03 THE PROCESS TO DATE
REVIEW BOARD

AMATS
Curtis Baker
Executive Director

WEST CREEK CONSERVANCY
Peter Bode

WOODRIDGE LOCAL SCHOOL DISTRICT
Walter Davis
Superintendent

SUMMIT METRO PARKS
Lisa King
Planning & Development Chief

CUYAHOGA VALLEY SCENIC RAILROAD
Joe Mazur
President

AKRON PUBLIC SCHOOLS
Ryan Pendleton
CFO/Treasurer

CUYAHOGA VALLEY NATIONAL PARK
Lisa Petit
Superintendent

OHIO & ERIE CANALWAY COALITION & CUYAHOGA FALLS PLANNING COMMISSION
Dan Rice
President & Chief Executive Director

CONSERVANCY FOR CUYAHOGA VALLEY NATIONAL PARK
Deb Yandala
CEO
COMMUNITY SURVEY PROVIDED CLEAR DIRECTION
QUESTION 2

1. IF YOU COULD ONLY FOCUS ON ONE AREA FOR THE LONG-TERM BENEFIT OF THE VALLEY, WOULD YOU FOCUS ON:

- PROTECTING NATURAL LANDSCAPES 63%
- IMPROVING THE QUALITY OF NEW DEVELOPMENT 12%
- MAKING EXISTING DEVELOPMENT WALKABLE 26%
<table>
<thead>
<tr>
<th>Response</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Do nothing</td>
<td>9%</td>
</tr>
<tr>
<td>Adopt regulations &amp; wait</td>
<td>26%</td>
</tr>
<tr>
<td>Adopt regulations &amp; provide incentives</td>
<td>48%</td>
</tr>
<tr>
<td>Participate as developer</td>
<td>17%</td>
</tr>
</tbody>
</table>
**QUESTION 6**

**HOW INVOLVED SHOULD THE MUNICIPALITY BE IN MAKING EXISTING DEVELOPMENT WALKABLE?**

<table>
<thead>
<tr>
<th>Option</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>DO NOTHING</td>
<td>2%</td>
</tr>
<tr>
<td>ADOPT REGULATIONS &amp; WAIT</td>
<td>9%</td>
</tr>
<tr>
<td>ADOPT REGULATIONS &amp; PROVIDE INCENTIVES</td>
<td>51%</td>
</tr>
<tr>
<td>PARTICIPATE AS DEVELOPER</td>
<td>38%</td>
</tr>
</tbody>
</table>
PLAN INTRODUCTION

• PRESENTATION OF RECOMMENDATIONS
  Principal Doug Farr

• SUBMIT QUESTIONS TO MODERATOR IN CHAT USING “Q&A” FEATURE
  Moderator Dan Rice

• PANEL DISCUSSION TO FOLLOW DOUG’S PRESENTATION
  Moderator will facilitate discussion, Panelists to answer questions

• RECORDING OF PRESENTATION AND CHAT WILL BE AVAILABLE POST-MEETING
  Check City websites for meeting information
PROJECT TEAM

[Logos of Farr Associates, Crabtree Group Inc., LandUseUSA, and CODE STUDIO]
PROJECT INTRODUCTION
VISION STATEMENT

The Merriman Valley is a Gateway to the CVNP.

Let’s make this Special Place a Global Model of Land Conservation and Sustainable Development by Piloting Innovations in planning and regulation.
GOALS

**Conserve.** Plan and code undeveloped private land as models of sustainability.

**Transform.** Transform existing development into beautiful, vibrant, and accessible places.

**Activate.** Promote ecotourism by optimizing access to green space, trails, the Cuyahoga River, and the National Park.
VALUES

The following values are essential to building a shared vision and this project’s long-term success:

1. Transparency.
2. Seeking understanding while listening.
3. All ideas are worth hearing.
4. Agreeing and disagreeing respectfully, and respect the process.
5. Acknowledging the wisdom and diversity of perspectives involved in the process.
6. Respecting the culture and uniqueness of this space and those in it.
WE ARE STILL LISTENING
A PLAN AT FOUR SCALES

• IMAGE: THE VALLEY AS A GATEWAY
  A Sustainability Ethic

• CORRIDORS
  Places for Nature and Humans to Thrive

• CONSERVATION NEIGHBORHOODS
  Best Practices for Minimizing Impact of (Re)Development

• NODES A & B
  The Valley & Northampton Corners
MERRIMAN VALLEY SCHUMACHER AREA
MASTER PLAN
I: IMAGE: THE VALLEY AS A GATEWAY
WHAT IS THE IMAGE OF MERRIMAN VALLEY TODAY?
IMAGE: THE VALLEY AS A GATEWAY

Estes Park, CO  Rocky Mountain NP
Jackson Hole, WY  Grand Teton NP
Gatlinburg, TN  The Smokies
Ely, MN  Boundary Waters NP
2: CORRIDORS: WHERE PEOPLE & NATURE THRIVE
I. NATURE CORRIDORS
CREATE A CONTINUOUS HABITAT CORRIDOR THROUGH THE VALLEY.
CREATE A SCENIC BYWAY ALONG THOROUGHFARES.
MEADOW BUFFER

Figure 5.X: Meadow buffer example.
Source: Code Studio

Figure 5.X: Sketch of a meadow buffer 100ft set-back.
Source: Farr Associates

FOREST BUFFER

Figure 6.X: Forest buffer example.
Source: Code Studio

Figure 6.X: Sketch of Forest buffer 100ft set-back.
Source: Farr Associates
3: CONSERVATION NEIGHBORHOODS
BEST PRACTICES @ MINIMIZING IMPACT
IV. CONSERVATION NEIGHBORHOODS
CONSERVATION NEIGHBORHOOD FRAMEWORK

<table>
<thead>
<tr>
<th>ACTION</th>
<th>LAND CONSERVANCY</th>
<th>CITIES</th>
<th>PRIVATE DEVELOPERS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Buy or Acquire Development Rights to Strategic Parcels</td>
<td>Adopt This Plan and Revise Subdivision Regulations to Promote/Require BOD and Stormwater &amp; Dark Sky Ordinances.</td>
<td>Initiate Projects with the Goal of Building World-Class Examples of Sustainable Development.</td>
</tr>
</tbody>
</table>

CONSERVING THE VALLEY BY: ALL HANDS ON DECK AND ALL OF THE ABOVE
A. LAND CONSERVATION

Cul-de-Sac Development (sprawl)  Clustered Development  Connected Development
B. CONNECTED BIKE-FRIENDLY DEVELOPMENT

Continuous Roadside Bike Trails

Bike-Friendly Development

Village Homes
Davis, CA
C1. SUSTAINABLE NEIGHBORHOOD ELEMENTS

• DESIGN NEW AND EXISTING BUILDINGS TO A HIGHER STANDARD.
  All-electric, highly energy-efficient, renewably powered

• PROVIDE A PUBLIC OPEN SPACE WITHIN WALKING DISTANCE OF THE ENTIRE NEIGHBORHOOD.
  Each community needs a heart.

• LET STORMWATER INFILTRATE NATURALLY.
  Don’t hide water, celebrate it where it falls.

• MAINTAIN EXISTING TREE CANOPIES, PROMOTE NATIVES.
  Canopy preservation standards, use natives wherever possible

• RESPECT NIGHT SKY AND LIFE BY MINIMIZING LIGHT POLLUTION.
  Layer light, and have it be beautiful from every angle.
C2. WALKABLE STREET GRID

Pick one
C3. PROVIDE A MIX OF HOUSING TYPES

Detached Single-Family Houses

Duplex: Side-By-Side + Stacked

Fourplex: Stacked

Courtyard Building

Cottage Court

Townhouse

Multiplex: Medium

Triplex: Stacked

Live-Work

Mid-Rise

Missing Middle Housing

Missing Middle Housing types are placed on the end-grain of a single-family block, facing the primary street, which is often a slightly busier corridor than the streets the single family homes are oriented towards.
4: NODE A: THE VALLEY
II. THE VALLEY
N PORTAGE PATH / MERRIMAN ROAD
Thanks for the Memories!

Today a visit to the Merriman Valley leaves no lasting impression. Part of what makes a place special, especially in our social media age, is having a memorable image—a postcard view. To promote eco-tourism and serve as the Gateway to the National Park, this plan proposes a massive piece of conceptual art, the world’s-largest interactive canoe.
CREATE A LOVABLE CIVIC PLACE AT MERRIMAN/PORTAGE PATH.
TOWN GREEN – AN ELONGATED ROUNDABOUT

Source: City of Carmel website
TURN RIVERBEND PARK INTO A DESTINATION
4: NODE B: NORTHAMPTON CORNERS
III. NORTHAMPTON CORNERS
PORTAGE TRAIL EXT W / NORTHAMPTON ROAD
A Place to Call Home

Access to Northampton Corners is via a scenic byway. The continuous landscaped setback will recede and the buildings will become more prominent. In the distance a pair of 50' tall oars, located on both sides of the road, will suggest passing through the large conceptual art canoe in the Valley.
DEVELOP MIXED-USE BUILDINGS WITH CORNER-FACING ENTRANCES.
REDEVELOP GAS STATION INTO WALKABLE ANCHOR

Figure 6.X: Corner Gas Station in Columbus, OH
Source: Google Street View

Figure 6.X: Prototype Site Plan for Corner Gas Station
Source: Duany Plater-Zyberk & Company
PLANS → ZONING
PLANS → ZONING

PHASE ONE

PHASE TWO: Replace Existing Building

Legend:
- 2/3-Story Townhomes
- Open Space
- Existing Building

Legend:
- 2/3-Story Mixed Use
- 2/3-Story Multi-family
- 2/3-Story Townhomes
- Open Space
- Existing Building
PLANS → ZONING
§ 5A-3 RETROFIT DISTRICTS

5A-3-1 Intent

The Retrofit Districts are intended for parcels of land that are designated commercial and mixed-use activity centers in the Town's 2013 Comprehensive Plan. These large parcels along corridors and in centers at the intersection of major corridors throughout the Town. The intent is to improve safety and the appearance for all users along major roadways. The Retrofit Districts also create a framework for development that allows for flexible development to meet the needs of the community. The framework is intended to provide flexibility in the establishment of development.

5A-3-2 Districts

The following Retrofit Districts are established. Intent statements are provided with each district on the following pages:

A. Shallow Corridor 3 (DC-3)
B. Deep Corridor 3 (DC-3)
C. Deep Corridor 5 (DC-5)
D. Center 2.5 (CTR-2.5)
E. Center 5 (CTR-5)
F. Center 8 (CTR-8)
06 MODERATED Q & A DISCUSSION
07 CLOSING & NEXT STEPS
CLOSING & NEXT STEPS

1. MASTER PLAN PUBLIC COMMENT PERIOD
   a) Meeting Slides posted to City websites this week.
   b) Submit written comments to:
      _ValleyPlan@akronohio.gov; development@citycf.com_
   c) Draft Plan posted to City websites for public comment in January 2022.

   Cuyahoga Falls Website: _https://www.cityofcf.com/merriman-valley-schumacher-area-master-plan_
   Akron Website: _https://www.akronohio.gov/cms/site/0e9b61c524339d78/index.html_

2. FORM-BASED CODE DEVELOPMENT  (January-March 2022)
THANK YOU!