

Goals/ Guiding Principles	Keep It	Change it	Comments
1. Future development should be compatible with the general suburban character of Stow.	6	5	<ul style="list-style-type: none"> » Compatible with what’s needed and what’s smart and sustainable. Don’t worry about the definition of suburb. » <u>Yes absolutely</u>. Listen to the voice of the people. Look at what the surrounding communities are doing (Cuyahoga Falls, Kent, Hudson). Stow needs a vision, not Myers or Dollar General. » Right now the city of Stow has a reputation for bringing in Dollar General type business. This must change! » Stow is more urban than suburban.
2. Recognizing that Stow is nearly built-out, maximize the Route 8 Corridor for increasing the tax base; with quality office and light industrial development in suitable locations.	1		
3. Attract new residents to increase the population base.	1		
4. Continue to provide a variety of housing choices, compatible with the surrounding development.	1	3	<ul style="list-style-type: none"> » More variety in affordable housing. <u>Stop</u> building huge single family houses that won’t be popular with future populations when baby boomers retire. » Less rentals- more stable homeowners
5. Ensure neighborhoods continue to attract investment and maintain their property values.	1		<ul style="list-style-type: none"> » Spring Clean-up for leaves- 1 time in spring for branches » Landlords should be required to do background checks on renters- City to reimburse expense- no felons
6. Ensure Stow has a good mix of community amenities that will continue to make the city a desirable place to live.	7		<ul style="list-style-type: none"> » Rec Center- pools, natatorium, festivals, dining areas » Lodge (beside) Silver Springs to rent back at Adell Durbin or somewhere else » Keep Fox Den (3notes): City asset; keep it as a golf course green space. Property value. City Asset. Most local cities have golf course. » Town Center- could that be purchased to develop a “First & Main” area on a smaller scale. Another recommendation would be a recreation center at this location. » A nice city pool & rec (like YMCA Pool in Tallmadge) Would attract people from other cities to come and spend \$

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7. Be strategic about providing public assistance (economic incentives) for new development – assisting with infrastructure and utility improvements when it is in the public interest.	2		
8. Continue to confine retail/commercial businesses to limited locations to reasonably meet the retail needs of the City’s existing and projected population.	3		» <u>Stop Retail Creep!</u>
9. Encourage/foster/facilitate the redevelopment and redesign of existing struggling retail centers.	1		
10. Ensure that new development enhances the general appearance of the community, is harmonious with the surrounding area, and that its traffic is managed well.	6		» Graham Rd from Rt 8 to City Hall- Reduce Lanes to 2 with turn lane in center; Improve Bike Trail from Silver Lake to Leewood » Traffic Issues at Fishcreek Rd/ Stow and High school! » Resurface Progress Park Dr. » Need traffic light at Progress Park Dr. & Fishcreek
11. Encourage walkable, pedestrian-friendly mixed use development in strategic locations, such as the Stow Civic Center and the Darrow Road/Kent Road area.	26	1	» This should be the mission statement of the <u>Comprehensive Plan</u> . Encourage walkable... » More sidewalks- lots of small children, disabled, and walker bikers in this area.

Strategies	Agree	Disagree	Comments
Underutilized Retail			
a. Increase the types of uses allowed in shopping centers	5		» Re-evaluate shopping centers. The population that uses them won't be utilizing them forever. Re-purpose to be more sustainable & walkable. Less "parking lot deserts." More up-to sidewalk storefronts. » It would depend on each situation. No more big-box stores.
b. Offer incentives to encourage building owners to improve the stores	5		» Revisit definition and uses in codes to allow more uses in districts with underutilized retail. Is the code relevant to the area? » Decrease required parking spaces for commercial. Increase incentives for walking, public transit, bikes.
c. Require shopping centers to provide more green space and other amenities	9		» Create a 1 st & Main or Portage Crossing at Town Center.
d. Create a Public/Private partnership to develop redevelopment plans	5	1	» Yes! Find people with new & creative ideas of how to make it better! New Consultants? » May not be to the developers advantage
Residential Development			
a. Allow flexibility in single-family development to encourage protection of natural areas	3		
b. Provide amenities that attract and retain residents	4		» Schools and <u>jobs</u> attract residents not poorly built cul de sacs and Ryan Homes. Parking Behind ✓✓✓ Walkability is necessity! » Amenities have gone to votes (i.e. Community Center & Pool) constantly voted down. » Stow does not currently provide many amenities to the community. Where are our pools, natatorium dining areas?
c. Encourage higher density adjacent to retail nodes and community facilities and along Darrow Rd	10		
d. Require higher density to be attractive, well-designed with parking behind	11		
e. Assist at-risk neighborhoods to help improve property values	4		
f. Preserve sensitive natural areas	1		» Allow the City to grant access to land locked areas (easements)

Strategies	Agree	Disagree	Comments
Area A: Seasons Rd Area			
a. Continue to promote light industrial/office/research & development	6	1	» Preserve what little undeveloped we have left- expand green preservation areas
b. Allow a small amount of convenience retail/gas stations at the interchange	5	1	
c. Monitor traffic and make improvements as needed to avoid traffic congestion	4		» What traffic congestion? » Respond as needed, preserve areas where you can.
d. Advertise the City's economic development incentives and business friendly permitting	3		
Area B: West Side Steels Corners Rd Area			
a. Encourage residential development designed to preserve/take advantage of natural features	2	1	
b. Allow single-family and townhouses (similar to nearby Edgebrook Condos)	1	9	» This area is very far from schools, amenities; we already have too much residential. People living here would have nowhere to walk, no grocery store. » Do not build up every area with residential development. What would attract more people - houses or money spent for amenities?
c. Monitor traffic and make improvements as needed to avoid traffic congestion	4		
Area C: Graham Road—West of Hudson Drive			
a. Encourage residential development designed to preserve/take advantage of natural features	2	2	» Do we really need more residential development in Stow? Open land is needed. Don't build on every available space.
Area D: Gilbert Road—West of Hudson Drive			
a. Allow a mix of uses (offices and residential, and care facilities) that can help support the adjacent retail	2		
b. Allow increased residential density because of nearby retail	4		» Allow multi-family by right
c. Consider vacating Gilbert Lane to facilitate development	3	1	

Strategies	Agree	Disagree	Comments
Area E: Stow/Falls Center			
a. Allow retail to have out-door storage that is well-screened and landscaped	1	1	» Get rid of the giant parking lot. The old Tops is not a good location for a giant store as is.
b. Require more landscaping	4		
Area F – 5 ac commercial site			
a. Because of access issues, encourage Metroparks to purchase the property for preservation	4	1	
Area G: Hudson Drive between Graham Rd and Steels Corners			
a. Allow a mix of uses (offices, light industrial, residential).		1	
b. Allow increased residential on parcels with access to Hudson Dr		3	
c. Allow highway services only at Hudson/Steels Corners intersection	2	1	
d. Assemble small lots to create more developable parcels		2	» Should remain residential rural
e. Adopt setbacks and landscaping requirements to preserve the lower density appearance.	8	1	» Increase walkability from “residential” to Wal-Mart/jobs area for residents & bikers from towpath.
f. Encourage business development along west side of Hudson to take advantage of SR 8		3	» We enjoy and need the rural residential look of this area
g. Maintain single-family along Springdale Rd, east of Hudson Dr.	3		
Areas H: Darrow Road (N of City Center)			
a. Continue to restrict retail uses along Darrow Rd to existing retail areas	6		
b. Allow a wider mix of uses (offices, residential, limited restaurants).	3	4	» This is Stow’s “First & Main” (Hudson)

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Strategies	Agree	Disagree	Comments
c. Allow more building coverage while still maintaining the general residential character	3		
d. Develop more specific design guidelines for the Corridor	5		<ul style="list-style-type: none"> » Too many buildings & offices look cheap, badly made. Lots of parking, little positive impact. (Dollar General, Keystone Vets) » Any way to veto low end \$ stores & fast food?
e. Continue to not allow parking lots in front of buildings	9		
f. Make sure new development is screened from residential neighborhoods	8		
g. Make streetscape improvements	8		<ul style="list-style-type: none"> » <u>Yes!</u> More sidewalks! Very helpful to handicap and elderly with limited mobility. » From City Center to Kent Rd.
Area I: City Center			
a. Foster a mixed use (retail/residential/office) development north of Post Office	2	4	<ul style="list-style-type: none"> » This is Stow's "First & Main" (Hudson) » This is not the area for more retail use. Land here would be better used for green space/ walking areas. » Amphitheater with coffee shop, ice-cream shop, skating rink.
b. Form a Public/Private partnership & offer incentives	8	4	<ul style="list-style-type: none"> » City have full control of property
c. Incorporate the playground into the design of the development	8		<ul style="list-style-type: none"> » Keep Skip in some capacity. Complete atrium/stage area/gazebo » Amphitheater and/or gathering area that would attract families to get together.
Area J: Darrow/Kent Rd Area			
a. Allow for compact development to create a walkable center	6	3	<ul style="list-style-type: none"> » More & more sidewalks encouraged! Ex: to ride your bikes to get ice-cream ☺ along Fishcreek (fast & dangerous) » This is already a very busy traffic area and it is built up already- where is walking even possible » You owned that property once as City Center and sold it to CVS- Why not develop back when you had the chance
b. Foster a mix of uses (retail/residential/office)	5		
c. Allow townhouses near the street (west of Darrow Rd	2	4	

Strategies	Agree	Disagree	Comments
d. Form a Public/Private partnership & offer incentives, assistance (land assembly)	6		» Can someone please seek out/advocate for “nicer” quality development
e. Encourage higher density development	4	3	» This area is already densely developed
Area K: Stow/Fishcreek Area			
a. Limit the potential for new retail	9		» Purchase land at the corners - Stow/ Fishcreek and Stow/Call (Agree, Ditto) » Shopping should be within walking distance of residential » Limit C-2 rezoning
b. Allow higher density residential as transition between retail and single-family		6	
c. Allow assisted living and care facilities next to retail	4	11	» Assisted living will not participate in retail. Apartments should be within walking distances of retail » Senior living tax base in Stow is already maxed at each quadrant
d. Monitor traffic and make improvements to manage traffic	4		» Alleviating traffic congestion <u>shouldn't</u> mean “more roads, more lanes.” There is an entire <u>science</u> of better road design nowhere in Stow seems to utilize! » The horse is out of the barn with the <u>high</u> mistake allowing Dollar General. We will be paying for that mistake for a long time.