

City of Wooster

# Comprehensive Plan

Wayne County, Ohio

**Steering Committee Meeting #5**

*September 2023*

DRAFT 9.26.23

# Today's Agenda

## 1. Project Overview

## 2. SC4 Recap

## 3. Since We Last Met

- Goals and Objectives Review
- Future Land Use Map Review
- Focus Area Diagrams

## 4. Community Engagement - Phase II

## 5. Next Steps



# 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:**  
**Ignite**



# 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
	<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
Phase 3	<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
	<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
Phase 4	<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
	<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
Phase 5	<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** - *Date TBD*

## Public Meetings

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



# Steering Committee Meeting #4 Recap



# We reviewed...

- Plan Goals and Objectives
- Future Land Use Map with design intent
- Focus Areas with development typologies

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# You told us...

- Changes to Goals and Objectives
- Future Land Use Map edits and changes
- Focus Area visioning and insight





# Since We Last Met

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# Since we've met...

- Finalized Goals and Objectives
- Updated the draft Future Land Use map
- Updated Focus Area concepts
- Created an Engagement Strategy for Open House #2





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# Goals + Objectives

# Goals + Objectives

- Received feedback from Steering Committee Members
- Worked with City to refine and finalize
- Created Implementation Matrix

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## PARKS & RECREATION

### Parks & Recreation Goal:

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.

### Objectives:

#### 1. Maintain and enhance the existing park network and programs.

- 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.
- PR 1.2 Continue to partner and collaborate with the private sector and service clubs to enhance and maintain existing park space.
- 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).
- 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.
- PR 1.5 Continue to plan for and expand program offerings for all ages and abilities.
- PR 1.6 Continue to create n on connectivity to th
- PR 1.7 Promote the dedicat of creating a greenw
- PR 1.8 Develop pickleball fa recreational trend.

#### 2. Preserve and expand park

- PR 2.1 Continue to protect access when and w
- PR 2.2 Continue to suppor parking.
- PR 2.3 Continue to work w celebrate Wooster's
- PR 2.4 Continue to create i policies and keeping
- PR 2.5 As new developer create greenways w and non-motorized
- PR 2.6 Continue to consid tower as a public or community.
- PR 2.7 For the immediate l

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.		
Objective 1 – Allow for a range of housing choices through land use planning tools and policies		
Action Items	Time frame	Project Partners
Action LU 1.1 Create incentives that encourage moderately priced housing options in and around Downtown.	xxx	• xxx • xxx • xxx
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).		
Objective 2 – Support infill development in and around Priority Development 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).		

connections and on-street, signed, and marked pathways, while continuing to pursue long-term dedicated trail opportunities.

# Goals + Objectives:

## Next Steps

- Establish reasonable timeframes for action items with city staff
- Identify project partners to accomplish action items with city staff

Land Use		
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# Future Land Use Map Update

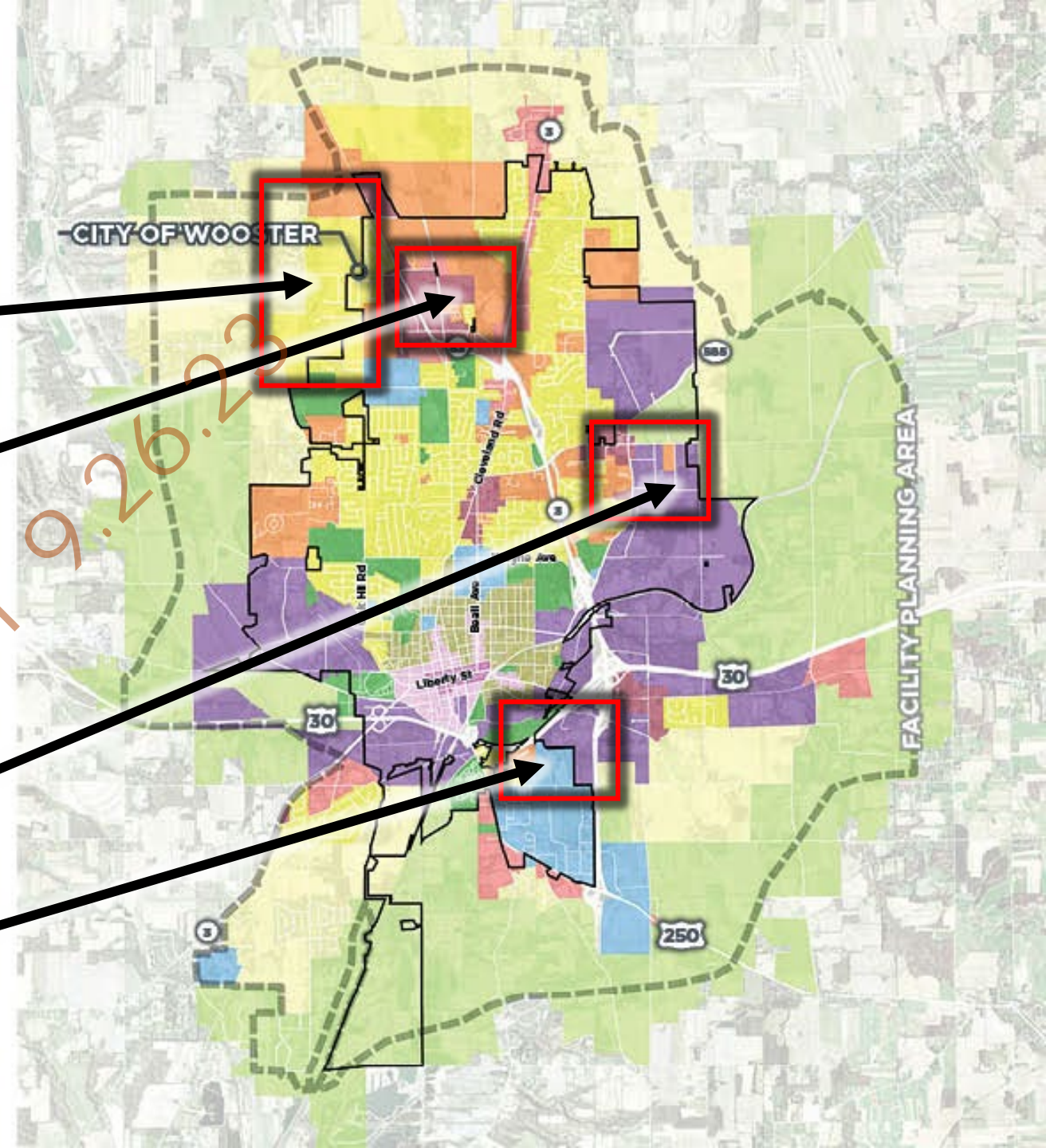
# Future Land Use Map: What Changed?

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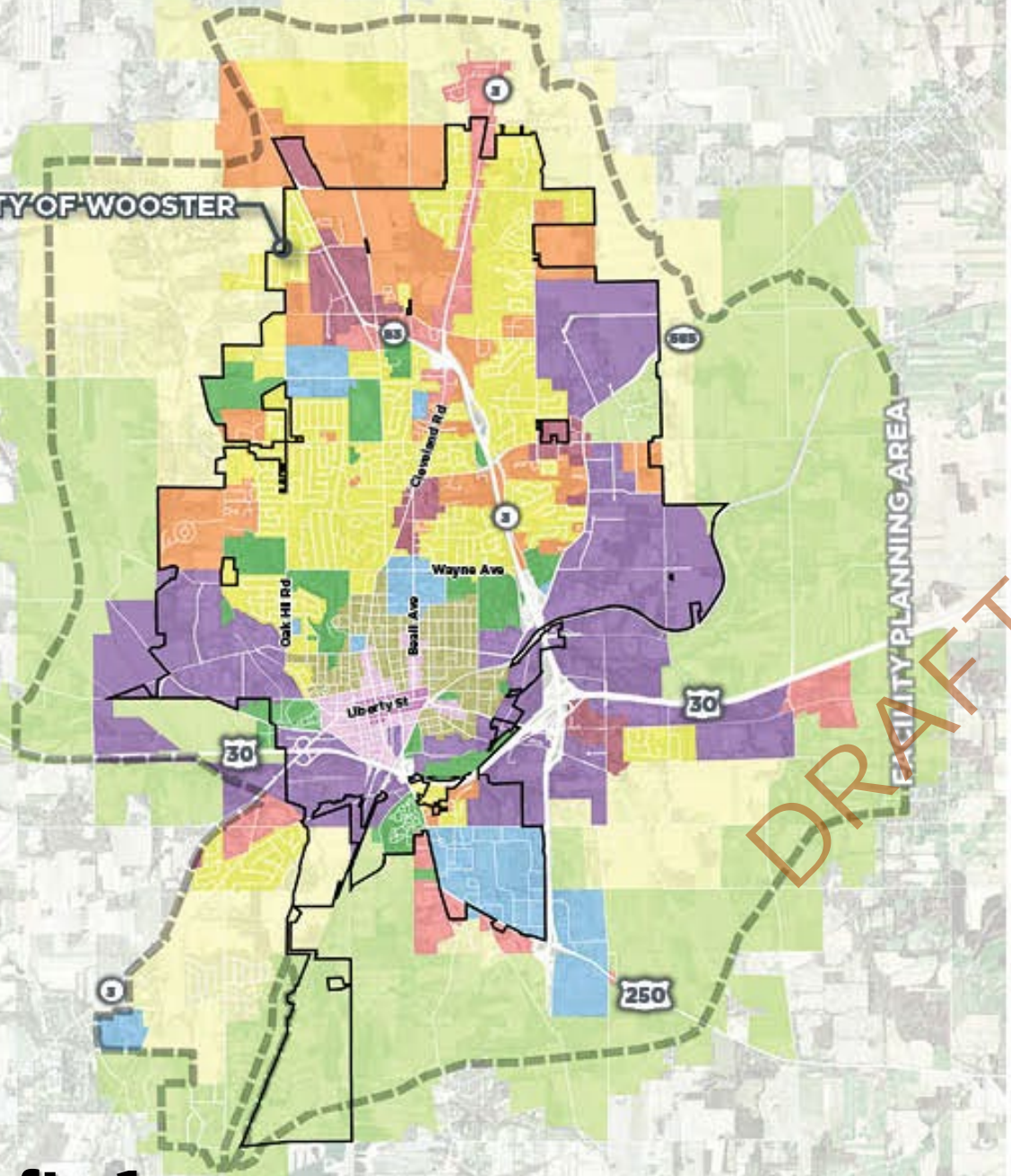
# Primary Changes

- Expanding Suburban Residential Land Use into developable areas
- Acknowledging Hospital Property for General Commercial Use & some surrounding property for local commercial use
- Maintaining Innovation Land Uses around the 585 Corridor
- Expanding Institutional Uses north of Secret Road (OSU ATI)



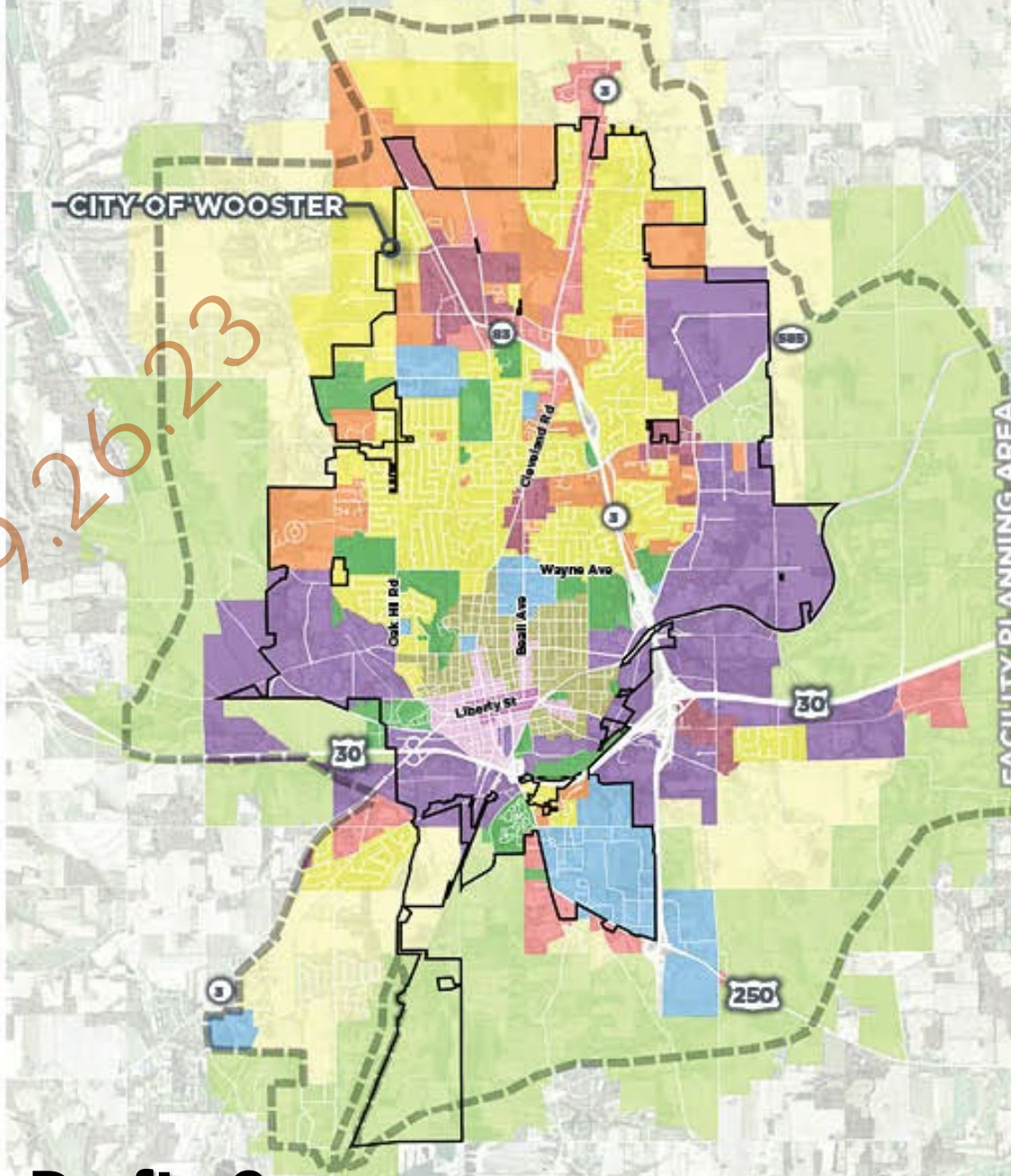


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CITY OF WOOSTER



Draft v2

Draft v1



# Future Land Use Typology Examples

## CONSERVATION RURAL

### Description

Conservation Rural allows for single-family homes that are clustered within a larger site to reduce land consumption and preserve natural features.

- **Development Character** should be dense single family residential, multi-family residential, and community facilities that consume smaller percentages of the total site and the remaining land is communal and left undisturbed.
- **Development Intensity** in this area should be one dwelling unit per acre. Higher net densities may be achieved, but overall density should not exceed 2 units per acre. Density bonuses may be considered for development that exceeds 75% open space dedication.
- **Open Space** should consist of 50-70% of the site and primarily include preservation areas where land has been restored to its natural state and sensitive features are protected. Recreational paths can be included within open space and should follow the future greenways Plan. Landscaping consisting of native plants that require little care and support a variety of habitats is encouraged.
- **Connectivity** should be that of a rural character with narrow street widths and streetscapes that include trees and green stormwater infrastructure.



### Development Character

<b>Height</b>	1-2 stories
<b>Front Setback</b>	30-100 ft
<b>Parking</b>	--
<b>Recommended Development Intensity</b>	Conservation of 50-75% of site or overall development
<b>Recommended Uses</b>	<ul style="list-style-type: none"> <li>• Detached Single Family</li> <li>• Public</li> <li>• Semi Public</li> </ul>



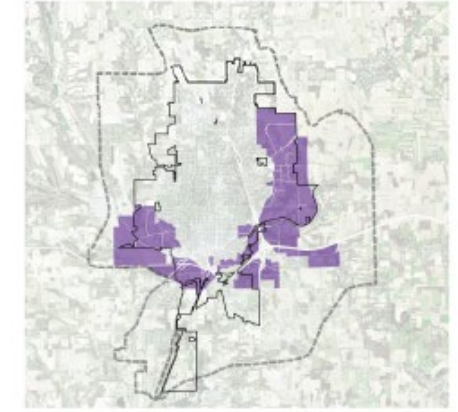
Distinct architecture and natural materials create attractive neighborhoods within the landscape.

## 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.

- **Development Character** should be a variety of industrial, research & development, laboratory, design, and technology uses. Retail may be considered as a secondary use to accommodate workers. High interconnectivity through public plazas, green spaces, and pathways within and around the site should create a campus of cross-collaboration. Parks, public amenities, and pedestrian and bicycle access should be included.
- **Development Intensity** in this area may range from 10,000 to 20,000 square feet per acre and allow for large format users.
- **Open Space** should be incorporated into site design as appropriate.
- **Connectivity** should allow safe travel for cars, trucks, and freight with consideration for roundabouts where appropriate. Branding signage may also be considered in this area.



### Development Character

<b>Height</b>	1-3 stories
<b>Front Setback</b>	0-100 ft
<b>Parking</b>	Rear or side of building, screen from street/neighborhood uses
<b>Recommended Development Intensity</b>	<ul style="list-style-type: none"> <li>• Building coverage 30-50%</li> <li>• Development intensity 10,000 - 30,000 sf/acre or 10-20 u/a</li> <li>• Preferred use mix 40% resid. and 60% office/retail</li> </ul>
<b>Recommended Uses</b>	<ul style="list-style-type: none"> <li>• Retail</li> <li>• Office</li> <li>• Public</li> <li>• Semi Public</li> </ul>



Large industrial buildings incorporate well-landscaped and architecturally distinct entrances to improve building aesthetics.



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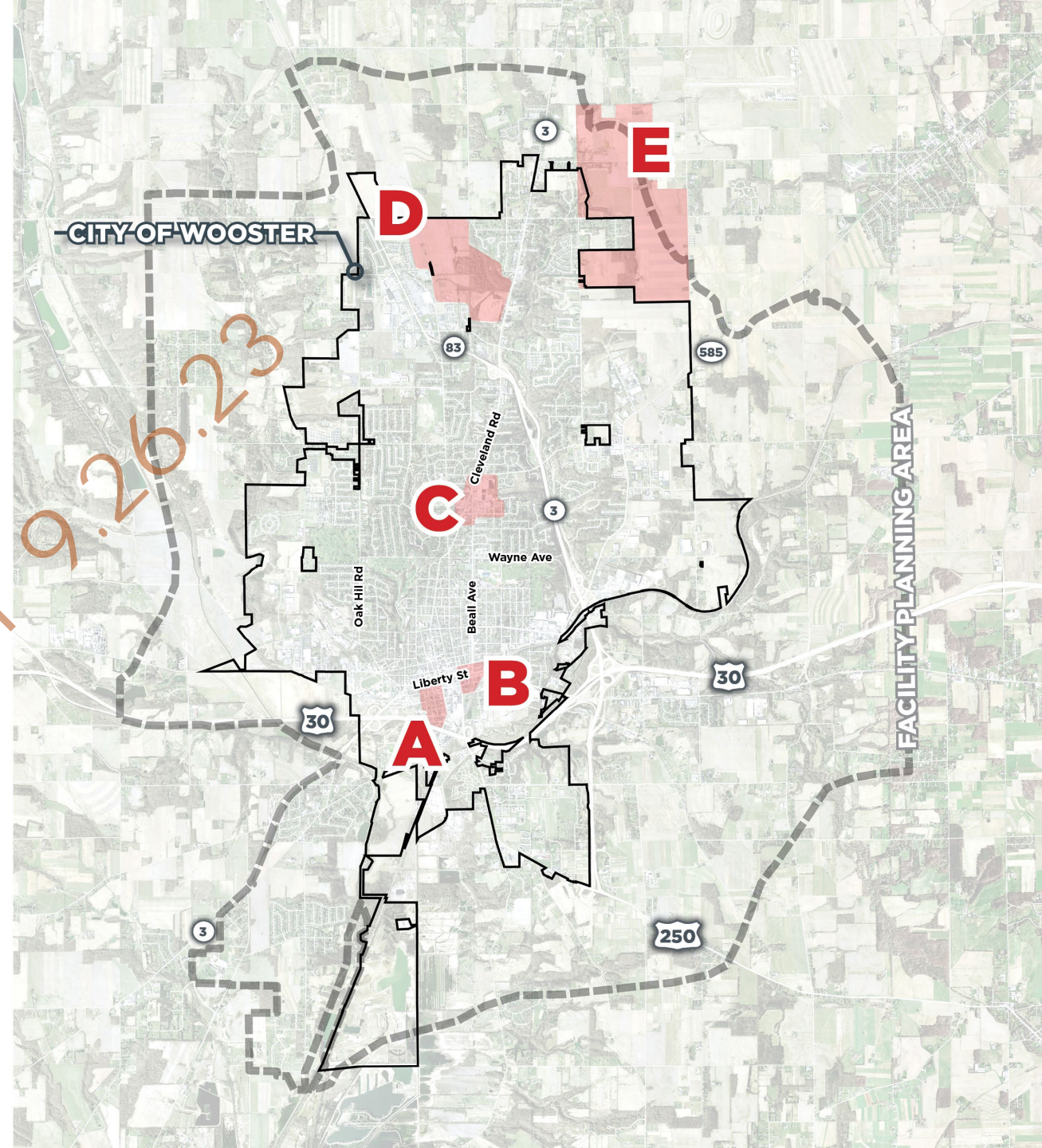
# Focus Area Updates



# Focus Areas

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

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# Arts District

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# Arts District: What's New?

- Updated Future Development Character & Connectivity Map
- Sample Development Block: Incremental vs Intense
- Artistic Pedestrian Gateway Rendering

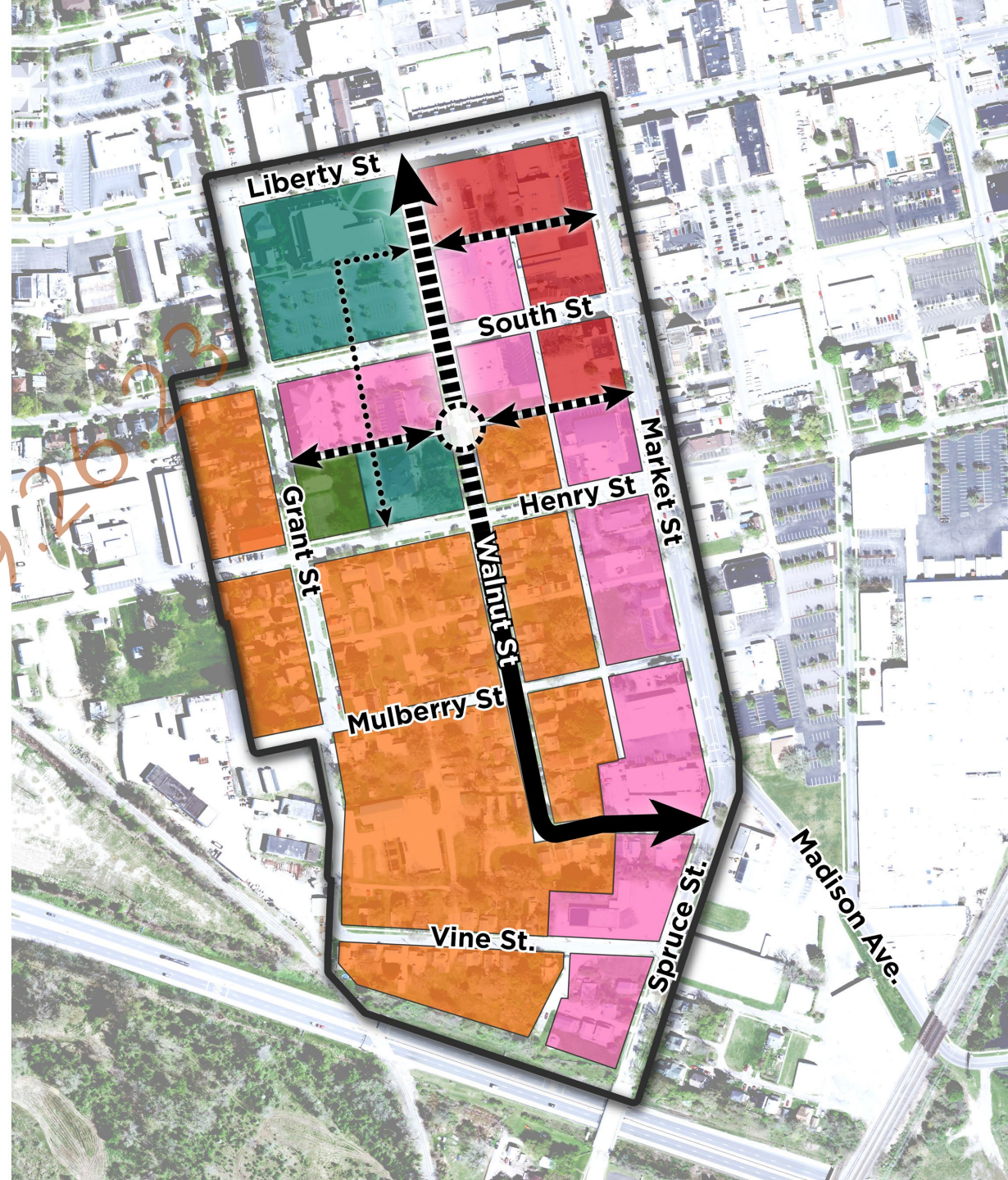


FOCUS AREA:

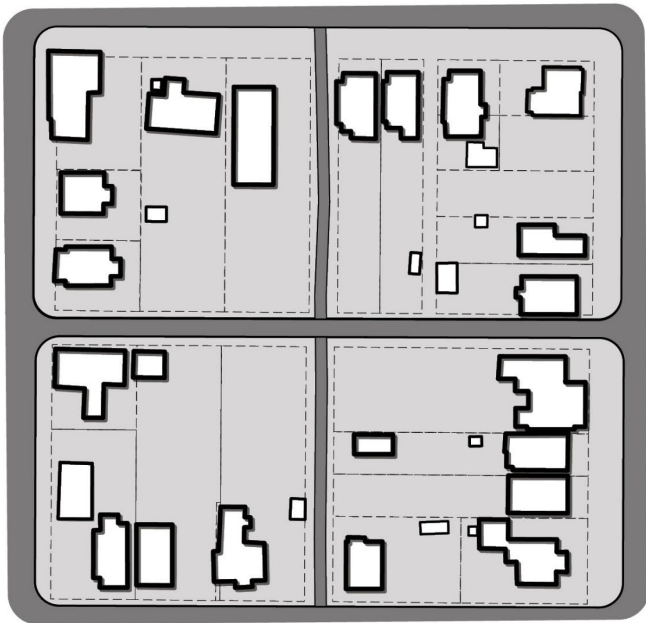
# ARTS DISTRICT

-  INSTITUTIONAL
-  ART PARK / GREEN SPACE
-  3-4 STORY MIXED USE
-  1-2 STORY COMMERCIAL
-  MEDIUM DENSITY RESIDENTIAL
-  EXISTING STREETSCAPE
-  PROPOSED STREETSCAPE "LITE" ENHANCEMENTS
-  PROPOSED ALLEYWAY ENHANCEMENTS
-  PROPOSED PEDESTRIAN PATHWAY ENHANCEMENTS
-  ARTISTIC PEDESTRIAN GATEWAY

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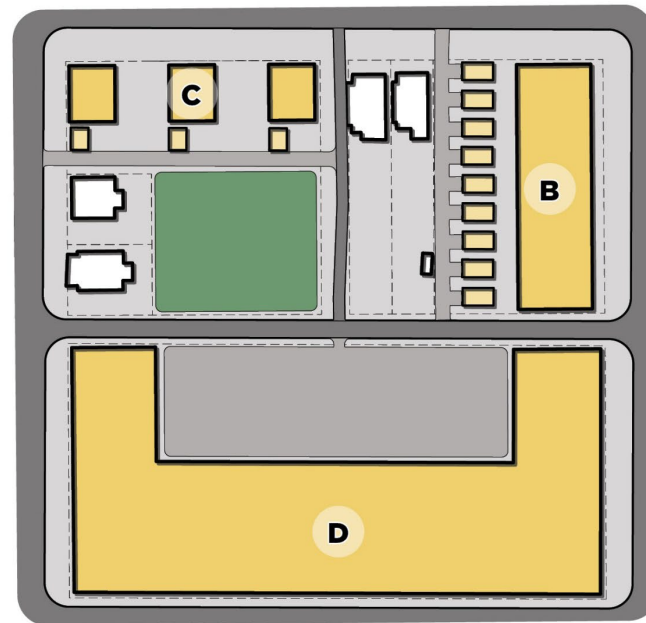




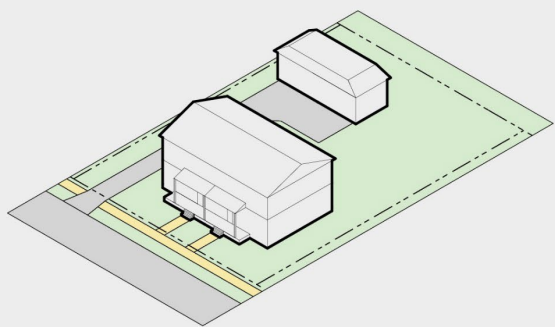
**Sample Block**  
Existing Layout



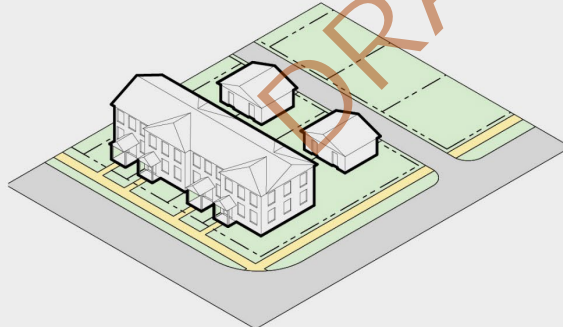
**Sample Block**  
Incremental Infill



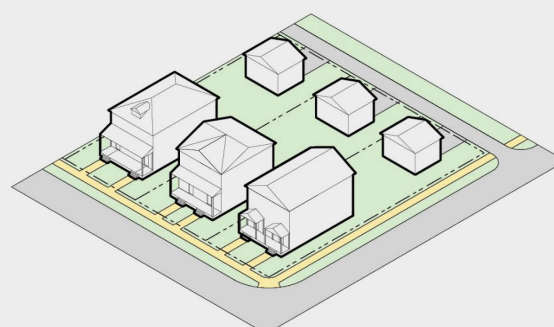
**Sample Block**  
Intense Infill



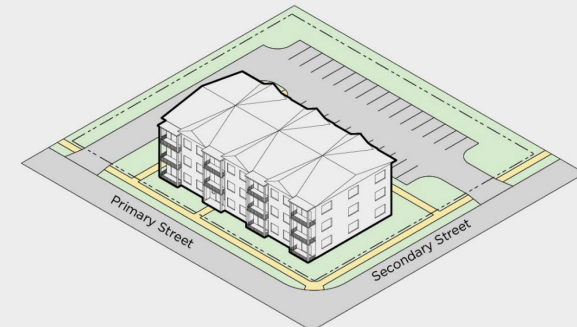
**A.**  
Four-Plex Building



**B.**  
Townhome Buildings



**C.**  
Duplex Building



**D.**  
Multi-Unit Building





**United Way**

**Wayne Center  
for the Arts**  
(front lawn)

**Walnut & South  
Intersection**

**Ride On**  
(New Local  
Roots Site)

**S. Walnut St - Existing**





● **Art Installations**

● **Artistic Seating**

● **Painted Corsswalk**

● **Lighting and Community Brand Improvements**

● **Mural**

● **Events & Placemaking**

# S. Walnut St - Proposed





# E Liberty District

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# E. Liberty District: What's New?

- Updated Future Development Character & Connectivity Map
- Updated Renderings

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North St

Beall Ave

JAFB  
Wooster  
Brewery

CM

MU

MU

Liberty St

CM

MU

MU

MU

CM

Mariola  
Italian

Bever St

TH

TH

Existing  
Parking

FL

Beall Ave

South St

TH

TH

Minglewood  
Distilling  
Company

KEY

CM

2-3 Story  
Commercial

MU

3-4 Story  
Mixed Use

FL

Flats

TH

Townhomes





Mariola Italian

Liberty St

Gateway Feature

Alley Improvements

Public Parking

Greenspace / Plaza

Streetscape Improvements

Beall Ave

South St

Minglewood Distilling Company

DRY

2023





**Public Parking**

JAFB  
Wooster  
Brewery

Liberty St

Mariola  
Italian

**Alley Improvements**

Bever St

Beall Ave

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# Hospital District

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# Hospital District: What's New?

- Updated Future Development Character & Connectivity Map
- Updated Renderings

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Ihrig Ave

Portage Rd

Elm Dr

Kurtz St

Cleveland Rd

Bealle Ave

Winter St

MU

TH

MU

MU

MF

MU

MU

MOB

MOB

MOB

Potential Hospital Expansion

Wooster Community Hospital

Future Hospital Addition

Existing Commercial

Cleveland Clinic Wooster

KEY

MU

2-3 Story Mixed Use

MOB

Medical Office Buildings

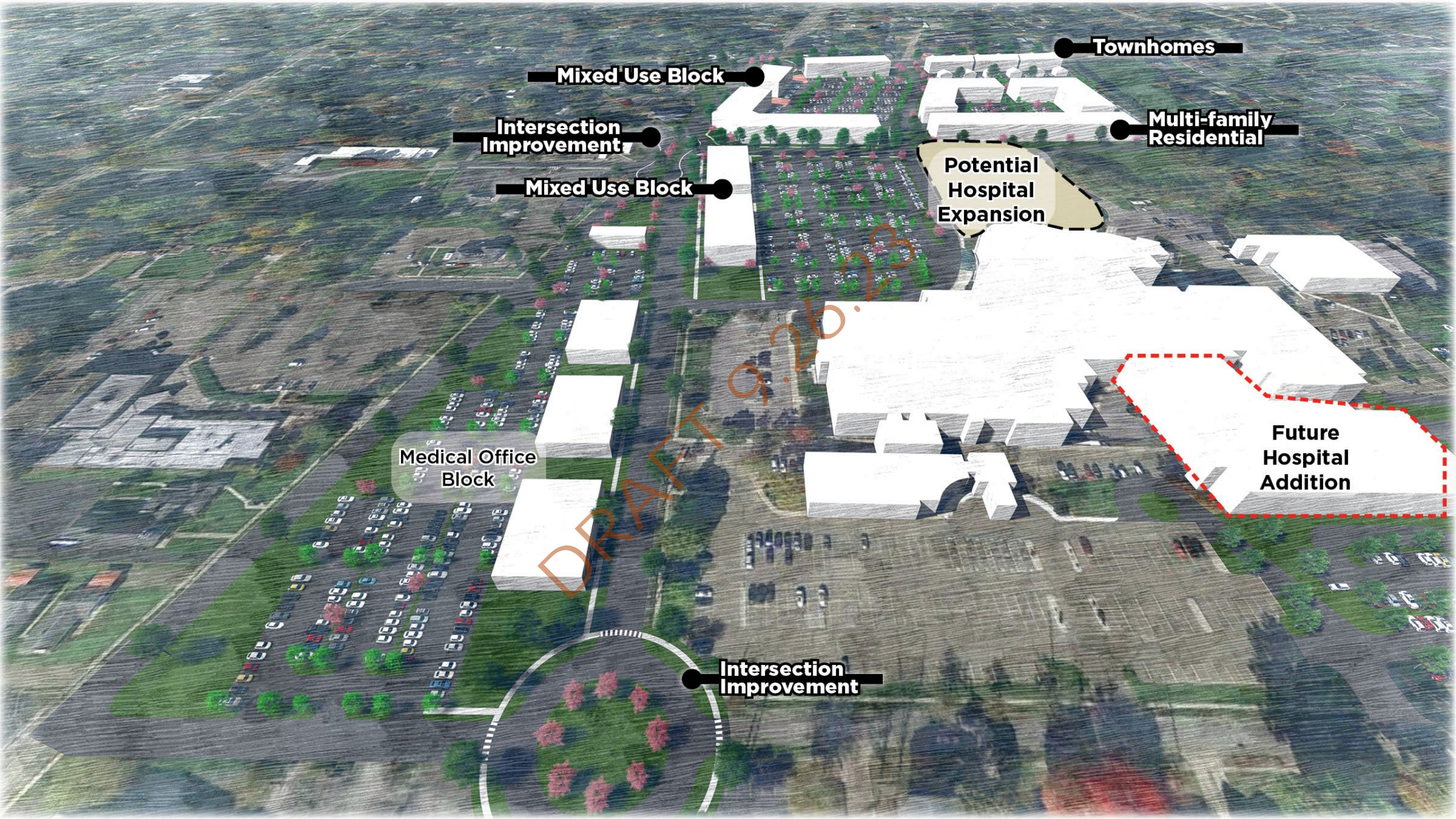
TH

Townhomes

MF

Multifamily





**Townhomes**

**Mixed Use Block**

**Intersection Improvement**

**Multi-family Residential**

**Mixed Use Block**

**Potential Hospital Expansion**

**Medical Office Block**

**Future Hospital Addition**

**Intersection Improvement**



**Multi-family Residential**

**Potential Hospital Expansion**

**Mixed Use Block**

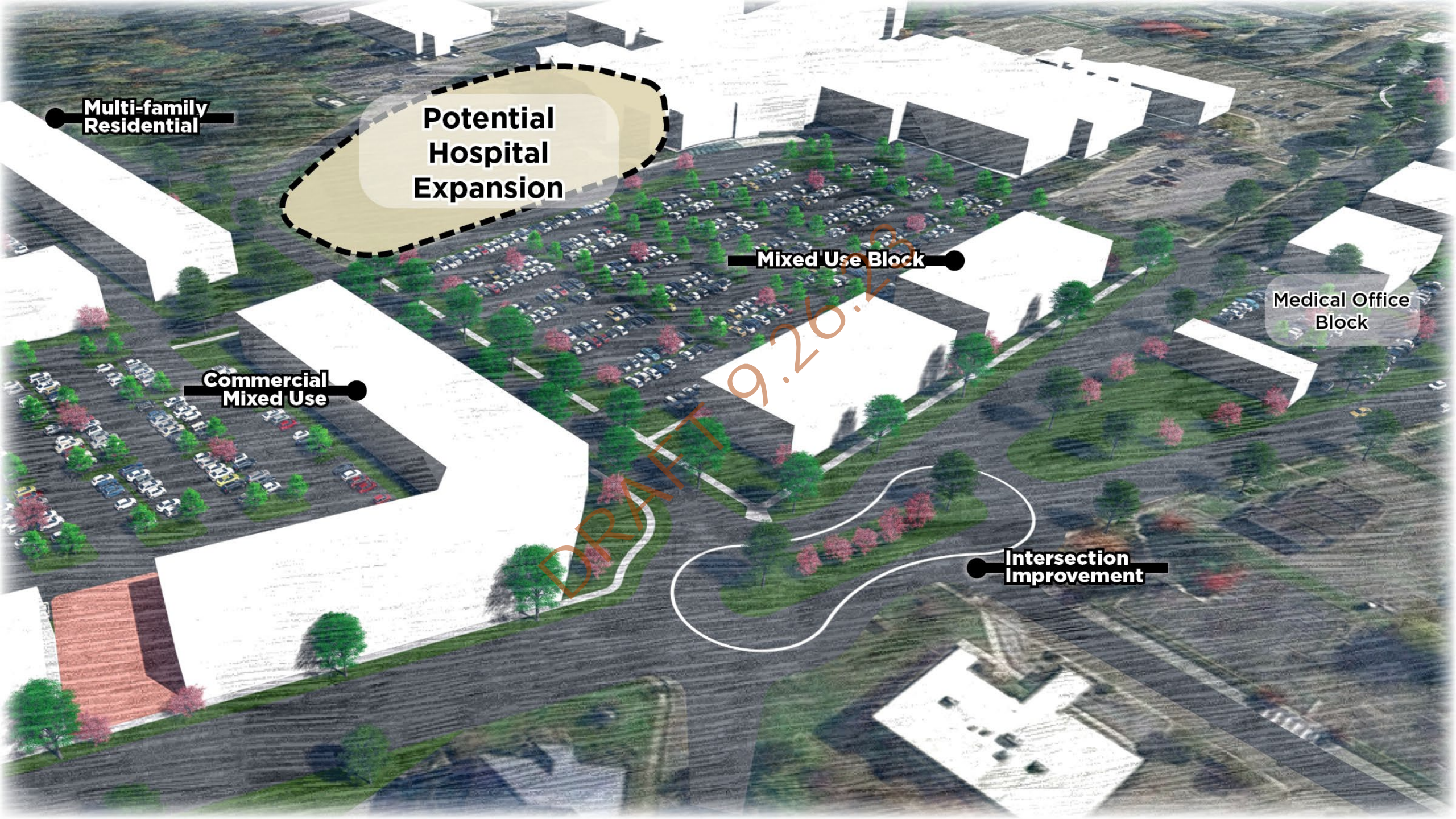
**Medical Office Block**

**Commercial Mixed Use**

**Intersection Improvement**

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# Smithville Western Rd District

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# Smithville Western District: What's New?

- Updated Future Development Character & Connectivity Map
- Housing Typology Examples
- Mixed Use/Flex Typology Examples

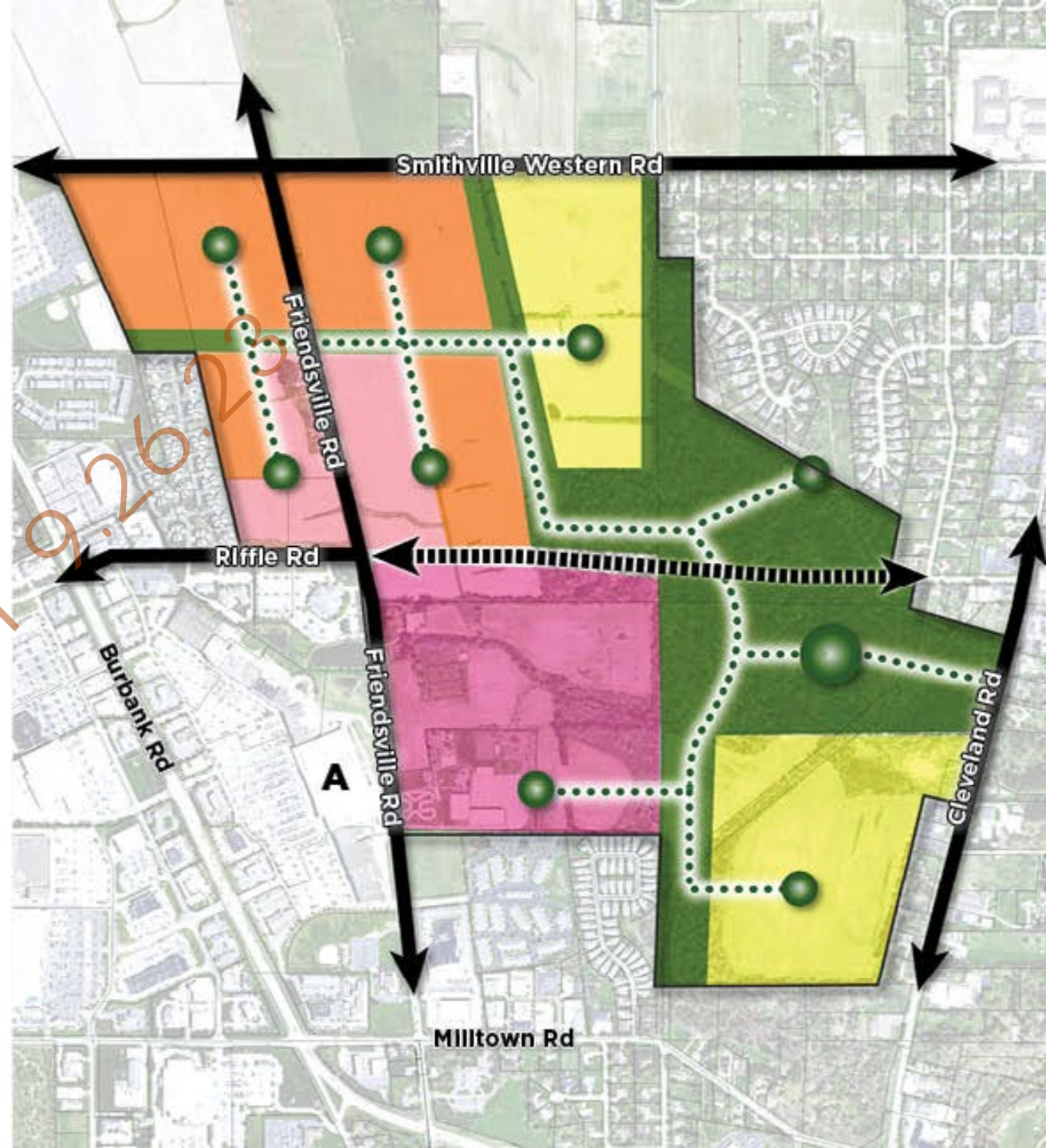


FOCUS AREA:

# SMITHVILLE WESTERN

-  SUBURBAN DEVELOPMENT
-  MEDIUM DENSITY RESIDENTIAL
-  1-2 STORY LOCAL COMMERCIAL
-  2-3 STORY MIXED USE
-  PRESERVED GREENSPACE
-  EXISTING ROADWAY
-  PROPOSED ROADWAY
-  POTENTIAL GREENWAY
-  POTENTIAL GREENSPACE NODES

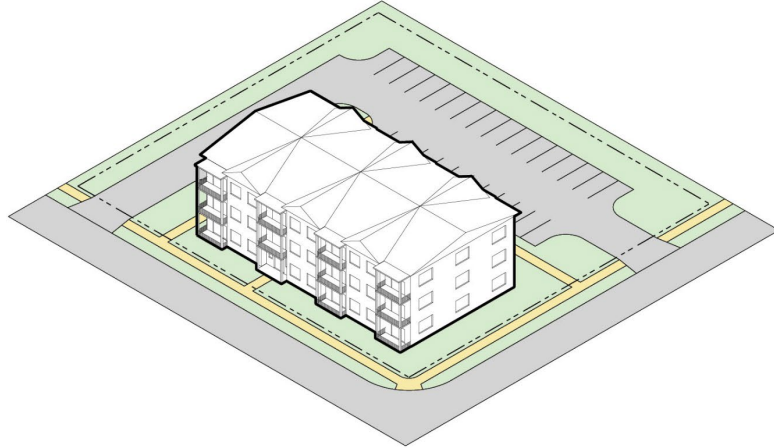
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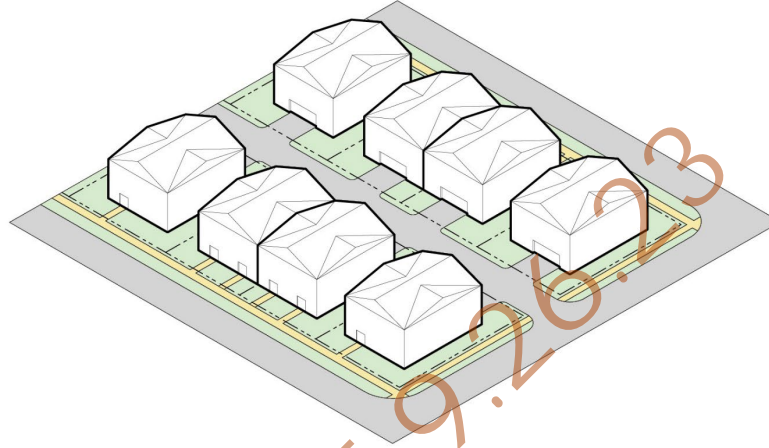


FOCUS AREA:

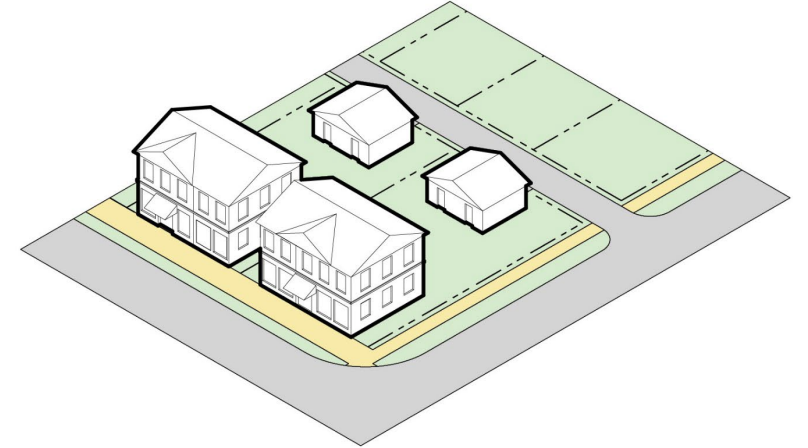
# SMITHVILLE WESTERN RESIDENTIAL DEVELOPMENT TYPES



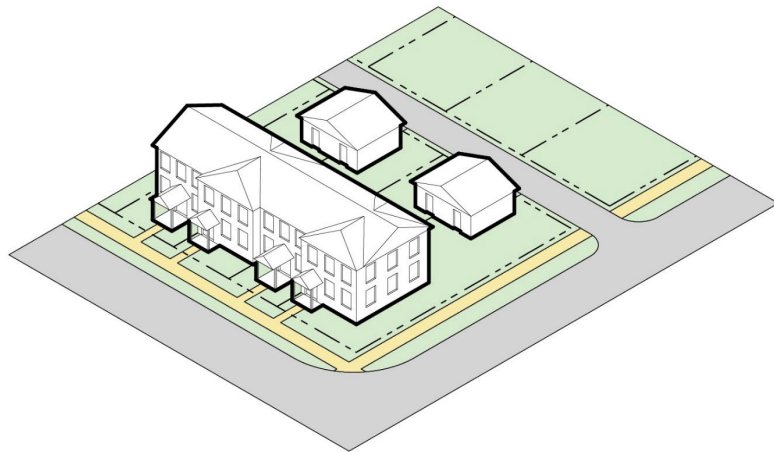
Sample Development  
**Apartments**



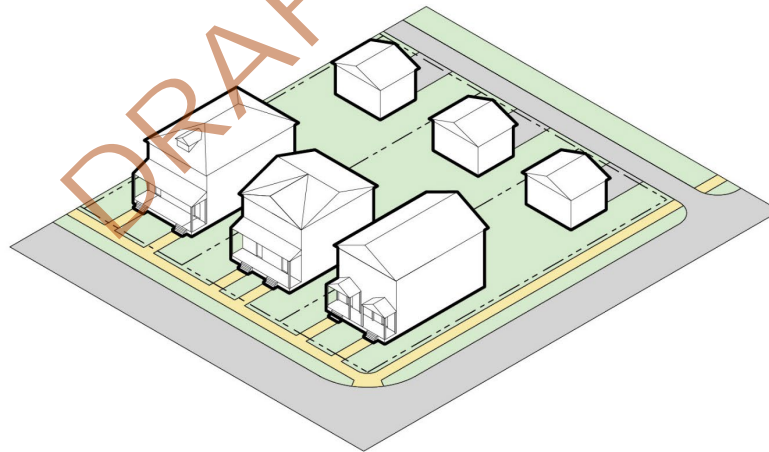
Sample Development  
**Cluster Homes**



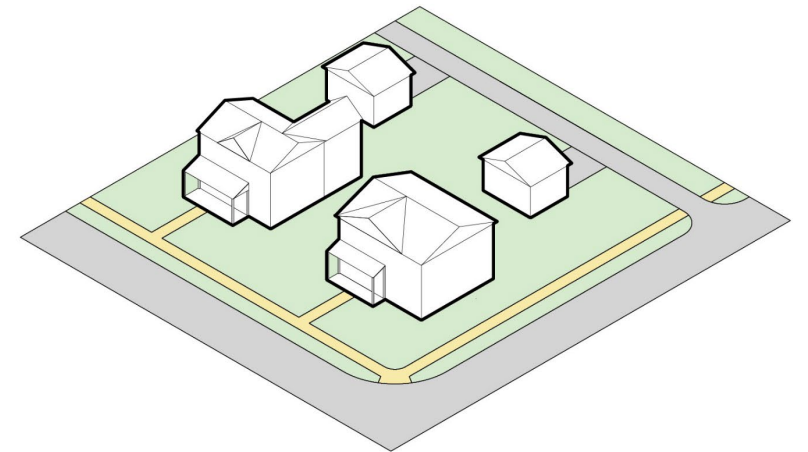
Sample Development  
**Live-Work**



Sample Development  
**Townhomes**



Sample Development  
**Duplex**

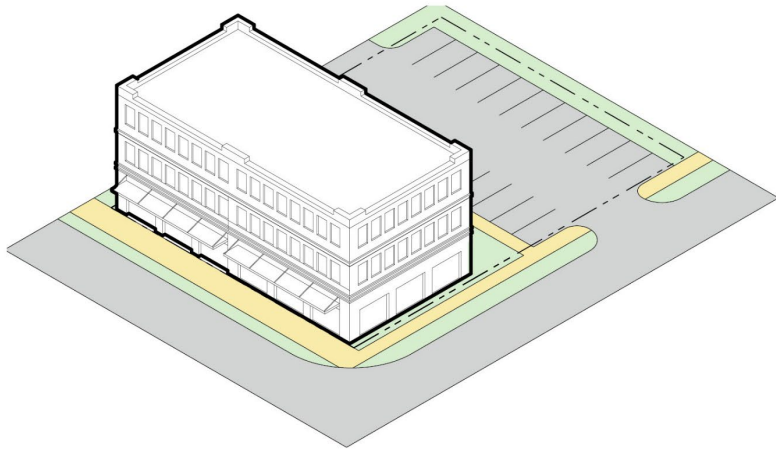


Sample Development  
**Single-Family** *(alley loaded)*

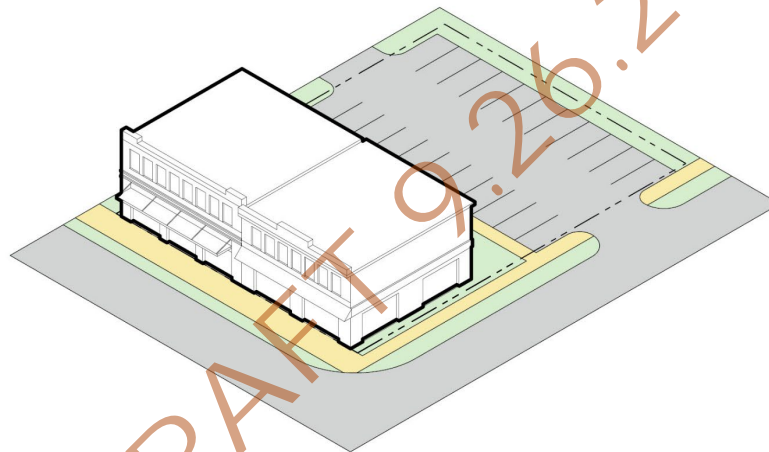


FOCUS AREA:

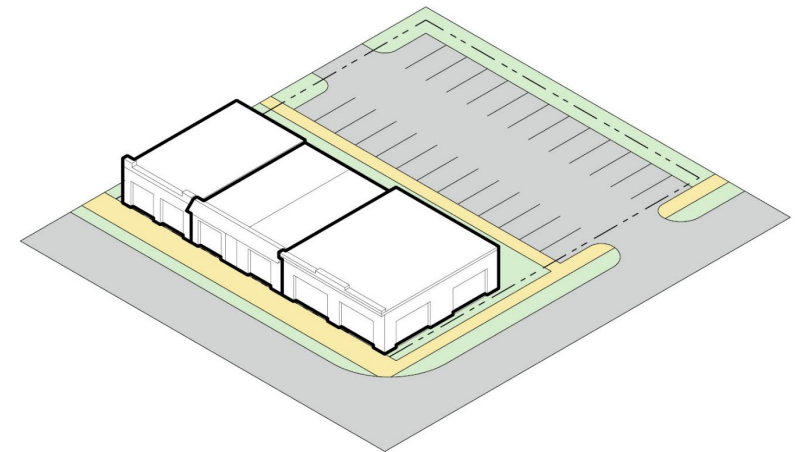
# SMITHVILLE WESTERN MIXED-USE DEVELOPMENT TYPES



Sample Development  
**Medium Mixed-Use**



Sample Development  
**Medium Flex**



Sample Development  
**Small Flex**



# Geyers Chapel Rd District

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# Geyers Chapel District: What's New?

- Updated Future Development Character & Connectivity Map
- Cluster Development Examples

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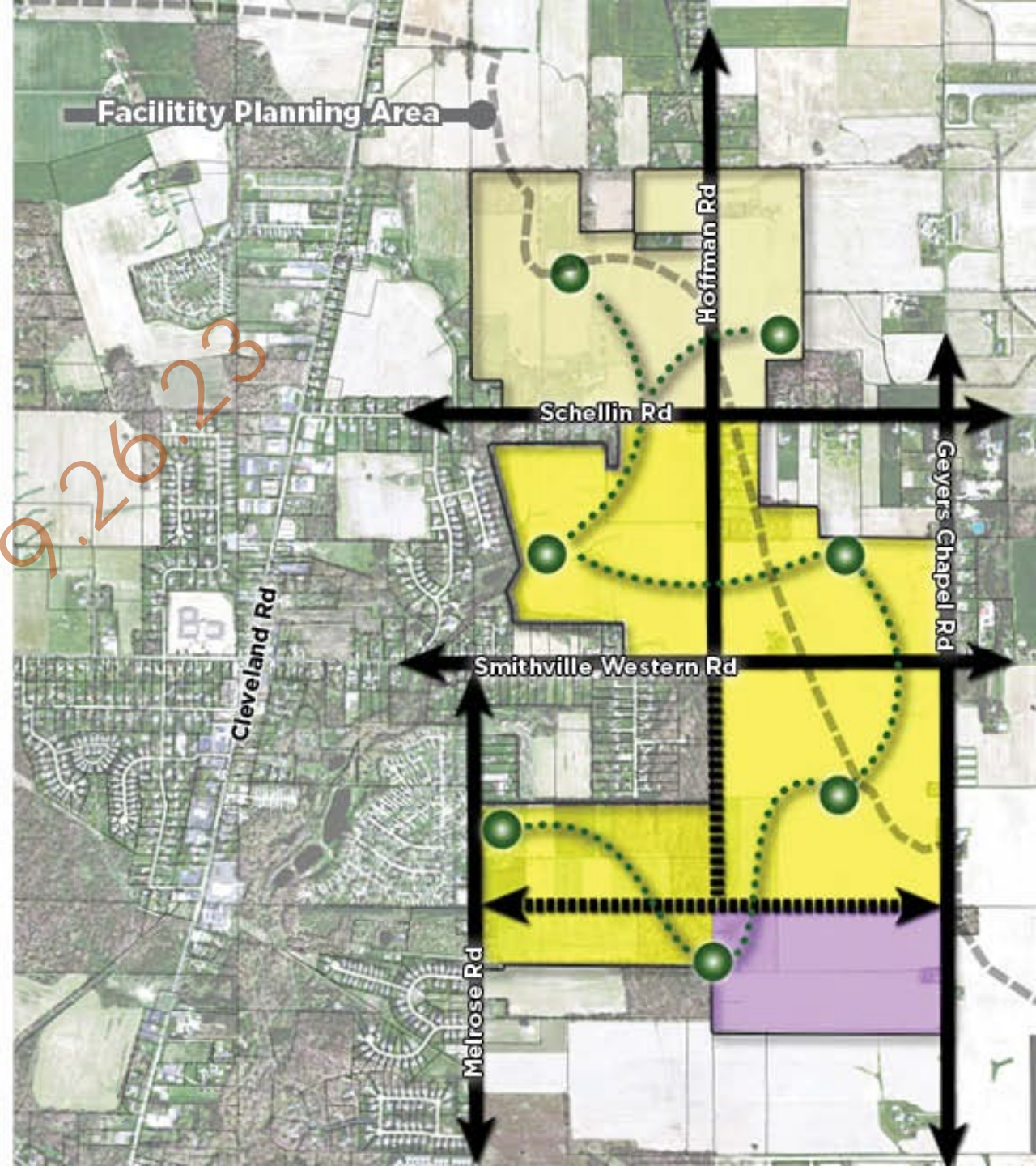


FOCUS AREA:

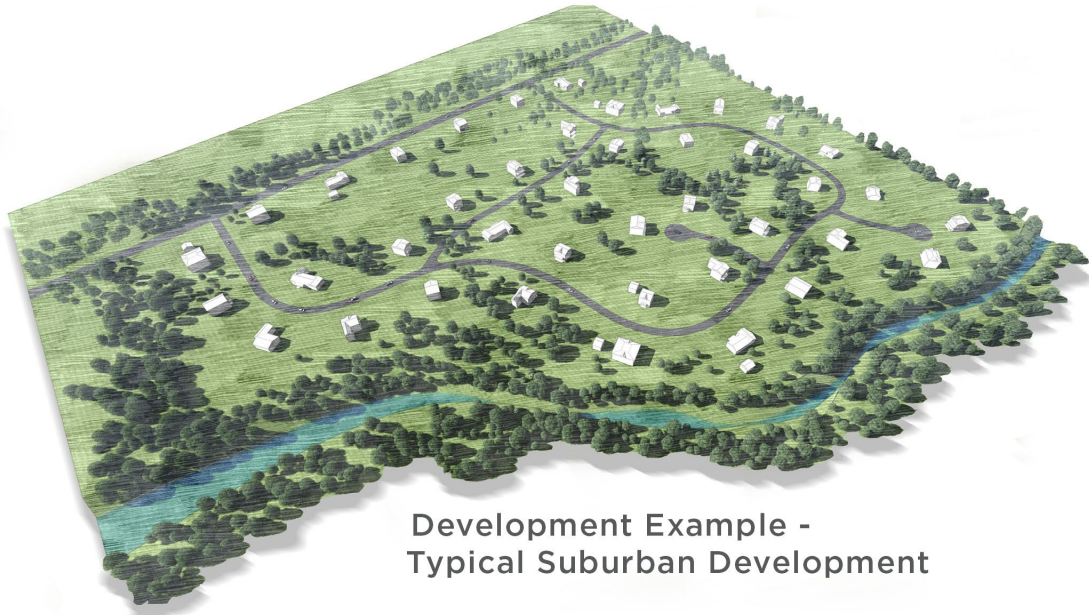
# GEYERS CHAPEL RD

-  SUBURBAN DEVELOPMENT
-  SUBURBAN CLUSTER DEVELOPMENT
-  INNOVATION
-  EXISTING ROADWAY
-  PROPOSED ROADWAY
-  POTENTIAL GREENWAY
-  POTENTIAL GREENSPACE NODES

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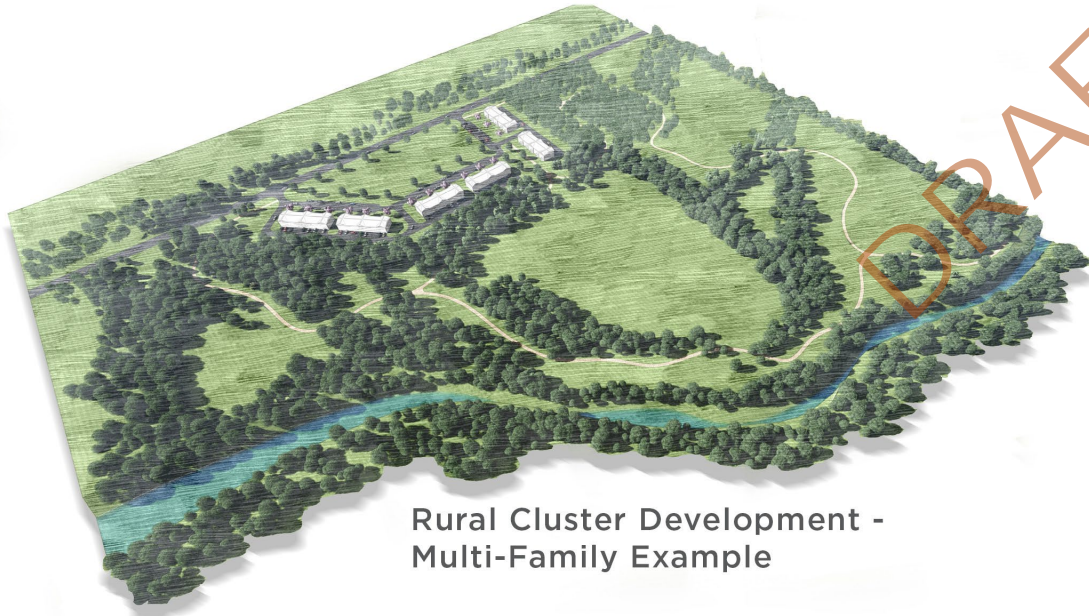




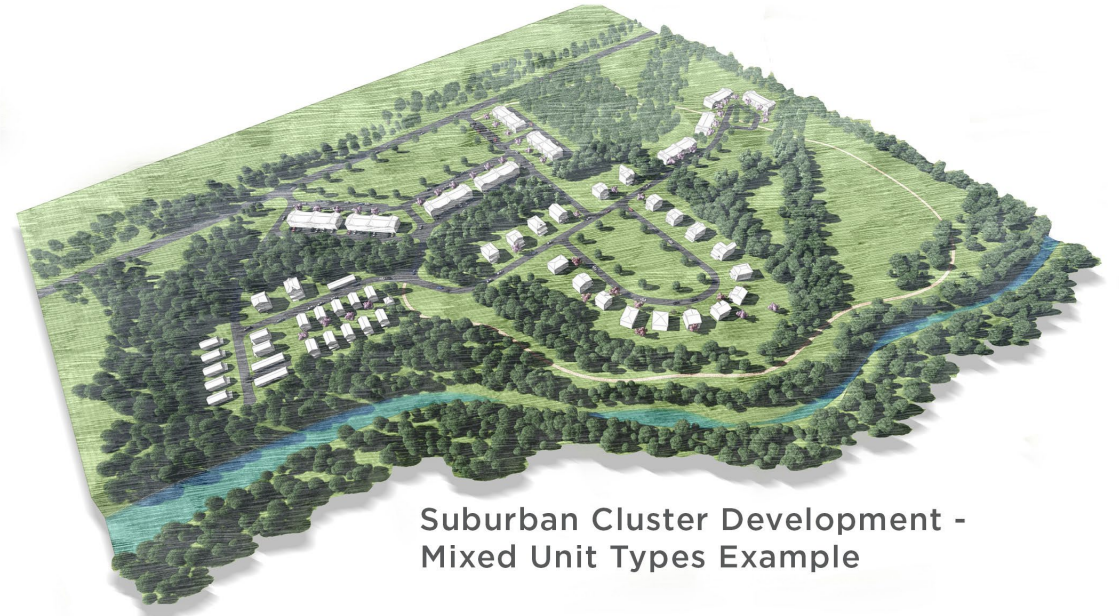
Development Example -  
Typical Suburban Development



Rural Cluster Development -  
Single-Family Example



Rural Cluster Development -  
Multi-Family Example



Suburban Cluster Development -  
Mixed Unit Types Example

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# Community Engagement – Phase II

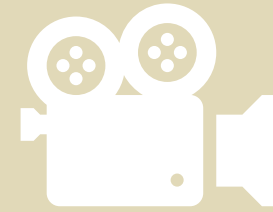


# Public Open House #2: Details



In-person Open House

November 6<sup>th</sup> @ City Hall from  
5pm to 7pm



Recorded Virtual  
Presentation

Releasing recording + online  
engagement by November 9<sup>th</sup>

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# Public Open House #2: Agenda

- **Information to be presented:**
  - Project Overview – detail of project process
  - Community Engagement Round 1 Recap
  - Plan Framework
- **Information to review:**
  - Future Land Use Map – with detail
  - Focus Areas – renderings and design intent
  - Parks & Rec Exercise: Community Center Test Fit
  - Mobility Exercise: Completing the Non-motorized Network



# Next Steps

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## Next Steps

- Refine graphics *(as needed)*
- Begin Drafting Document
- Prepare for Open House
  - Draft Marketing Materials
  - Draft Engagement Boards
- **Open House - Phase II**
  - ***When:*** Nov 6th form 5-7pm
  - ***Where:*** City Hall





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