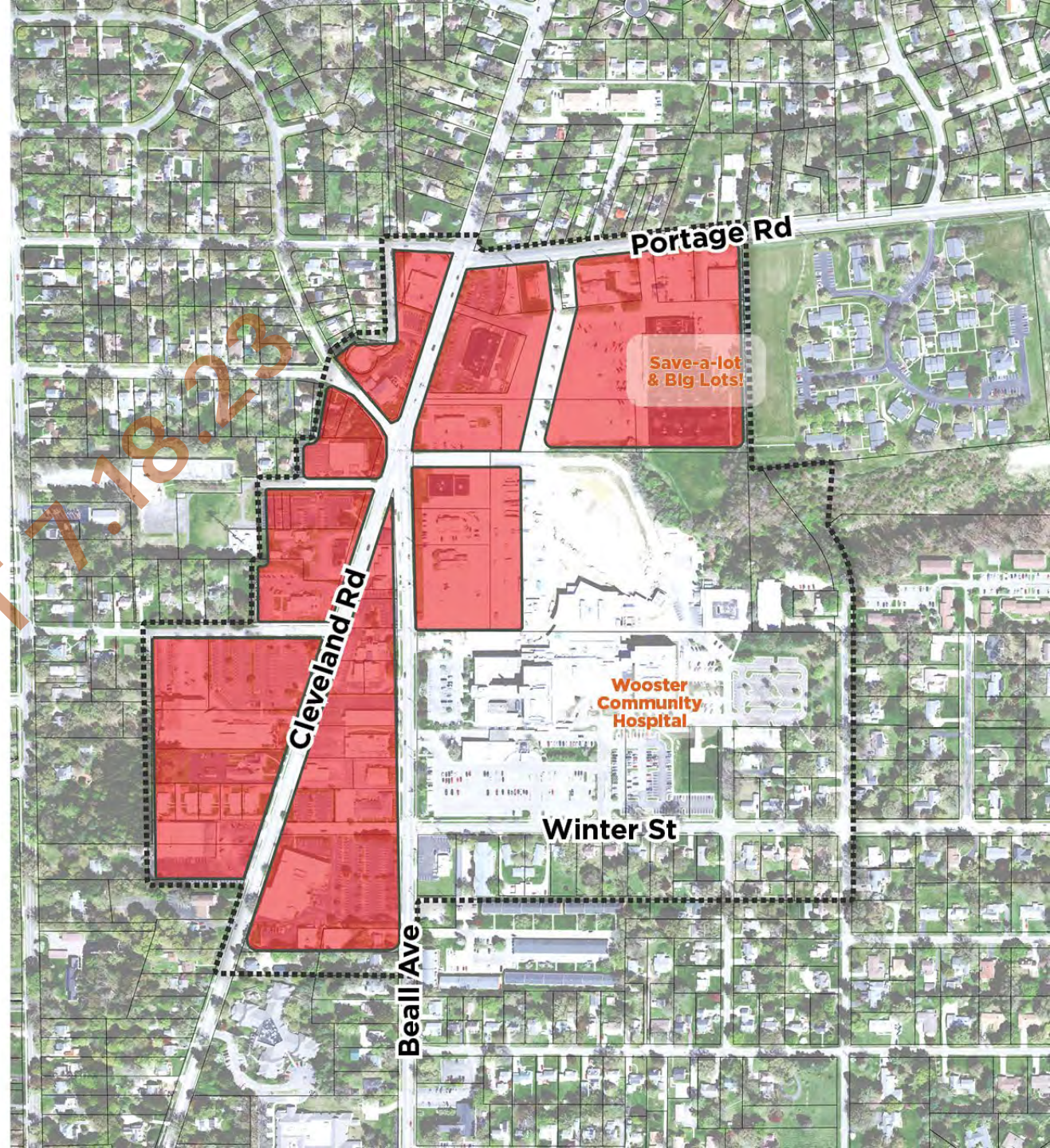
Typology: Institutional



FOCUS AREA:

# HOSPITAL DISTRICT

Typology: 2-3 Story Mixed Use



FOCUS AREA:

# HOSPITAL DISTRICT

Typology: Medium Density Residential



FOCUS AREA:

# 585 CORRIDOR

## Guiding Principles

1. Create Community Spaces
2. Be Connected
3. Encourage Economic Growth



FOCUS AREA

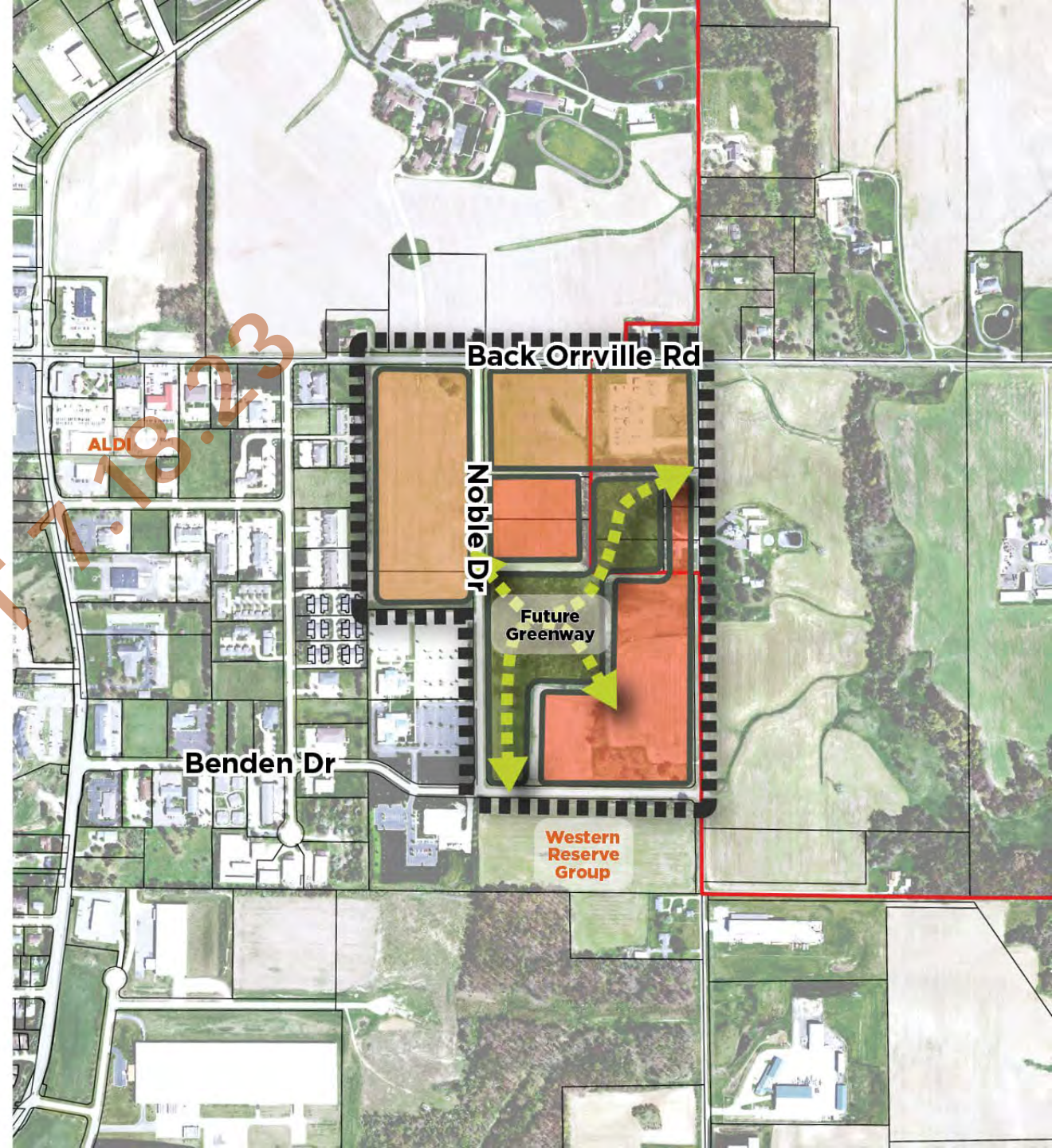


MEDIUM DENSITY CLUSTER DEVELOPMENT



MEDIUM DENSITY RESIDENTIAL

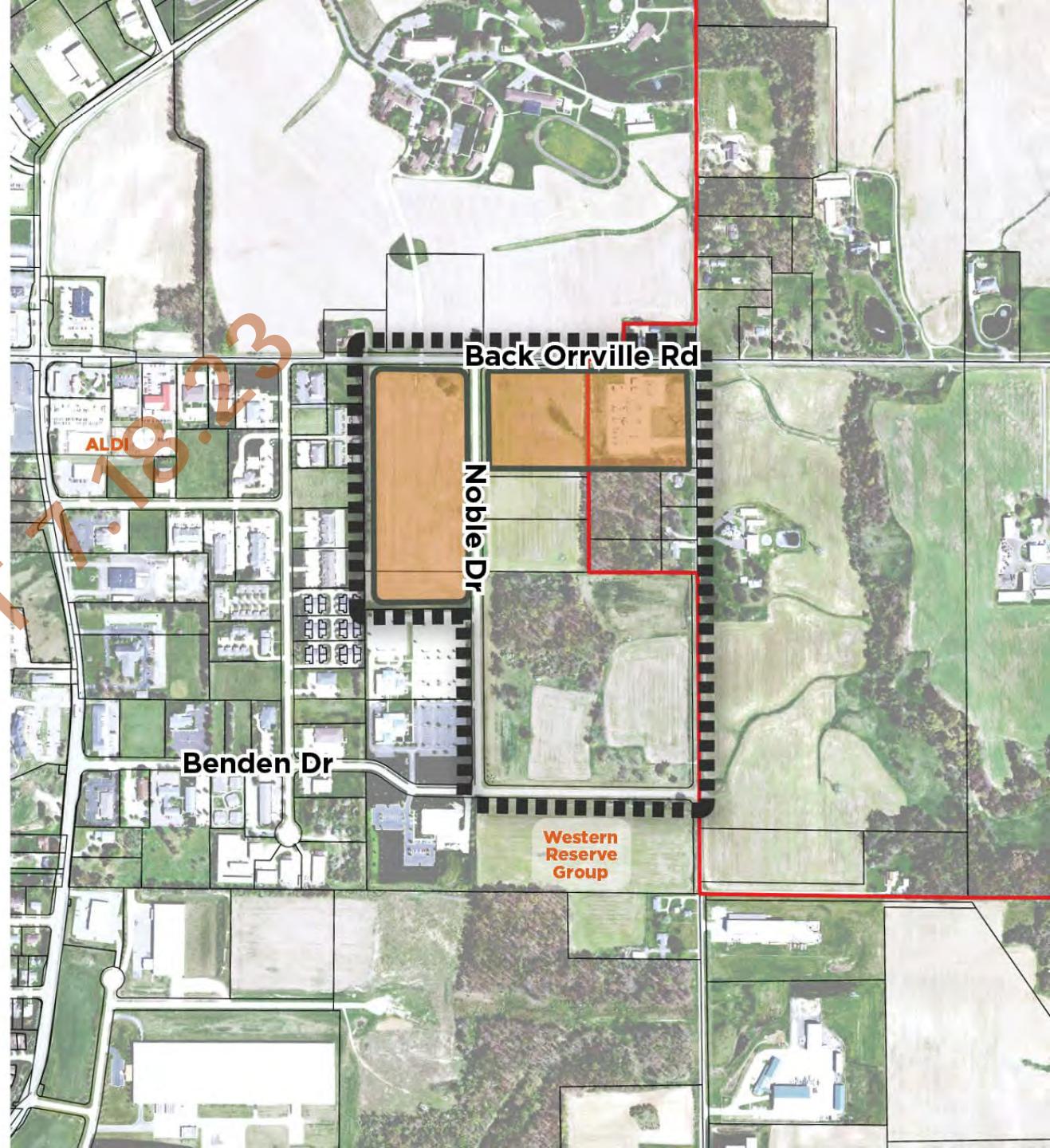
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FOCUS AREA:

# 585 CORRIDOR

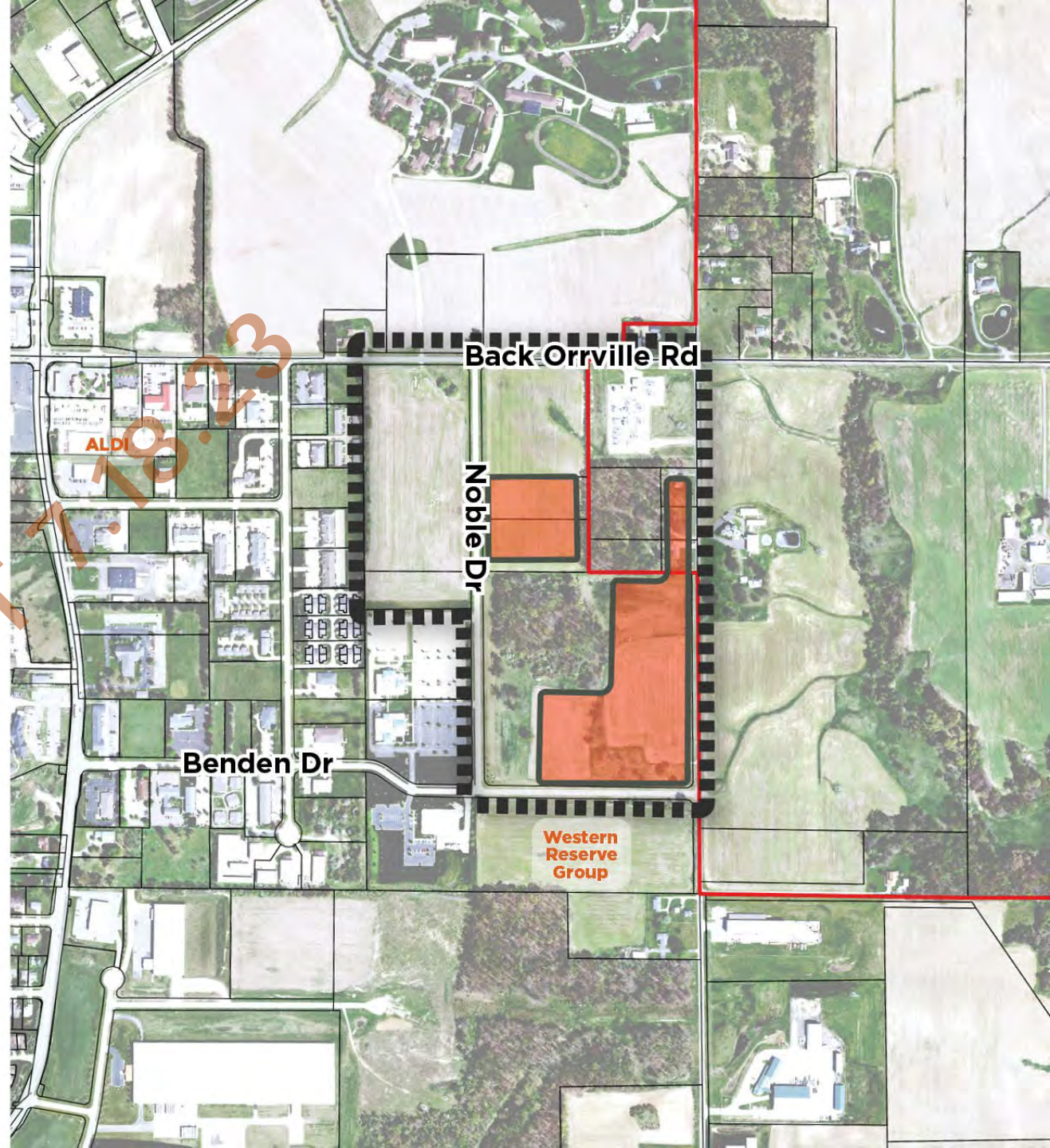
Typology: Medium Density Residential



FOCUS AREA:

# 585 CORRIDOR

Typology: Medium Density Cluster Development

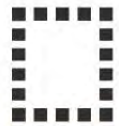


FOCUS AREA:

# GEYERS CHAPEL RD

## Guiding Principles

1. Create Community Spaces
2. Keep a Small-Town Feel and History
3. Be Connected
4. Encourage Economic Growth



FOCUS AREA

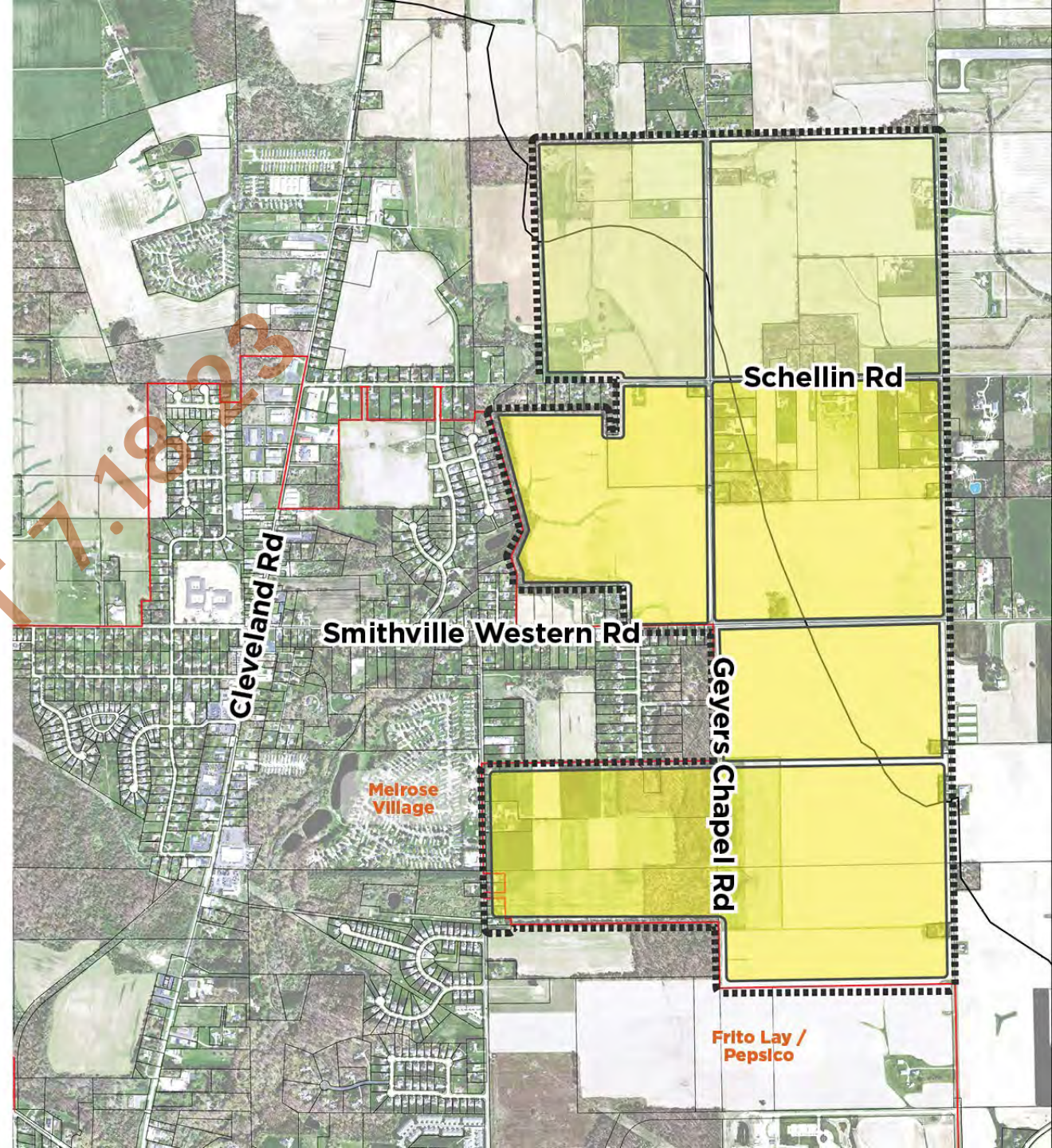


RESIDENTIAL SUBURBAN



SUBURBAN CLUSTER DEVELOPMENT

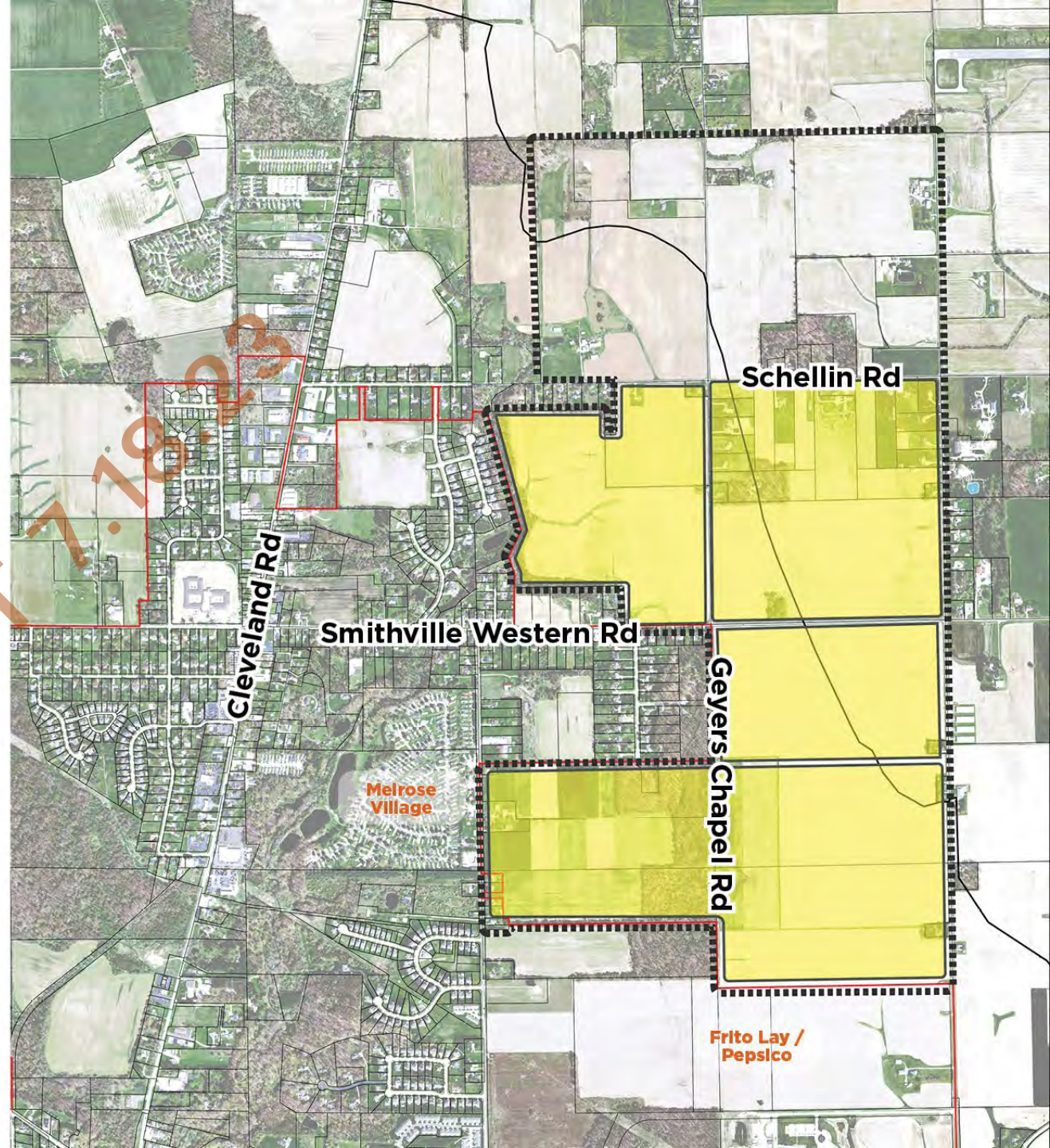
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FOCUS AREA:

# GEYERS CHAPEL RD

Typology: Suburban Residential

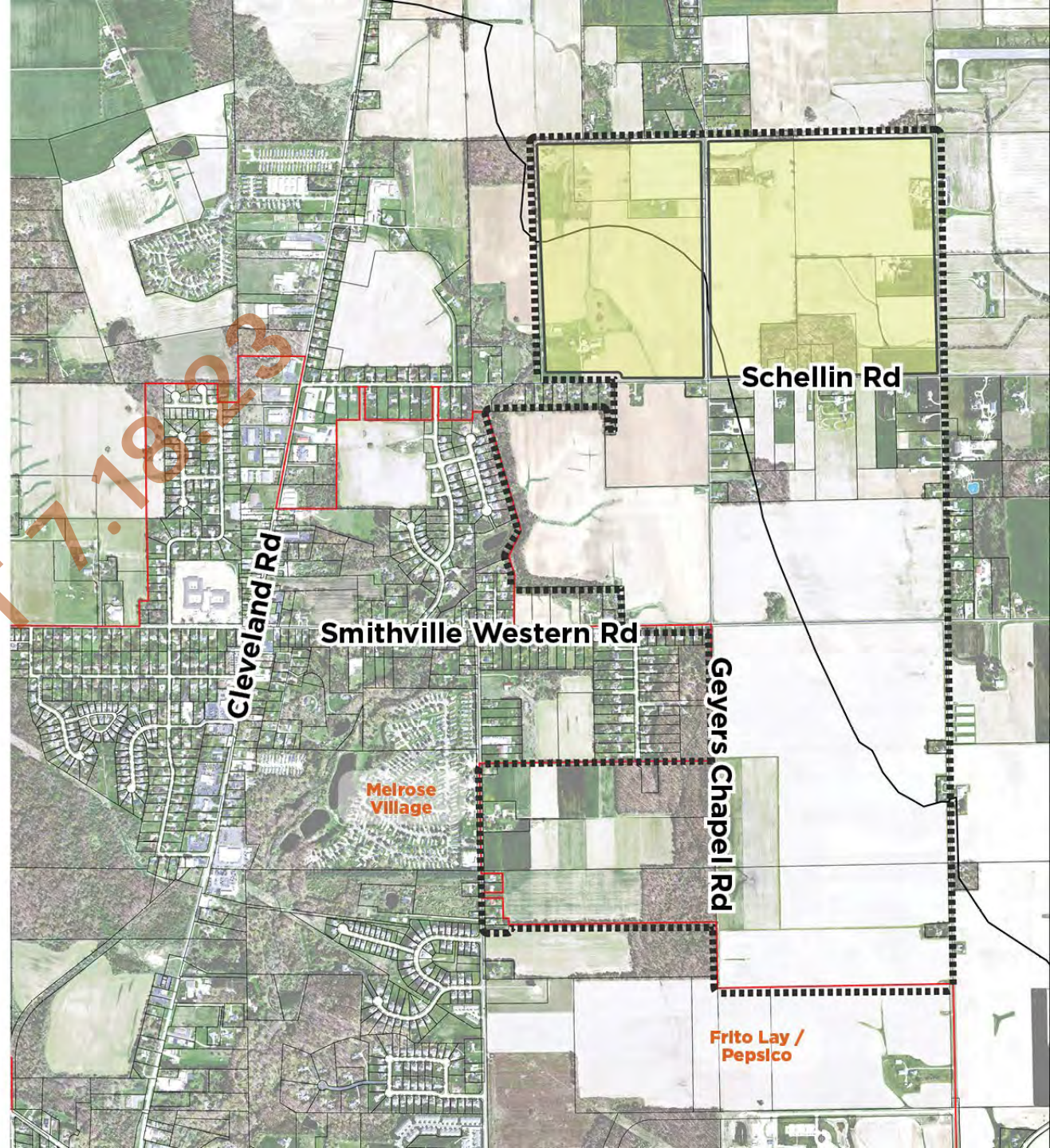




FOCUS AREA:

# GEYERS CHAPEL RD

Typology: Suburban Cluster Development



FOCUS AREA:

# SMITHVILLE WESTERN

## Guiding Principles

1. Provide a Variety of Housing Options
2. Be Connected
3. Encourage Economic Growth



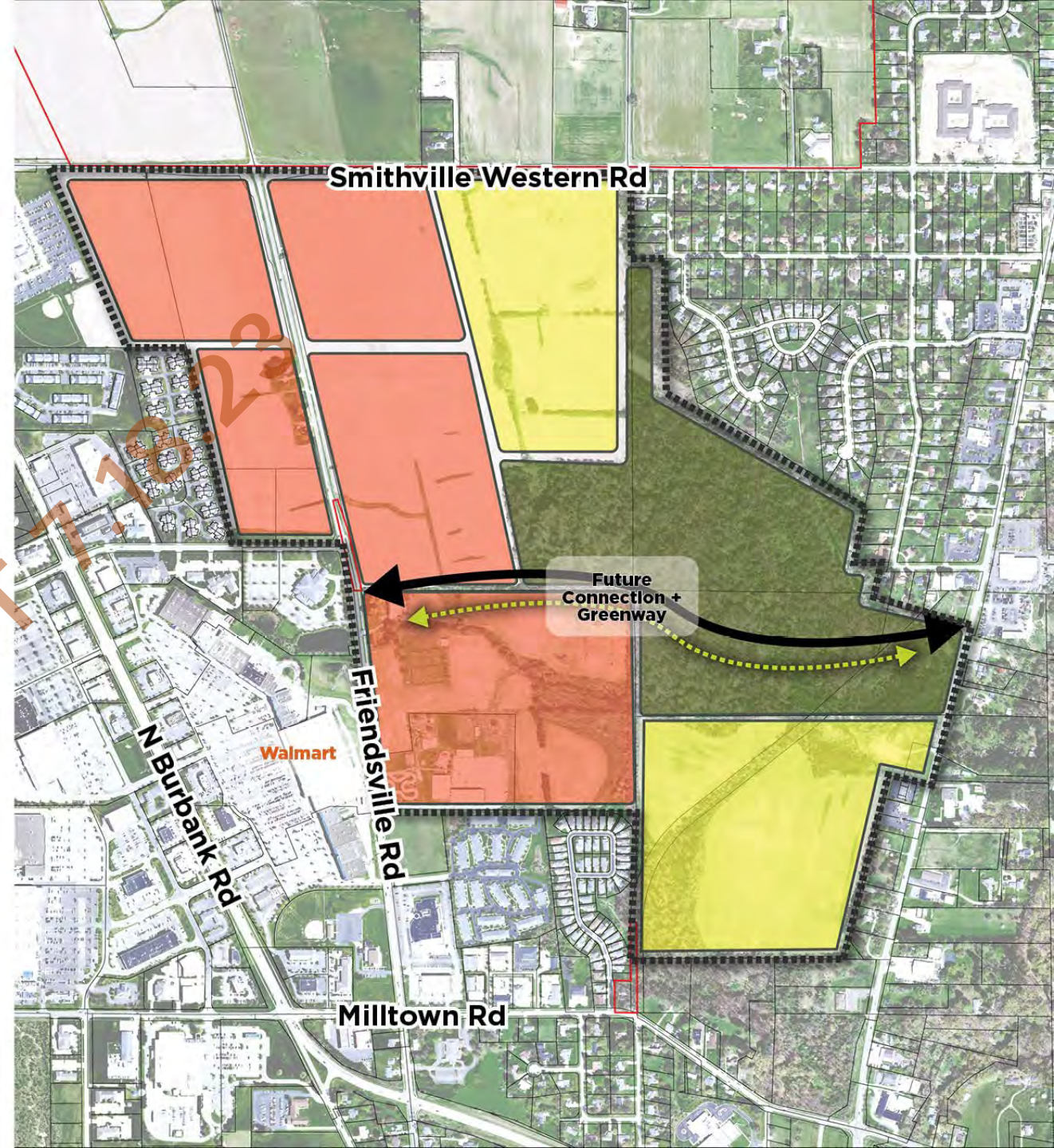
FOCUS AREA



MEDIUM DENSITY RESIDENTIAL



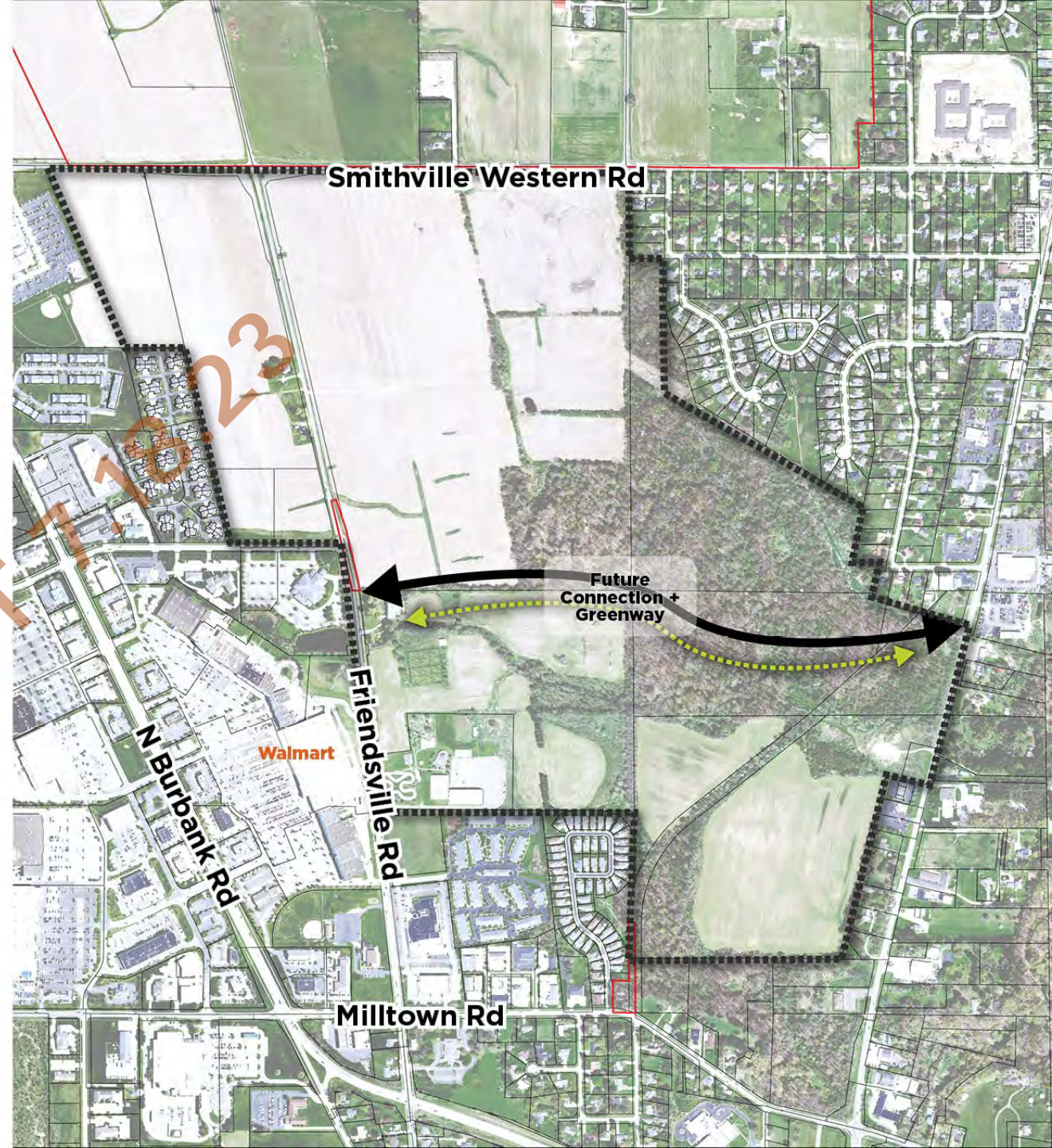
SUBURBAN RESIDENTIAL



FOCUS AREA:

# SMITHVILLE WESTERN

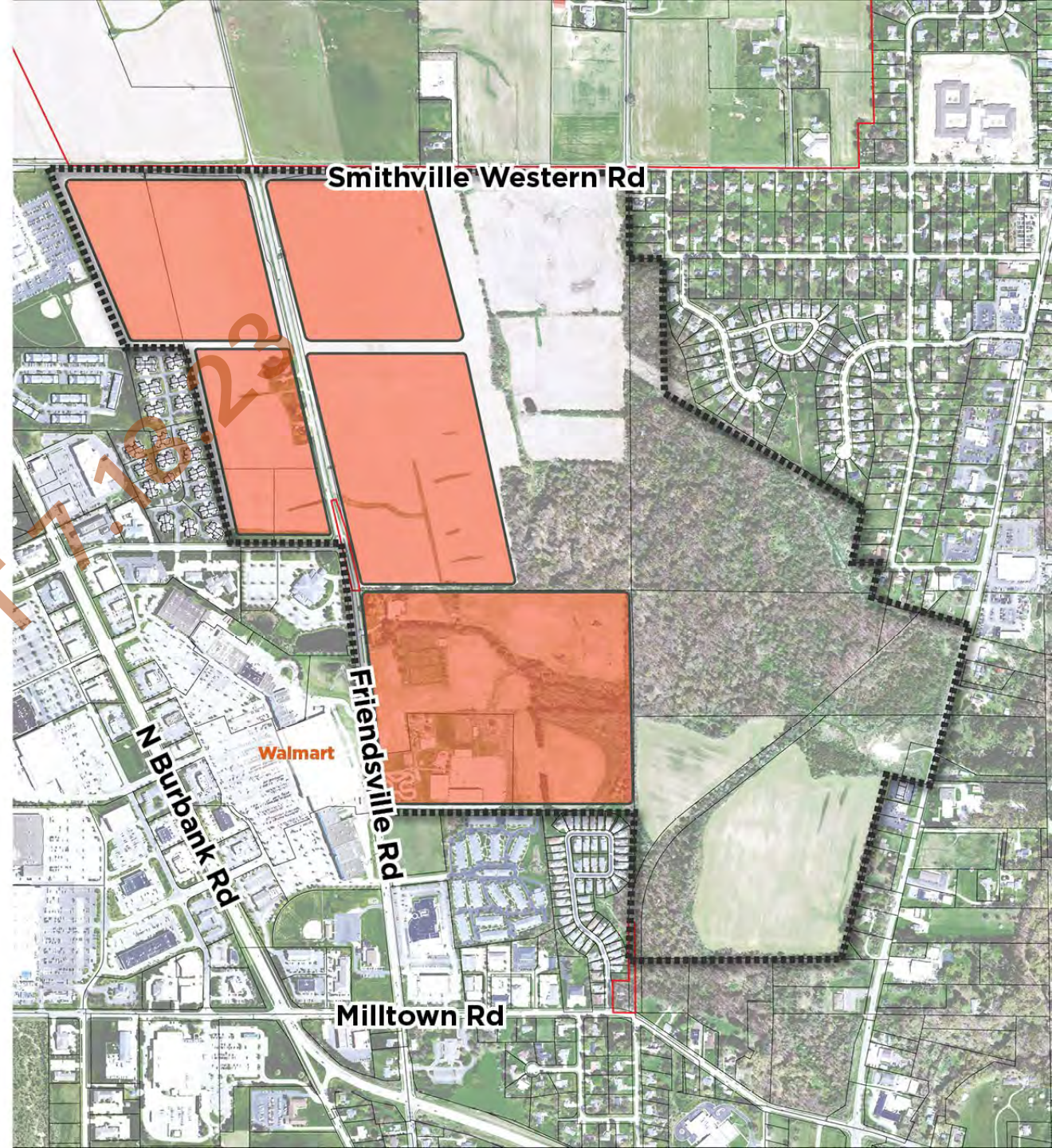
Road Type: Future Connections + Greenway



FOCUS AREA:

# SMITHVILLE WESTERN

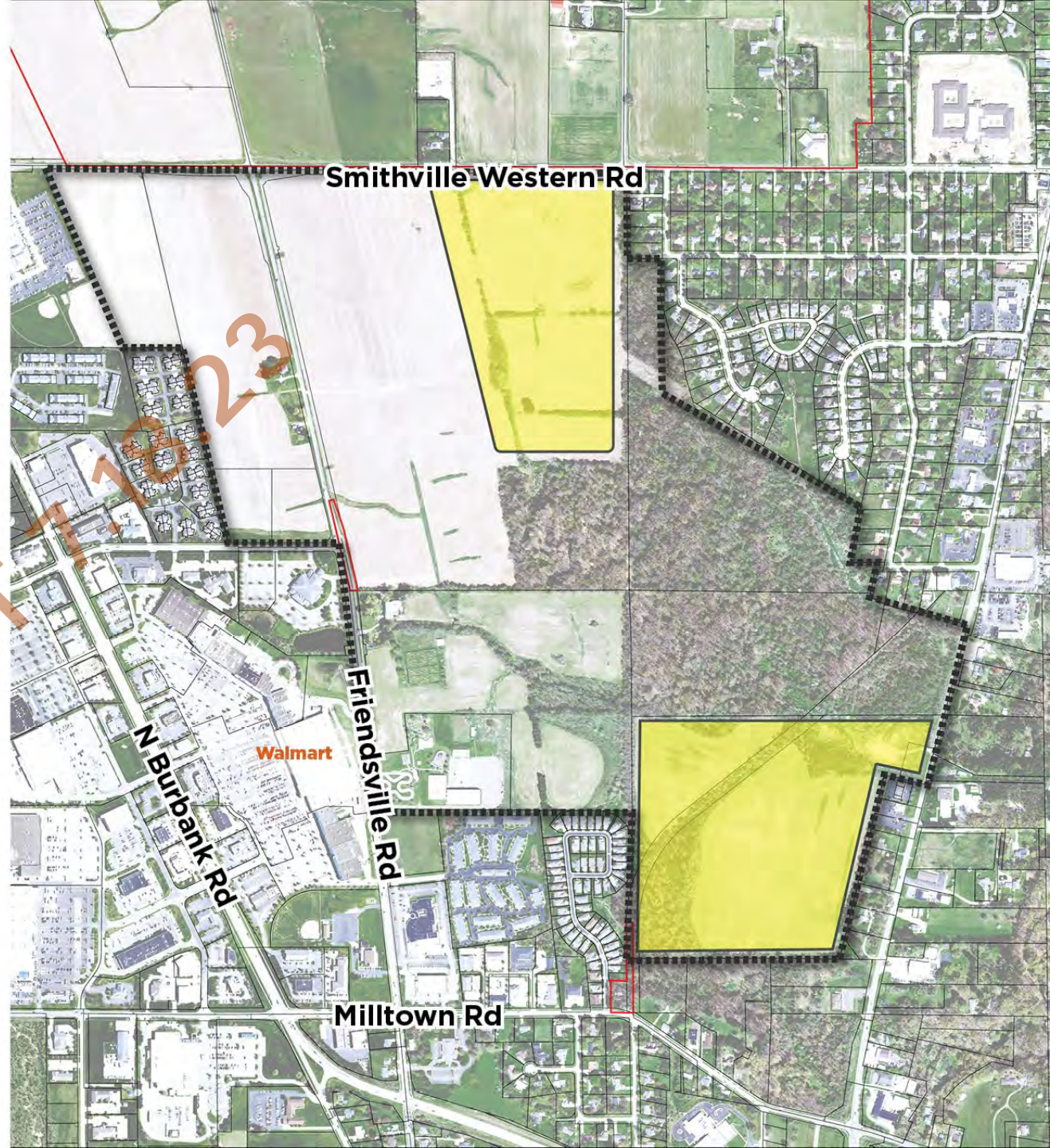
Typology: Medium Density Residential



FOCUS AREA:

# SMITHVILLE WESTERN

Typology: Suburban Residential



# Group Work

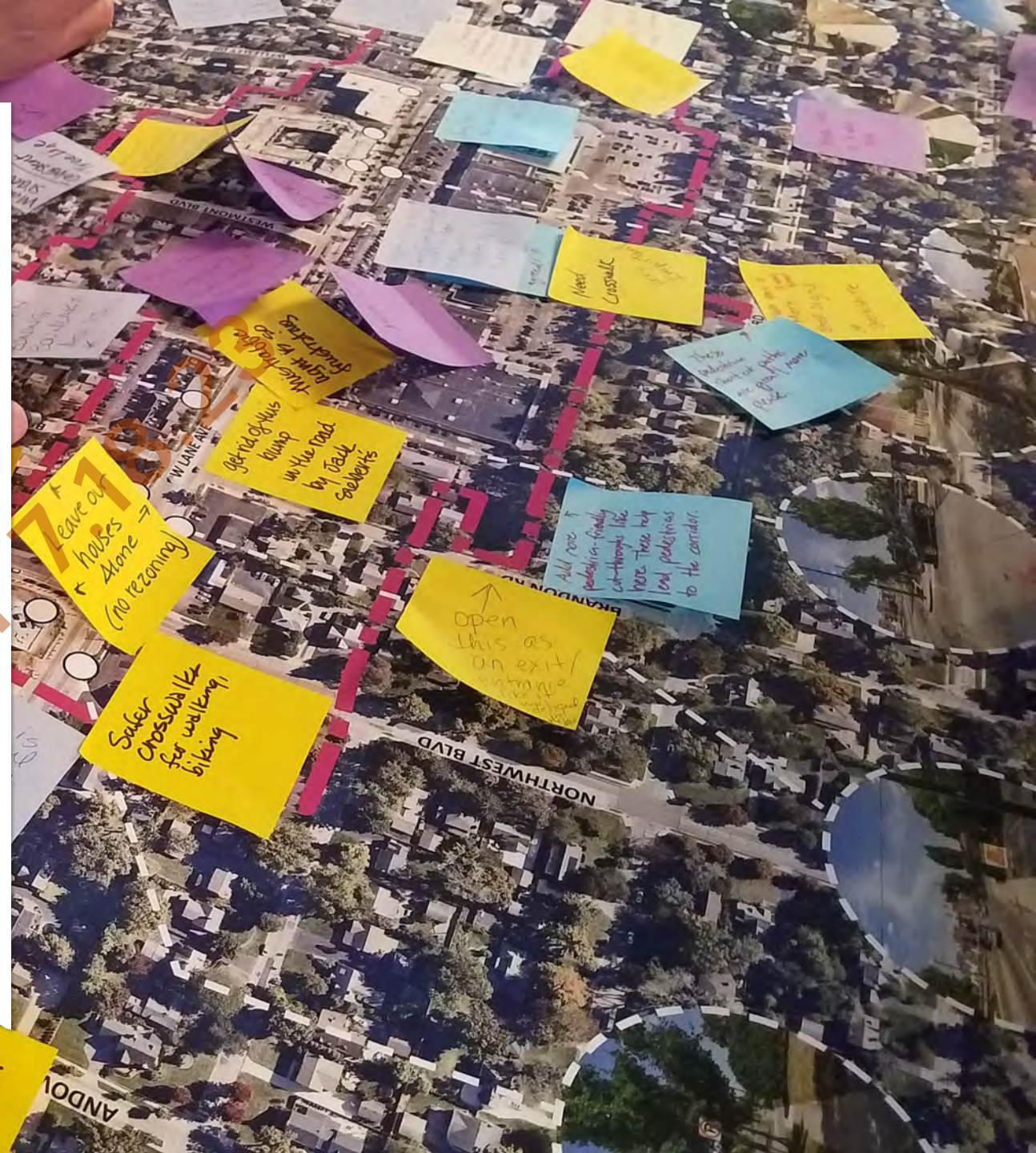
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# Group Work

Let's break up into 2 or 3 groups and review...

1. Future Land Use Map → *confirm boundaries and design intent*
2. Focus Area Diagrams → *confirm design intent and provide guidance for next steps*



# Next Steps

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## Next Steps

- Revise plan goals + objectives and future land use map
- Refine focus area concepts
- Create draft document chapters
- **Steering Committee Meeting #5**  
**DRAFT AGENDA:**
  - *Review key plan chapters*
  - *Prepare for 2<sup>nd</sup> Open House*
  - *Date: Late September 2023*



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Share your vision with us, and together, we'll  
create great places for people.