



Board of Trustees

Bruce Koellner
Jim Schulte
Scott D. Dressler

Janice Marshall, Township Administrator
Roy Speer, Fiscal Officer

2026-
2036

COPLEY TOWNSHIP
LAND USE
PLAN



Contents

Chapter 1 Introduction	02
Chapter 2 Background	08
Chapter 3 Public Engagement	21
Chapter 4 Built Environment	33
Chapter 5 Economic Development	74
Chapter 6 Community + Equity + Quality of Place	225
Chapter 7 Sustainability + Resiliency	293
Chapter 8 Future Land Use	338
Chapter 9 Definitions	425

Chapter 1 Introduction

01

LETTER TO RESIDENTS

02

EXECUTIVE SUMMARY

Letter to the Residents

Dear Residents,

“Think big but always remember to make the places where people are to be, small.”
- Jan Gehl, architect



The Copley Township Comprehensive Land Use Plan is essential to the success of land use in the Township. The Land Use Plan is utilized to guide residents, decision-makers and administrative staff in the principles of responsible land use.

With the largest population of all Summit County townships, Copley has always managed to make a big place feel small. Much of this has to do with the abundance of small farmers, many carrying on family traditions while more recent residents contribute to the township’s farming heritage.

Copley Township has the services and character of a city, while its residents proudly proclaim its historical significance and rural spaces. Consequently, the Zoning Commission carefully considered the balance between development and preservation, the environment and urbanization, and the past and the future in this update of the Comprehensive Land Use Plan.

The township’s first Land Use Plan, adopted in 1999, was updated in 2009 by the Land Use Steering Committee. The Steering Committee recognized the importance of managed and responsible growth. Since that time, Copley’s Department of Community and Economic Development and the

Steering Committee’s replacement, the Zoning Commission, have partnered with residents, business owners, elected officials, and other stakeholders to update the plan, viewed as a living document. This effort to update the 2020 plan considered the significant events and trends of recent years: a global pandemic, increased housing demands, teleworking, and new retail patterns. With an eye to a sustainable future, while at the same time honoring the past, the Copley Zoning Commission and Department of Community and Economic Development present this 2025 Comprehensive Land Use Plan with the hope that its goals and objectives continue to make a large place feel intimate, friendly, and small.

Sincerely,
*Copley Township Zoning Commission
&
Department of Community & Economic
Development*



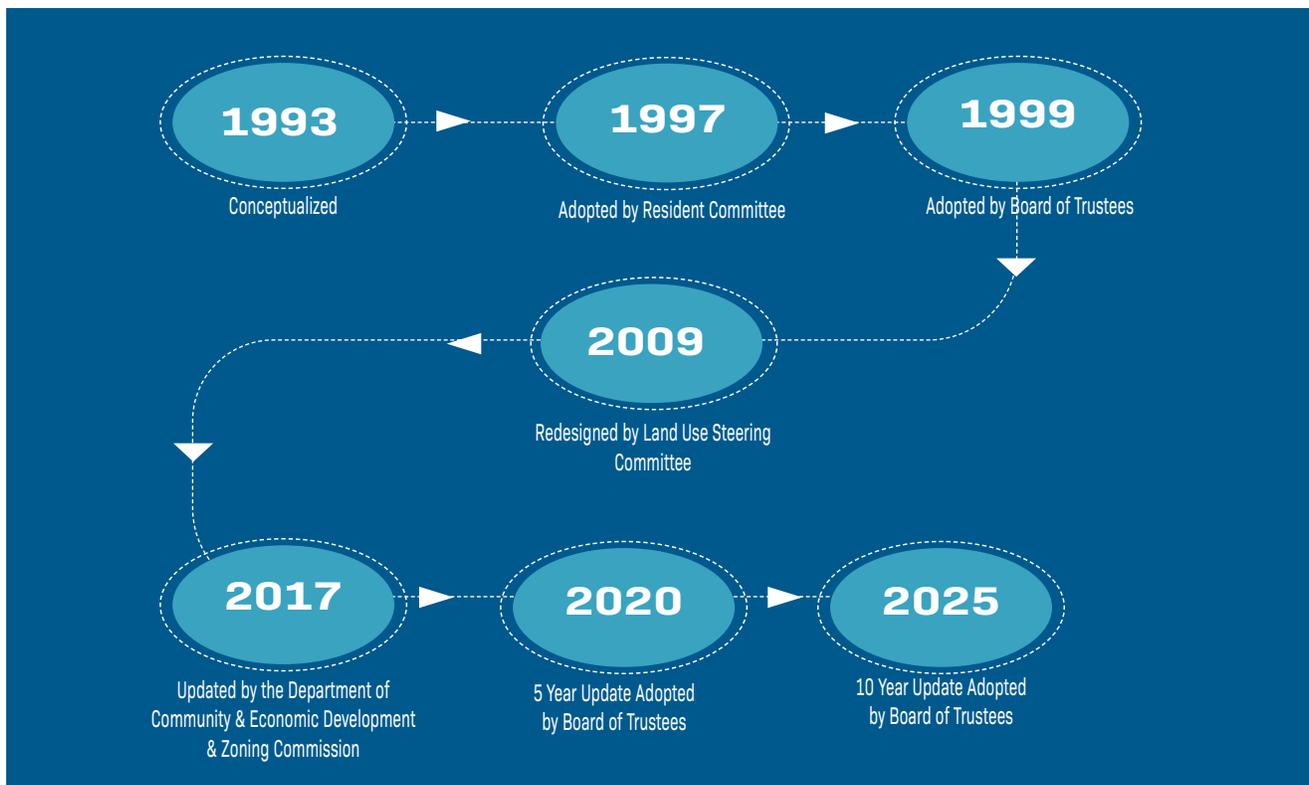
Chapter 1: Introduction

Copley Township's First Land Use Plan

After the adoption of the JEDD in 1993, a group of residents worked for three years on Copley Township's first Comprehensive Land Use Plan. This Plan was adopted in 1997 and served the community for ten years. The goals of that plan were to:

- Implement the Comprehensive Land Use Plan to direct development in the Township;
- Strengthen the Zoning Resolution in its ability to regulate development;
- Preserve the rural/suburban atmosphere of Copley Township;
- Guide the location of development on the basis of natural capabilities and limitations of the land;
- Ensure that new development does not result in public health hazards for the community;
- Guide new growth in an orderly, regulated manner that will minimize stress on services and public infrastructure;
- Guide commercial and industrial growth to provide a sound fiscal base for schools and Township services; and
- Maintain an ordered, balanced community design with the focus on residential and open space/conservation zoning.

This plan served the community well for approximately ten years and helped Township officials make important development and land use decisions.

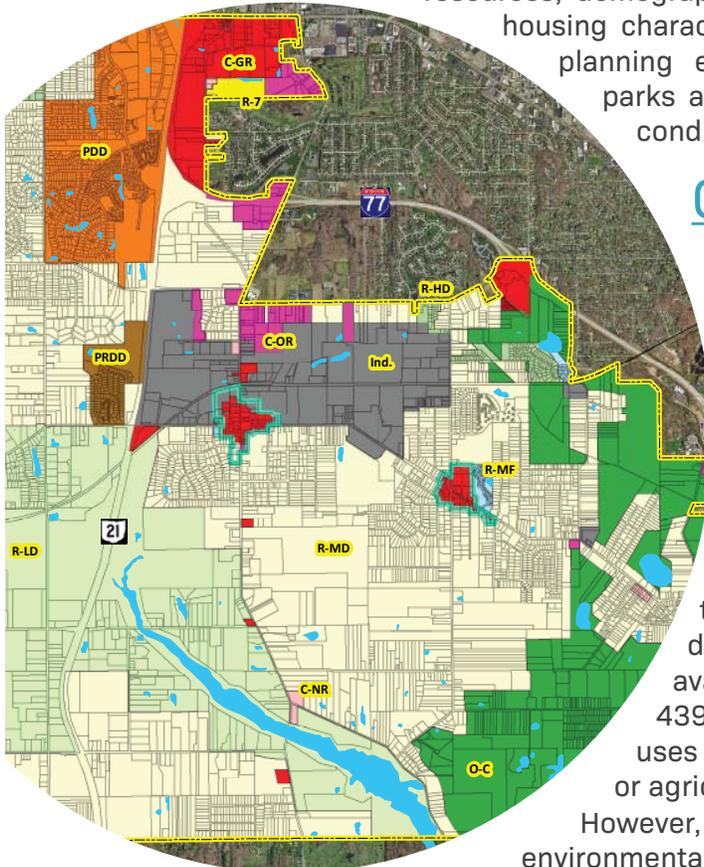


Chapter 1: Introduction

In 2023, the Copley Township Zoning Commission began the process of updating the Comprehensive Land Use Plan. The Commission wished to address smart growth principles which are aimed to protect and ensure a high quality of life for residents, businesses and landowners of Copley Township for generations to come. The purpose of the Comprehensive Land Use Plan is to provide a framework which informs spending and regulatory decisions to improve the character of the community. Such decisions involve the proper location and nature of future development; the need for public facilities or infrastructure; and a determination of scenic, environmental, and historic resources that should be afforded a measure of protection as development occurs.

Plan Update Overview

The Comprehensive Land Use Plan Update involved the public utilizing a full Public Engagement Plan. The Plan Update included New Community Survey, Workshops, Public Kiosk, Community Social, Open Office Hours, and a Public Open House. The plan gathered background on the history, cultural resources, demographics, population trends and characteristics, housing characteristics, economic characteristics, regional planning efforts, infrastructure and public services, parks and greenways, land use, and environmental conditions.



Current Land Use

According to the Summit County Fiscal Office land use codes, current land use in Copley Township can be classified as 51% residential; 9% commercial; 2% industrial; and 25% agricultural. The remaining land use is comprised of exempt land, mineral and gas rights, and railroad property. Exempt land includes land dedicated to school facilities, government buildings and church property. If the assumption is made that parcels over 20 acres in size are potential development areas, then 2,050 acres could be available for development. In addition, there are 439 acres zoned for industrial and commercial uses that are vacant or being used for residential or agricultural uses.

However, nearly half, 49%, of the Township is environmentally constrained by floodplains, wetlands, and land with hydric soils. In addition, about 61% of the entire Township contains environmentally sensitive areas (woodland resources, riparian corridors, and high groundwater resources). Of the remaining potential development areas, 33% is environmentally constrained and 89% is sensitive.

Current Zoning

As of 2024, the Copley Township Zoning Resolution includes six (6) Residential Districts, four (4) Commercial Districts, one (1) Industrial District, four (4) Mixed Use Compact Development Districts, and two (2) Planned Development Districts.

Chapter 1: Introduction

PLANNING TOOLS

The plan recommends that Copley consider the following tools:

Design Guidelines

An element of the Development Regulations describing those standards and regulations which directs the appearance of development and redevelopment projects, site and street design and seeks to preserve and/or enhance the aesthetic qualities of an area.

Downzoning

Rezoning of a tract of land to less-dense or intensified uses. Downzoning is used to curb sprawl and direct growth to designated areas.

Environmental Zoning

Protecting public health and safety functions that natural resources provide to the community. Examples of these include:

- ◇ Riparian Overlay Districts and Riparian Corridor Setback Requirements
- ◇ Wetland Setback Requirements
- ◇ Groundwater Regulations

Form Based Codes

A Form Based Code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code.

Green Infrastructure

The U.S. Environmental Protection Agency (U.S. EPA) refers to green infrastructure as a cost-effective, resilient approach to managing wet weather impacts that provides many community benefits. While single-purpose gray stormwater infrastructure—conventional piped drainage and water treatment systems—is designed to move urban stormwater away from the built environment, green infrastructure reduces and treats stormwater at its source while delivering environmental, social, and economic benefits.

Low Impact Design (LID) Guidelines

An effective LID approach to land use regulation provides flexible performance-based goals and design criteria while promoting opportunities for using innovative management practices and site planning techniques that can be incorporated to compensate for development disturbance. Innovative techniques related to planning and design for stormwater management; grading, natural resource protection, and site layout are commonly integrated in low impact development approaches.

Performance Zoning

Performance Zoning establishes minimum criteria to be used when assessing whether a particular project is appropriate for a certain area and ensures that the end result adheres to an acceptable level of performance or compatibility. This type of zoning provides flexibility with the well-defined goals and rules found in conventional zoning. Whereas traditional land use zoning specifies how land can be used within specified districts, Performance Zoning specifies the intensity of land use that is acceptable. In other words, it deals not with the use of a parcel, but the performance of a parcel and how it impacts surrounding areas.

Transfer of Development Rights

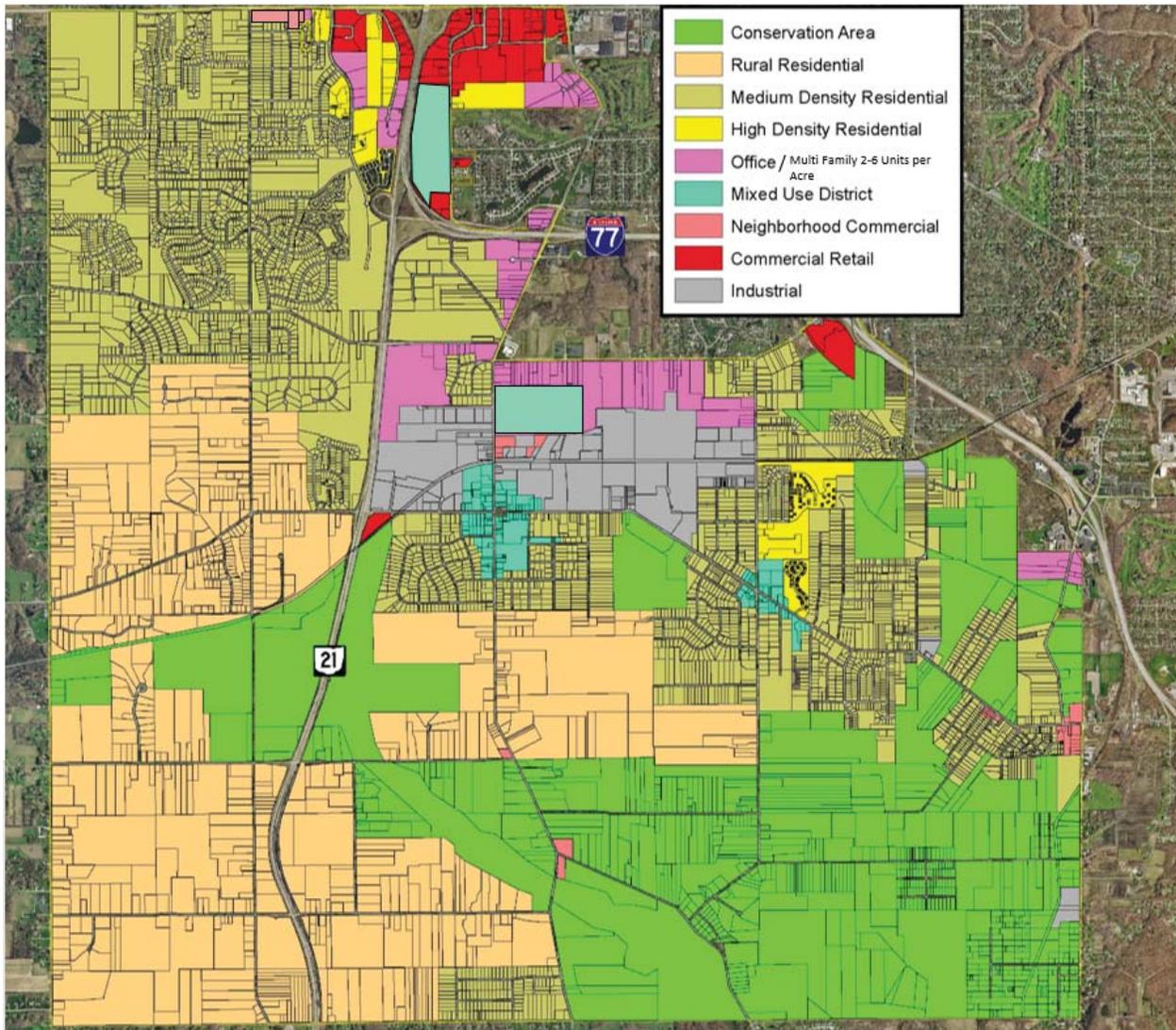
TDR tools were designed to encourage conservation of high value, natural, agricultural, and culturally significant open space while allowing for higher density residential and commercial development in the targeted development corridors or concept areas. TDR tools encourage developers to relocate development density, reduce densities in environmentally sensitive areas or reduce density in other areas desired for low density.

Since 2009, Copley Township has been interested in Transfer of Development Rights (TDR) as a tool to help shift density from high priority open space to areas where growth is encouraged. Current development methods tend to involve landowners in a process that is not effective in controlling sprawl. TDR can be a key tool used in shifting density from one parcel to another. Currently, townships cannot approve the transfer of development rights. As a charter county, Summit County could have the ability to adopt TDR and the Townships would not have to wait for authorization from the State. Copley Township could be a pilot TDR program for the County. In addition, many townships have approved non-contiguous subdivisions as a methodology of transferring development densities.

Chapter 1: Introduction

The Department of Community & Economic Development recommended the following updates to the Future Land Use Map based on public engagement, inter-department and external agency feedback:

Future Land Use Map



Primary updates include the following; addition of low density multifamily residential (2-6 units per acre) as an option in the Office Use category and the addition of proposed mixed use areas along S. Cleveland Massillon Road and Copley Road.

Chapter 1: Introduction

Goals & Objectives Overview



Economic Development

- a. Support initiatives which foster an increased tax base.
- b. Retain and assist small businesses as they thrive in the community.
- c. Be a leader in attracting new businesses.



Community + Opportunity + Quality of Place

- a. Encourage access to safe and welcoming public spaces and places for all residents.
- b. Support various modes of transportation which increase accessibility for individuals.
- c. Ensure that all people have an opportunity to live and thrive in Copley by offering a diverse range of housing.

Chapter 1: Introduction

Goals & Objectives Overview



Built Environment

- a. Encourage the protection and preservation of valuable historic and cultural resources.
- b. Expand awareness of community resources.
- c. Promote the upkeep and maintenance of the existing residential and commercial properties.



Sustainability + Resiliency

- a. Encourage low design impact principles in areas of residential and commercial development.
- b. Support efforts to conserve and protect natural resources and wildlife.
- c. Promote efforts of private landowners to preserve and expand farmland.

Chapter 2 Background

01

HISTORY

02

DEMOGRAPHICS

03

PROPERTY TAXES

Chapter 2: Background

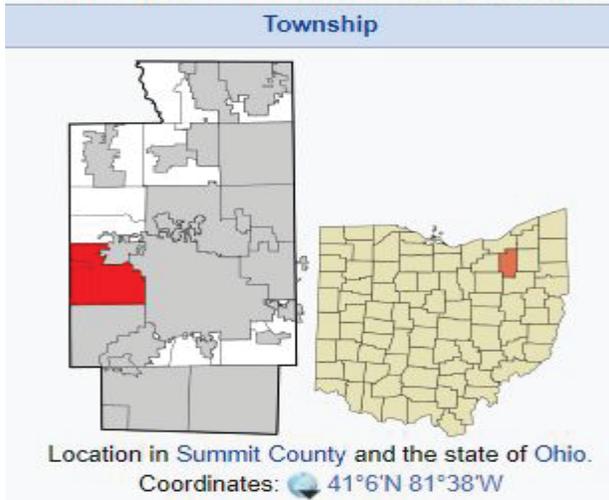


1918

General Information

Copley Township is a political subdivision in Summit County, Ohio, located west of the City of Akron, south of Bath Township and the City of Fairlawn, north of the City of Norton, and east of Sharon Township, Medina County. It is a diverse residential community with agricultural, retail, industrial and commercial areas.

Copley Township, Summit County, Ohio



History

Copley Township was part of the Western Reserve Territory. In 1819, the area, which had been known as “Township 2 range 12”, earlier known as Greenfield, was named Copley. Copley has long included Montrose, then known as Ellis Corners or Latta’s Corners, with a long history of business. The Copley Square area began as a farmers market.

The terrain and geology of Copley Township is primarily a Sharon conglomerate laid down some 231 million years ago by glaciers that repeatedly moved into and receded from the area. Some of the deposits appear to be as recent as 10,000 years ago. Copley swamps with their rich muck soil have provided abundant nurture for crops of grain, vegetables and fruit as well as well as for livestock. A high glacial moraine running east and west through the area is a watershed sending some waters north to the Great Lakes while the rest flows south to the Ohio and Mississippi rivers.



Chapter 2: Background

Significant Dates in the History of Copley Township

1655

According to legend, battle of Fort Island between Erie and Iroquois Indian tribes.

1807

(May 28) Gardiner Greene received title to 16,531 acres of land for \$26,087 from the Connecticut Land Company.

1655

1807

1814

1814

(August 8) Jonah Turner purchased 321 acres in the Stony Ridge area along State Route 18, becoming Copley's first permanent resident.

1819

1819

(July 15) Citizens of Copley Township met and elected the first officers to govern the newly created area.

1820

1820

First industry in area - distillery and sawmill.

Chapter 2: Background

Significant Dates in the History of Copley Township

1831

(August 31) "Elizabeth and Gardiner Greene do hereby remise, release and forever quit claim unto the said citizens of the Township of Copley and their successors, heirs and assigns, all my right and title of dower in and to the above described premises. Said premises being two acres of land now Copley Circle."

1837

Stage coach service offered to Copley for trips from Massillon to Cleveland.

1831

1837

1840

1840

Copley Township became a part of Summit County.

1843

1843

Copley's first church, "First Congregational Society of Copley Township"...now the site of Copley Methodist Church.

1891

1891

Train service to Copley begins. Copley Depot built.

Chapter 2: Background

Significant Dates in the History of Copley Township

1902

Copley's first Town Hall is established at the southeast corner of Copley Square. This building still stands today.

1904

Copley's first centralized school established at the site of the current Town Hall.

1902

1904

1959

1959

Northeastern section of Township voted to separate and form the Village of Fairlawn within the Township. Village of Fairlawn became a city and seceded from Copley Township in 1971.

**1970 &
1972**

1970 & 1972

1970 - Police District Formed.
1972 - Fire District Formed.

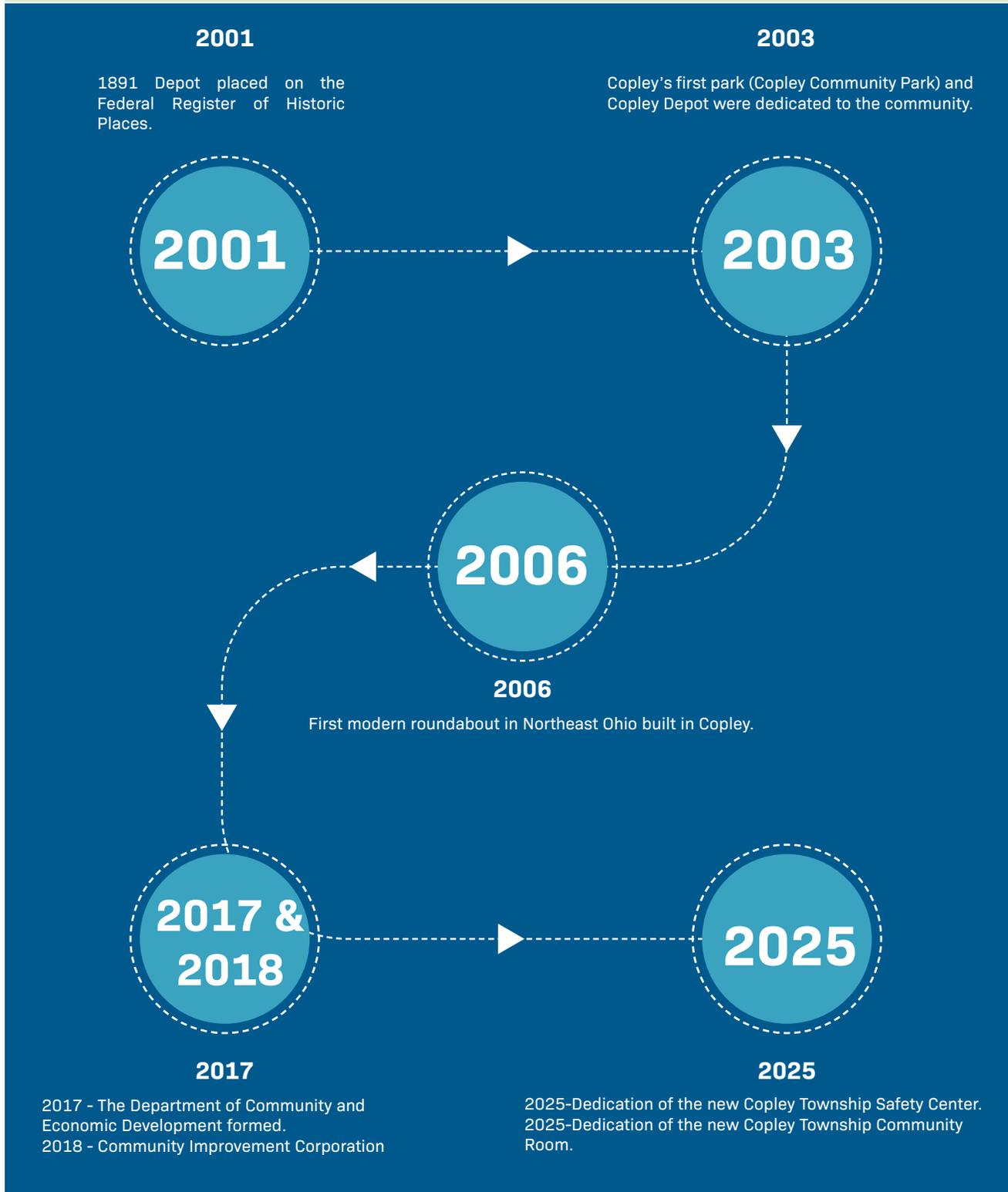
1974

1974

Copley Historical Society founded and incorporated.

Chapter 2: Background

Significant Dates in the History of Copley Township



Chapter 2: Background

Demographics/Population Trends and Characteristics

Demographic Information helps decision makers understand:

- The number of people living in a community.
- The general make-up of the population, e.g., age, race, in other words, who is being served by the plan;
- The number of households and types of housing; and
- Trends in population numbers and composition.

In turn, these help decision makers understand the nature of the demands and needs for land use, transportation, public services, utilities, and economic development.

Total Households

According to the 2020 Decennial Census Copley Township has a total population of 18,403 and 7,773 households

Ethnicity and Age

The 2023 American Community Survey (ACS) reported, that the Township is comprised of a population which is 75% White, 9% Black or African American; 7% Asian, 5% Two or More Races and 2% Hispanic or Latino. The median age for the Township is 43.1 years. This is slightly higher than for Summit County as a whole which has a median age of 41.3 years.

Copley Township Population Trends

Population	Copley Township	Summit County
2009	14,027	544,221
2017	17,305	541,318
2020	18,403	540,428
Percent Change 2009 to 2020	23%	-0.7%

Source: US Census Bureau-2017 American Community Survey (ACS) & 2020 Decennial Census

Chapter 2: Background

Summit County New Housing Starts 2015-2024										
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Bath	25	16	6	10	14	19	11	15	8	8
Barberton	13	9	3	2	34	41	45	52	38	49
Copley	46	72	76	84	28	128	74	26	8	9
Fairlawn	-	-	-	-	4	3	1	38	33	36
Norton	7	5	6	8	3	7	41	75	78	92

Source: Department of Planning/Zoning from individual cities.

Chapter 2: Background

Age Characteristics of Summit County + Copley Township

	Copley Township 2023	Summit County 2023	Copley Township 2017	Summit County 2017
Median Age	43.1	41.3	42.5	40.8
Under 20	4437	123,797	4169	129,635
20-34	2884	103,832	2780	104,501
35-49	3527	97,054	3533	99,795
50-64	3868	111,291	3782	117,587
65+	3601	102,113	3041	89,800

Source: US Census Bureau - 2017 & 2023 ACS 5-Year Estimates

Educational Attainment

	Copley Township 2023	Summit County 2023
Less than High School	3%	6%
High School Graduate	18%	28%
Some College	13%	20%
Associate's Degree	7%	8%
Bachelor's Degree	34%	24%
Post Graduate	25%	14%

Source: US Census Bureau and 2023 ACS

Chapter 2: Background

Economic Characteristics + Opportunities

As of 2025, Copley’s business community encompasses a wide variety of commerce including 28 restaurants, 8 hotels, nearly 150 retail and personal service establishments, 13 continuum care and/or skilled nursing homes and manufacturing, high-tech and medical related facilities. The Township is home to the Copley-Fairlawn School District. According to the Summit County 2017 land use classification of parcels, there are currently 864 commercial acres and 112 industrial acres.

The US Census and 2023 ACS provides economic information for the Township.

DP03-Selected Economic Characteristics
S1901-Income and Poverty

	Copley Township	Summit County
Median Household Income, 2023	\$118,209	\$69,577
Poverty Level	4.5%	12.7%
Labor Force	10,033	274,202
Unemployment	2.9%	3%
OCCUPATION		
Management, business, service and arts occupation	6,327	118,369
Service occupations	1004	42,613
Sales and office occupations	1504	57,380
Natural resources, construction, and material moving occupation	457	18,545
Production, transportation and material moving occupations	511	37,295

Chapter 2: Background

Economic Characteristics + Opportunities

	Copley Township	Summit County
INDUSTRY		
Educational services, health care and social assistance.	26%	23%
Manufacturing	15%	14%
Professional, scientific, and management, and administrative and waste management services	14%	11%
Retail trade	10%	11%
Finance and Insurance, and Real Estate	10%	7%
Arts, entertainment, recreation, accommodation and food services	7%	8%
Transportation and warehousing, utilities	5%	5%
Public Administration	4%	3%
Wholesale Trade	3%	4% (Other Services)

Employment by Industry in Copley Township reveals that education, manufacturing and professional services serve as the primary employment base. This is supported by the Township's largest employers which include the Copley-Fairlawn School District, and professional services including Metropolitan Veterinary Hospital + Med Vet Hospital and manufacturing such as PlasTEAK, Great Lake Knife and Graves Lumber.

Chapter 2:

Background

Major Employers	
EMPLOYERS	# Full Time Employees
Metropolitan Veterinary	236
Copley-Fairlawn School District	279
Montrose Ford	150
Team Health	125
Graves Lumber	115
Med Vet Hospital	95
Copley Township	80
Downing Enterprises	39
Babcock & Wilcox	36
Great Lakes Knife	35
PlaSTEAK	35
Schulte + Co., Akron Childrens Hospital, Spring Garden, Waldorf	30+

Chapter 2: Background

Property Taxes in Copley Township 2023

Property taxes within the Township are very competitive when comparing other communities within Summit County. According to the latest Summit County Fiscal Office data, property taxes devoted to the public school systems average \$1308 per \$100k home value. Those who live within Copley contribute an average of \$1179 per \$100k home value. The residents of Copley have access to four (4) school districts of Akron, Copley, Highland and Revere.

Summit County

2023 Tax Rates

Multiply the market value of the home by the number listed below to determine the approximate Real Property Taxes in each community. This figure does not include any special assessment charges or delinquent taxes due. The tax year 2023 is payable in year 2024.

Community / School District	Tax*	Community / School District	Tax*
Akron City/Akron CSD	2.04%	Lakemore Village/Springfield LSD	1.93%
Akron City/Akron CSD	2.04%	Macedonia City/Nordonia Hills CSD NHWD	1.71%
Akron City/Copley-Fairlawn CSD	1.82%	Macedonia City/Nordonia Hills CSD	1.71%
Akron City/Coventry LSD	2.08%	Macedonia City/Twinsburg CSD	1.90%
Akron City/Revere LSD	1.94%	Mogadore Village/Mogadore LSD	1.93%
Akron City/Springfield LSD	2.05%	Munroe Falls City/Stow Munroe Falls CSD	2.12%
Akron City/Woodridge LSD	2.28%	Munroe Falls City/Tallmadge CSD	2.05%
Barberton City/Barberton CSD	1.97%	New Franklin City/Coventry LSD	1.96%
Barberton City/Coventry LSD	1.85%	New Franklin City/Manchester LSD	1.93%
Barberton City/Northwest LSD	1.63%	New Franklin City/Northwest LSD	1.74%
Barberton City/Norton CSD	1.43%	New Franklin City/Norton CSD	1.53%
Bath Township/Copley-Fairlawn CSD	1.90%	Northfield Center Township/Nordonia Hills CSD	1.96%
Bath Township/Revere LSD	2.03%	Northfield Ctr Township/Nordonia Hills CSD/NHWD	1.97%
Boston Heights Village/Hudson CSD	1.96%	Northfield Village/Nordonia Hills CSD	1.79%
Boston Heights Village/Nordonia Hills CSD	1.76%	Northfield Village/Nordonia Hills/ NHWD	1.80%
Boston Heights Village/Nordonia Hills CSD NHWD	1.77%	Norton City/Barberton CSD	2.13%
Boston Heights Village/Woodridge LSD	2.08%	Norton City/Norton CSD	1.57%
Boston Township/Hudson CSD	2.22%	Peninsula Village/Woodridge LSD	2.34%
Boston Township/Revere LSD	2.02%	Reminderville Village/Aurora CSD	2.22%
Boston Township/Woodridge LSD	2.35%	Reminderville Village/Twinsburg CSD	1.94%
Clinton Village/Northwest LSD	1.92%	Richfield Township/Revere LSD	1.98%
Copley Township/Akron CSD	2.25%	Richfield Township/Woodridge LSD	2.32%
Copley Township/Copley-Fairlawn CSD	2.04%	Richfield Village/Revere LSD	1.69%
Copley Township/Highland LSD	2.06%	Sagamore Hills Township/Nordonia Hills CSD	1.93%
Copley Township/Revere LSD	2.16%	Sagamore Hills Twp/Nordonia Hills CSD NHWD	1.95%
Coventry Township/Barberton CSD	2.35%	Sagamore Hills Township/Woodridge LSD NHWD	2.27%
Coventry Township/Coventry LSD	2.23%	Silver Lake Village/Cuyahoga Falls CSD	2.20%
Coventry Township/Green LSD	2.28%	Springfield Township/Springfield LSD	2.16%
Coventry Township/Springfield LSD	2.19%	Springfield Township/Green LSD	2.24%
Cuyahoga Falls City/Cuyahoga Falls CSD	2.11%	Stow City/Stow Munroe Falls CSD	2.19%
Cuyahoga Falls City/Hudson LSD	2.17%	Tallmadge City/Stow Munroe Falls CSD	2.02%
Cuyahoga Falls City/Revere LSD	1.96%	Tallmadge City/Tallmadge CSD	1.94%
Cuyahoga Falls City/Stow Munroe Falls CSD	2.24%	Twinsburg City/Twinsburg CSD	1.86%
Cuyahoga Falls City/Woodridge LSD	2.29%	Twinsburg Township/Twinsburg CSD	2.17%
Fairlawn City/Akron CSD	1.76%		
Fairlawn City/Copley-Fairlawn CSD	1.54%		
Fairlawn City/Revere LSD	1.65%		
Green City/Green LSD	1.85%		
Green City/Jackson LSD	1.60%		
Hudson City/Hudson CSD	1.97%		
Hudson City/Hudson CSD	1.97%		
Hudson City/Stow Munroe Falls CSD	2.00%		

Note example:

Annual Taxes on a home in Bath Township/Revere LSD
 $\$100,000 \times 2.03\% = \$2,030$

* Tax as a Percentage of Market: a simple percentage used to estimate total property taxes for a home. For a more detailed explanation of Summit County Property Tax Rates, please call 330.643.8472.



Insuring a clear past for your future

ClevelandHomeTitle.com
 Info@ClevelandHomeTitle.com

local 440.788.7100
 toll free 855.342.1200

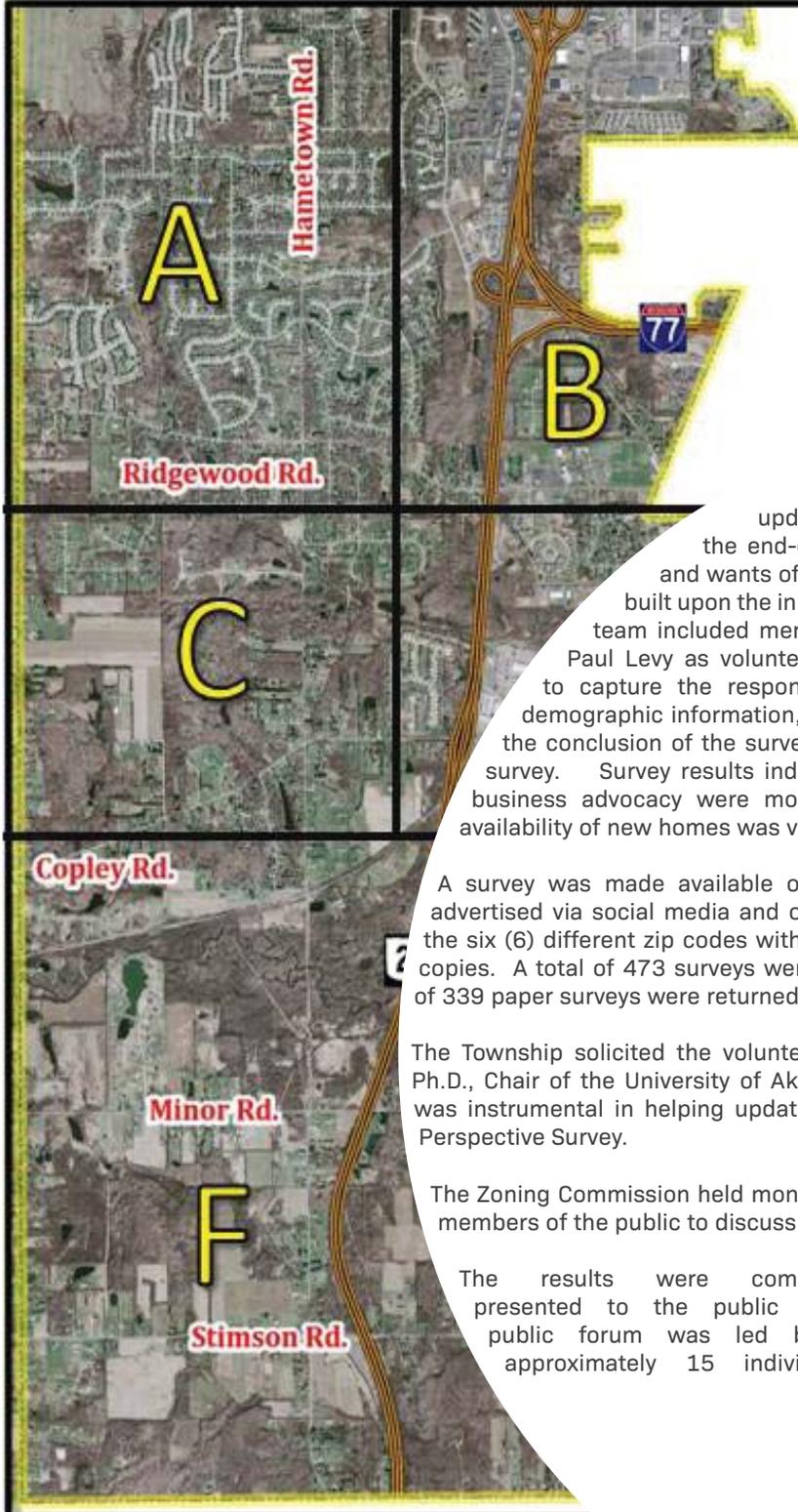


Chapter 3 Public Engagement

- 01 **PUBLIC ENGAGEMENT PLAN**
- 02 **COMMUNITY PERSPECTIVES SURVEY**
- 03 **MONTROSE MINI PLAN SESSION**
- 04 **COMMUNITY KIOSKS + SOCIAL EVENTS + PUBLIC MEETINGS**
- 05 **FARM FOCUS GROUP**
- 06 **PROMOTIONAL MATERIALS**

Chapter 3: Public Engagement

Community Perspectives Survey



In 2024, The Township conducted an updated Community Perspectives Survey with the end-goal of a better understanding of needs and wants of those within the community. This survey built upon the initial survey conducted in 2016. The survey team included members of the zoning commission and Dr. Paul Levy as volunteer consultant. The survey was intended to capture the respondents geographical area of residence, demographic information, and to prioritize areas of interest. Upon the conclusion of the survey, a public forum was held to reveal the survey. Survey results indicated that land preservation and small business advocacy were most important to respondents while the availability of new homes was valued the least.

A survey was made available online as well as paper/pencil and was advertised via social media and other news outlets. A random sample of the six (6) different zip codes within Copley were used to mail 1326 paper copies. A total of 473 surveys were submitted. Of those submitted, a total of 339 paper surveys were returned while 134 were submitted electronically.

The Township solicited the volunteer consulting services of Dr. Paul Levy, Ph.D., Chair of the University of Akron Department of Psychology. Dr. Levy was instrumental in helping update and review the proposed Community Perspective Survey.

The Zoning Commission held monthly meetings beginning in 2023 including members of the public to discuss and design the updated survey.

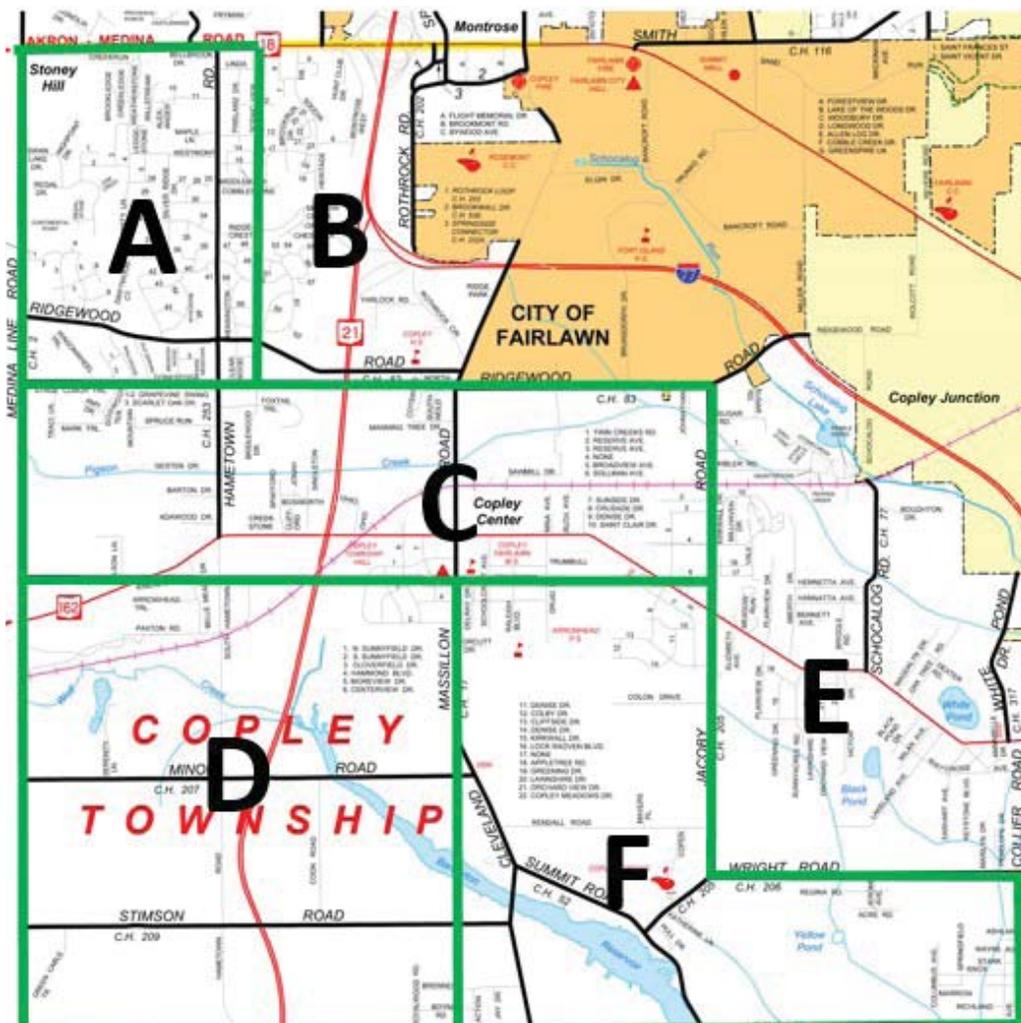
The results were compiled, evaluated, discussed and presented to the public during a March 2024 forum. The public forum was led by the Zoning Commission. In total, approximately 15 individuals attended the public forum.

Chapter 3: Public Engagement

Community Perspectives Survey

Residents were asked to look at the Township map below and to circle the letter which best described where they live. In general, respondents felt that the following activities are important to the overall success of growth, development and sustainability of our community.

- Encourage development of reclaimed sites, such as former gas stations and dry cleaners, before using open space
- Encourage and recognize property beautification and cleanliness
- Create more public open space including parks and community gardens
- Create sidewalks and bike lanes which allow people to move freely about the community
- Promote and retain small businesses
- Promote and market Copley as a beneficial place to do business
- Encourage preservation policies in the land planning process
- Create incentives which encourage the preservation of private farmland



Chapter 3:

Public Engagement

Community Perspectives Survey

Copley Township 2024 Community Perspectives Survey Thank you for your time. This survey will take 4-6 minutes to complete.

SurveyMonkey

	NOT AT ALL IMPORTANT1	SLIGHTLY IMPORTANT2	MODERATELY IMPORTANT3	EXTREMELY IMPORTANT4	TOTAL	WEIGHTED AVERAGE
1. Encourage access to a fresh food source, such as a grocery store or farm market, within a 1/2 mile of home	27.27% 120	23.41% 103	23.18% 102	26.14% 115	440	2.48
2. Encourage access to community parks within a 1/2 mile of home	17.01% 75	26.98% 119	29.48% 130	26.53% 117	441	2.66
3. Support opportunities for starter home and entry level home developments	47.61% 209	28.02% 123	13.90% 61	10.48% 46	439	1.87
4. Develop sidewalks and trails connecting neighborhoods to community schools	22.83% 100	23.74% 104	25.80% 113	27.63% 121	438	2.58
5. Support opportunities for assistive housing of Veterans	15.70% 68	35.57% 154	28.18% 122	20.55% 89	433	2.54
6. Ensure people have the ability to utilize public sidewalks and bike lanes to move from one location to another	16.86% 74	24.37% 107	33.03% 145	25.74% 113	439	2.68
7. Encourage access to public transportation such as METRO bus lines	35.08% 154	33.26% 146	20.73% 91	10.93% 48	439	2.08
8. Support opportunities for housing communities for those 55 and older	23.18% 102	35.68% 157	28.18% 124	12.95% 57	440	2.31
9. Ensure housing is available at all income levels	33.79% 148	30.37% 133	19.41% 85	16.44% 72	438	2.18
10. Encourage multi-generational housing such as parents, children and grandparents living on the same piece of land	38.02% 165	31.11% 135	20.28% 88	10.60% 46	434	2.03
11. Encourage the use of green infrastructure such as raingardens, rain barrels, planter boxes (Source: EPA)	17.35% 76	29.91% 131	32.42% 142	20.32% 89	438	2.56
12. Encourage natural resource protection in all development projects	6.39% 28	16.21% 71	29.22% 128	48.17% 211	438	3.19
13. Create incentives which lead to tree preservation in development projects	6.61% 29	12.07% 53	33.94% 149	47.38% 208	439	3.22

Chapter 3: Public Engagement

Community Perspectives Survey

14. Support township owned land which protects wetlands and floodplains	8.41% 37	14.32% 63	26.82% 118	50.45% 222	440	3.19
15. Create incentives which encourage the preservation of private farmland	4.55% 20	15.68% 69	33.18% 146	46.59% 205	440	3.22
16. Encourage conservation easements on private farmland. A conservation easement helps protect land by limiting non-agricultural uses of the land (Source: USDA)	11.01% 48	20.87% 91	30.05% 131	38.07% 166	436	2.95
17. Identify projects to help repair at risk land such as eroding stream banks & hillsides and areas prone to flooding (Source: Summit County Engineers Office)	4.54% 20	13.15% 58	37.19% 164	45.12% 199	441	3.23
18. Enhance regulations which lead to increased wetland preservation in development projects	12.10% 53	20.09% 88	30.59% 134	37.21% 163	438	2.93
19. Encourage development in areas of the Township where land is not being used to the highest and best such as unused parking lots, vacant buildings and uses which no longer conform to the current zoning regulations	10.48% 46	15.26% 67	38.95% 171	35.31% 155	439	2.99
20. Promote and retain small businesses	2.05% 9	10.05% 44	29.45% 129	58.45% 256	438	3.44
21. Promote and market Copley as a beneficial place to do business	5.71% 25	13.93% 61	30.82% 135	49.54% 217	438	3.24
22. Develop the Mixed Use Districts along Copley and Jacoby Roads	22.02% 96	27.98% 122	35.55% 155	14.45% 63	436	2.42
23. Support internships, vocational training and work force development opportunities which are compatible with local industry needs	9.79% 43	21.41% 94	35.76% 157	33.03% 145	439	2.92
24. Support development projects which are funded by the Copley Township Community Improvement Corporation	12.27% 53	31.25% 135	36.11% 156	20.37% 88	432	2.65

25. Support agriculturally related business and eco-tourism	7.08% 31	26.71% 117	36.99% 162	29.22% 128	438	2.88
26. Increase support for structures, events and programs which encourage art and cultural development	15.53% 68	24.43% 107	36.53% 160	23.52% 103	438	2.68
27. Create more public open space including parks and community gardens	10.27% 45	23.74% 104	33.33% 146	32.65% 143	438	2.88
28. Increase awareness of recreational facilities available through the local school district such as the indoor pool, walking track, playgrounds, athletic fields	7.69% 34	19.46% 86	36.43% 161	36.43% 161	442	3.02
29. Protect/enhance cultural resources including historic structures, sites, and corridors	5.68% 25	22.50% 99	41.82% 184	30.00% 132	440	2.96
30. Increase awareness of Copley's historic resources	9.79% 43	28.47% 125	37.36% 164	24.37% 107	439	2.76
31. Encourage and recognize property beautification and cleanliness	4.78% 21	14.12% 62	33.03% 145	48.06% 211	439	3.24
32. Partner with the local school district to ensure the needs of the community and school system are being recognized	8.18% 36	14.77% 65	32.05% 141	45.00% 198	440	3.14
33. Support property maintenance codes which protect the existing housing stock	5.22% 23	15.42% 68	35.83% 158	43.54% 192	441	3.18
34. Create local funding source to support the upkeep and maintenance of the existing housing stock	13.70% 60	26.26% 115	36.76% 161	23.29% 102	438	2.70
35. Encourage development of reclaimed sites, such as former gas stations and dry cleaners, before using open space	3.86% 17	10.91% 48	30.45% 134	54.77% 241	440	3.36
36. Encourage the use of properly zoned parcels before considering rezoning properties	5.01% 22	12.30% 54	33.49% 147	49.20% 216	439	3.27
37. Encourage preservation policies in the land planning process	5.24% 23	15.95% 70	28.70% 126	50.11% 220	439	3.24
38. Encourage mixed use and compact development in urban corridors of the Township	18.37% 79	28.84% 124	39.30% 169	13.49% 58	430	2.48
39. Reduce stormwater runoff and flooding potential by minimizing paved areas such as concrete and asphalt	10.09% 44	22.25% 97	34.63% 151	33.03% 144	436	2.91
40. Complete a Wildlife Habitat Inventory	17.91% 79	28.80% 127	28.57% 126	24.72% 109	441	2.60
41. Identify and support best measures to protect at-risk species as identified by the Ohio Division of Wildlife	12.44% 55	27.83% 123	29.41% 130	30.32% 134	442	2.78
42. Create a welcoming community that includes people of all backgrounds and experiences	10.93% 48	16.86% 74	24.60% 108	47.61% 209	439	3.09

Chapter 3: Public Engagement

Overview

The Comprehensive Land Use Plan is a product by and for the community we live in. As such, Copley Township strived to make participation in the update process as easy and welcoming as possible.



2026 – 2036

**Land Use Plan Draft
Community Events & Public Hearings**

Learn more about the Land use plan & view the draft document

Public outreach was initiated through the design and implementation of a Public Engagement Plan (PEP). The PEP included a Community Perspective Survey, Community Kiosks, Open Office Hours, Quick Poll Surveys, a Community Open House and Public Hearings.

OPEN OFFICE HOURS

Copley Town Hall
July 25 & August 8, 15
3 - 4 PM

PUBLIC HEARINGS

Copley Town Hall
August 7 & September 4
6 PM

SUMMER MUSIC SERIES

Copley Circle
August 10
7 - 9 PM

COPLEY FIRE & RESCUE ASSOCIATION FOOD TRUCK FESTIVAL

Copley Community Park
September 6
1 - 3 PM

HALLOWEEN IN THE PARK

Copley Community Park
October 25
2 - 4:30 PM

COMMUNITY HALL OPEN HOUSE

Copley Community Hall
(Former Fire Station)
TBD



**CAN'T MAKE IT?
SCAN THE CODE
TO VIEW THE
DRAFT
DOCUMENT**



Chapter 3: Public Engagement

Montrose Mini Plan Session

On September 24, 2024, approximately 60 residents and stakeholders gathered with the Copley Township Zoning Commission, staff and consultant, Kimley-Horn to discuss the future of the Montrose Neighborhood.



The Kimley-Horn team presented information gathered about the neighborhood including land use, zoning, circulation, parking, mobility features and visual analysis of the existing buildings and landscape.

Residents participated in three exercises including: Assets & Issues Identification, Placemaking, and Circulation, Parking, Mobility & Zoning.



In general, participants expressed a desire to make the area pedestrian friendly with more opportunities to gather and walk in the Montrose shopping areas.

Chapter 3: Public Engagement

Community Kiosks + Plan Use Social

Halloween in the Park Kiosk



Township staff hosted a community kiosk at Halloween in the Park on October 28, 2023. Staff discussed the Land Use Plan and Community Perspectives Survey update with over 45 people, including residents and small business owners. Attendees participated in Quick Poll Surveys designed to test and prepare for the release of the full Community Perspectives Survey.

The Quick Poll surveys consisted of questions designed to gather feedback in the following areas:

- Public Space
- Preservation
- Economic Development
- Community Awareness
- Housing

Each survey contained approximately 8 questions and was designed to be completed by hand, on-site, in less than 2-3 minutes. 28 surveys were completed on-site. Results indicated a general desire for preservation and upkeep of existing public resources and housing.

Land Use Plan Social

The Copley Township Zoning Commission hosted a Land Use Plan Social on December 7, 2023. Commission members gathered at Brighten Brewing to host an informal discussion with residents and stakeholders about the upcoming Land Use Plan updates. Staff attended the event and shared a sample of the Community Perspectives Survey planned for distribution in early 2024. Over 15 residents gathered and participated in the event.



Chapter 3: Public Engagement

Tree Lighting + Heritage Days

Copley Circle Tree Lighting



Township staff and members of the Zoning Commission attended the Copley Circle Tree Lighting on December 3, 2023. The Tree Lighting event is hosted annually and is well attended by members of the community.

This event was selected by the Zoning Commission because it helps to engage the thoughts and ideas of families with young children in the community.

During the event, staff and members spoke with over 80 attendees about the update to the Land Use Plan. During the event, staff and members distributed invitations to the Land Use Plan Social.

Staff from the Department of Community & Economic Development hosted Community Kiosks to discuss the plan and learn what type of development residents truly want for Copley Township.

Heritage Day Kiosk



The final Community Kiosk was held on August 3, 2024 in conjunction with the Copley Township Heritage Days. The goal of this kiosk was to engage with residents and attendees in an educational way and to introduce the Comprehensive Land Use Plan.

Staff spoke with residents who attended the rainy event this time, residents were asked to participate in quick poll surveys.

Additionally, attendees were presented with the updated Goals & Initiatives for the Comprehensive Land Use Plan. Residents were happy to discuss the Future Land Use Plan Map and engage with staff regarding how land is used in Copley. Most residents were not aware that Copley had a Land Use Plan and expressed their gratitude for forward thinking.

Chapter 3: Public Engagement

Zoning Commission Land Use Plan Workshops + Public Hearings

The Copley Township Zoning Commission, including Wes Henry, Michael Karst, Andrew Keys, Sylvia Chinn-Levy, John Martin, Lindsey Wilkinson and Gary Worner, hosted monthly Land Use Plan Workshops open to all residents and stakeholders in the community. Advertised throughout the Township and the Copley High School Drumbeat Newspaper, between 5-10 residents attended the monthly meetings and contributed to the Land Use Plan working group decisions made for the contents each month. The following residents were vital to the success to the overall development of the contents found in the Land Use Plan, Carl Talsma, Ed Arnold, Jim Averill, Sally Gamauf, and Donna Cecil. The workshops took place the first Thursday of each month from 5-7 pm prior to the Zoning Commission Meeting. The Zoning Commission held Public Hearings and sent recommendations to the Board of Trustees in 2025.

Our Town Copley
Comprehensive Land Use Plan

GET INVOLVED.

land use plan community
WORKSHOPS

CONNECT.
ENGAGE.
DISCOVER.

JOIN US
LAND USE PLAN WORKSHOPS
FIRST THURSDAY MONTHLY
5-7 PM
COPLEY TOWN HALL
1540 S CLEVELAND MASSILON RD
(LOCATION IS SUBJECT TO CHANGE)

TAKE THE SURVEY TODAY!

1. Scan the QR Code
2. Pick up a paper copy from Townhall
3. Log on <https://www.surveymonkey.com/r/3WDF8HP>



Chapter 3: Public Engagement

Copley Chamber + Farm Focus Group

Copley Chamber



On November 14, 2024, staff from the Department of Community & Economic Development participated at the Copley Chamber Meeting. During this time, staff discussed the Land Use Plan with over 25 business owners in attendance. A quick poll survey was provided to gather feedback on the Economic Development priorities in Copley Township. Five attendees completed the survey and indicated an interest to enhance growth and visibility in the Township.

Farm Focus Group



Residents, Sally Gamauf and Donna Cecil, were instrumental in providing insight and a deeper look into the farming communities and their importance within Copley Township. As part of this initiative, a survey was designed and distributed to members of the community online and at the annual 2024 Farm Breakfast. 119 residents completed the survey. The survey was designed to help understand how residents are farming in Copley. In general, the majority of respondents are using backyard gardens to help feed and care for themselves and their family.

A Farm Focus Workshop was held on September 9, 2024 with the goal to gain a deeper understanding the needs of residents farming in the community. The Workshop was coordinated by staff and residents, Sally Gamauf and Donna Cecil. Over 25 residents attended the workshop. Participants were broken into three groups, including Backyard Farming, Working/Homestead Farms of Less than 10 Acres and Working Farms of Greater than 10 Acres. The groups were asked to develop a narrative for the land use plan updated which describes how they use their land to farm and what resources are needed to support farming within the next 10 years.

Chapter 4 Built Environment

01

GOALS + INITIATIVES

02

CULTURAL + HISTORIC RESOURCES

03

COMMUNITY FACILITIES

04

**ADJACENT COMMUNITIES
PLANNING & ZONING**

05

CURRENT LAND USE + ZONING

Chapter 4 Built Environment

06

CAUV AGRICULTURE MAP

07

PEDESTRIAN INFRASTRUCTURE

08

VEHICULAR INFRASTRUCTURE

09

LAND INFRASTRUCTURE

Core Focus Area:

Built Environment

Copley Township believes that what we have is what makes us who we are and must be preserved for future generations. “Without looking where we’ve been, we cannot know where we are going.”

GOALS AND INITIATIVES

Built Environment Goal (BEG 1): Copley Township will encourage the protection and preservation of valuable historic and cultural resources

BEG 1/1: Encourage land owners to recognize the value of historic resources as major contributions to the quality of life and to cultural vitality, and as resources that both remind us about our past and provide a stimulus to economic vitality and the potential for tourism

BEG 1/2: Increase awareness of Copley’s historic resources through historic designations and redevelopment that recognizes the value of historic preservation and cultural resources

BEG 1/3: Support enabling legislation to provide tax incentives to encourage the rehabilitation of historic resources, including tax credits and tax abatements

BEG 1/4: Protect/enhance cultural resources including historic structures, sites, and corridors

BEG 2: Copley Township will promote awareness of community resources

BEG 2/1: Partner with the local school district to ensure the needs of the community and school system are being recognized

BEG 2/2: Increase awareness of recreational facilities available through the local school district such as the indoor pool, walking track, playgrounds and athletic fields

BEG 2/3: Partner with local community organizations to promote recreational opportunities

BEG 2/4: Increase awareness of public space available for free/rent

BEG 3: Copley Township will promote the upkeep and maintenance of the existing residential and commercial properties

BEG 3/1: Support property maintenance codes which protect the existing housing stock and result in secure property values

BEG 3/2: Create local funding source and support volunteer efforts to support the upkeep and maintenance of the existing housing stock for those in need

BEG 3/3: Explore bond requirements which protect the landscape integrity of commercial developments

BEG 3/4: Encourage and recognize property beautification and cleanliness

SUPPORTING DOCUMENTS

Summit County General Development Plan
Ohio Historic Preservation Tax Credit Program
Federal Historical Preservation Tax Credit
Historic Preservation Plan
Summit County Housing Rehabilitation Program

PROPOSED BOARDS & COMMISSIONS

Historic Preservation Committee

PARTNER AGENCIES/ORGANIZATIONS

Copley Fairlawn City Schools
Summit County Metro Parks
Summit County Public Health
State Historic Preservation Office
Summit County Building Standards
Summit County Department of Community + Economic Development

85%

of residents encourage the development of reclaimed sites before using open space for new development.

Chapter 4: Built Environment

Existing Cultural + Historic Resources

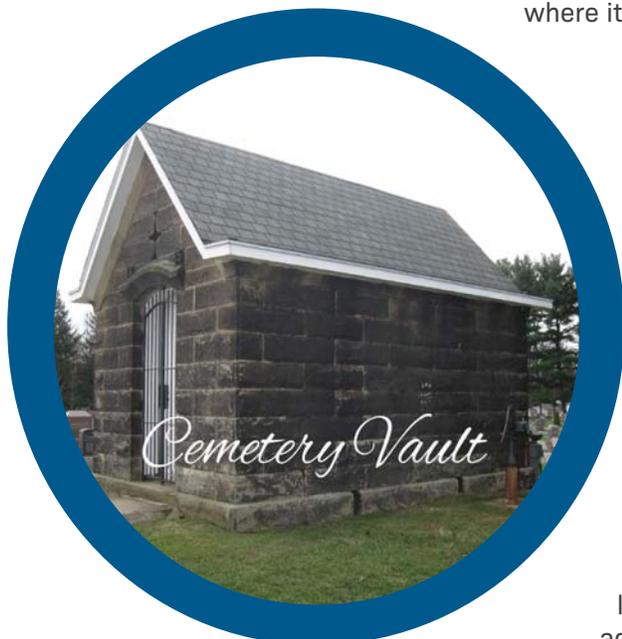
Copley Township is part of the Western Reserve. It was originally heavily forested with significant wetlands in the eastern and southern sections and was inhabited by Native Americans. The first settlers were farmers from New England. They cleared the land and cultivated the fertile soils.



Archeological and Historic Sites

According to the National Register of Historic Places, Copley hosts two different structures which were awarded with Historic Place Designations. The Copley Depot and the Cemetery Receiving Vault were honored with this prestigious designation after meeting criteria such as historic districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. The nominations are then reviewed by the Ohio Historic Site Preservation Advisory Board, which includes interested citizens and professionals (within preservation related fields) appointed by the governor. The ultimate decision lies with the National Park Service.

THE COPLEY DEPOT - The Western Railroad (PA&W) passed through Copley along its route from Delphos to Mogadore. The line carried passengers, freight and mail. Later, the Akron Canton and Youngstown Railroad (AC&Y) took over the route until 1951. In 1974, Copley residents, formed the Copley Township Historical Society, raised the funds to acquire the building and moved to its present site where it now serves as a museum.



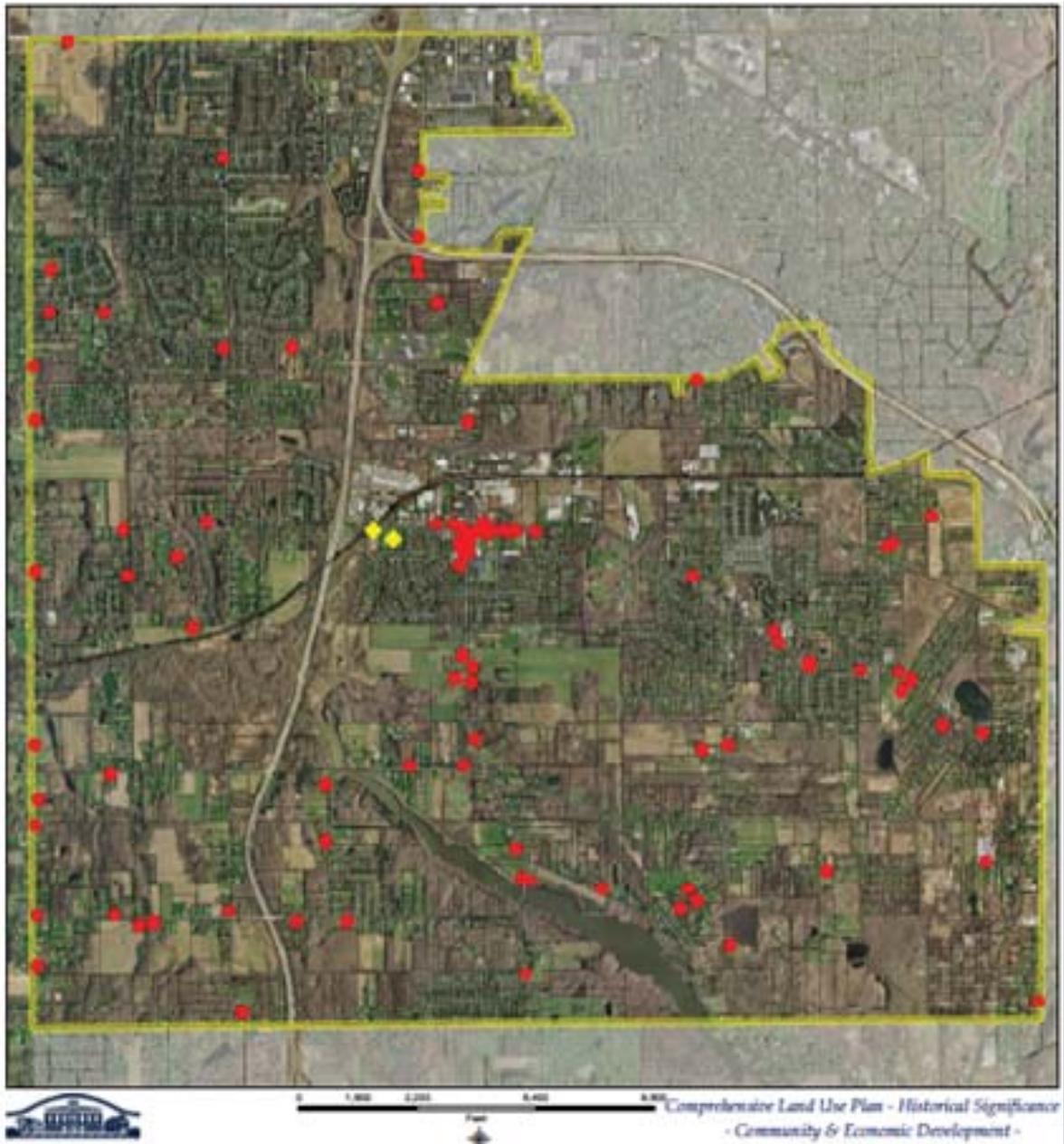
THE TOWNSHIP CEMETERY RECEIVING VAULT

Standing in the center of the Copley Township Cemetery is a Receiving Vault that was built in 1885. Receiving vaults were constructed to serve as a temporary mortuary to house deceased persons during winter months because the ground was frozen and too hard for grave digging. Modern hydraulic digging machines had not been invented yet so graves were dug by hand. It also served as a deterrent to grave robbers. With modern medicine in its infancy, grave robbing was a common practice to supply early physicians a steady supply of cadavers to further anatomical research and teaching. The introduction of receiving vaults provided a greater level of protection and peace of mind to families of the deceased and to the whole community. Most were constructed of heavy masonry stones and featured large lockable iron gates to guard against trespassers. On July 13, 2017 the receiving vault was listed on the National Register of Historic Places by the United States Department of the Interior.

Chapter 4: Built Environment

Copley Township Century Homes

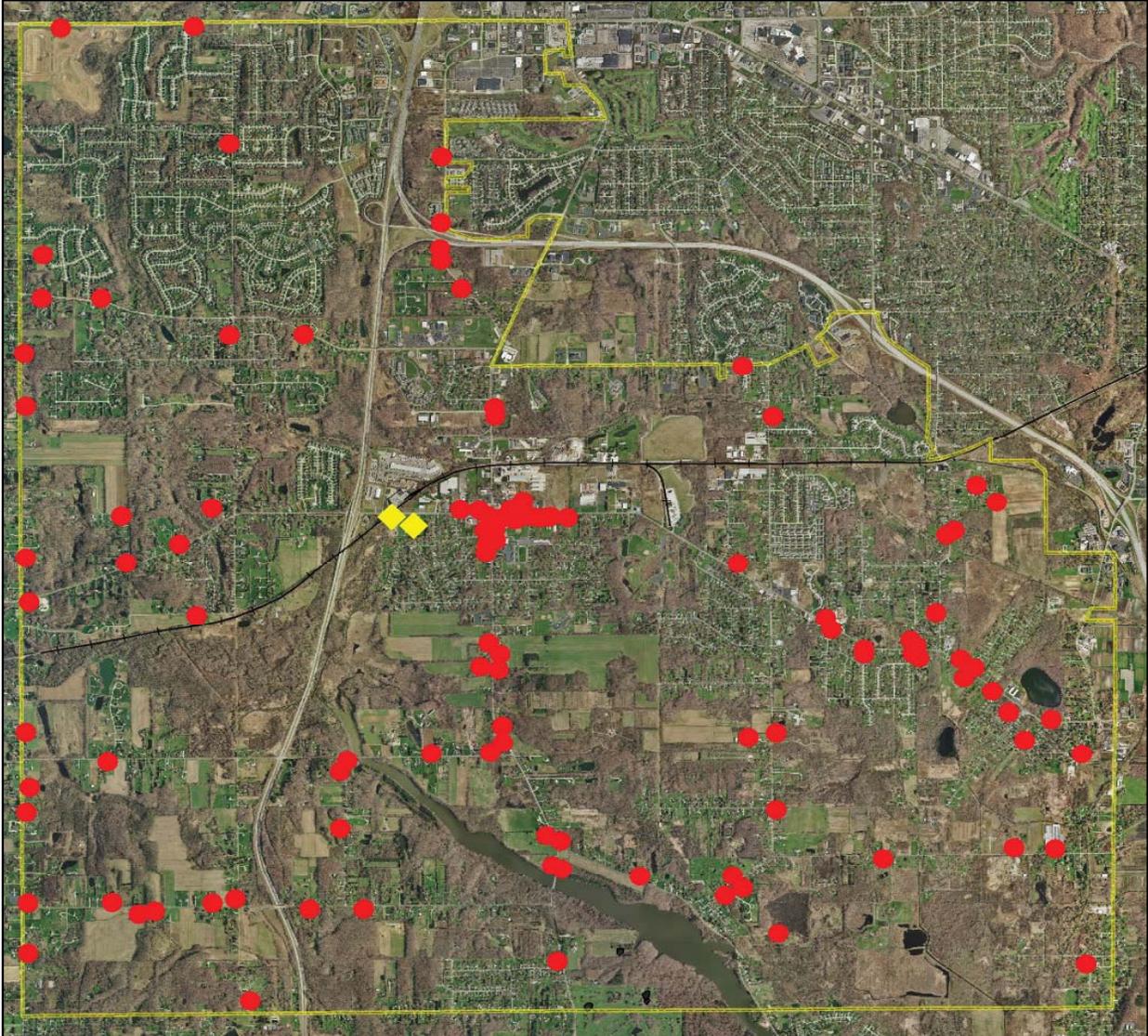
The Copley Township Historical Society has also compiled a list of century homes, which are shown in the following map.



Chapter 4: Built Environment

Copley Township Century Homes Map

HISTORICAL SIGNIFICANCE



● Century Homes (116 Total)

◆ National Registry of Historic Places (2 Total)



Chapter 4: Built Environment

Community Facilities



POLICE/FIRE

Copley Township Safety Center

In 2022 the Copley Township Board of Trustees engaged with Kimely Horn on the construction of a new 39,000 square foot Safety Center which is now home to the Copley Township Police Department and the Copley Township Fire/EMS Station #1. The Center is located on 3.5 acres of land.



COMMUNITY

Copley Township Community Hall

The final phase of the Safety Center project includes the renovation of the existing fire bays into a Township Community Room. Work has already begun and the estimated time of completion is Fall of 2025. The room will hold up to 200 people.



FIRE / EMS

Stony Hill Fire Station #2 is located at 4570 Medina Road west of the Montrose area. The Station is located on 3.7 acres of land and consists of a 12,493 square foot facility building which houses office, sleeping quarters and a Fire Bay. Station #2 is co-owned by the Copley Township Board of Trustees and the Bath Township Board of Trustees.

Both stations are located in districts zoned Residential-Medium Density.

Chapter 4: Built Environment

Community Facilities



SERVICE

The Copley Township Service Department is responsible for maintaining administrative and maintenance related buildings, Township Cemeteries, the Township Recycle Center, and the Copley Community Park.

The Service Administrative Building is located behind the Copley Town Hall located at 1540 S. Cleveland-Massillon Road. The building consists of approximately 8530 square feet and houses administrative offices, storage and a maintenance area.

A 1500 square foot storage building, storage yard and salt facility are located at 2777 Copley Road. The 4.51 acre parcel is also home to the Copley Depot & ACY Caboose, which is a 656 square foot museum managed by the Copley Historical Society.

The Service Department oversees three publicly managed cemeteries in the Township. The Service Director acts as the Cemetery Sexton and the service department personnel assist in burials, veteran burials, genealogy searches and maintaining the Township cemeteries.

The Copley Township Cemetery was established in 1820 and over the decades has grown into the present 9.5 acre site of today. It consists of 9 sections, 56 blocks, 1842 burial lots which provide for 6507 individual graves. There is also a private section with 98 graves, a Veterans Memorial Section with 369 graves, and a newly installed columbarium with 300 niches for a total of 7274 individual graves. It is the only active cemetery still performing burials in the township.

The Montrose Cemetery is a half-acre site and is located just south of Medina Road (State Route 18). The Stimson Cemetery is a one-quarter acre site located on South Hametown Road just north of Stimson Road. Both are historical cemeteries and closed for burials.

The Copley Township Recycle Center is co-located at 1280 Sunset Drive with the Police Department. The Recycle Center consists of a comingle container, an aluminum cans only container, and paper/cardboard containers.

Copley Township does not have a Parks and Recreation Department; therefore, Service Department employees maintain the park, and schedule pavilion rentals and use of ball fields.

Service Department personnel also maintain Copley Square and assist with the Heritage Day festival each year. Copley Square is 1.81 acres of publicly owned land located east of Cleveland-Massillon Road and rounded by Copley Road. A 328 square foot gazebo is situated at the center of the Square.



SCHOOLS

Most children in Copley Township attend the Copley-Fairlawn School District. However, small portions of the Township are in three other school districts; Revere, Highland and the Akron Public School District.

The following public schools are located in Copley Township:

Arrowhead Elementary School is located at 1600 Raleigh Blvd. and consists of 15.37 acres of land including a playground and outdoor soccer and baseball fields open to residents of the Township.

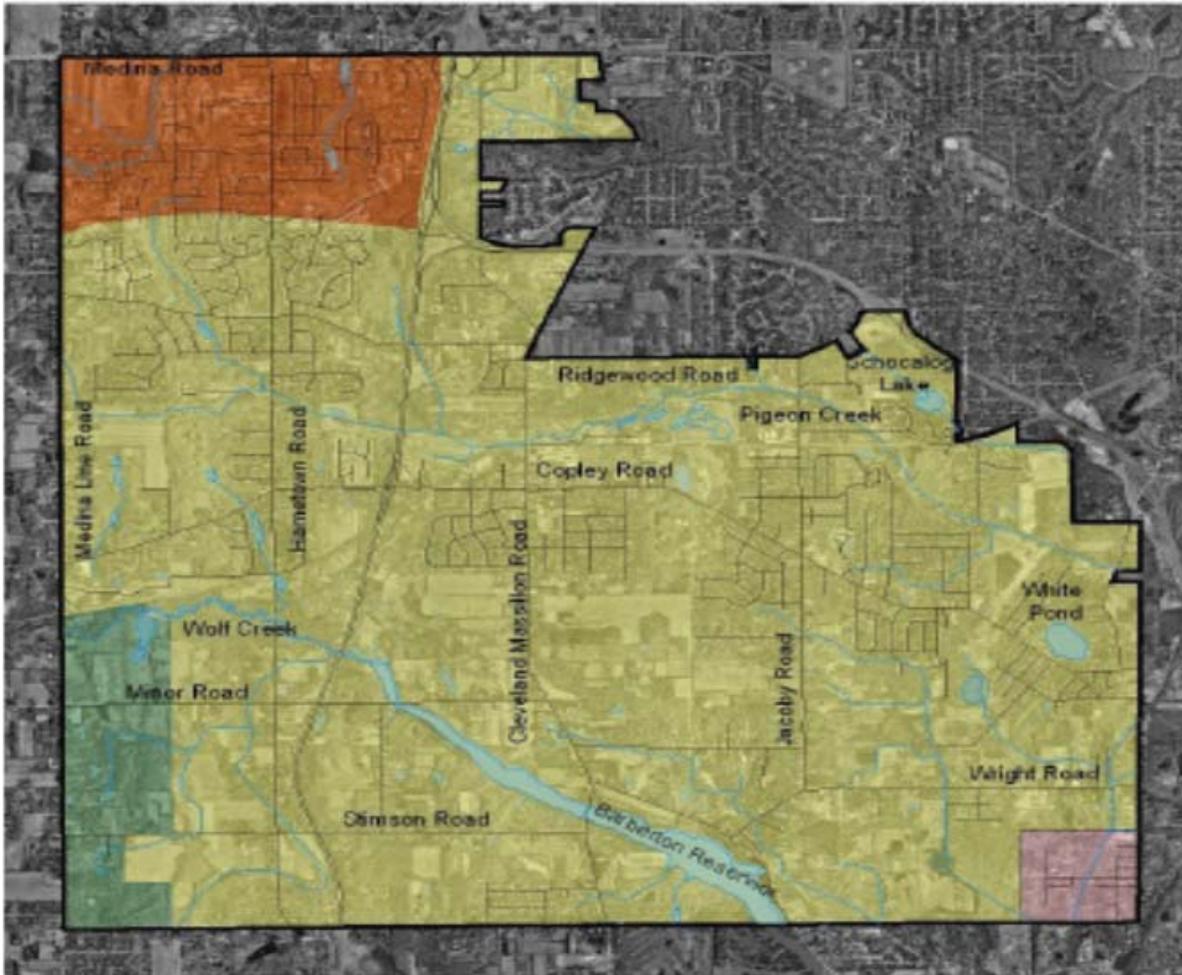
Copley-Fairlawn Middle School is located at 1531 S. Cleveland-Massillon Road and consists of 21.54 acres including a playground, outdoor baseball and football/soccer fields, and a walking track open to the residents of the Township.

Copley-Fairlawn High School is located at 3807 Ridgewood Road and consists of 56.33 acres including an indoor swimming pool, outdoor football/soccer and baseball fields, and a walking track open to residents of the Township. The Copley-Fairlawn School District Board of Education offices are co-located at the High School.

Additionally, the Copley-Fairlawn City Schools Bus Depot is located in Copley Township. The Copley-Fairlawn City Schools Bus Depot is located at 3395 Trumbull Avenue and consists of 6.4 acres.

Chapter 4: Built Environment

Community Facilities



Source: Summit County Fiscal Office
Projection: State Plane Ohio North NAD83

School District

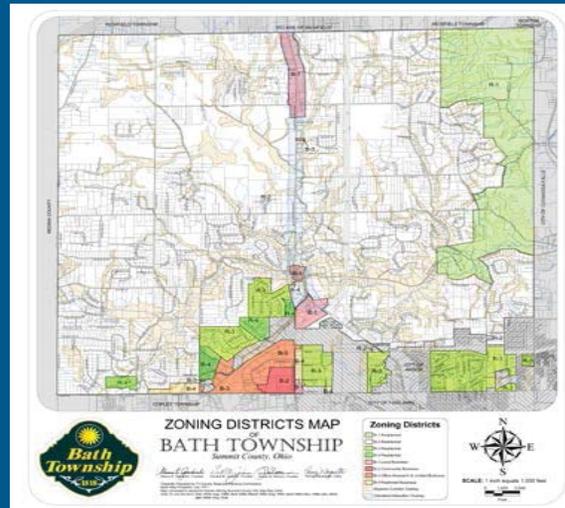
-  Akron City School District
-  Copley Fairlawn School District
-  Highland Local School District
-  Revere Local School District

Chapter 4: Built Environment

Adjacent Communities Planning + Zoning

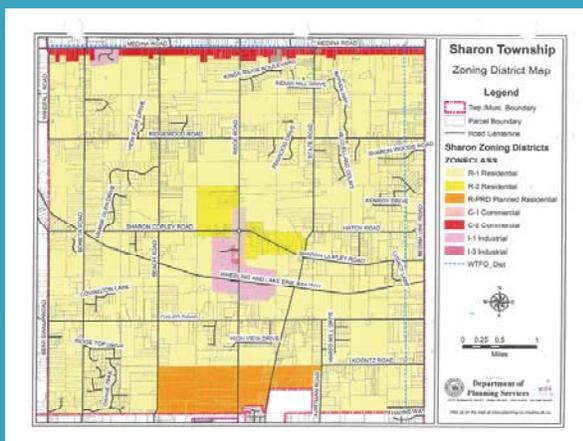
✓ Bath Township

The Bath Township Comprehensive Plan (1996) was developed as a well-delineated plan providing a blueprint for implementation actions that will guide future development in a manner that retains the open space design of Bath Township. It protects the integrity of existing neighborhoods and encourages quality improvements in transitional gateway areas of the Township. Bath Township Zoning reflects the plan. In addition, Bath Township Design Guidelines were developed by citizens of the community and are the basis of recent changes to the Bath Township Zoning Resolution.



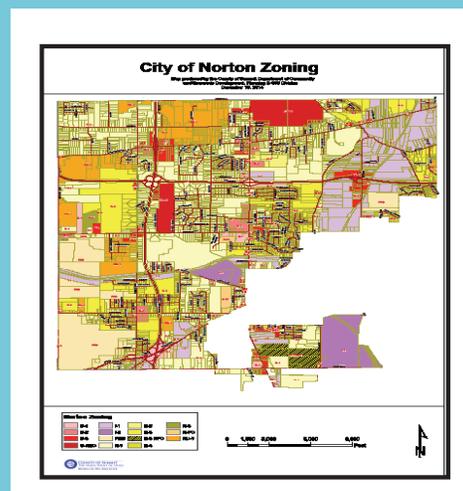
✓ Sharon Township

Sharon Township is in one of Medina County's fastest growing areas. The township is currently in the process of exploring an update to its Comprehensive Plan and Zoning Resolution. The area contiguous, along the border of Copley Township is currently zoned at a 2 acre density with open space subdivision Planned Unit Development options.



✓ City of Norton

The City of Norton is currently working on: Zoning Code Updates, Subdivision Regulations Update, City of Norton Storm Water Management Program Phase II, Business Retention Program, and a Wolf Creek/Pigeon Creek Trail and Greenway System. The City is planning to update its Comprehensive Plan.

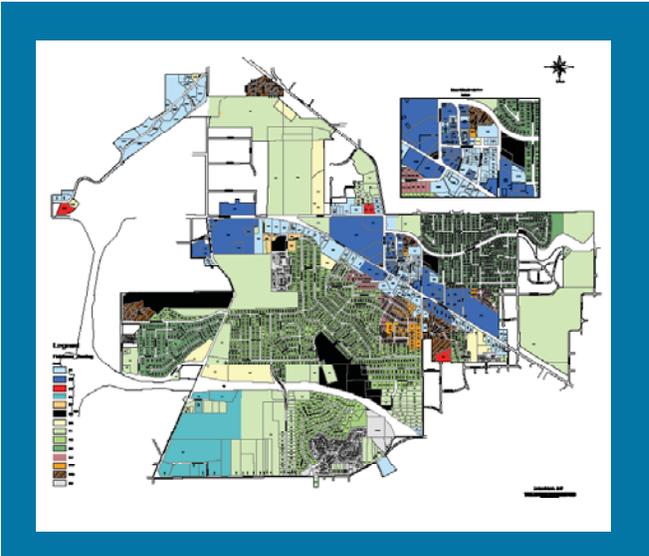


Chapter 4: Built Environment

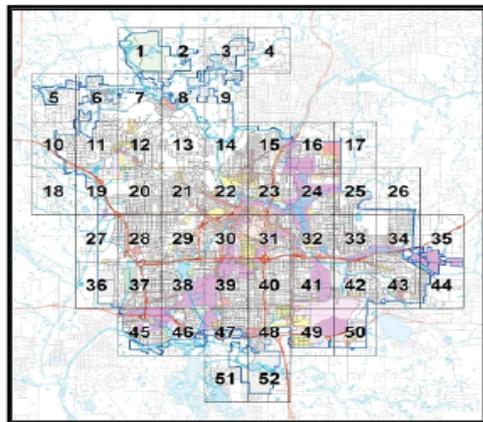
Adjacent Communities Planning & Zoning

City of Fairlawn

Fairlawn was once part of Copley Township. In 1961, Fairlawn incorporated and has seen tremendous residential and commercial development over the years. Nearly built out, the city has 7,300 residents with a daily workforce of 40,000 persons.



ZONING MAP AKRON, OHIO



PASSED BY THE COUNCIL AUGUST 15, 1922
REVISED TO MARCH 21, 2013



City of Akron

A majority of the City of Akron, which borders Copley Township, is zoned for single family. There are also apartments, industry, and commercial districts near the Township's borders. The city is interested in development within Copley Township due to the partnership of the JEDD.

Chapter 4: Built Environment

According to the Summit County Fiscal Office Land Use Codes classification, the major land use classifications in Copley Township are listed as 51% residential; 25% agriculture, 9% commercial; and 2% industrial. The remaining land use is comprised of exempt land, mineral and gas rights, and railroad property. Exempt land includes land dedicated to school facilities, government buildings and church property.



LAND USE

Residential land use in Copley Township has grown significantly over the last 20 years. Residential use includes low, medium and high density districts primarily developed for single-family homes.



LAND USE

Agriculture land use in Copley Township consists of backyard farms to large Current Agricultural Use Valuation (CAUV) parcels. There are over 2600 acres of agricultural land in Copley Township.



LAND USE

Commercial land use in Copley Township is concentrated in the upper mid to north east quadrant of the Township. Commercial use is primarily dedicated to large-mid scale retail business.

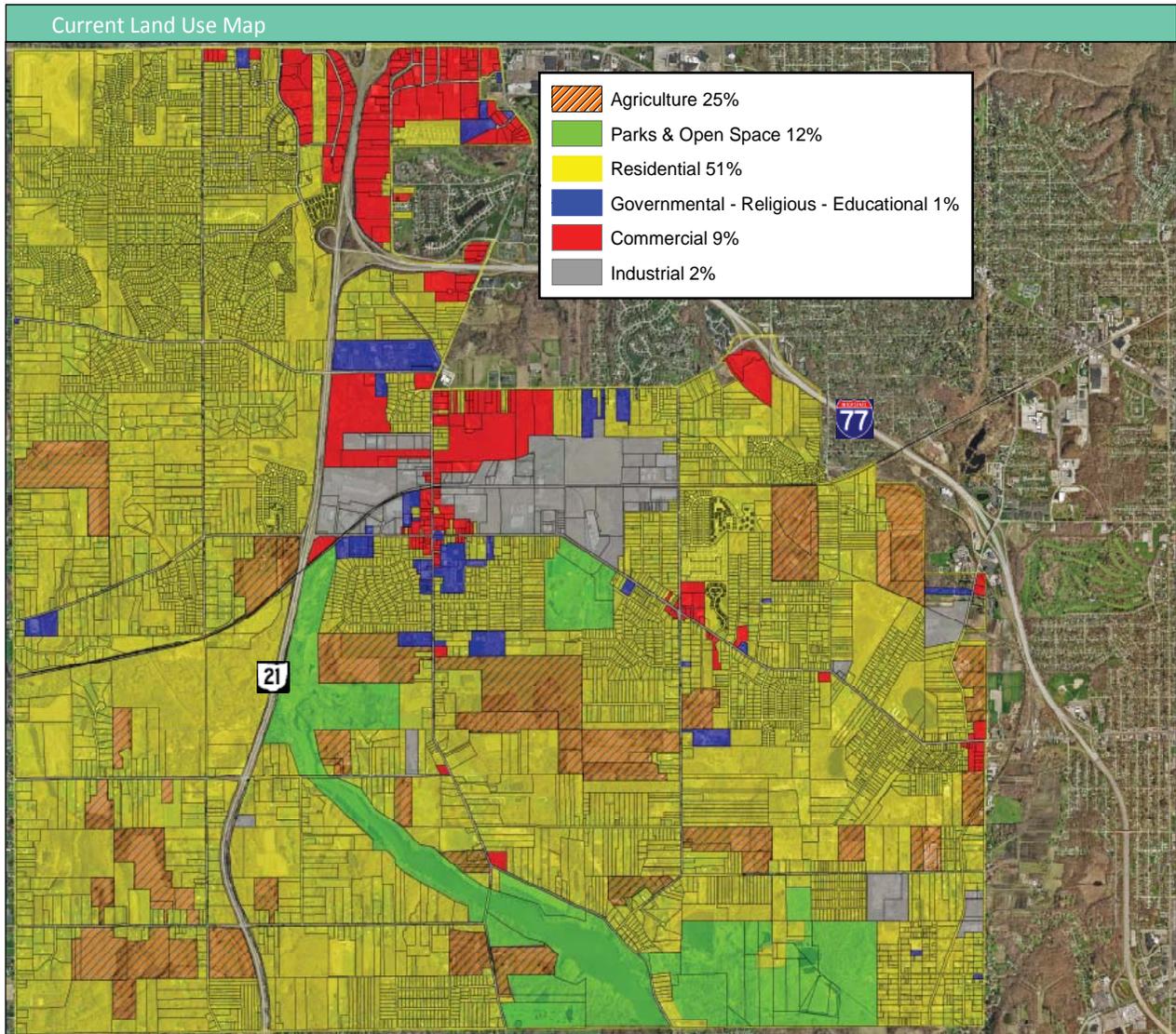


LAND USE

Industrial land use in Copley Township is concentrated in the heart of the Township due to the location and accessibility of the Wheeling Ohio rail line. Industrial use is classified as light and future focus is designed to encourage more tech and research based facilities.

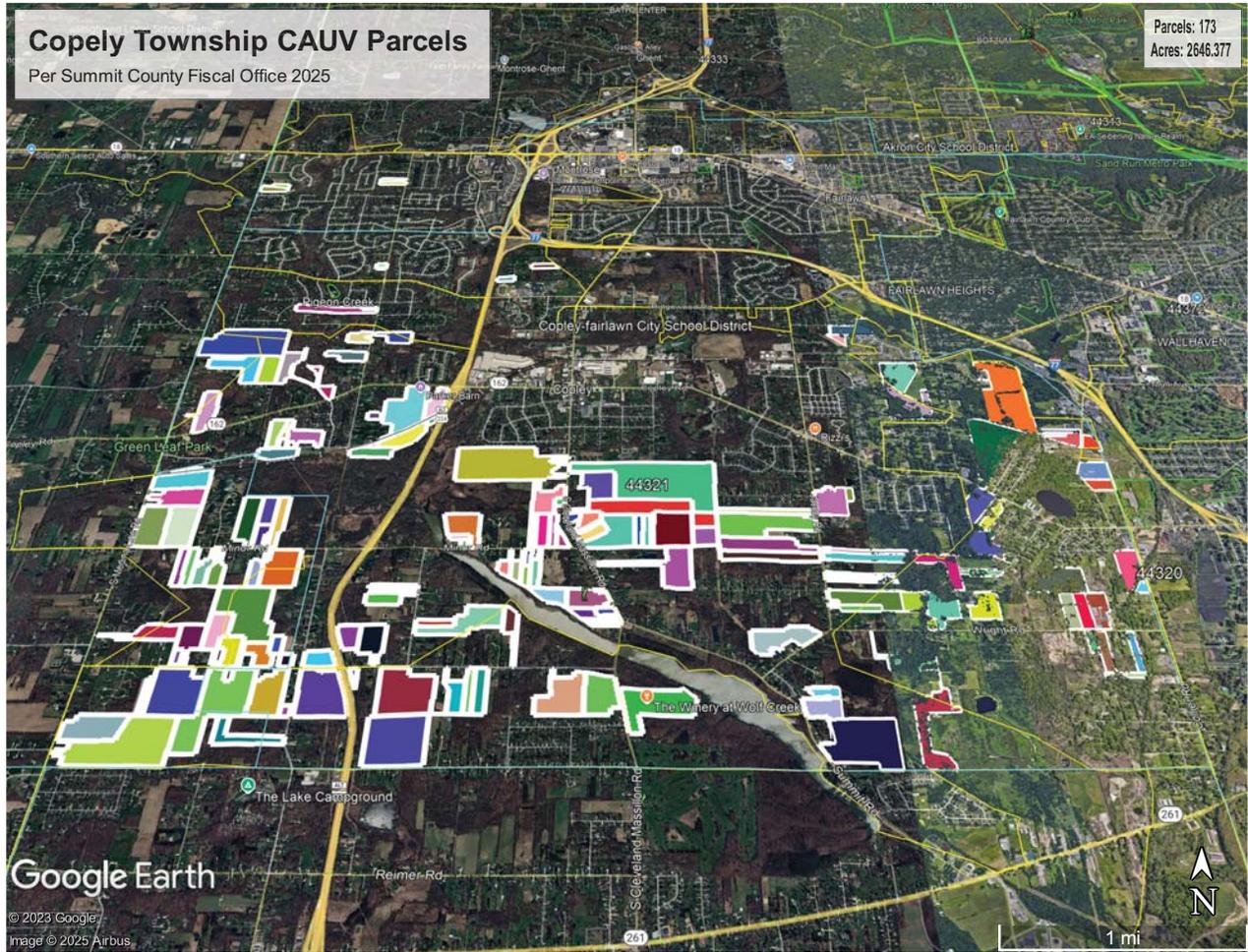
Chapter 4: Built Environment

Current Land Use Map



Current Agricultural Use Valuation (CAUV) Map

Agriculture land use in Copley Township consists of small backyard farms, homestead farms of less than 10 acres and working farms of 10 or more acres. Per the Summit County Fiscal Office, there are 173 CAUV parcels in Copley comprised of 2646 acres of land.



Chapter 4:

Built Environment

Current Zoning

In 2012, the Copley Township Zoning Districts and Map were updated.

The unincorporated territory of Copley Township, Summit County, Ohio is hereby divided into the Zoning Districts listed below. Regulations are uniform for each building, structure, or use within each Zoning District.

A. RESIDENTIAL DISTRICTS

- R-LD (Low Density) Residential District
- R-MD (Medium Density) Residential District
- R-S/MF (Single/Multi-Family) Residential District
- R-HD (Higher Density) Residential District
- R-OC (Open Space/Conservation) Residential District
- R-CD (Conservation Development) Residential District
- PRDD (Planned Residential Development District)

B. COMMERCIAL DISTRICTS

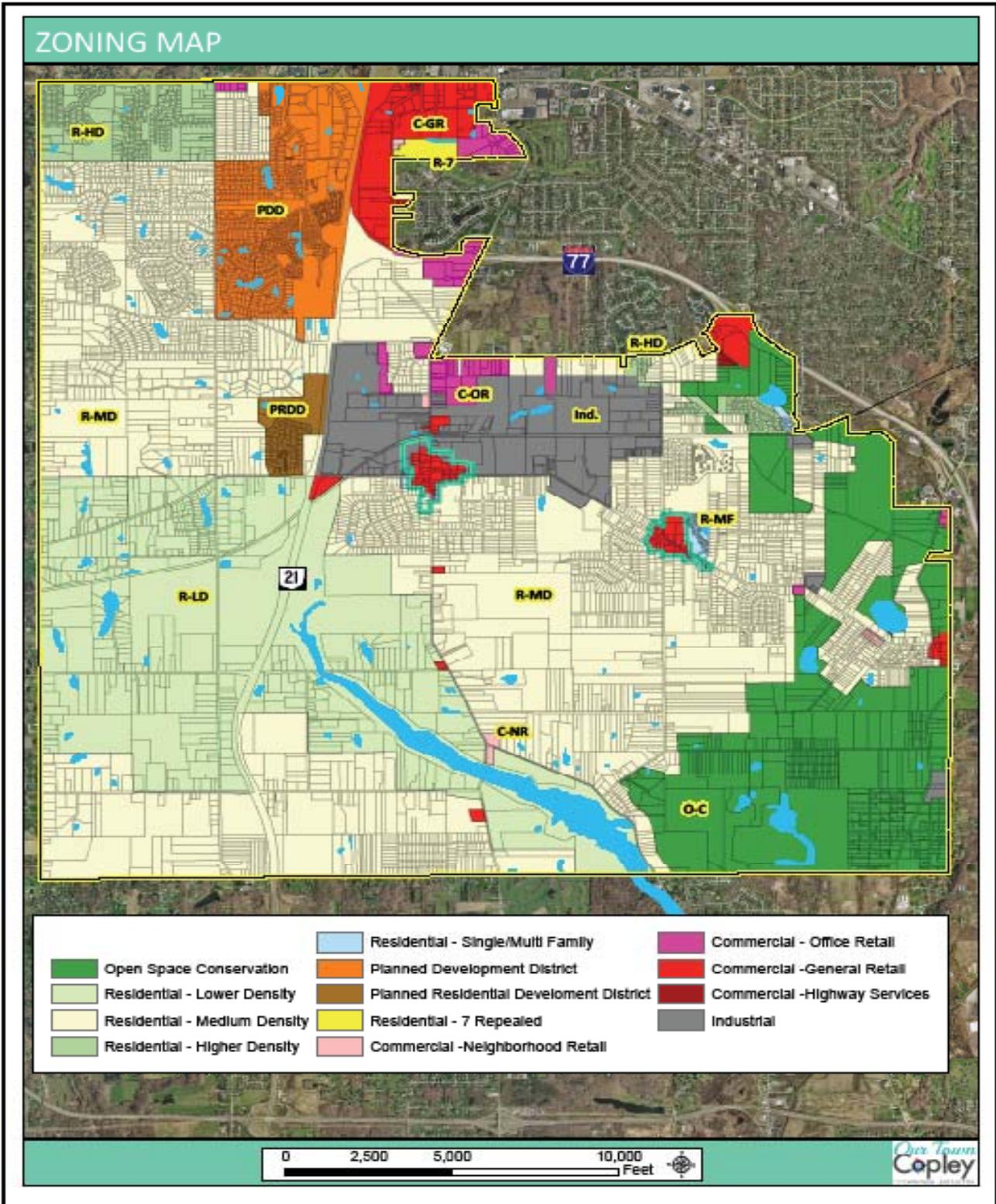
- C-GR (General Retail) Commercial District
- C-NR (Neighborhood Retail) Commercial District
- C-O/R (Office/Retail) Commercial District
- C-HS (Highway Service) Commercial District
- Copley Circle Mixed-Use Compact Development District
- Mixed-Use Compact Development District
- Copley Rd./Jacoby Rd. Mixed-Use Compact Development District
- Rothrock Mixed - Use Compact Development District
- Pigeon Creek Mixed - Use Compact Development District

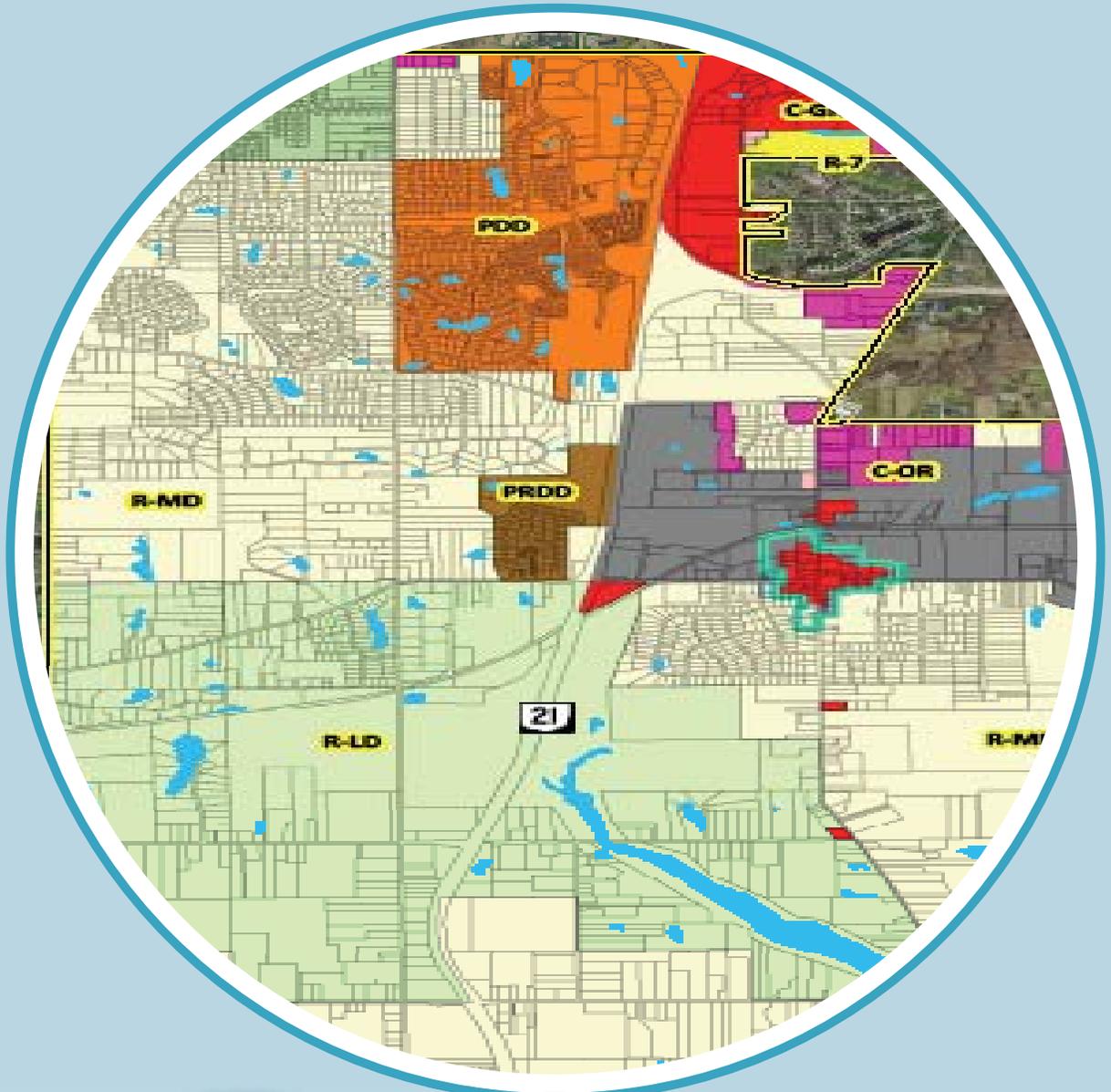
C. INDUSTRIAL DISTRICTS

- I-Industrial District

Chapter 4: Built Environment

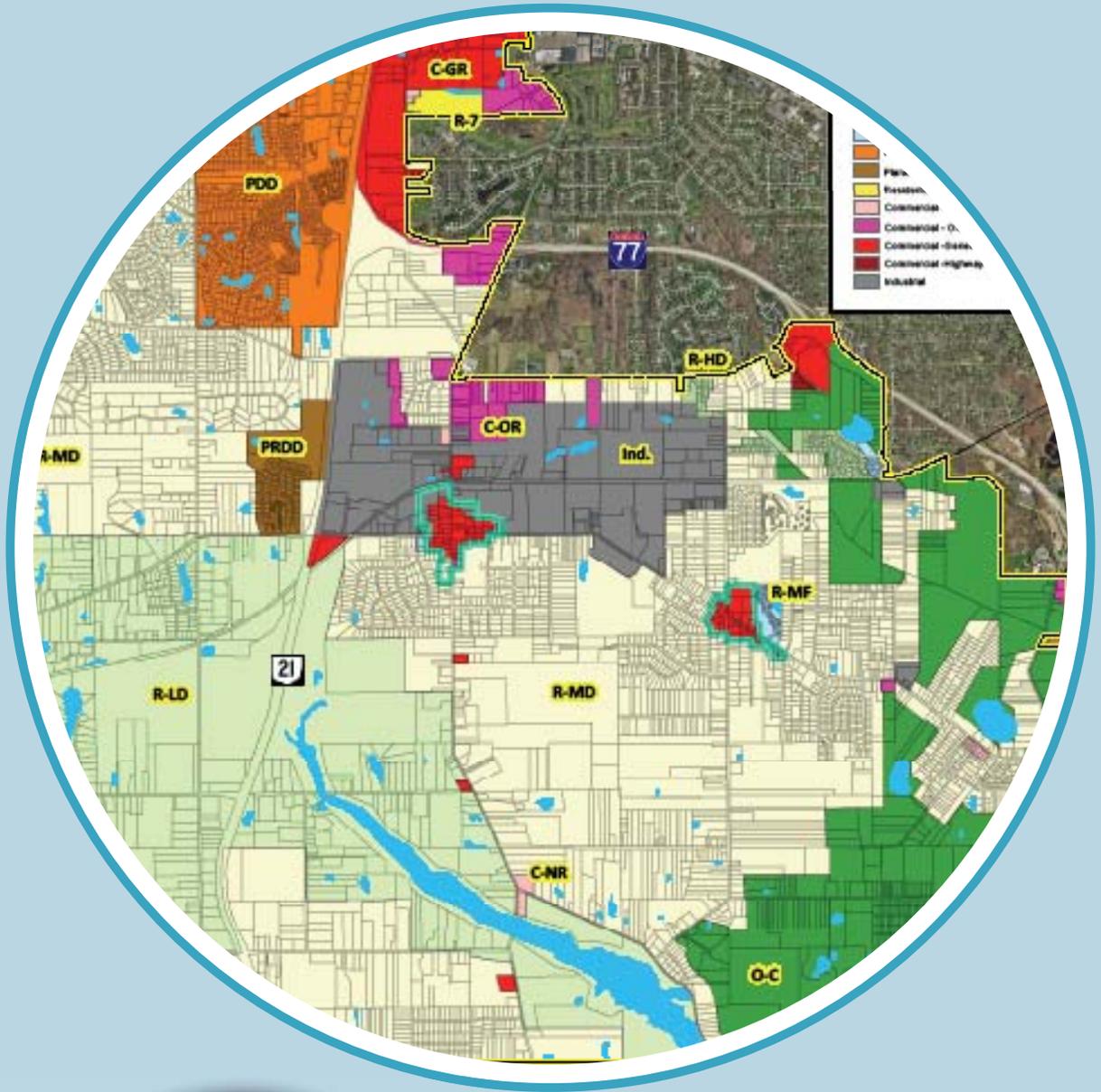
Current Zoning





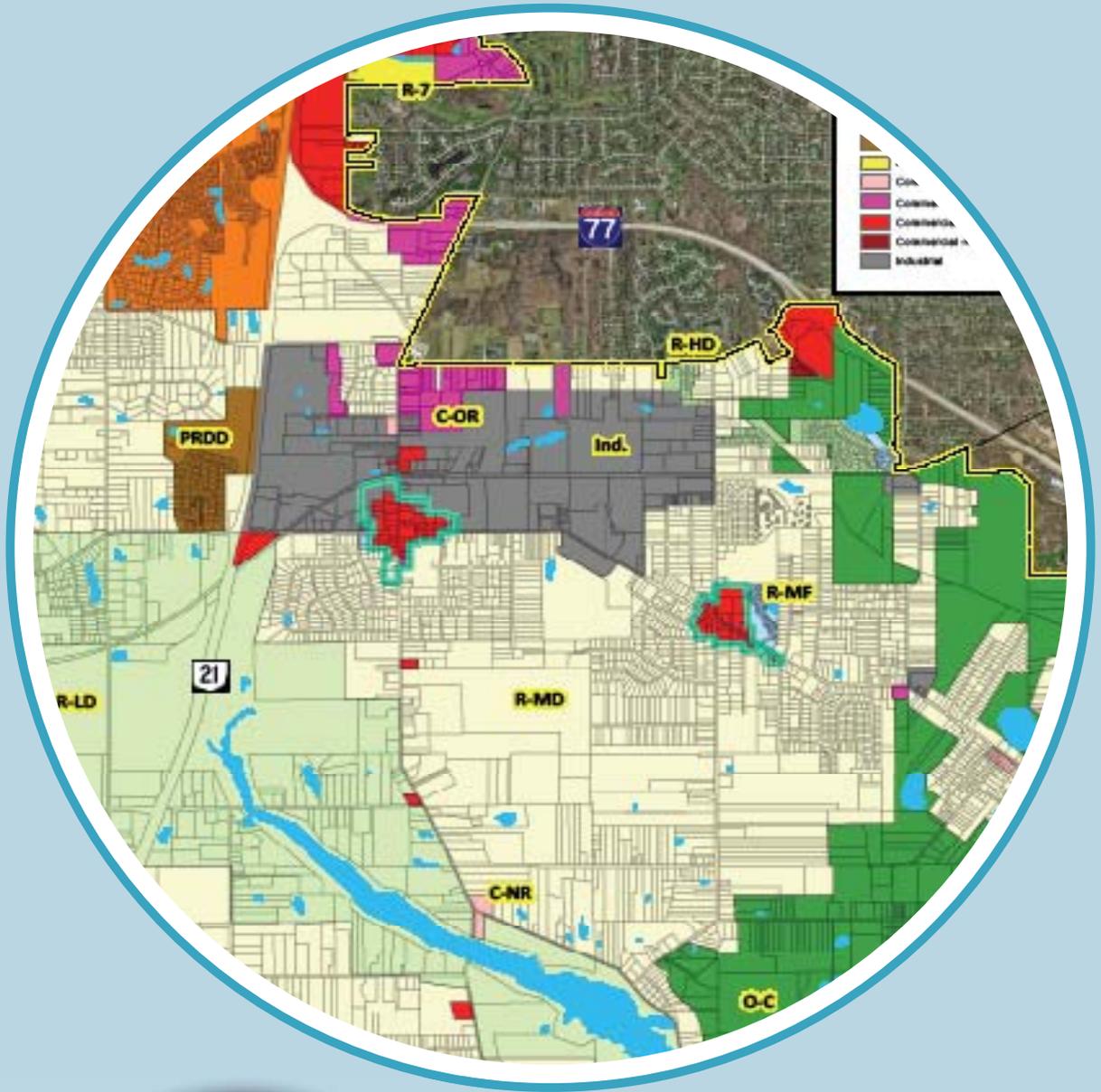
R-LD (Lower Density) Residential District

This District, comprising the R-1 District in the previous Zoning Resolution, is established to provide for lower density residential development that will: (1) protect natural resources and maintain the environment and quality of life in the Township; (2) discourage concentrated living areas in the drainage area of the Barberton Reservoir where such concentrations could create potential pollution of the reservoir and (3) discourage concentrated living areas in other areas where the irregularity of the land and the higher cost of providing central sewer facilities make higher density development undesirable.



R-MD (Medium Density) Residential District

This District, comprising the R-2 and R-3 Districts in the previous Zoning Resolution, is established to accommodate single-family and two-family residential dwellings at existing densities in the areas so defined. The object of the regulations in this District is to maintain the suburban character of the area and to discourage large concentrations of intensive development.



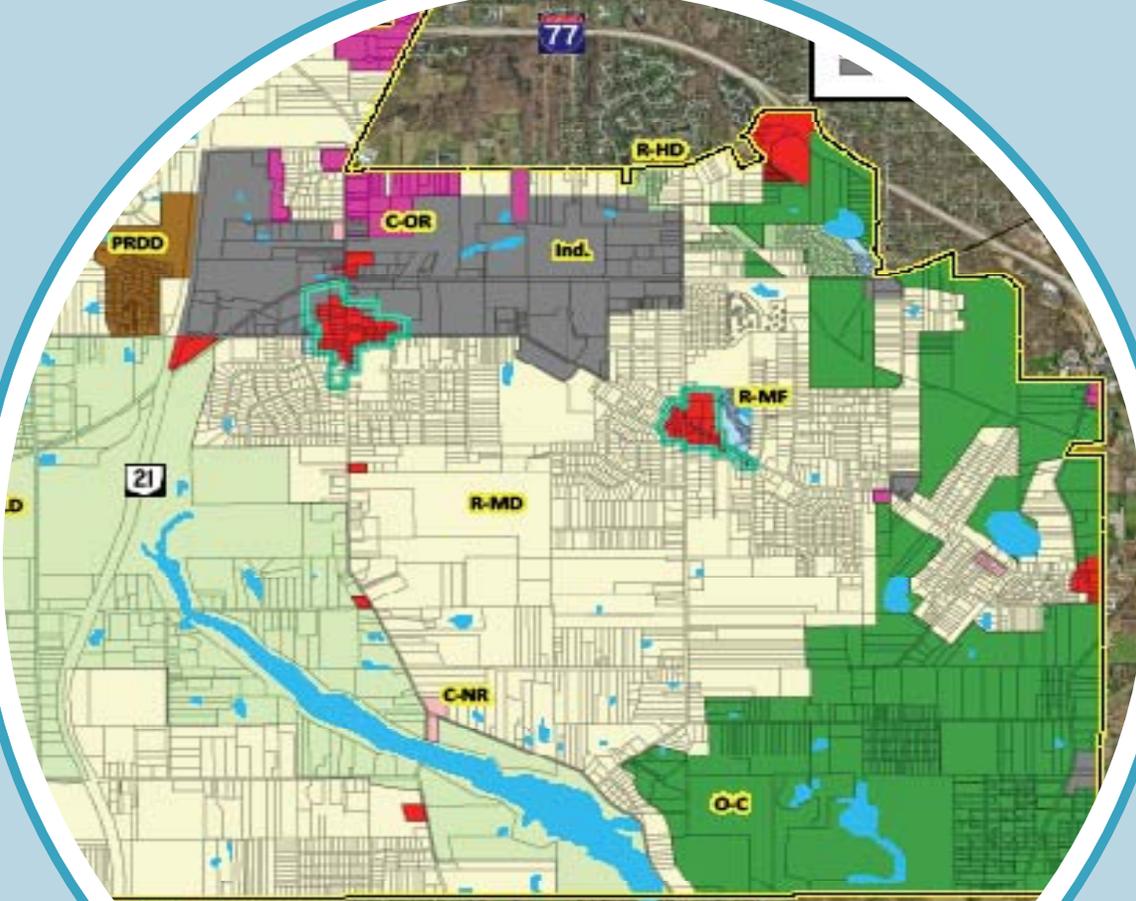
**R-S/MF (Single/
Multi-Family)
Residential
District**

This District, comprising of R-6 District in the previous Zoning Resolution, is established to accommodate single, two and multi-family residential dwellings. The object of this District is to permit a higher density of population where centralized sewer and water facilities can be economically provided, and where multi-family dwellings can be used to buffer other uses from commercial uses, highways, or railways.



R-HD (Higher Density) Residential District

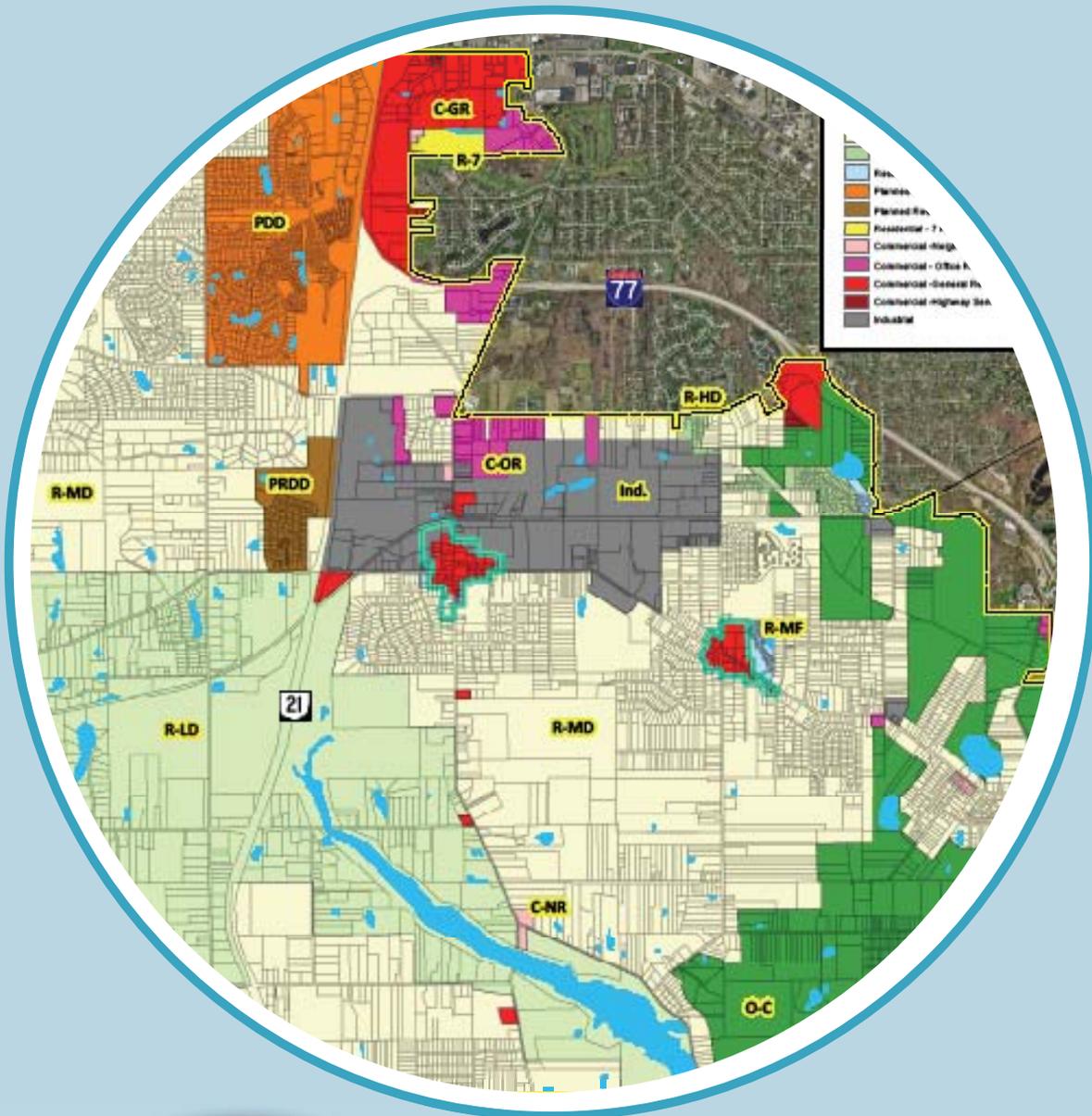
This District, comprising the R-3A district in the previous Zoning Resolution, is established to accommodate single-family residential dwellings with the objective of permitting a higher density of population where centralized sewer and water facilities are provided, and where positioning of homes can be used to buffer higher and lower density uses. A minimum of five (5) acres is required to establish an R-HD District. At least seventy-five percent (75%) of the lots must front on a local roadway or cul-de-sac street.



R-OC (Open Space/ Conservation) Residential District

This District, comprising the OC Open Space and Conservation District in the previous Zoning Resolution, is established to achieve the following purposes:

1. To preserve and protect the values of distinctive geologic, topographic, botanic, historic and scenic areas;
2. To protect the ecological balance of an area;
3. To conserve natural resources, such as river valley and tracts of forest land; and
4. To reduce the problems created by intensive development of areas having excessive high water tables, organic or other soils unsuitable for most types of urban development, or which are subject to flooding, or which are topographically unsuited for urban type uses.



**R-CD
(Conservation
Development)
Residential
District**

The primary objective of Conservation Development Zoning is to promote the health and safety of the community through the application of flexible land development techniques in the arrangement and construction of dwelling units and roads. Such flexibility is intended to maximize the conservation of open space while accepting development and retaining for the property owner the development rights (the number of residential dwelling units) that are permitted under the existing conventional zoning for the property.

These regulations may be applied in any Residential Zoning District, as specified below, and are intended to achieve these corollary purposes:

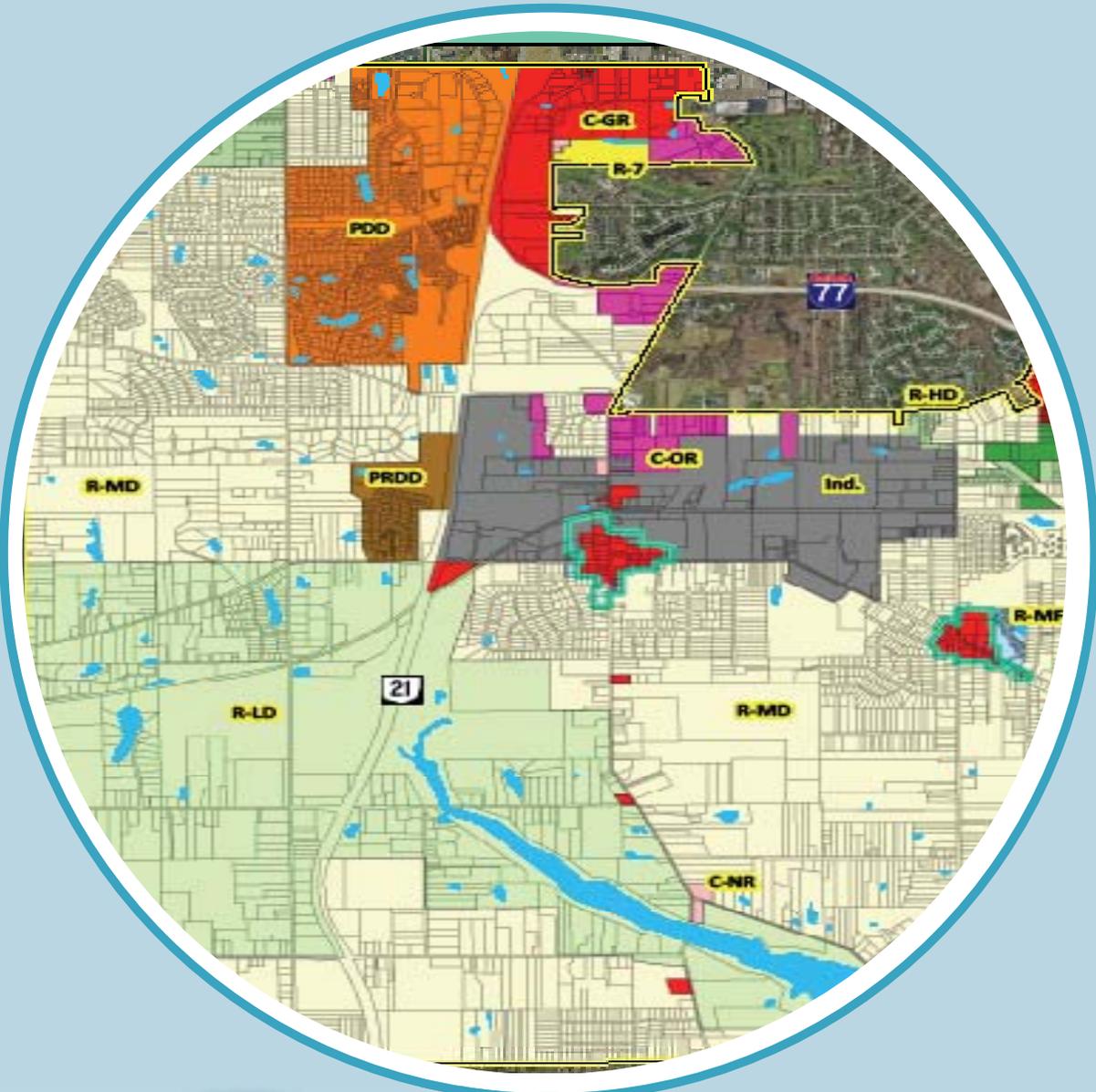
To maximize protection of the community's natural resources by:

1. **Avoiding development on and destruction of sensitive natural resource areas;**
2. **Reducing the quantity and improving the quality of storm water runoff from expected development;**
3. **Maintaining natural characteristics (such as woods, hedgerows, natural vegetation, meadows, slopes and streams);**
4. **Reducing the amount of disturbed land, the conversion of natural areas to landscaped areas for lawns, and discouraging the use of plants that are non-native invasive species; and**
5. **Conserving areas of prime agriculture soils, to the extent possible.**
6. **To conserve (within the framework of natural resource conservation) the quality of ruralness in a community which is characterized by:**
 - a. **Large, aggregated, undeveloped land areas;**
 - b. **Natural, features such as woodlands, steep slopes, floodplains, wetlands, stream and river corridors, hedgerows and rock outcroppings;**
 - c. **Scenic vistas and rural views;**
 - d. **Significant historic features such as old barns and heritage trees;**
 - e. **Traditional rural settlement patterns characterized by clusters of compact groupings of development in otherwise wide open spaces; and/or**
 - f. **Appropriate topographic or vegetative screening.**
7. **To encourage more efficient use of land and public services through unified development.**
8. **To establish development review criteria which promote creative design solutions in a manner which best conserves the area's resources.**
9. **To establish a review process which maintains local review and approval of the overall development plan and which results in the timely consideration of an application.**
10. **To ensure that the proposed Conservation Development complies with the objectives of Copley Township as expressed in this Township Zoning Resolution and the Township Comprehensive Land Use Plan.**

These regulations are established under the Authority of the Ohio Revised Code §519.021(A), Planned Unit Development.



**R-CD
(Conservation
Development)
Residential
District**



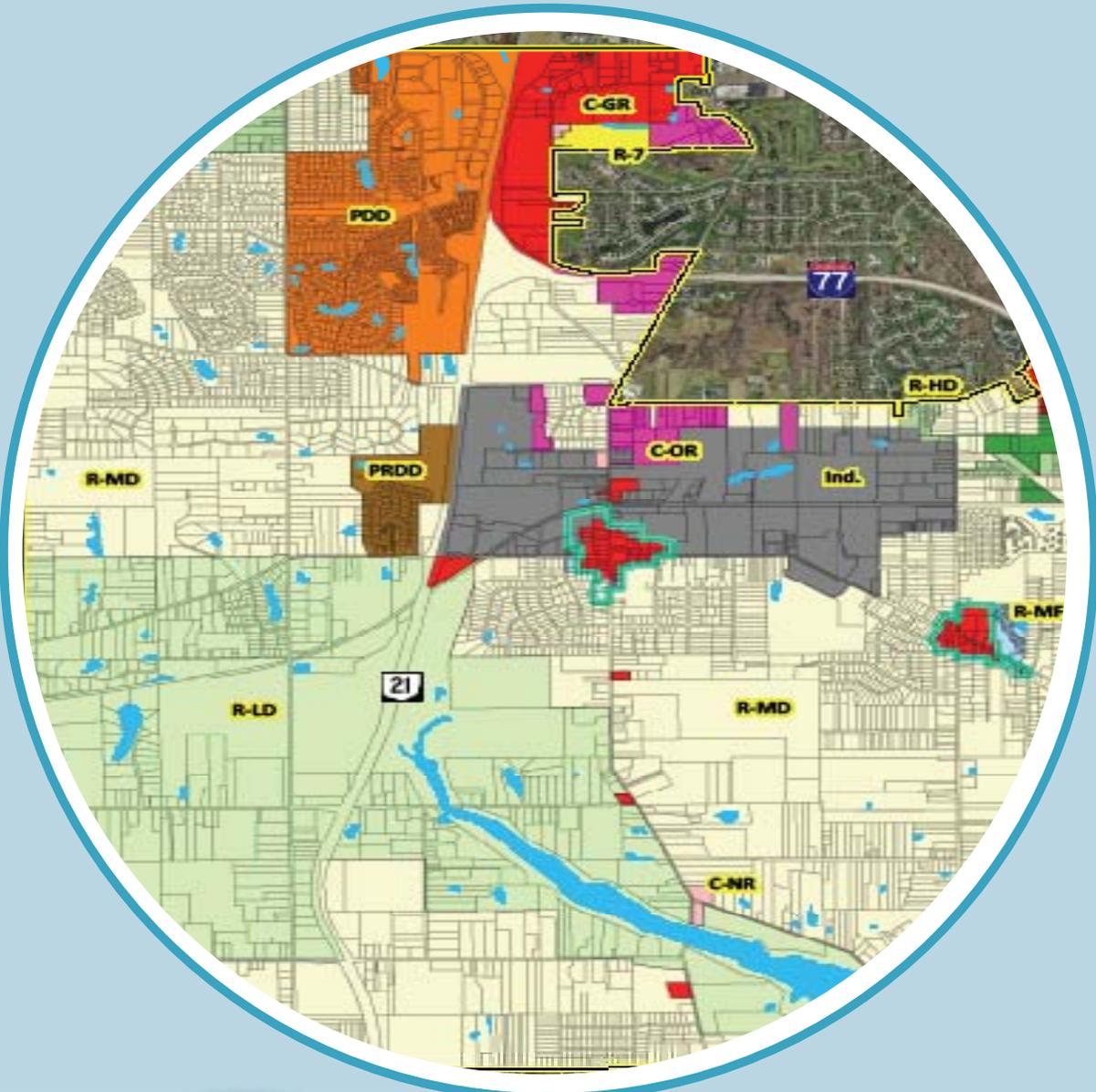
PRDD (Planned Residential Development District)

The purpose of the Planned Residential Development District is to recognize, encourage, accommodate creative and imaginative planned residential developments that utilize innovations in the technology of land development that are in the best interests of Copley Township. The Planned Residential Development District is designed to achieve the following objectives:

1. To provide for the preservation of topographic and other natural features.
2. To allow flexible residential development on larger sites, particularly sites that are impacted by the existence of such natural features as swamps, wetlands, natural ponds, marshes, steep slopes, rock outcroppings, floodplains and large wooded areas.

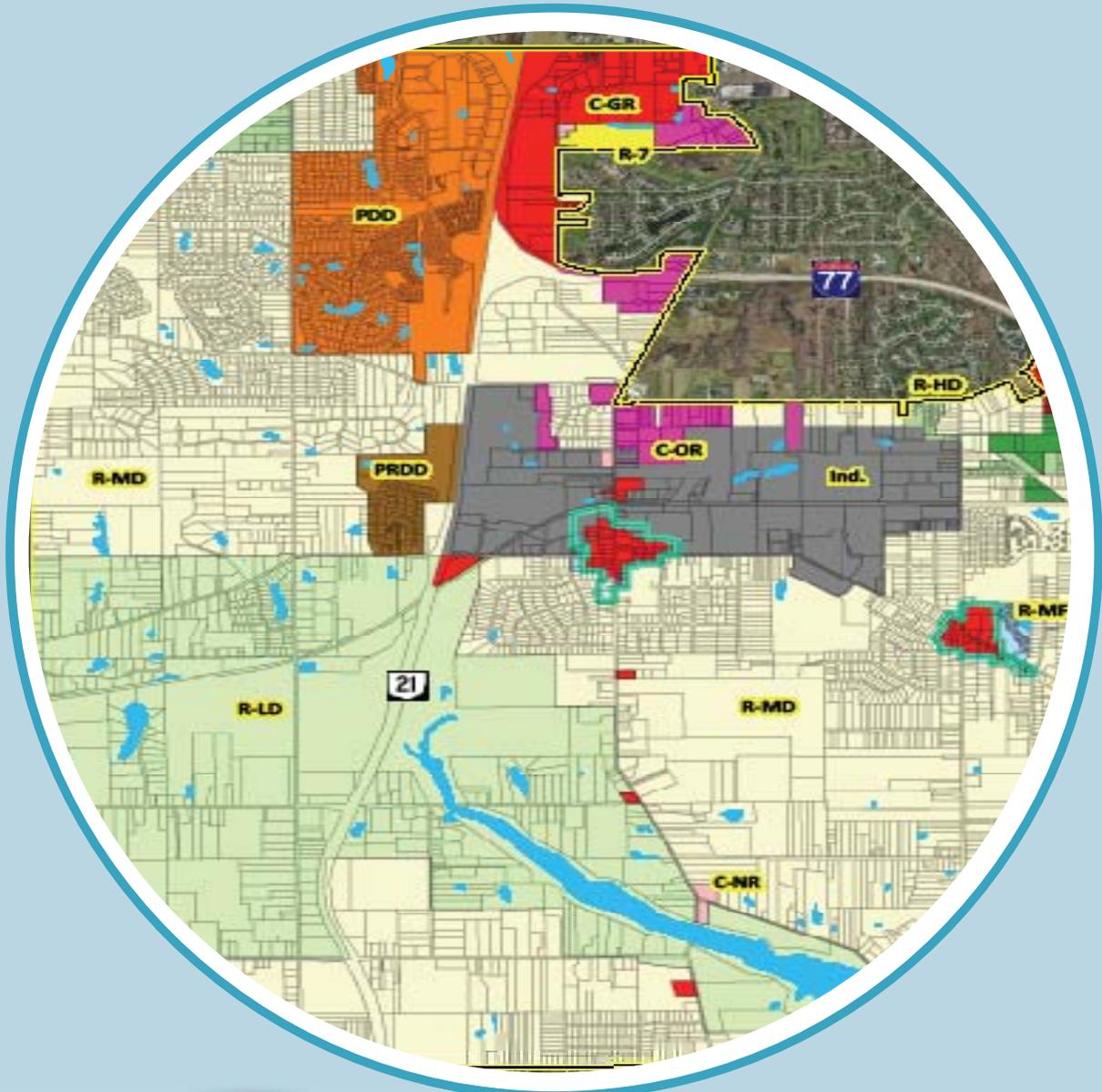
PRDD (Planned Residential Development District

3. To permit the flexible spacing of lots and buildings in order to encourage the separation of pedestrian and vehicular circulation; the provision of readily accessible recreation areas and open spaces; and the creation of functional and unique residential areas.
4. To promote more efficient and economic arrangement, distribution and use of public and private streets, sanitary sewers and central water supplies.
5. To ensure that new development occurs in a manner and at a density that is compatible with adjacent residential districts.
6. The overall density shall not exceed two (2) dwelling units per gross acre.



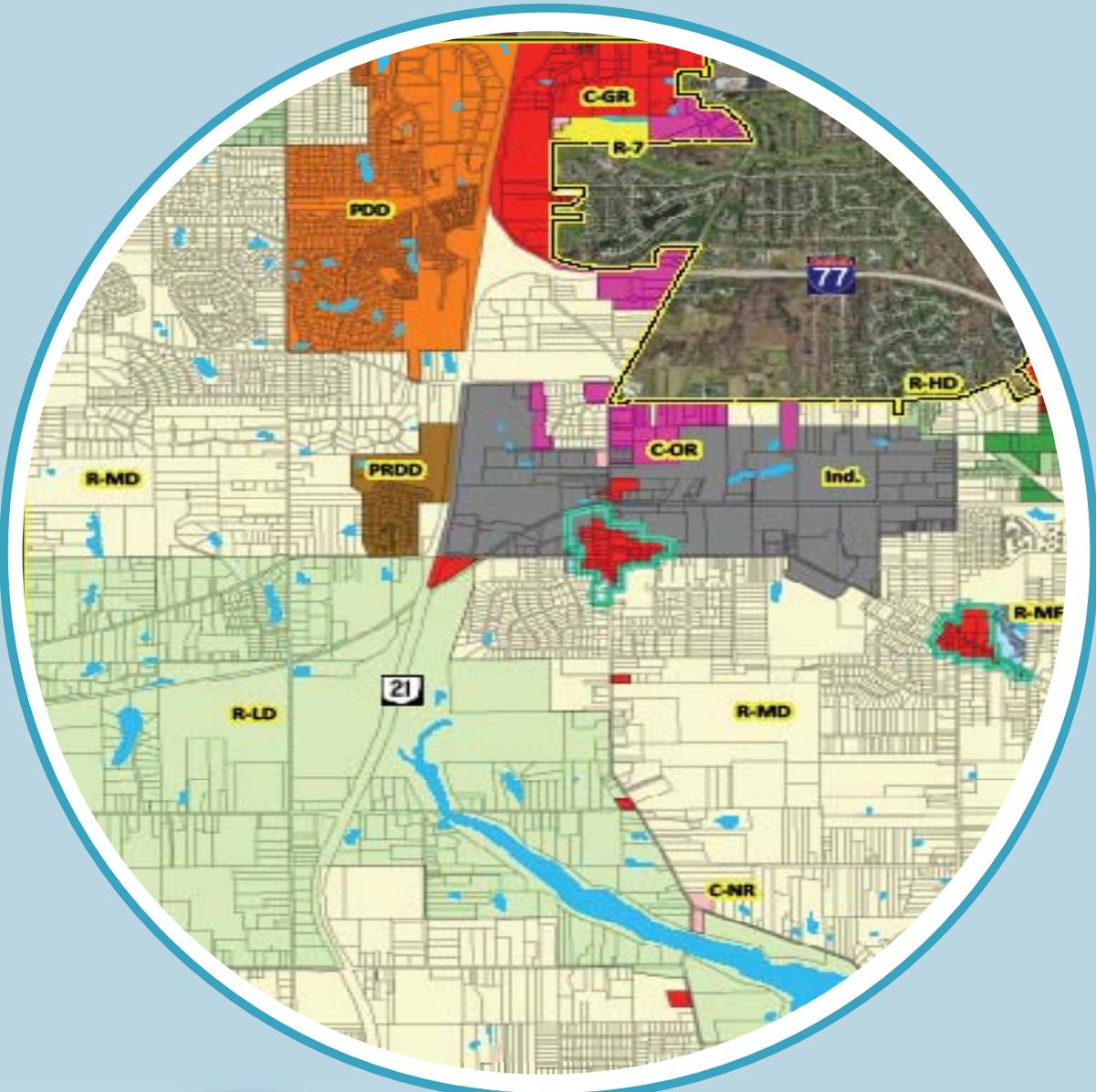
C-GR (General Retail) Commercial District

This District, comprising the C-3 District in the previous Zoning Resolution until such time as the Township Zoning Map is amended to designate the location of the C-GR District, is established to provide for a wide range of retail and service uses, including high intensity retail and service uses, such as largescale retail establishments, that meet the shopping needs of the community and the region. This District is an appropriate location for developments featuring multiple retail and service uses on large sites with parking and drives for multiple tenants and coordinated signage and landscaping.



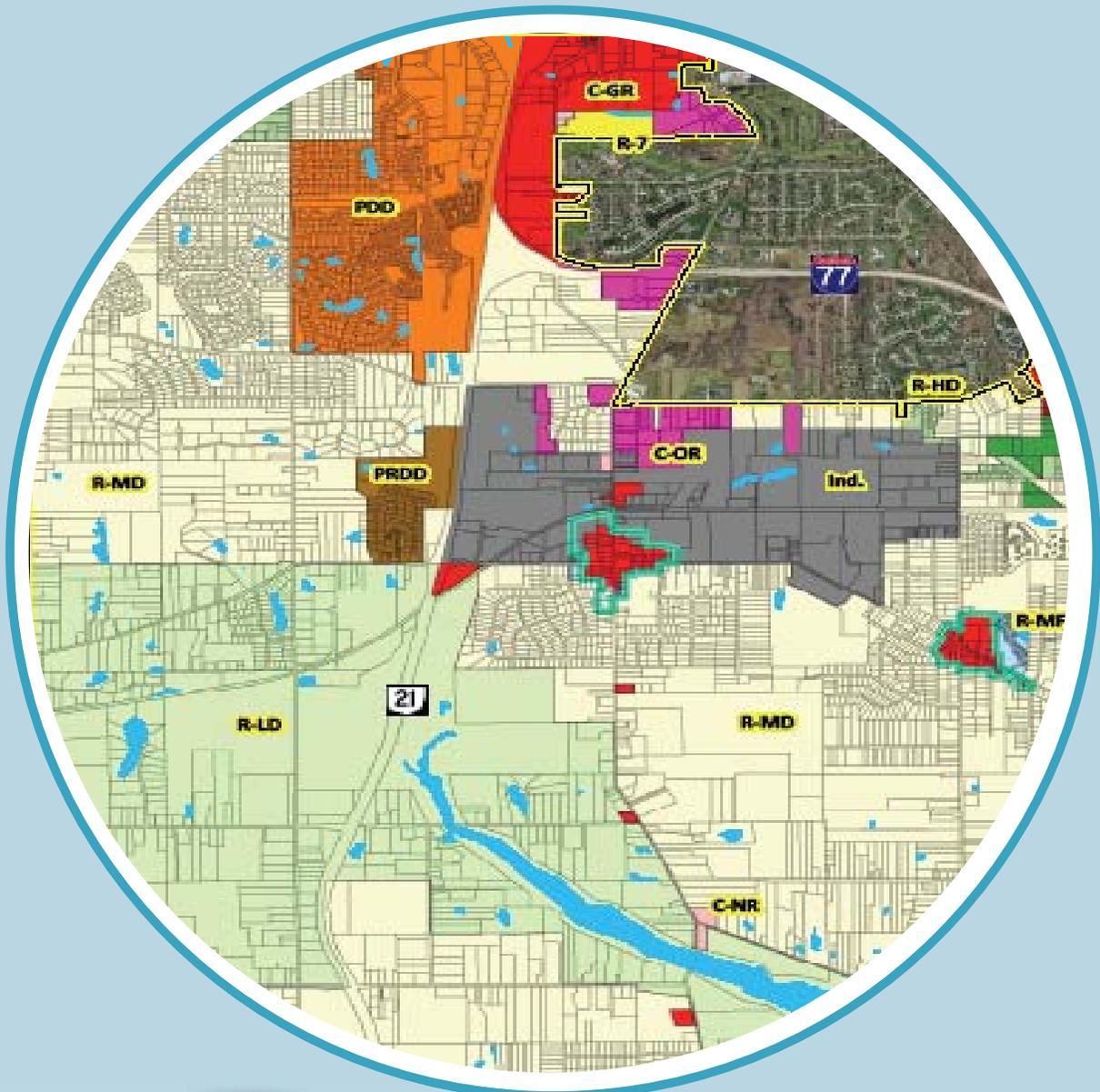
**C-NR
(Neighborhood
Retail)
Commercial
District**

This District, comprising the C-1 District in the previous Zoning Resolution until such time as the Township Zoning Map is amended to designate the location of the C-NR District, is established to accommodate individual and smaller groupings of retail and personal service businesses on relatively small lots of two (2) acres or less in proximity to residential districts that will primarily serve the residents of the immediate and nearby neighborhoods. This District does not permit large-scale retail establishments or other similar high intensity retail and service uses on large lots.



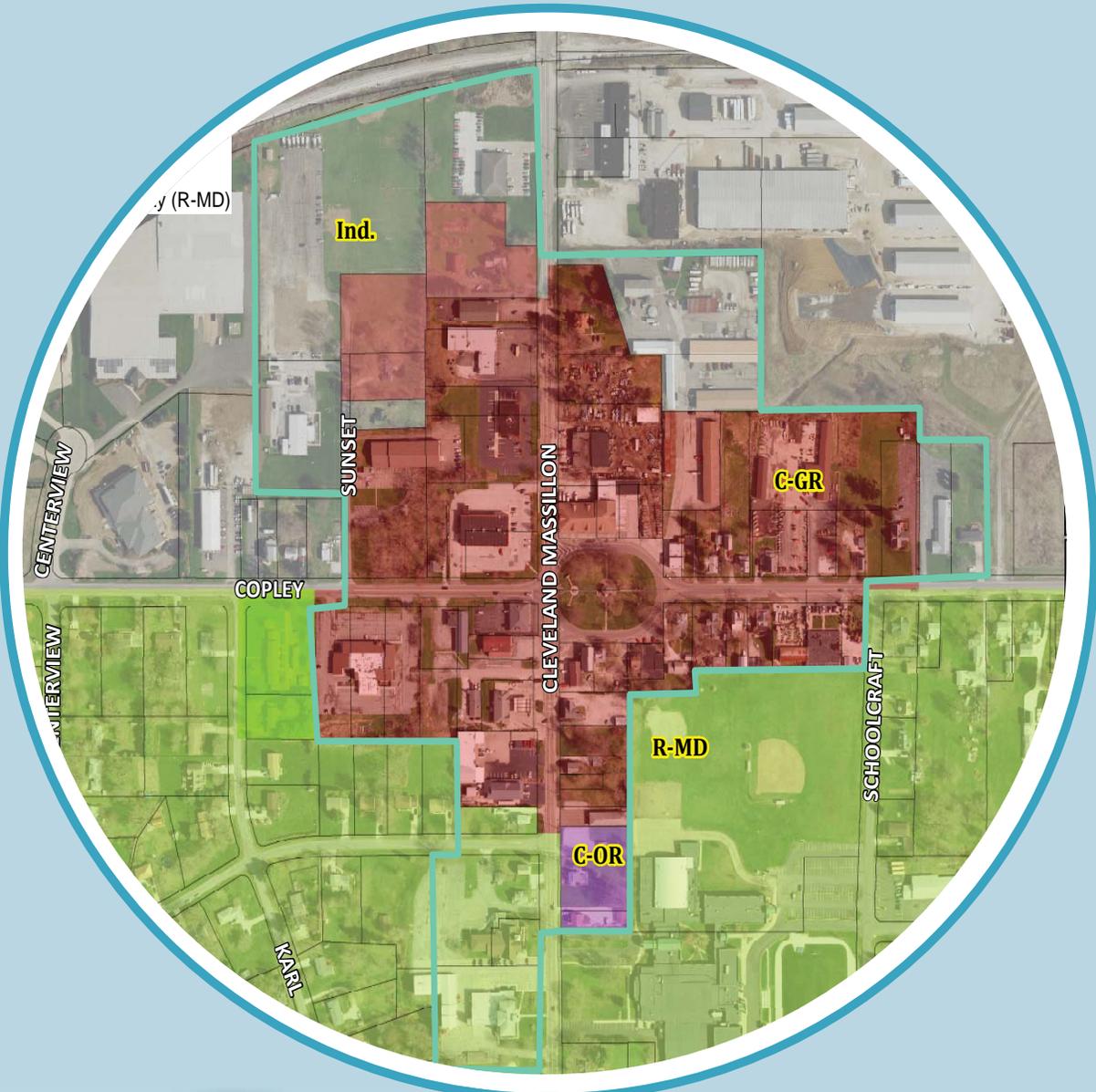
**C-O/R (Office/
Retail)
Commercial
District**

This District, comprising the C-2 District in the previous Zoning Resolution until such time as the Township Zoning Map is amended to designate the location of the C-O/R District, is established to create an environment primarily, but not exclusively, for the development of well located and designed office building sites to accommodate professional offices, sales offices, non-profit organizations and limited commercial activities ancillary to the office uses, including provision for some retail use. This District does not permit large-scale retail establishments or other similar high intensity retail and service uses.



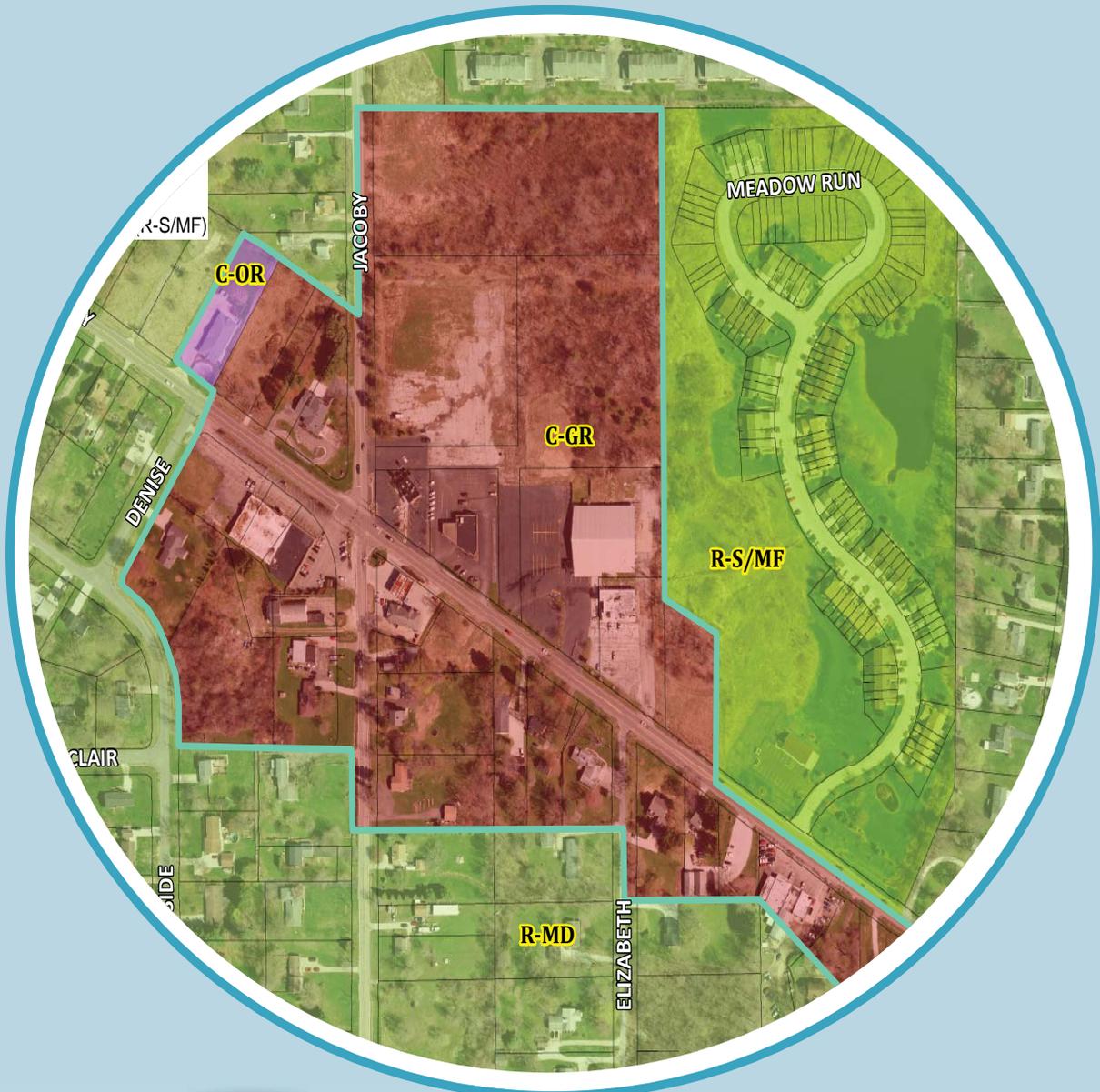
C-HS (Highway Service) Commercial District

This District, comprising the C-4 District in the previous Zoning Resolution until such time as the Township Zoning Map is amended to designate the location of the C-HS District, is established primarily to provide for retail and service uses that are typically located near major thoroughfares and that are compatible with, but not exclusively for, highway travel and the accommodation of all night and rest stop services. This District is not intended to accommodate large-scale high intensity retail and service uses.



**Copley Circle
Mixed-Use
Compact
Development
District**

The Copley Circle Mixed Use Compact Development (MUCD) District and its regulations are established in order to alleviate the hardships faced by current property owners, and thereby insure the future vitality of the proposed District, by bringing certain uses of property into conformity with the Zoning Resolution through this provision. More specifically, the Copley Circle MUCD District would permit mixed use development in the Copley Circle area as suggested by the Copley Township Comprehensive Land Use Plan.



**Copley Rd./
Jacoby Rd.
Mixed-Use
Compact
Development
District**

The Copley Road/Jacoby Road Mixed Use Compact Development (MUCD) District and its regulations are established in order to alleviate the hardships faced by current property owners, and thereby insure the future vitality of the proposed District, by bringing certain uses of property into conformity with the Zoning Resolution through this provision. More specifically, the Copley Road/Jacoby Road MUCD District would permit mixed use development within the area as suggested by the Copley Township Comprehensive Land Use Plan.

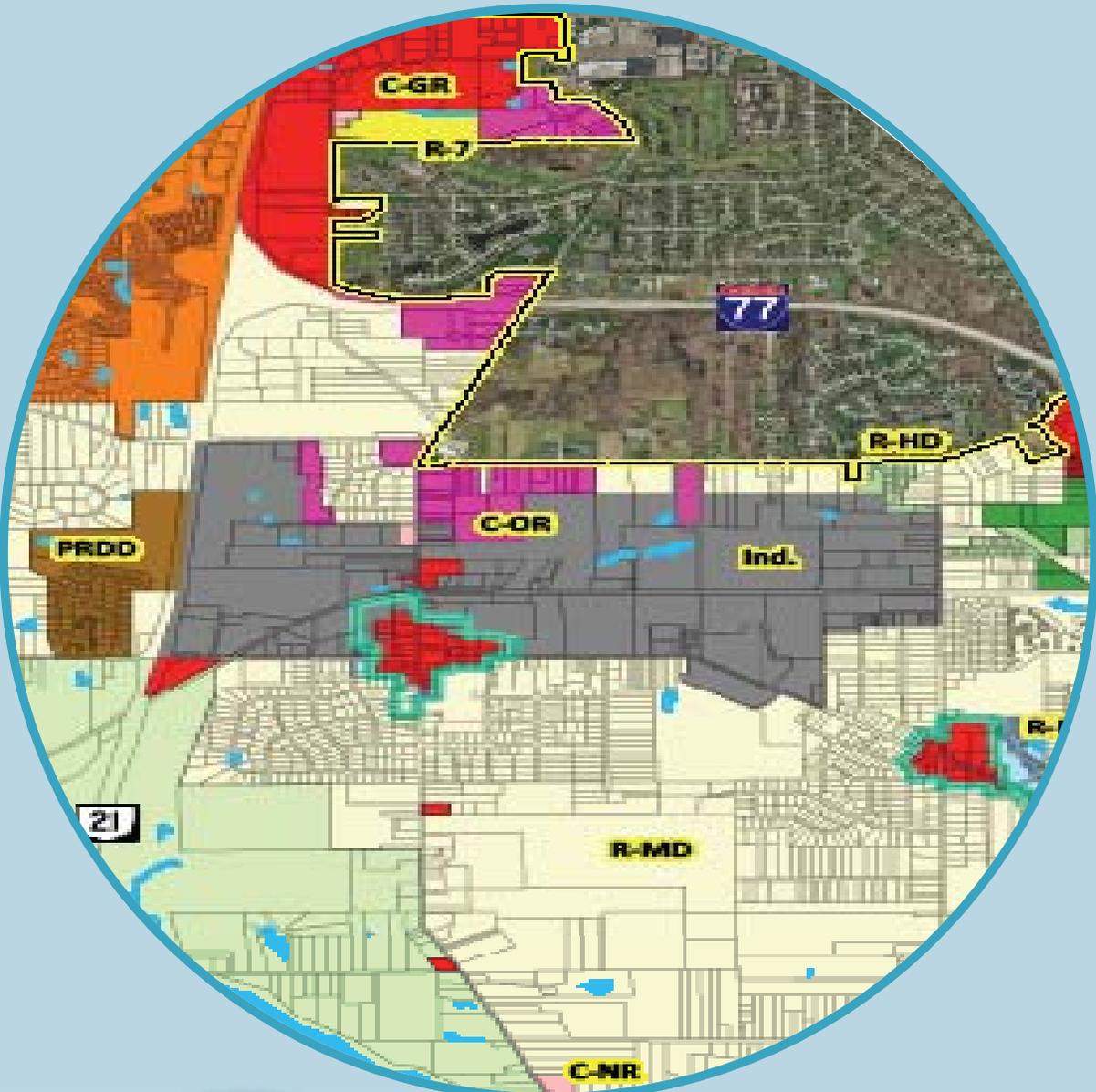


Rothrock & Pigeon Creek Mixed-Use Compact Development Districts

The Mixed-Use Compact Development (MUCD) District and its regulations are established in order to permit compact, mixed use neighborhoods where residential, commercial and civic buildings could be within close proximity to each other.

Rothrock Mixed Use Compact Development District This District and its regulations are designed to permit compact, mixed use neighborhoods where residential of varying types, commercial and civic buildings could be in close proximity to one another.

Pigeon Creek Mixed Use Compact Development District This District and its regulations are designed to allow for flexible development methods in the layout and construction of homes, buildings, and roads. This flexibility aims to encourage open space by integrating medium-density residential areas with commercial and civic buildings in close proximity to one another.



I-Industrial District

This District, comprising the I-1 Light Industrial District and the I-2 Heavy Industrial District in the previous Zoning Resolution, is primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial or service activities which in their normal operation have little or no adverse effect on adjoining properties. Provision is also made for a wider range of assembling, fabricating, and manufacturing activities as conditionally permitted uses, provided they can meet the standards necessary to insure that the effects of their objectionable characteristics on adjoining properties can be minimized.

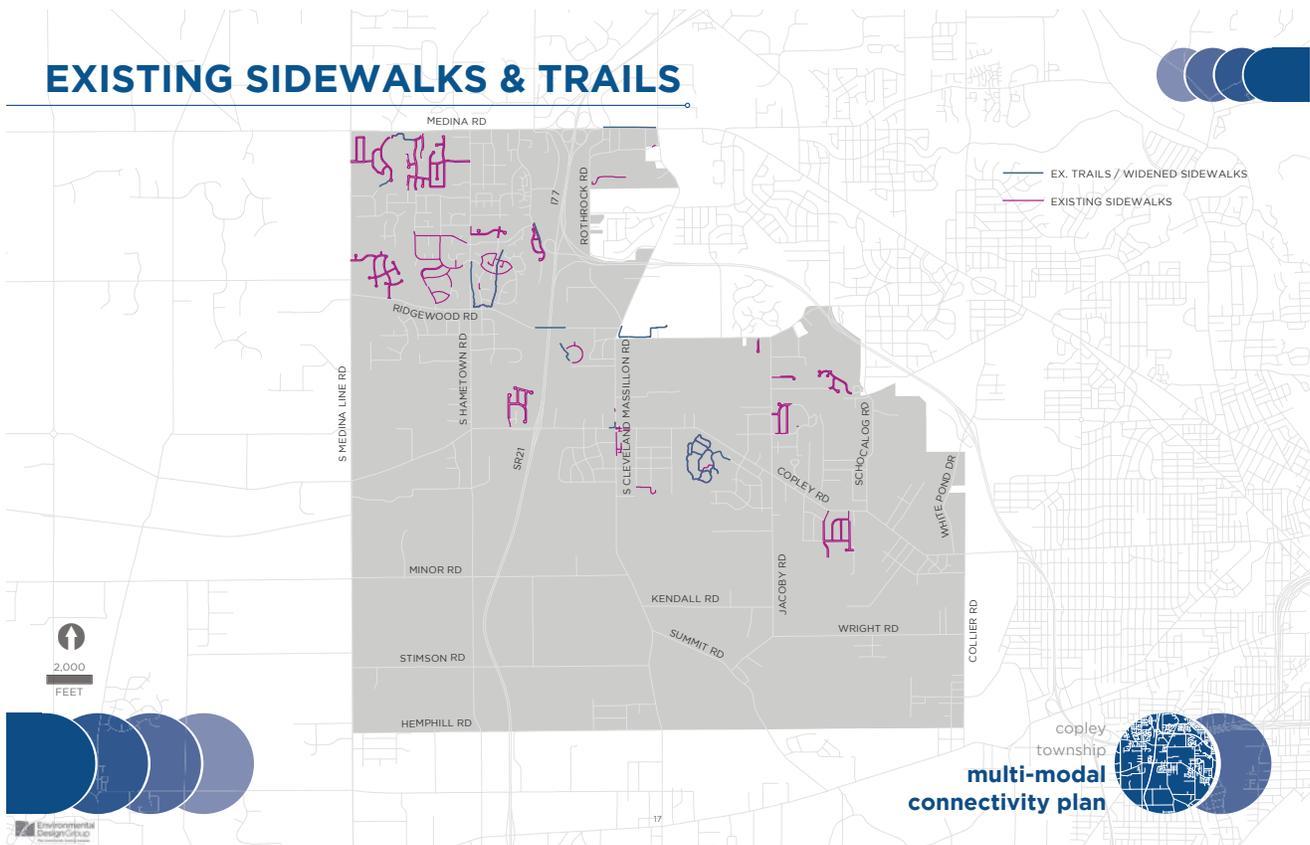
Chapter 4: Built Environment

Pedestrian Infrastructure

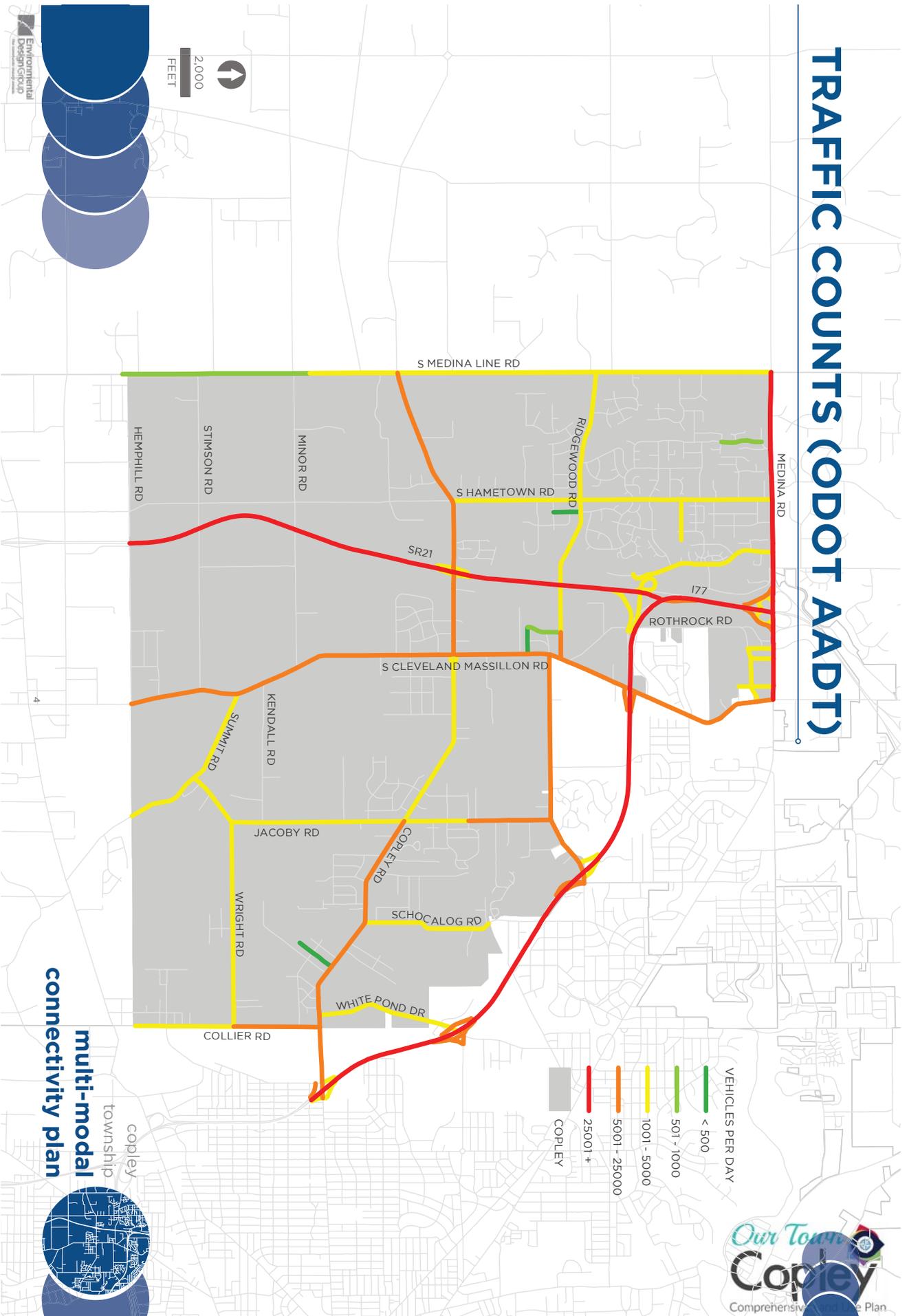
In 2021, the Copley Township Board of Trustees contracted with Environmental Design Group (EDG) to outline existing infrastructure and services and identify priorities for future infrastructure and services within the Township.

The following represents the identification of existing services including transportation, sewer, land ownership and value and destinations. The built environment was surveyed in efforts to obtain a baseline for growth and improvements when planning for the future.

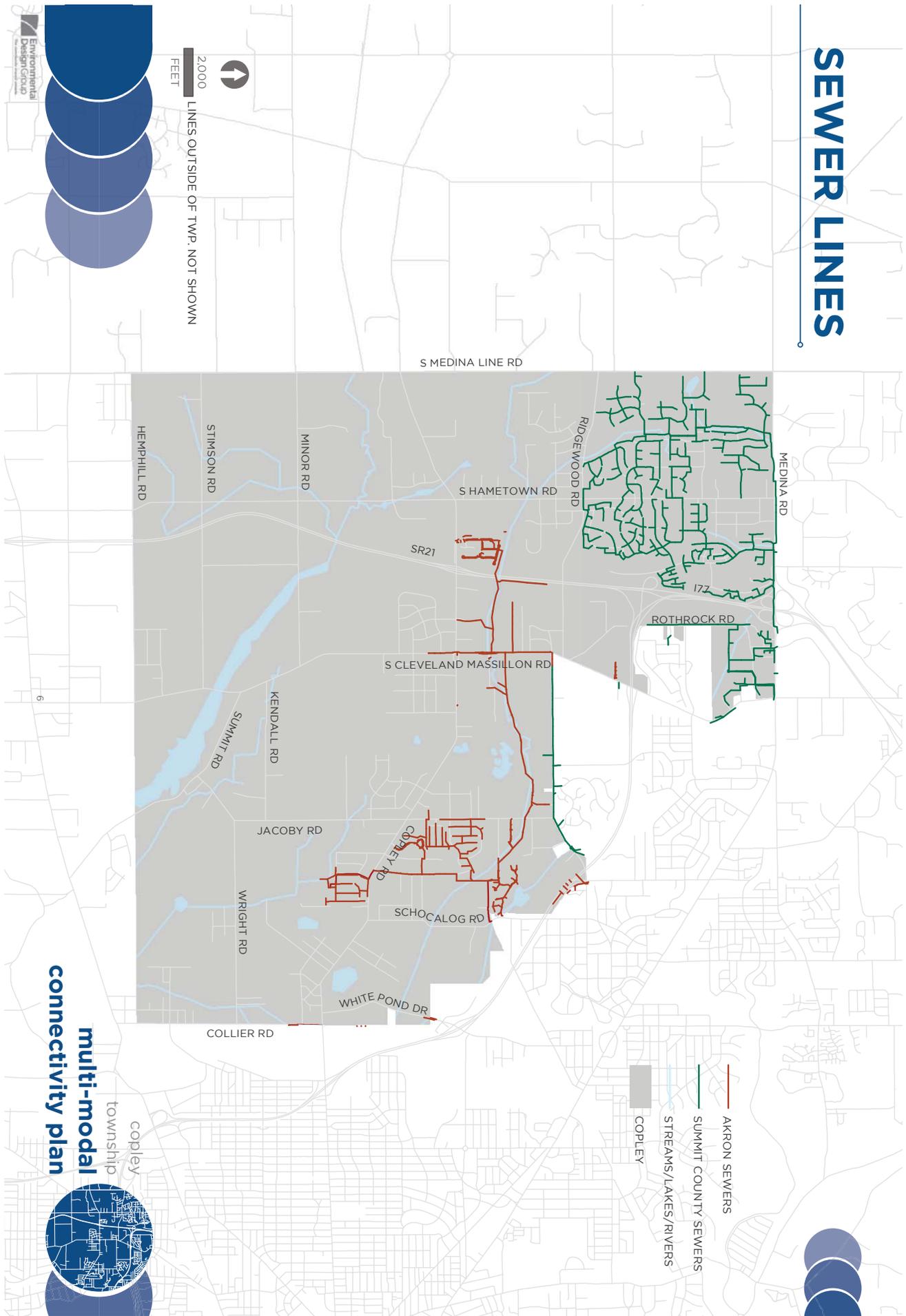
For enhanced readability or to view this image in greater detail, scan the QR code to access the digital version of this study.



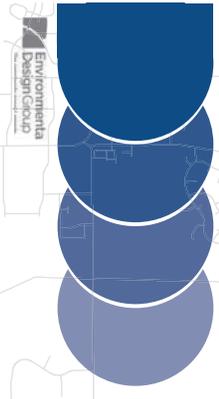
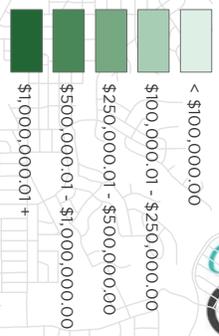
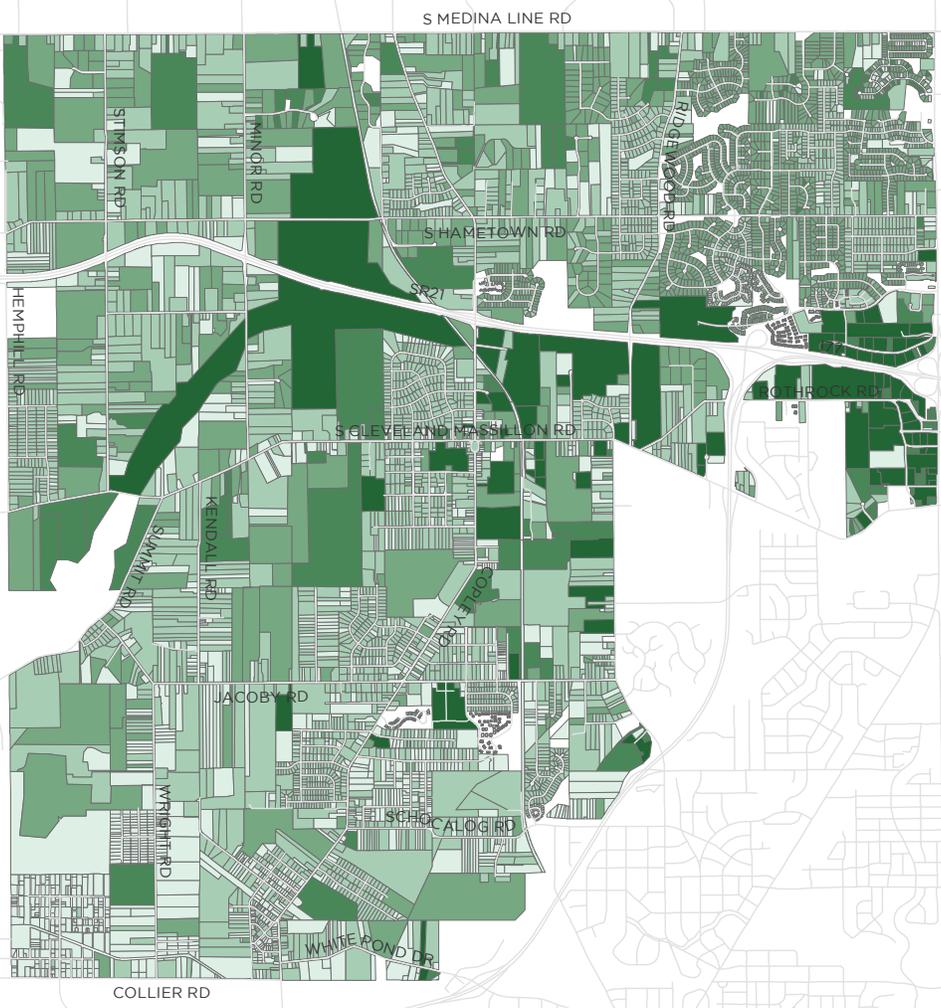
TRAFFIC COUNTS (ODOT AADT)



SEWER LINES



PROPERTY VALUES



Environmental Design Group

2,000 FEET
SUMMIT COUNTY AUDITOR (2020)

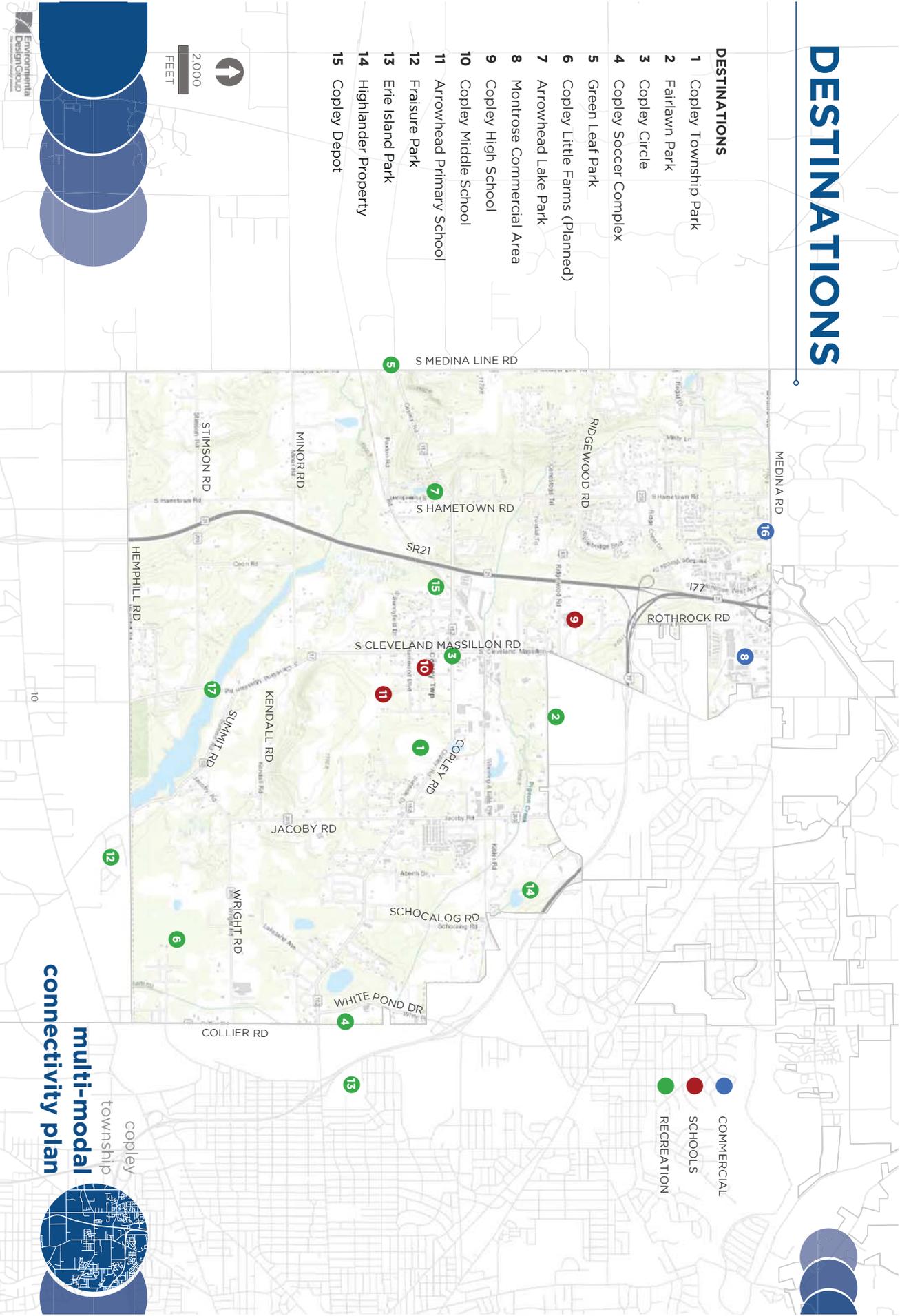
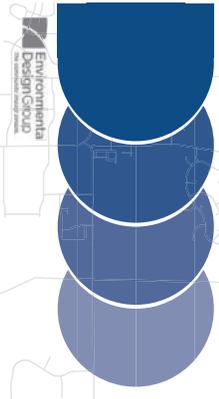
copley township
multi-modal connectivity plan



DESTINATIONS

DESTINATIONS

- 1 Copley Township Park
- 2 Fairlawn Park
- 3 Copley Circle
- 4 Copley Soccer Complex
- 5 Green Leaf Park
- 6 Copley Little Farms (Planned)
- 7 Arrowhead Lake Park
- 8 Montrose Commercial Area
- 9 Copley High School
- 10 Copley Middle School
- 11 Arrowhead Primary School
- 12 Fraisure Park
- 13 Erie Island Park
- 14 Highlander Property
- 15 Copley Depot



- COMMERCIAL
- SCHOOLS
- RECREATION

multi-modal
township
connectivity plan



Chapter 5 Economic Development

- 01 **GOALS + INITIATIVES**
- 02 **COMMUNITY IMPROVEMENT CORPORATION**
- 03 **JOINT ECONOMIC DEVELOPMENT DISTRICT**
- 04 **LAND USE & DEVELOPMENT PATTERNS**
- 05 **UNDERUTILIZED LAND**

Chapter 5 Economic Development

06

**COMMERCIAL REINVESTMENT
AREAS (CRA)**

07

ENTERPRISE ZONES

08

**MARKET ANALYSIS: URBAN
DESIGN GROUP**

Core Focus Area:

Economic Development

Copley Township will foster sound economic development objectives which facilitate investment.

GOALS AND INITIATIVES

Economic Development Goal 1: Copley Township will support initiatives which foster an increased tax base

EDG 1/1: Encourage development in areas of the Township where land is not being used to the highest and best, such as empty parking lots, vacant buildings and uses which no longer conform to the current zoning regulations

EDG 1/2: Develop the Mixed Use Districts, which include residential and commercial uses, along Copley Circle, Copley Rd and Jacoby Rd and Montrose

EDG 1/3: Explore the development of a public-private business park

EDG 1/4: Partner with economic development organizations to explore finance options which support business growth

EDG 1/5: Explore opportunities to promote tourism and eco-tourism as established economic activities

EDG 1/6: Create and maintain an inventory of blighted and/or vacant commercial/ industrial property and explore opportunities for reutilization

EDG 1/7: Explore zoning regulations which provide the best opportunity for development and redevelopment including mixed use and compact development in suitable areas, such as 15-minute neighborhoods

EDG 2: Copley Township is committed to retaining and assisting small businesses as they thrive in the community.

EDG 2/1: Promote and retain small businesses

EDG 2/2: Promote businesses and economic activities that are related to and support agriculture on lots ten acres or less

EDG 2/3: Explore small business grants, funding sources and potential partners

EDG 2/4: Support local organizations which assist and grow small businesses and develop local business leaders

EDG 2/5: Support the Community Improvement Corporation's efforts to assist small business development with grant funding

EDG 3: Copley Township will be a leader in attracting new businesses.

EDG 3/1: Promote and market Copley as a good place to do business

EDG 3/2: Encourage the expansion of centralized services including water and sewer in commercial and industrial areas of the township

EDG 3/3: Partner with the Summit County Land Bank to promote the acquisition of commercial and industrial properties with high redevelopment potential

EDG 3/4: Support compatible development projects which are funded by the Copley Township Community Improvement Corporation

EDG 3/5: Support internships, vocational training and work force development opportunities which are compatible with local industry needs

Supporting Documents

Summit County General Development Plan

Comprehensive Economic Development Strategy -

Northeast Ohio Four County Regional Planning Authority (NEFCO)

PROPOSED BOARDS & COMMISSIONS

Montrose Joint District Group

Mixed Use Compact Development District Group

PARTNER AGENCIES/ORGANIZATIONS

Summit County Department of Community & Economic Development

Main Street America

Team NEO

Elevate Akron

Akron Urban League

Summit County Land Bank

Ohio Means Jobs

North East Ohio Four County Regional Planning & Development Organization (NEFCO)

Department Finance Authority of Summit County (Port Authority)

Chamber of Commerce

Copley Community Improvement Corporation

The Loop in Copley

Ohio Department of Development

Small Business Development Center (Akron)

SCORE Akron

90%

of residents believe promoting and retaining small business is important to economic development in Copley Township.

Chapter 5: Economic Development

Community Improvement Corporation



In March 2017, the Copley Township Board of Trustees approved the creation of the Copley Community Improvement Corporation (CIC) and the group's first organizational meeting was held on November 9, 2017. The CIC is a non-profit corporation certified by the State of Ohio and created under Chapter's 1702 and 1724 of the Ohio Revised Code to foster sound development that supports goals identified by Copley Township. The Copley CIC has been designated by the Board of Trustees to act as the Township's official economic development agent for the purpose of advancing, encouraging, and promoting the industrial, economic, commercial, and civic development of Copley Township. As such, the CIC works in concert with the Township to implement its community and development strategies known as Project Building Blocks.

The CIC board membership reflects the breadth and diversity of community and economic development experience that characterizes Copley Township's residents. The CIC includes life-long and more recent Township residents.

A sub-committee appointed by the CIC evaluated the Strengths, Opportunities, Aspirations, and Results analysis that emerged from the CIC's strategic planning process. Grouping together some common items, the committee then organized the CIC's priorities into three themes: the need for a clearer township identity, possible actions and programs to address deteriorating properties and strengthen the local economy, and physical improvements that make Copley a place where people want to visit and live. The CIC board adopted the following framework for its strategic plan:

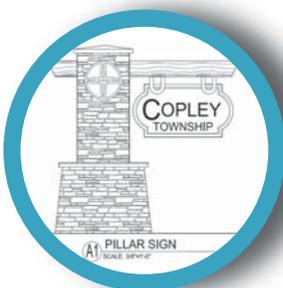


IDENTITY: Project a clear and positive identity of Copley Township

Copley Township's population and geography are diverse. People are often confused as to whether they are in Copley or a surrounding community such as Fairlawn, Norton, Akron or Bath. This confusion is heightened by the fact that the Township is home to four different school districts – Copley/Fairlawn, Revere, Highland and Akron.

COMMUNITY IMPROVEMENT: Provide conditions which lead to economic resiliency

The diversity of Copley Township presents the opportunities of myriad housing choices, large as well as quaint retail establishments, and a demographic and cultural population mix that is unique among Ohio's townships. However, challenges present themselves in the forms of an aging housing stock and gaps in public infrastructure. Future community improvements will need to strategically balance the interests of all stakeholders.



QUALITY OF LIFE: Strengthen the quality of life for those who live, work, and play within Copley Township. A sound approach to development balances economic, cultural, and environmental interests to achieve vibrant communities that meet the needs of a variety of residents, businesses, and institutions. As housing, retail, and development trends evolve, a community must be agile and anticipate future priorities. Providing choices that enhance the quality of life attracts and retains residents and businesses under any economic condition. Forward-thinking communities make adjustments to advance the greater good.

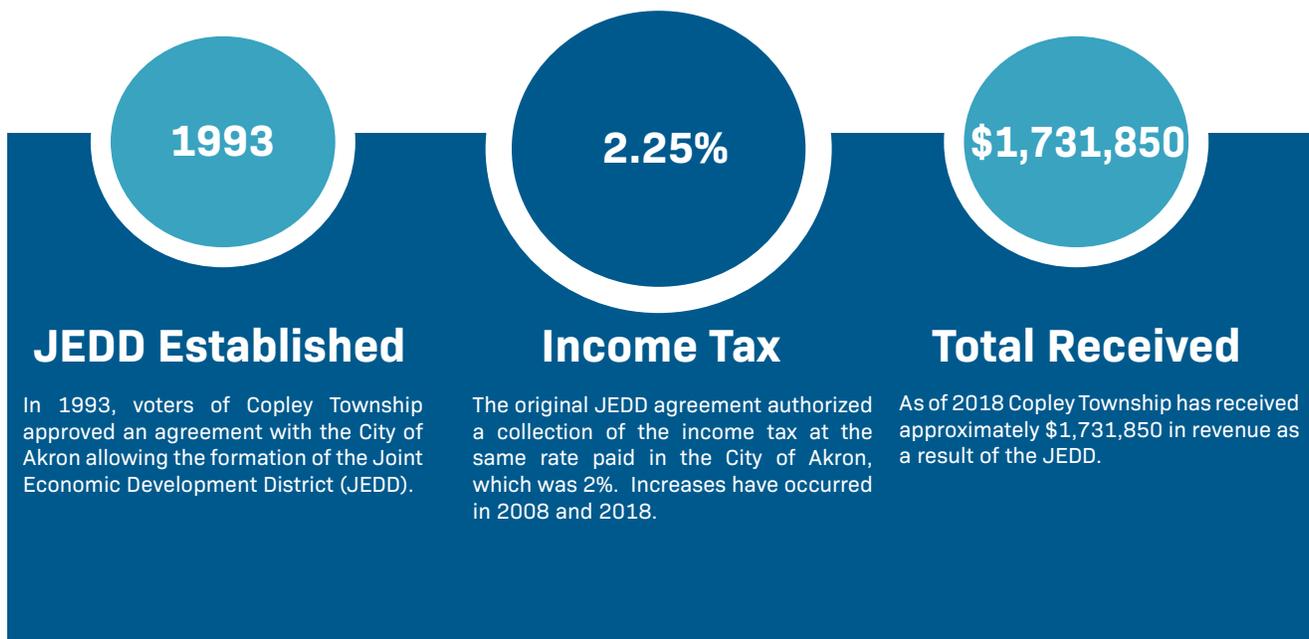
Chapter 5: Economic Development

Joint Economic Development District JEDD

In 1993, voters of Copley Township approved an agreement with the City of Akron allowing for the formation of the Joint Economic Development District (JEDD). The purpose of the agreement was to halt annexation of Township land and to bring needed water and sewer services to residents in “water poor” areas and to property owners desiring to develop their land for commercial and industrial purposes. Akron’s gains in this agreement were more water/sewer customers and the ability to collect v from persons employed by companies in JEDD areas. Persons living in Copley, but not employed in the designated JEDD areas, do not pay the income tax. The Township benefits because the erosion of the tax base through annexation is halted. In fact some previously annexed areas were returned to the Township after the approval of the JEDD. In 1993, the JEDD was approved for a period of 100 years with two 50 year extensions. Amendments to the agreement have occurred over the years.

Income Taxes

The original JEDD agreement authorized a collection of the income tax at the same rate paid in the City of Akron, which was 2%. In 2003, the voters of the City of Akron approved an increase in the income tax to 2.25%. The original agreement stated that the City was to share 1/3 of the income tax above the original 2%. As of 2018, Copley Township has received approximately \$1,731,850.



JEDD Established

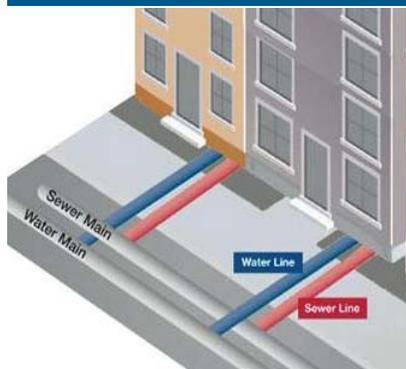
In 1993, voters of Copley Township approved an agreement with the City of Akron allowing the formation of the Joint Economic Development District (JEDD).

Income Tax

The original JEDD agreement authorized a collection of the income tax at the same rate paid in the City of Akron, which was 2%. Increases have occurred in 2008 and 2018.

Total Received

As of 2018 Copley Township has received approximately \$1,731,850 in revenue as a result of the JEDD.

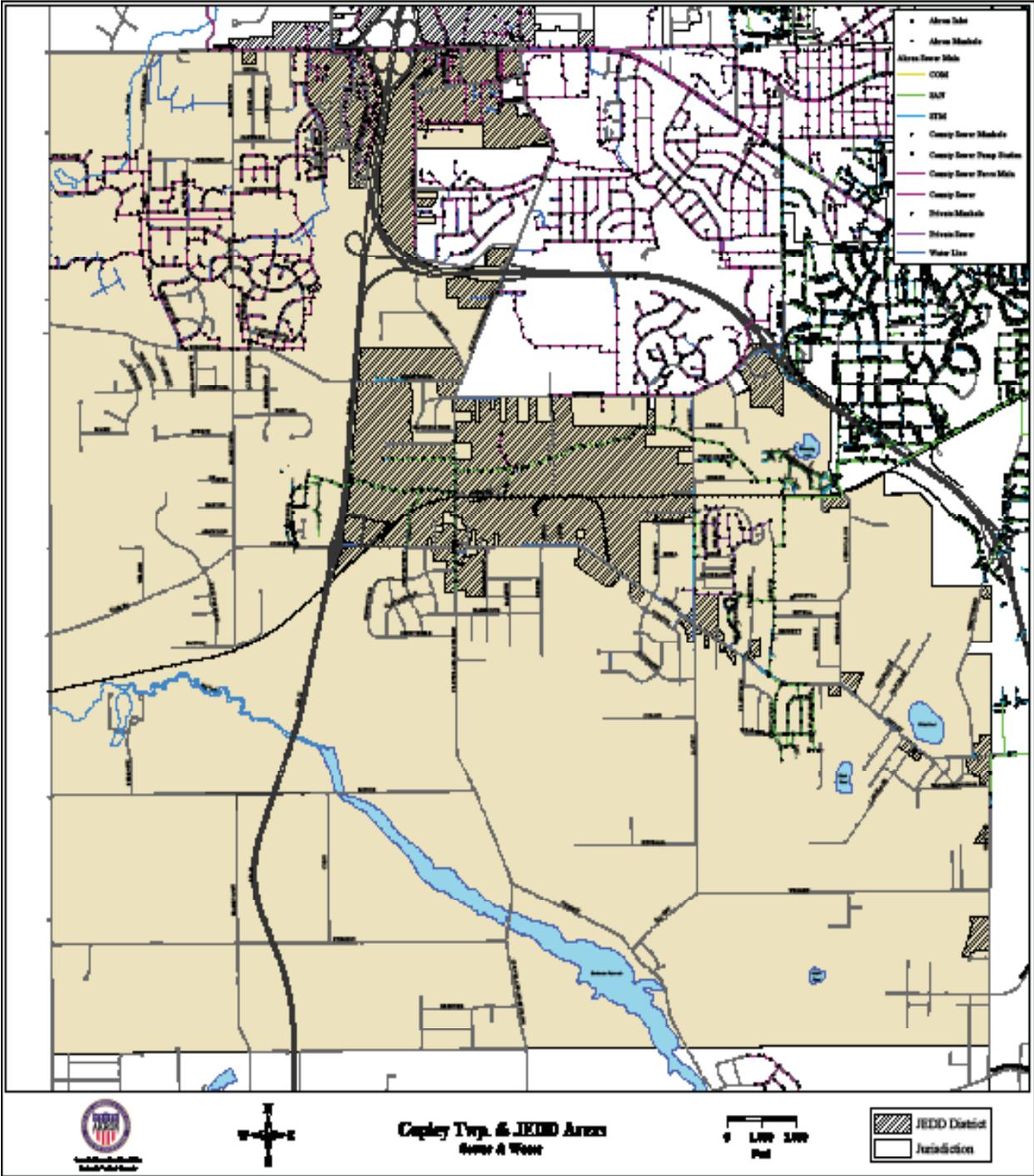


Water & Sewer Lines

Over the 13 years that the JEDD has been in place, the City of Akron installed over \$9.5 million dollars of sewer lines and \$11.3 million dollars of water lines in Copley Township.

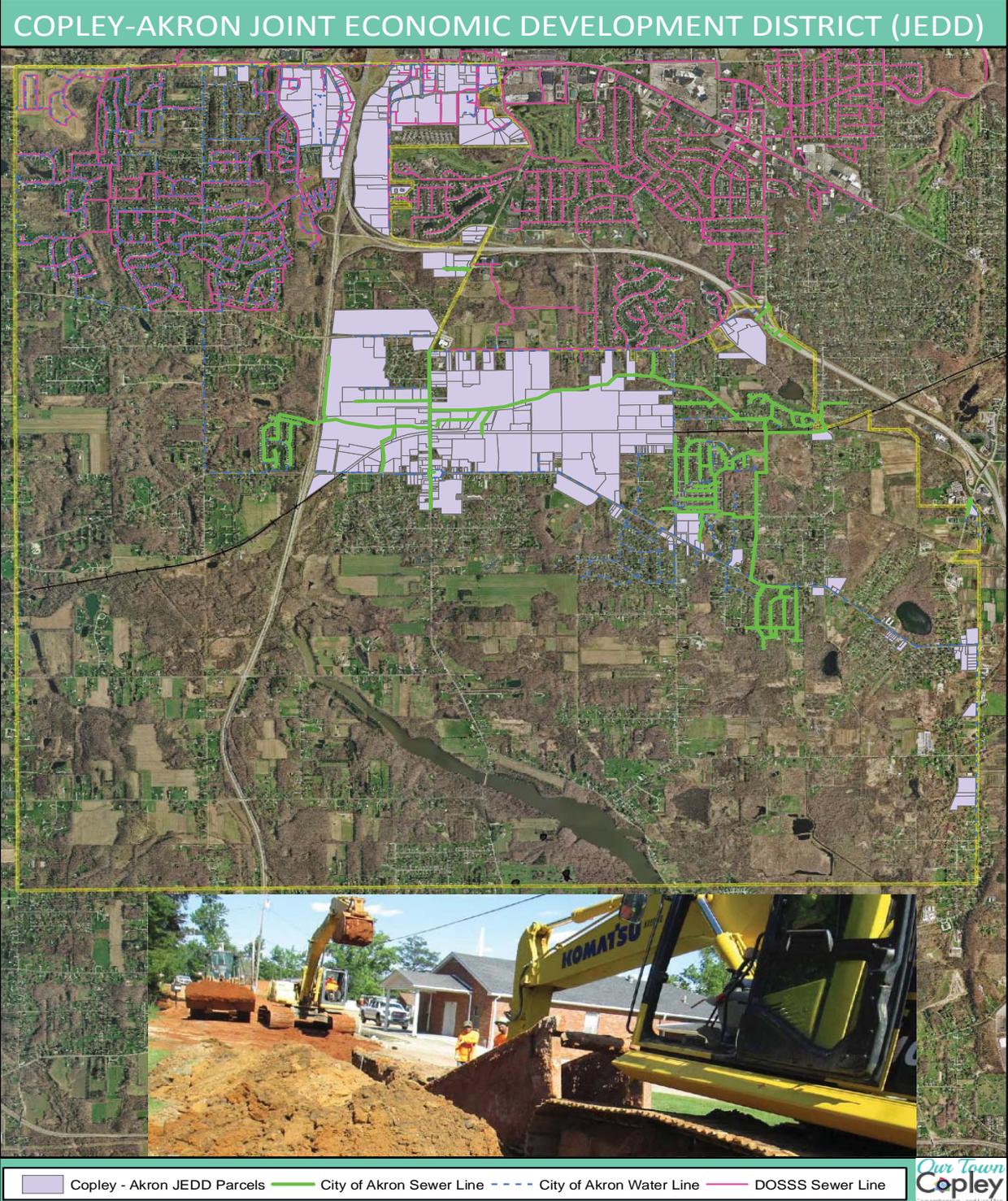
Chapter 5: Economic Development

Water and Sewer Lines



Chapter 5: Economic Development

Joint Economic Development District



Chapter 5: Economic Development

Environmental constraints to development and environmentally sensitive lands are critical to determining buildout of Copley Township. Ideally, development should be directed to the remaining portion of the Township that is neither environmentally constrained nor environmentally sensitive.



ENVIRONMENTALLY CONSTRAINED

Nearly half, (49%), of the Township is environmentally constrained by floodplains, wetlands and hydric soils.



ENVIRONMENTALLY SENSITIVE

In addition, about 61% of the Township contains environmentally sensitive areas (woodland resources, riparian corridors and high groundwater resources).



POTENTIAL DEVELOPMENT

Of the remaining potential development areas, 33% is environmentally constrained.

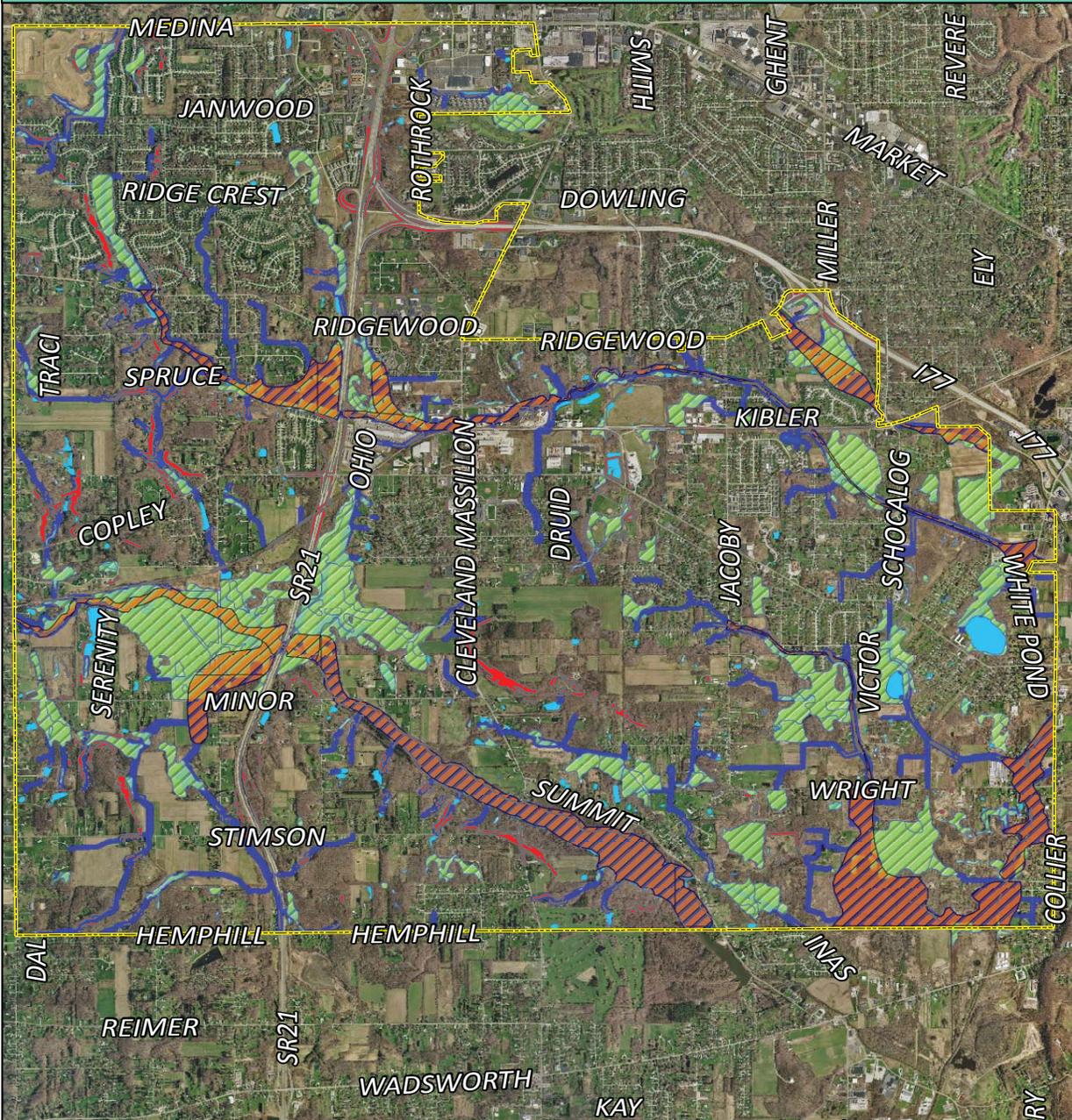


POTENTIAL DEVELOPMENT

89% of the overall land available for potential development is categorized as sensitive.

Chapter 5: Economic Development

ENVIRONMENTAL CONSTRAINTS TO DEVELOPMENT



Chapter 5: Economic Development

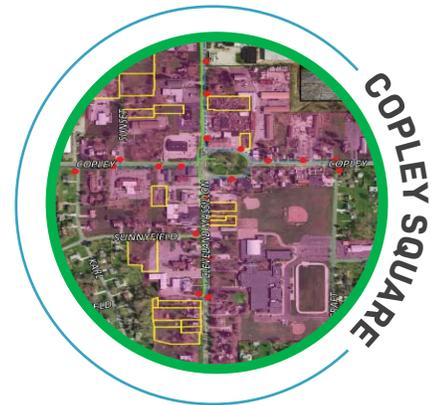
POTENTIAL DEVELOPMENT AREAS

There are 440 acres of parcels zoned for industrial and commercial uses that are vacant or being used for something other than commercial and industrial purposes. The inclusion of “underutilized sites” is not intended to represent real estate valuation or determine the marketability, business practices or specific plans for a site. Instead, opportunities for economic growth may be possible given adequate infrastructure exists, market demand is present and environmental conditions are satisfied.



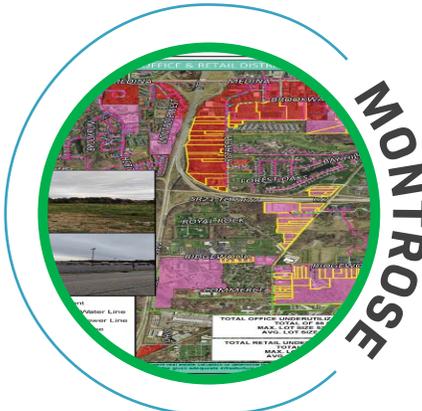
Mixed Use

Total Mixed Use Underutilization: 9.5 acres
 Total of 9 Sites
 Max. Lot Size 4.6 Acres
 Avg. Lot Size 1 Acre



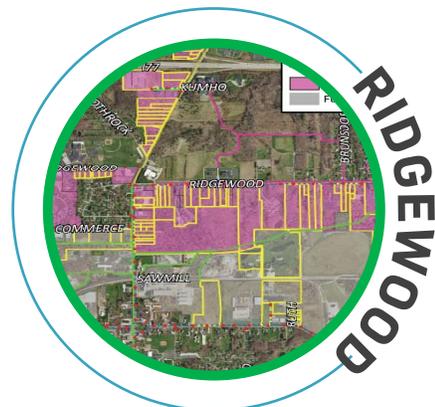
Mixed Use

Total Mixed Use Underutilization: 12 Acres
 Total of 18 Sites
 Max. Lot Size 5.7. Acres
 Avg. Lot Size 0.53 Acres



Retail Districts

Total Retail Underutilization: 93 Acres
 Total of 23 Sites
 Max. Lot Size 18 Acres
 Avg. Lot Size 4.6 Acres



Office and Industrial Districts

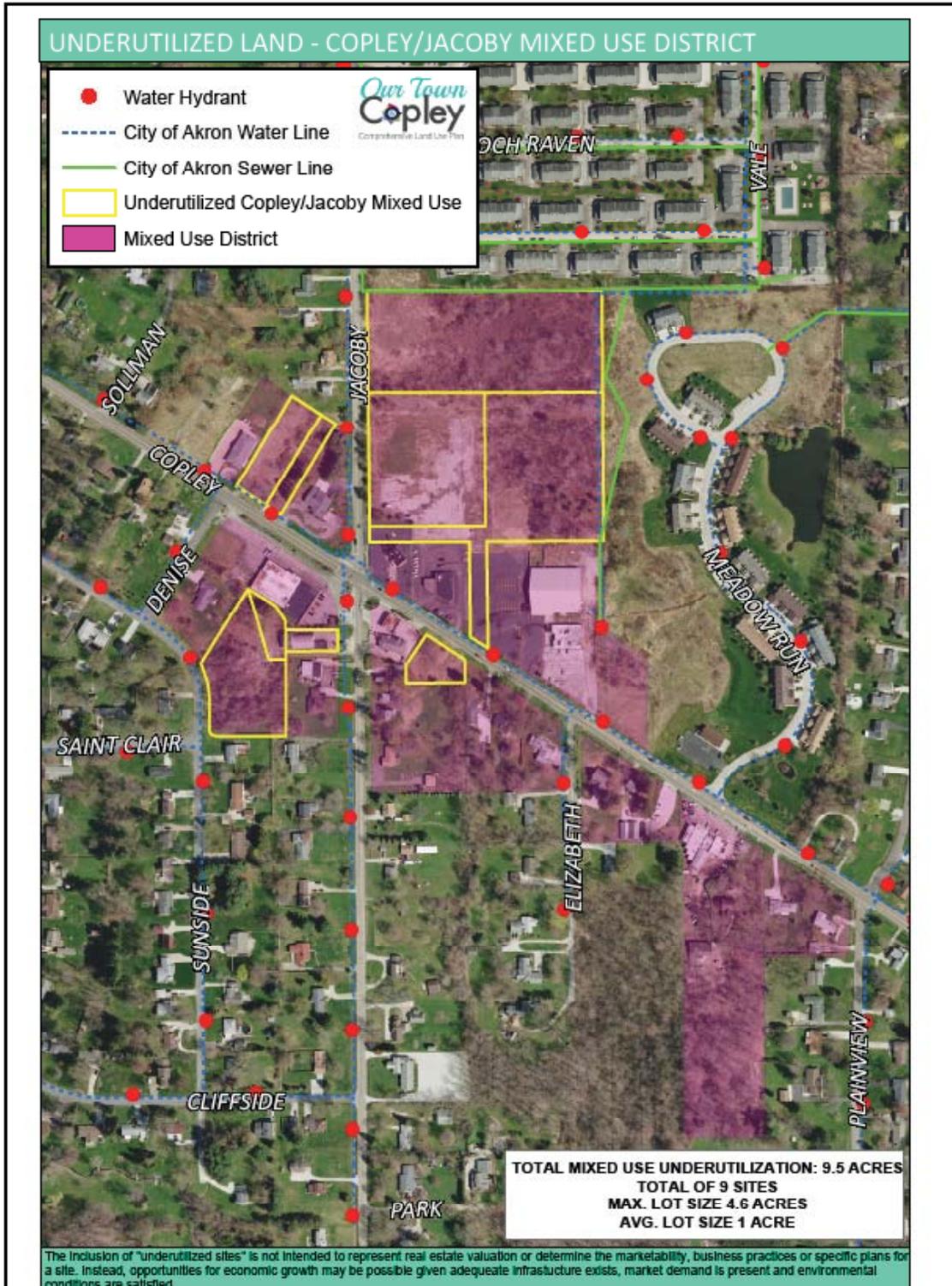
Total Office Underutilization: 223 Acres
 Total of 88 Sites
 Max. Lot Size 52.67 Acres
 Avg. Lot Size 2.5 Acres

**Total Industrial Underutilization:
 102 Acres**
 Total of 34 Sites
 Max. Lot Size 29 Acres
 Avg. Lot Size 3 Acres



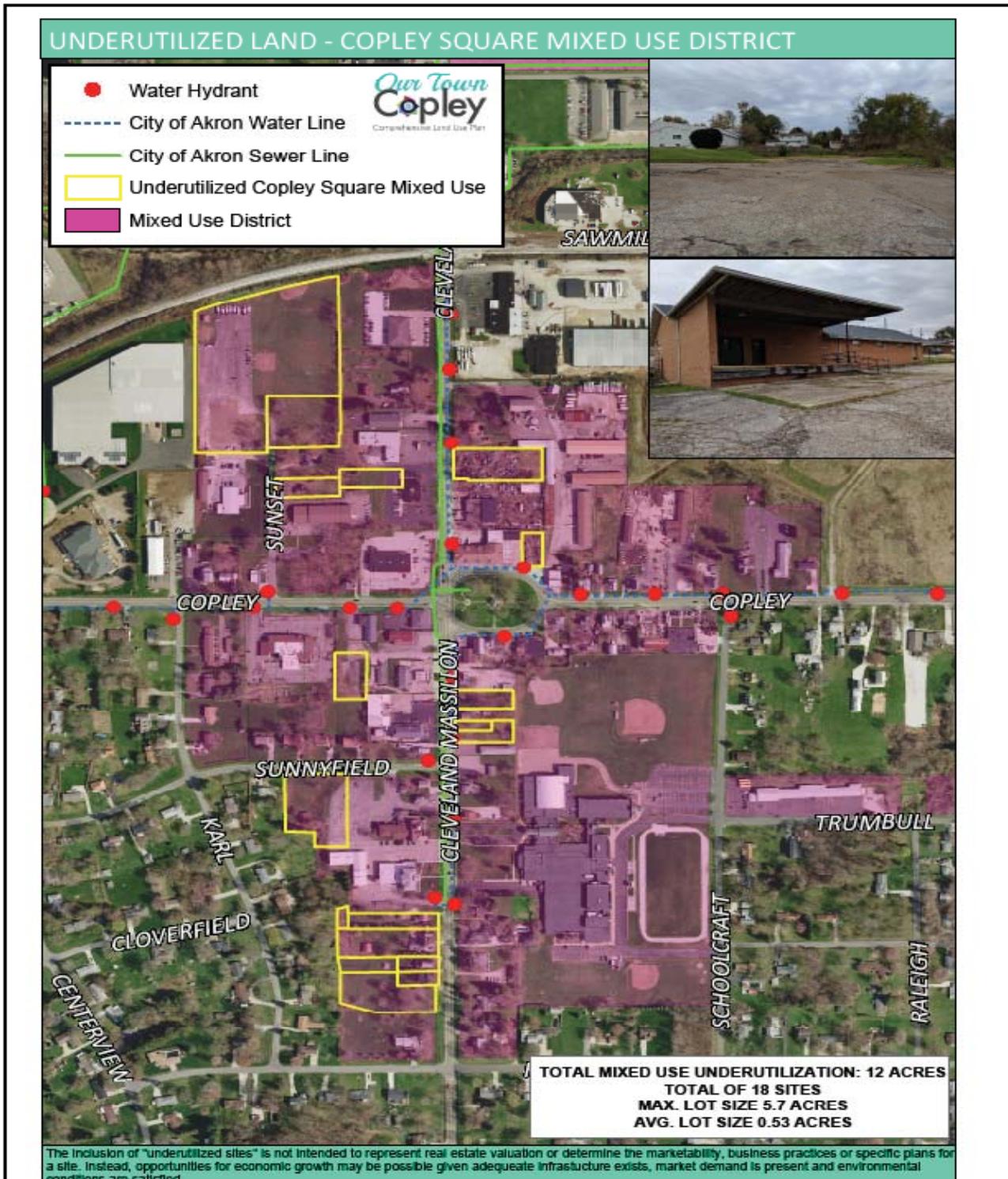
Chapter 5: Economic Development

Underutilized Land - Copley/Jacoby Mixed Use District Map



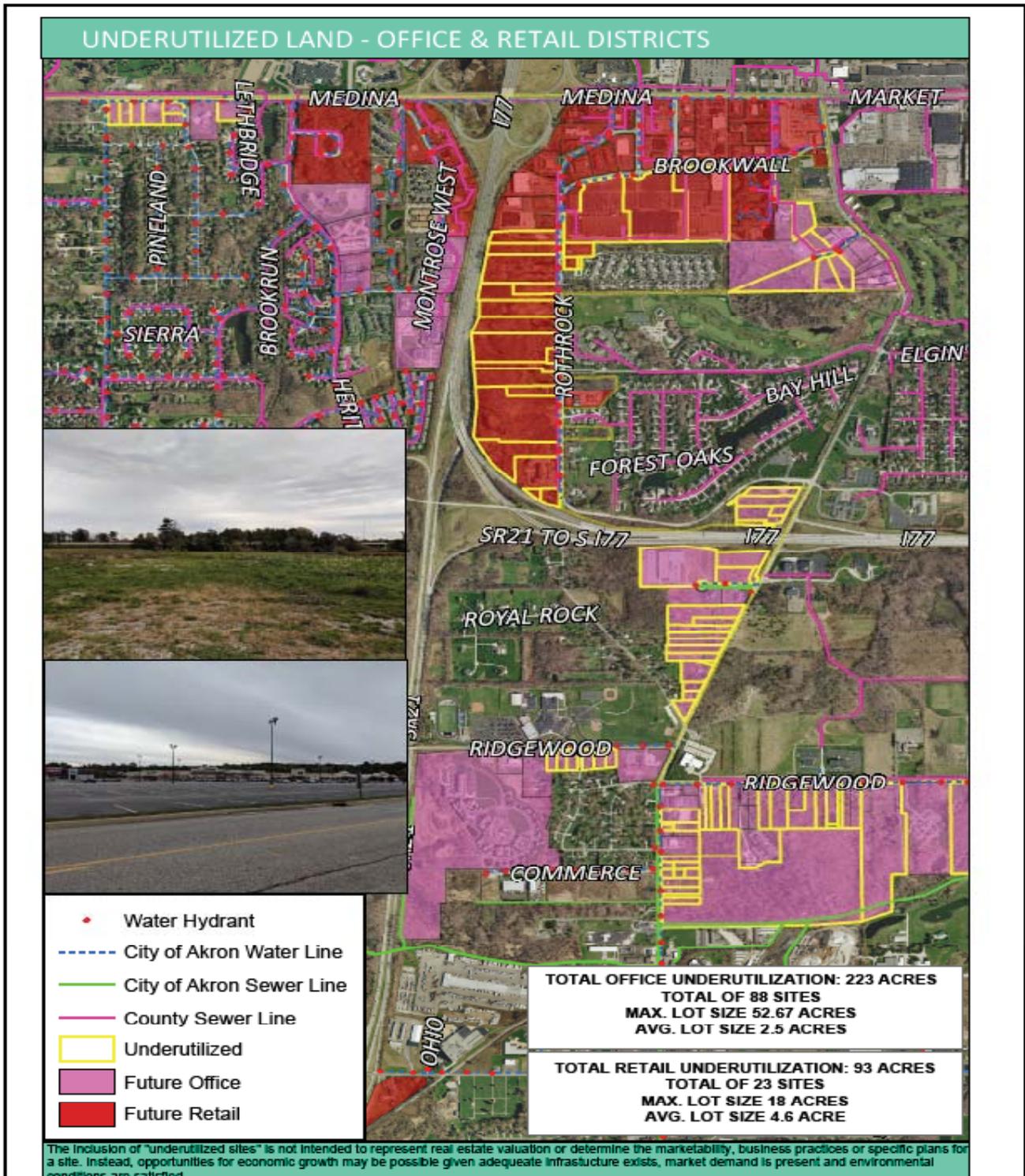
Chapter 5: Economic Development

Underutilized Land - Copley Circle Mixed Use District Map



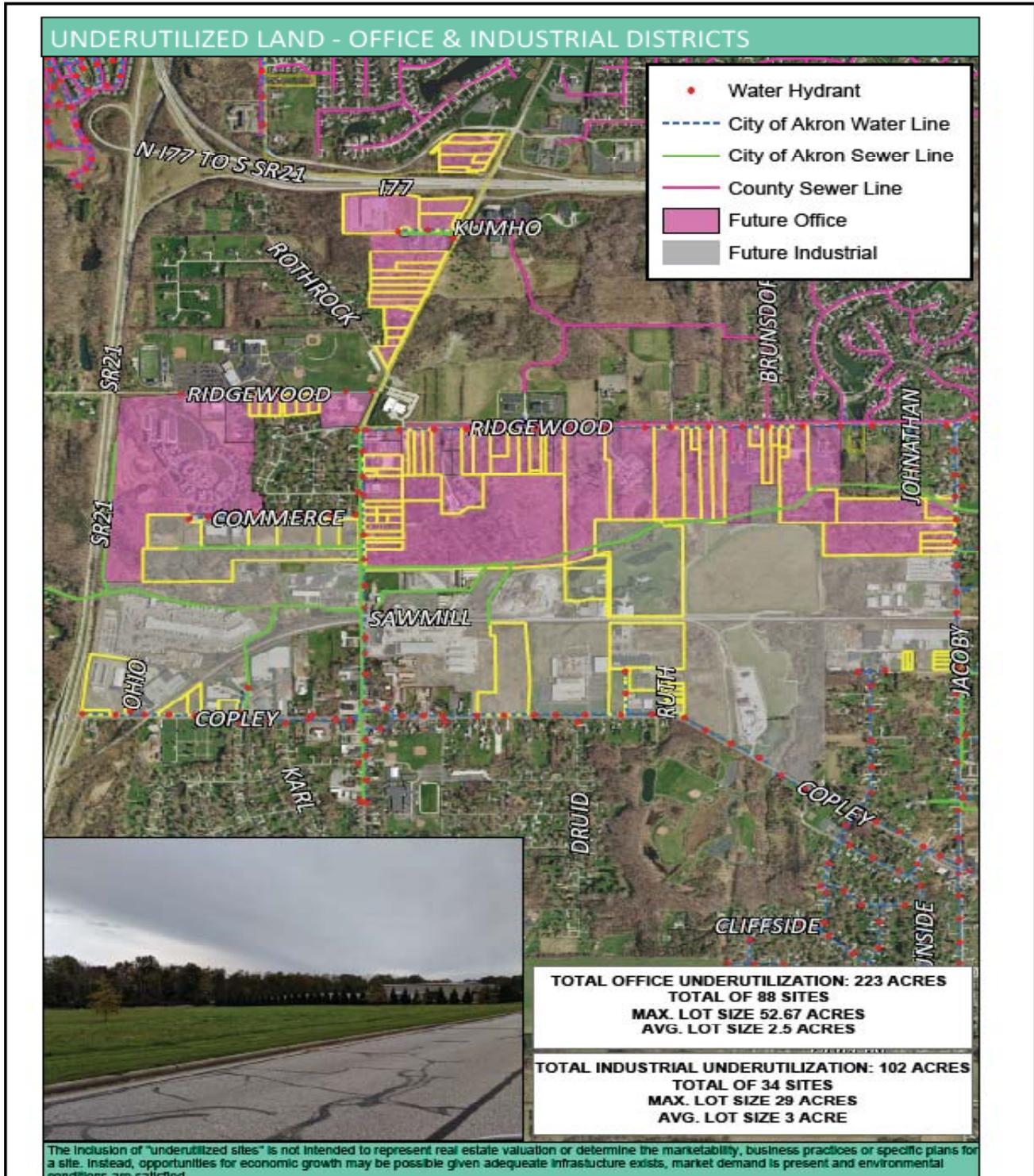
Chapter 5: Economic Development

Underutilized Land - Montrose Area & Medical Office Corridor Map



Chapter 5: Economic Development

Underutilized Land - Medical Office Corridor & Tech Corridor Map



Chapter 5:

Economic Development

Observation On Existing & Current Development Patterns

Development Indicators

One indicator of future growth is platting activity for new subdivisions, since this precedes building permits. The following table demonstrates the amount of platting throughout the past ten years. Most development is predominantly occurring in the northwest area of the Township. Development has, however, increased over the scope of the last ten years.

The impact of future land use patterns must be considered. Some of the many influences on land development patterns are:

- Market demand
- Regional economic conditions
- Location
- Sanitary sewer service areas, sewer capacity and density of development by sewer design
- Soils and their suitability for on-site sewage disposal systems
- Environmental constraints to development
- Public/private centralized water service areas and capacity
- Roads and traffic congestion
- Community facilities such as schools, fire, police and service
- Local zoning
- Banking/lending practices for non-traditional or different developments

The leaders of Copley Township have many choices. Township zoning controls the type and density of future development.

When considering density of future development, it is important to note that areas in Copley Township currently zoned Residential - High Density, consist primarily of land use supported by single family housing.

Chapter 5: Economic Development

Observation On Existing & Current Development Patterns

New Development in Copley Township

	Single Family Homes	Commercial Site Plans (New Construction)
2015	48	7
2016	71	2
2017	76	3
2018	84	7
2019	28	4
2020*	128	6
2021	74	2
2022	26	8
2023	8	10
2024	9	8
TOTAL	552	57

* First year tracking multi family separate from single family

The real estate market seems to validate a strong demand for home sites in Copley Township. If Copley Township were to sustain its current building rate of an average 40 new homes per year with 3.05 persons per household, the Township would grow by 122 persons per year.

* 3.05 persons per household is the average per the 2013-2017 American Community Survey. (ACS) 5-Year Estimates

Chapter 5:

Economic Development

In Ohio, townships are permitted to utilize various tools for economic development. Currently, Copley Township implements Tax Increment Financing (TIF) options for development, infrastructure and improvement. Two other economic development tools Copley may choose to explore include the establishment of Community Reinvestment Areas (CRA) and Enterprise Zones. Economic development tools may be implemented by the township in conjunction with Summit County.

COMMUNITY REINVESTMENT AREA

The Ohio Community Reinvestment Area program is an economic development tool administered by municipal and county government that provides real property tax exemptions for property owners who renovate existing or construct new buildings. Community Reinvestment Areas are areas of land in which property owners can receive tax incentives for investing in real property improvements.

The Community Reinvestment Area (CRA) Program is a direct incentive tax exemption program benefiting property owners who renovate existing or construct new buildings. This program permits municipalities or counties to designate areas where investment has been discouraged as a CRA to encourage revitalization of the existing housing stock and the development of new structures.

In order to use the Community Reinvestment Area program, a city, village, or county petitions to the Ohio Department of Development for confirmation of a geographical area in which investment in housing has traditionally been discouraged.

Following is a thumbnail sketch for establishing a Community Investment Area (CRA):

1. Determine the area where you want the CRA to be located.
2. Conduct a housing survey of the area.
3. Once the area is determined and the survey is done, the local legislative body must pass its legislation to create the CRA. County Council/Executive must do it for areas in townships
4. The enabling legislation must then be published in a newspaper of general circulation once a week for two consecutive weeks per the requirements of the Ohio Revised Code.
5. After the legislation is passed and published, the CRA Petition for Confirmation must be filled out.
6. Submit the petition and all supporting documentation including municipal and county (if applicable) legislation, map and matching written description, to the Ohio Development Services Agency (ODSA).
7. Upon approval of the ODSA, the local jurisdiction can begin offering tax incentives to projects.

Chapter 5:

Economic Development

ENTERPRISE ZONE

Enterprise zones are designated areas of land in which businesses can receive tax incentives in the form of tax exemptions on eligible new investment. The Enterprise Zone Program can provide tax exemptions for a portion of the value of new real and personal property investment (when that personal property is still taxable) when the investment is made in conjunction with a project that includes job creation. Existing land values and existing building values are not eligible (except as noted within rare circumstances).

Local communities may offer tax incentives for non-retail projects that are establishing or expanding operations in the State of Ohio. Real property investments are eligible for tax incentives, as well as personal property investments for those entities that continue to pay personal property tax.

A community interested in creating an Enterprise Zone should contact the Ohio Development Services Agency (DSA) to discuss the concept, procedure and requirements for the creation and implementation of an Enterprise Zone Program.

- The local government should determine both the necessary parties (i.e. Municipal Council, County Auditor and Board of County Council/Executive and the affected parties (i.e. Board of Education, existing businesses, other taxing jurisdictions, and local taxpayers).
- Develop guidelines for operating an Enterprise Zone.
- Select the geographic area to be the Enterprise Zone. The area must have the required minimum population and a single continuous boundary. Enterprise Zones proposed in counties of 300,000 or greater population must have a minimum zone population of 4,000. Enterprise Zones proposed in counties under 300,000 in population must have at least 1,000 residents within the boundary.
- To finalize the zone creation process, the local government jurisdictions must complete and submit the DSA Petition form, attach and submit the required legislative approvals, submit a map of the zone highlighting vacant or developable properties and existing businesses, submit a written description of the proposed zone (must correspond to the map) and submit documentation/verification of the distress factors (if necessary).
- Upon receipt of an Enterprise Zone Petition, DSA has 60 days to review the petition and determine whether the proposed zone is to be certified as an Enterprise Zone.

Chapter 5:

Economic Development

MARKET ANALYSIS

In 2022, the Copley Community Improvement Corporation contracted with Urban Decision Group to conduct a market analysis study of the Copley Circle, Cleveland-Massillon Road, Montrose and Copley-Jacoby subareas. The analysis included general recommendations for improving these areas of the township because they are fundamental to the overall success of Copley. The following analysis for each subarea were completed and are included in this chapter of the Land Use Plan: Field Observations, Commercial Real Estate Inventory, Stakeholder Interviews and Business Survey and Retail and Consumer Expenditures Analysis. The general findings and recommendations are below and detailed reports follow.

MARKET ANALYSIS - COPLEY CIRCLE SUBAREA

Copley Circle should remain a central area to the Township with enhancements to infrastructure and event programming. The primary focus for economic development in this subarea should be commercial development and/or enhancements, as well as multifamily residential development.

Infrastructure improvements inclusive of vehicular and pedestrian are essential in this area. Improvements could include:

- Installation of physical changes to reduce vehicular speed including street trees, streetlamps and planters.
- Decrease of speed limit on Cleveland Massillon Road from Sawmill Road (north) to Hammond Blvd (south) from 35 m.p.h. to 25 m.p.h. The total length of this stretch of road is 0.6 miles.
- Decrease of speed limit on Copley Road from Centerview Drive (west) to Druid Drive (east) from 40 m.p.h. but should be reduced to 25 m.p.h. to slow down traffic near Copley Circle.
- Creation of a cohesive sidewalk infrastructure plan
- Additional community activities held at the Circle including concerts, fairs, and markets.
- Wayfinding signs for the Circle area, including Walterville.
- Integrate Walterville and Copley Circle to encourage foot traffic and patrons into and from the Circle/Walterville.
- Improve and maintain privately owned surface parking lots, possibly using CIC grants and funds from Copley Township.
- Create opportunities for shared parking between public and private entities.
- Maintain businesses around Copley Circle to encourage potential customers.
- Construction of multifamily housing within a half mile or less of Copley Circle which are connected by sidewalks and multiuse trails.

Chapter 5:

Economic Development

- Construction of multifamily housing within a half mile or less of Copley Circle which are connected by sidewalks and multiuse trails.

There are several retail/service opportunities within the Copley Circle submarket. The following retail/service categories have favorable socio-demographic characteristics within this submarket:

- Apparel and Apparel Services
- Education
- Entertainment
- Toys, Games, Crafts, and Hobbies
- Food at Home
- Alcohol at Home
- Alcohol Away from Home
- Meals at Restaurants
- Personal Care Services
- Household Furnishings
- Household Furniture
- Childcare

These retail/service categories are not only under-represented within the Copley Circle submarket, but consumers living within the area also spend more in these categories than the national average. The market could support at least one new entrant within each of these categories.

The goal for this area is to get people out of their cars and into more than one business per trip – a concept known as “spillover traffic” or “retail stickiness.”

Chapter 5:

Economic Development

MARKET ANALYSIS - CLEVELAND-MASSILLON SUBAREA

Cleveland-Massillon subarea

The Cleveland-Massillon subarea consists primarily of a half-mile corridor running from Ridgewood Road (north) to Saw Mill Road/train tracks (south). The character of the area is primarily defined by office, flex warehouse/office and medical office spaces. The primary function of this area is to house office and flex-warehouse uses and serve as a transition to Copley Circle when traveling south.

Improvements to infrastructure could include:

- The installation of a sidewalk or a shared bike/pedestrian trail would serve as a connector to the Copley Circle subarea and would help to “calm” traffic down as it transitions to what should be a more active zone.
- Decrease speed of traffic to improve the visibility of the businesses.

Nationally and locally, the market for office space is currently in a great state of flux and it remains to be seen where demand will stabilize, although it is becoming clear that flexibility with respect to size and function is imperative.

Development within this subarea will likely focus on these high demand uses for the foreseeable future. According to the study, there will be a big push for more warehouses (for last mile deliveries) due to the proximity to Akron and the access to the Akron/Summit County market.

The study recommends that any new retail within the Cleveland-Massillon subarea should be directed towards the southernmost portion of the subarea (the Creekside Buildings). Ideally, a sidewalk or shared trail would connect the southern portion of the Cleveland-Massillon subarea to the Copley Circle subarea. The following are the retail and service categories that could be absorbed into the Cleveland- Massillon subarea. Introducing multiple new entrants within the same category, within both the Copley Circle and Cleveland-Massillon subareas was not recommended; It’s better to have at least one new successful business versus two failed businesses.

- Apparel and Apparel Services
- Education
- Entertainment
- Toys, Games, Crafts, and Hobbies
- Food at Home
- Alcohol at Home
- Alcohol Away from Home
- Meals at Restaurants
- Personal Care Services
- Household Furnishings/Furniture
- Childcare

Chapter 5:

Economic Development

MARKET ANALYSIS - MONTROSE SUBAREA

This area benefits from the collective mass of retail and office uses concentrated along the West Market Street corridor that connects Interstate 77 on the west, to the east and the City of Akron. This area is effectively the commercial center of Summit County. Demand for retail and office space in this area remains high and vacancies are usually short-lived. For the most part, this area's past is also its future. Recommendations for this area include:

- Add Wayfinding and branding signage.
- Design pedestrian friendly infrastructure including a cohesive sidewalk.
- Redevelop existing big-box stores and parking lots. Save housing for Copley Circle and Copley/Jacoby subareas.
- Consider the addition of small warehouse and wholesale uses (last mile) in the southern portion of the subarea south of Springside/Brookwall).
- Carefully consider the addition of more big-box stores.
- Maintain the large national retail presence and orient small, locally owned business to the Copley Circle and Copley/Jacoby subareas.

As evidenced by the low vacancy rates, retail spaces are still in demand in this area – especially the smaller, more flexible spaces. The following retail and service categories could likely support one or more new entrants into this subarea:

- Education
- Entertainment
- Bicycles
- Alcohol at Home
- Alcohol Away from Home
- Meals Away from Home
- Household Furnishings
- Household Furniture
- Childcare

Chapter 5:

Economic Development

MARKET ANALYSIS - COPLEY-JACOBY SUBAREA

- Education
- Entertainment
- Apparel and Apparel Services
- Food at Home
- Alcohol Away from Home
- Household Furnishings
- Household Furniture
- Childcare
- Healthcare

Most of these categories were also recommended for the Copley Circle subarea. Because of the potential overlap, promoting the establishment of any business within these categories critical mass will need to be considered in order to support multiple new entrants into any one category.

The large amount of surface parking combined with the large, undeveloped tracts of land north of Rizzi's and east of Jacoby Road, make this subarea the obvious choice for concentrating any of the housing options reviewed as part of this study, including age-restricted rental and senior housing options such as assisted living, independent living, and nursing care. These housing types are compatible with the existing (denser) housing options available at The Meadows of Copley (to the east) and Windsor Park Estates (to the north). In fact, senior-focused housing can usually be developed at higher densities than traditional multifamily because of the reduced parking demand. Why? Because older households have fewer people (drivers) and subsequently, fewer cars. Further, households living in a condominium or apartment are almost five times as likely to be a household with no vehicle compared to those living in single-family homes.

The addition of 100 or more housing units in this area would greatly enhance the commercial/retail opportunities, but it would also necessitate some much-needed infrastructure improvements. Again, the lack of sidewalks and/or shared bike/pedestrian trails is isolating the surrounding housing from the retail and recreational uses that are nearby. Improvements such as these would slow down traffic as well as tie together the intersection with the surrounding neighborhoods

Chapter 5: Economic Development

For enhanced readability or to view this image in greater detail, scan the QR code to access the digital version of this study.



Copley Township, Ohio Multi-area Market Analysis

Part One: Field Observations

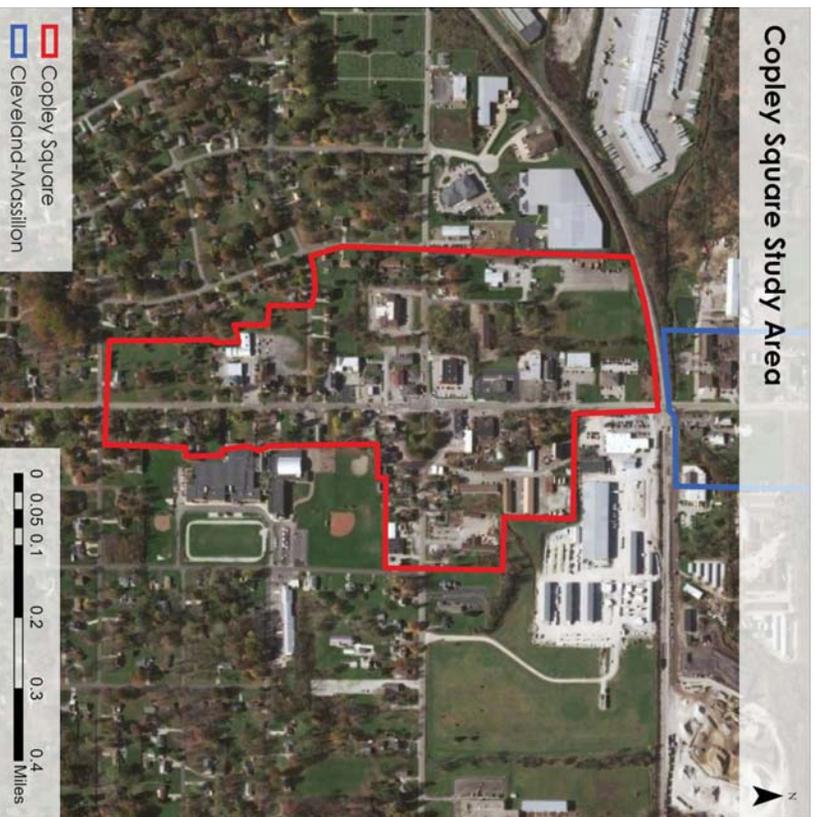
March 2022

Prepared by Urban Decision Group, LLC
Prepared for the Copley Township Community Improvement Corporation



COPLEY CIRCLE

The Copley Circle study area is defined by the train tracks to the north, Hammond Blvd to the south, Schoolcraft Ave to the east, and Karl Rd to the west. The main corridors are Copley Rd running from east to west and Cleveland Massillon Rd running north/south. We inventoried 30 locations for business, 19 of which were offered the survey, five that appeared vacant, and six that were closed during the time of our visit. Additionally, there are eight locations that we excluded from the survey (government buildings, offices).



Visibility and Signage

The visibility for the businesses in this study area is better when compared to the other areas. This is due to the shorter setbacks from the road, allowing drivers to see more easily what exactly they are driving past. Almost every business has a sign that is easy to see from the road, and while some are clearly older than others, they are effective. None of the businesses that submitted survey responses stated visibility as an issue.

Ingress/Egress and Circulation

While this technically a town center, the lack of sidewalks and heavy traffic reduce its appeal. The traffic is primarily "thru traffic" and not destination-oriented. This results in faster travel speeds in an area where cars should be slowing down to 25 mph. Cars moving too fast on the road make pedestrians feel unsafe and therefore less likely to walk on the side of that road again. The

green space and gazebo inside the Circle give it the feeling of a destination, but the design of the road around it encourages cars to treat it more like a roundabout than a town circle/square. If unfamiliar with the circulation pattern, wayfinding and maneuverability are challenging.

Design and Layout

The shorter setbacks from the road give the town center a slightly more comfortable sense of place - a level of comfort that is necessary for walkability. However, there are not enough sidewalks to provide for safe travel on foot. The Circle's green space with the gazebo gives it a small-town aesthetic, but the sound of cars speeding by ruins the aesthetic. The green space looks like it wants to be used for public gatherings or flea markets or small concerts but the commotion from the road and lack of infrastructure make that difficult.



Age and Appearance

The age of the township's center is apparent when looking at certain attributes. Almost every parking lot is in desperate need of fresh pavement. The amount of dirty merchandise stored outside certain stores appear more like junkyards than places to shop. Some of the people interviewed used the word "eyesores." Other structures like the building pictured below look like they have been neglected and need maintenance.



Adjacent Uses

To the south, Copley Circle is surrounded by single family housing. North of Copley Road it is bordered primarily by industrial uses and commercial office space. North of the train tracks is the Cleveland Massillon Road study area which has a few retail locations but is mostly lined by offices, homes, and empty lots for sale. Copley Fairlawn Middle School is directly east of the study area off Cleveland Massillon Road.



NAME	ADDRESS	TYPE
Copley Township	1540 S Cleveland Massillon Rd	Government
Copley United Methodist Church	1518 S Cleveland Massillon Rd	Church
Copley-Fairlawn Middle School	1531 S Cleveland Massillon Rd	School
Sundance Ltd	1513 S Cleveland Massillon Rd	Office
State Farm	1501 S Cleveland Massillon Rd	Office
VACANT	1495 S Cleveland Massillon Rd	Vacant
The Sassy Sunflower Boutique	1463 S Cleveland Massillon Rd	Retail
Copley Circle Antiques	1451 S Cleveland Massillon Rd	Retail
NAPA Auto Parts	3550 Copley Rd	Auto
Peck Auto Sales	3500 Copley Rd	Auto
Copley Tool Rental	3503 Copley Rd	Hardware
Vision Graphics and Printing	3545 Copley Rd	Printing
Walterville Propane	1351 S Cleveland Massillon Rd	Industrial
Ileana Custom Upholstery	3563 Copley Rd	Upholstery
Bloch Printing	3569 Copley Rd	Printing
Pace Medical Equipment & Supplies	3573 Copley Rd	Retail
Gamauf Pro Hardware & Supply	1395 S Cleveland Massillon Rd	Consignment
Autobahn Service Center	1330 S Cleveland Massillon Rd	Auto
Dollar General	1348 S Cleveland Massillon Rd	Retail
Subway	1360 S Cleveland Massillon Rd	Restaurant chain
Vapor Station	1360 S Cleveland Massillon Rd	Retail
Brighten Brewing	1374 S Cleveland Massillon Rd	Bar
Big Star Pizza	1372 S Cleveland Massillon Rd	Restaurant
VACANT	1394 S Cleveland Massillon Rd	Vacant

NAME	ADDRESS	TYPE
CVS Pharmacy	1410 S Cleveland Massillon Rd	Pharmacy
West Side Gymnastics	1347 Sunset Dr	Gym
Copley Police Department	1280 Sunset Dr	Government
VACANT	3643 Copley Rd	Vacant
ABC Roofing Inc	3636 Copley Rd	Contractor
VACANT	3610 Copley Rd	Vacant
VACANT	1436 S Cleveland Massillon Rd	Vacant
Copley Circle Groomers	1436 S Cleveland Massillon Rd	Pet grooming
Summers Insurance Group	1436 S Cleveland Massillon Rd	Office
Firehouse Tavern	1442 S Cleveland Massillon Rd	Restaurant
Circle K	1456 S Cleveland Massillon Rd	Gas Station
Salon on the Circle	1450 S Cleveland Massillon Rd	Salon
Copley Feed & Supply	1468 S Cleveland Massillon Rd	Retail
Copley Outreach Center	1502 S Cleveland Massillon Rd	Office



Key Observations and Recommendations

Copley Circle has a lot of potential to become a walkable destination for residents and visitors to relax, eat and/or shop. However, the current design is missing some key features but has a decent framework from which to build upon.

The four key descriptors for a truly walkable neighborhood are that it must be: safe, comfortable, useful, and interesting. Let's start with safety. For this study area to feel safe for pedestrians, the sidewalks should extend all the way along both sides of each road to make traveling on foot a realistic possibility for everyone, including handicapped individuals. Preferably, the sidewalks should include a curb to elevate them from the road. The existing sidewalks are on the same level as the street, lending a sense that cars could all too easily slip outside their lane and onto pedestrian territory.

Another feature that would increase both safety and comfort is street trees. The current streetscape feels exposed and planting trees would provide shade for pedestrians as well as encourage drivers to slow down. Most sensible drivers are more likely to slow down when passing through an area with many fixed objects, even more likely than when passing a speed limit sign. Lamp posts can serve the same purpose, as well as adding a level of comfort for walking around in the later hours.

Copley Circle has a solid core of businesses that complement each other. There are several different business types representing shopping, dining, and drinking, and space is available that other, similar uses can fill in the future. Copley Circle is also, arguably, the most "interesting" of all the study areas. It has a green space that already has beautiful trees, and the buildings are close enough to both the road and each other to give walkers visual stimulation.

CLEVELAND MASSILLON

The Cleveland Massillon study area is defined as the Cleveland Massillon Road corridor from Ridgewood Road to the north, to the train tracks to the south. The Copley Circle and Cleveland Massillon study areas are split by the train tracks that lead back to the PVS Chemical plant. The total inventory of lots included 191 locations - only one of which was vacant. The survey - two were closed - and 12 are office uses. The study area along this section of Cleveland Massillon is a decidedly more rural than Copley Circle. This is a decidedly more rural area with very little connection to the surrounding urban area.



Copley Township conducted a survey in 2014 to determine a more realistic density for the area. The survey included participation from local businesses and residents who described their land use and how they would like to use it. The survey results were used for agricultural and commercial uses.

A. BACKYARD GARDEN to help

Visibility and Signage

The quality of visibility decreases once one drives north over the train tracks. This lesser visibility is owed in part by the increased speed of traffic once cars transition out of the town center. The deeper set backs further contribute to the reduced visibility. The businesses do however have appropriate signage for notifying commuters of their location. Some of these signs have an aged appearance and could use some maintenance or be replaced entirely.





Ingress/Egress and Circulation

The circulation in this study area is primarily focused on the movement of cars north and south along Cleveland Massillon Road. The speed limit is 35, but the road is straight and there are no stop lights or stop signs between the lights at the Copley Road and Ridgewood Road intersections - which are about three quarters of a mile apart. This makes it easy for cars to drive as fast as 45 or even 50 miles per hour. This stretch of road is not safe or comfortable for pedestrians - there are no sidewalks. The businesses are all very easy for drivers to reach because they all have their own entrances and parking lots.



Design and Layout

The only walkable area is within the lot that serves the Cardinal Cakes and Coffee shop, The Market Path store, and The Acorn Vitamin store. This lot also includes the location of the former Shisler's Cheese House that closed earlier this year. Its building will soon be filled by Beau's Market and Deli, which has already appeared on Google maps but has not officially opened yet. Outside of this cluster of businesses, the rest of this stretch of road is not walkable at all; however, there isn't much to currently walk to.



Age and Appearance

The retail cluster just north of the train tracks has been maintained well. The two buildings to the north were built in 1925 and are gray with angled and shingled roofs. The south building, formerly Shisler's Cheese House but soon opening as Beau's Market and Deli, was built much more recently in 2002 and given a design style almost identical to the existing structures. The parking lot is worn but still in good shape, but the signage has seen better days and could be replaced. Across the street the offices and

warehouses were built in the 1980's and have brown siding and shingles and do not draw much attention to the western side of Cleveland-Massillon Road.

The rest of the corridor does not have a cohesive feel to it. Much of the street is lined by homes built in the early 20th century and empty lots currently zoned as Industrial. The office buildings are each several decades old but still in good shape.



Adjacent Uses

This study area is surrounded by industrial uses as well as more commercial office retail and single-family housing. Ridgewood Rd, to the east of Cleveland Massillon Rd, marks one of Copley's boundaries, the north side of the street lies within Fairlawn. To the west on Ridgewood Rd is where Copley High School is located.

Key Observations and Recommendations

This study area does not have as cohesive a feel as Copley Circle. The setbacks and speed limit are conducive to commuter traffic and not desirable for much else. Other than the four retail businesses at the southernmost edge, the rest of the businesses are offices that are spaced far enough apart from each other that most would not consider walking from one to another even

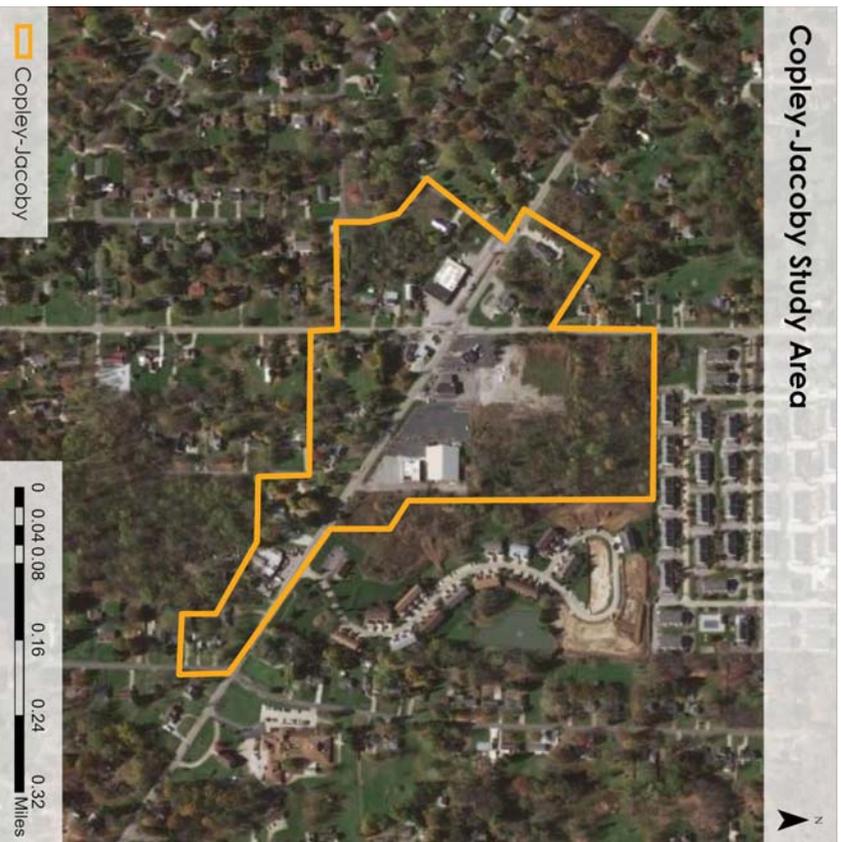
if they were complementary uses. The businesses at Creekside Buildings are quite complementary and have conjoined parking lots; therefore, adding some pedestrian-supportive amenities like benches or tables outside may be beneficial.

The rest of this study area is not likely to become walkable anytime soon, however there is no shortage of space available for new uses like warehouse space, which is in very high demand in the current market and should remain in demand for the foreseeable future. The efficiency of traffic flow on Cleveland Massillon Road is convenient for logistics but problematic for local retail and place-making.

NAME	ADDRESS	TYPE
VACANT	1275 S Cleveland Massillon Rd	Vacant
Cardinal Cakes & Coffee	1265 S Cleveland Massillon Rd	Restaurant
The Market Path	1265 S Cleveland Massillon Rd	Retail
Acorn Vitamins	1265 S Cleveland Massillon Rd	Retail
Ave's Upholstery/Sique Interior	1143 S Cleveland Massillon Rd	Upholstery
Copley Chiropractic	1113 S Cleveland Massillon Rd	Medical Office
Akron Insurance/ Eire Insurance/ Progressive	1099 S Cleveland Massillon Rd	Insurance
Metropolitan Veterinary Hospital	1053 S Cleveland Massillon Rd	Medical Office
NOMS Akron Neurology	3632 Ridgewood Rd	Medical Office
The Eye Site	3612 Ridgewood Rd	Medical Office
Copley Auto & Collision	1230 S Cleveland Massillon Rd	Auto
Studio B Posters	1262 S Cleveland Massillon Rd	Wholesaler
Davis Nagy CPAs	1270 S Cleveland Massillon Rd	Office
1st Responder Financial Advisors	1270 S Cleveland Massillon Rd	Office
Plan Member Financial Center	1270 S Cleveland Massillon Rd	Office
Alpha Background Investigations	1270 S Cleveland Massillon Rd	Office
Wise Steel Construction LLC	1270 S Cleveland Massillon Rd	Office
D&E Financial Services	1270 S Cleveland Massillon Rd	Office
Caring Hearts Senior Transportation	1270 S Cleveland Massillon Rd	Office

COPLEY-JACOBY

The Copley-Jacoby study area is comprised of the businesses located around the intersection of Copley and Jacoby Roads. There are 13 business locations within this area, of which two are vacant, eight were offered the survey, and three were closed during the time of our visit. Additionally, there are four businesses we did not survey because they are offices. This is the smallest of all four study areas and sees a lot of drive by commuter traffic.



Copley-Jacoby Study Area



Visibility and Signage

Only a few of the businesses around this intersection are easily visible from the road. Rizzi's and the Circle K across the street are close to the road and both have large signs. The businesses that are at 2830 Copley Road share a sign that lists each business in the building. The owner of Diamond Sun Tanning stated that visitors sometimes have a difficult time finding her because her storefront is facing east toward Jacoby Rd and is not visible when driving east on Copley Road, however the road sign listing the businesses is visible.



Ingress/Egress and Circulation

The design of the intersection at Copley and Jacoby Roads encourages speeds higher than the posted speed limit and thereby minimizes the likelihood of induced shopping. These sections of Copley and Jacoby Rd almost require a driver to keep moving - making it difficult to maneuver to the corner businesses. Each of the businesses is easy to reach because they all have their own parking lot and entrance. The traffic generally flows swiftly with no observed bottlenecks except when attempting left turns.

Design and Layout

This intersection has an automobile-oriented design, which encourages drivers to move quickly and makes it easy to ignore pedestrians - if there are any. There are no sidewalks along either street, no curbs, and no crosswalks at the intersection.



Age and Appearance

The parking lots behind the Rizzi's and next to the Car Parts Warehouse are larger than necessary to accommodate current demand and they are in need of resurfacing. Behind the Rizzi's, where Rizzi's parks their delivery vehicles, the asphalt seems to merge with the grass of the empty lot to the north resulting in a space that feels abandoned and forgotten. The front of Rizzi's includes an area for dining outdoors with sturdy stone tables and benches.

Adjacent Uses

The Copley-Jacoby study area is surrounded entirely by housing. Most of this is single family but the northeast edge is bordered by Ryan Homes at Meadow Run Towns - a single- and multifamily community.

Key Observations and Recommendations

The most interesting thing about this study area is that there is so much space to work with. The vast expanses of parking are an opportunity to incorporate more housing to this area - which would likely induce additional demand for some amount of local retail. Additional retail could be accommodated in the space behind Rizzi's.

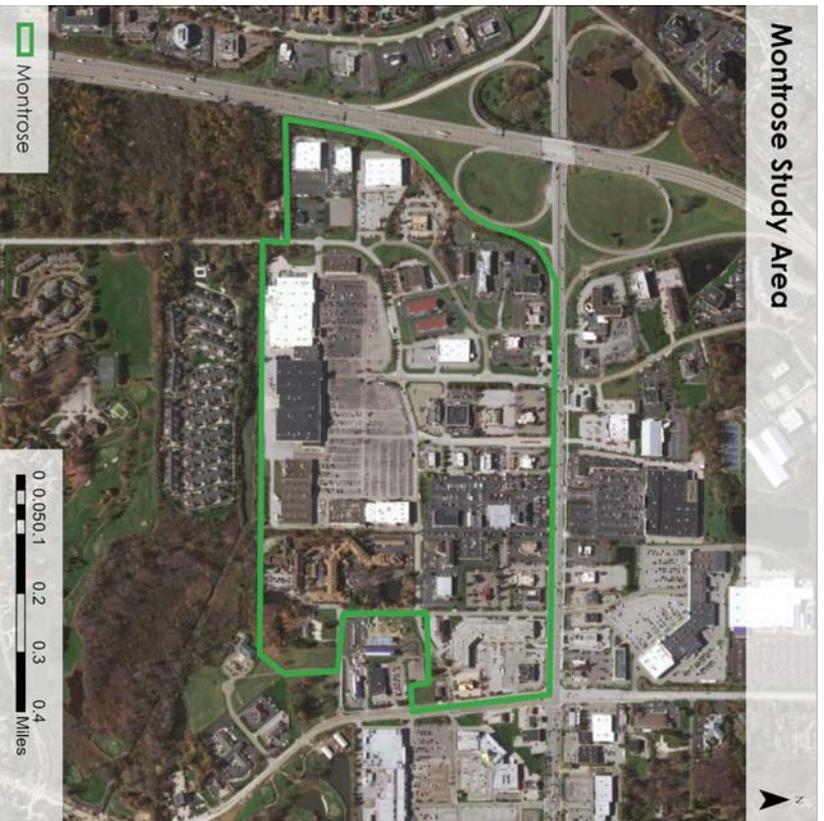
There are currently an estimated 4,100 people residing within one-mile of the Copley and Jacoby Road intersection and room to accommodate several hundred more.

The roads were designed with only vehicle traffic in mind, but they are each only two lanes wide and thereby are decent candidates for a "road diet." Minor adjustments and infrastructure improvements would drastically improve the comfort level for pedestrians and thereby enhance the desirability for additional retail and restaurant uses.

NAME	ADDRESS	TYPE
VACANT	2777 Copley Rd	Vacant
Royalty Palace Day Spa	2777 Copley Rd	Spa
VACANT	2777 Copley Rd	Vacant
Car Parts Warehouse	2799 Copley Rd	Auto
Care For You Home Healthcare Agency	2801 Copley Rd	Adult care
Rizzi's	2809 Copley Rd	Restaurant - takeout only
Hamod's Auto Repair	2700 Copley Rd	Auto
Premium Car Detailing	2722 Copley Rd	Auto
Grenville Machado MD	2839 Copley Rd	Medical Office
Christ Pentecostal Church	2830 Copley Rd	Church
K & S Har Design	2830 Copley Rd	Salon
Diamond Sun Tanning	2830 Copley Rd	Tanning
A Kid's Party Place	2830 Copley Rd	Party venue
Signal Tree Home Health	2830 Copley Rd	Adult care
Myers Driving School	2830 Copley Rd	Driving School
Circle K	2806 Copley Rd	Gas Station
Standards of Excellence Christian Family Enrichment Center	2752 Copley Rd	Daycare

MONTROSE

The Montrose study area is a completely different species when compared to the other three. This corner of Copley Township mirrors that of the entirety of the Montrose retail center that emanates from the Medina Road-Cleveland-Massillon Road intersection. This area is auto-centric with no discernable sense of place. Well-placed signage is the only indication that parts of this area are within Copley Township. The entire retail district is often referred to simply as "Montrose" and has a very different aesthetic from Copley Circle.



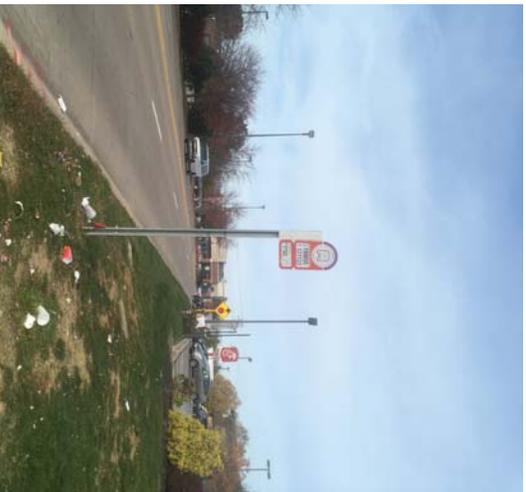
There were 76 total business locations inventoried in the Montrose study area. Seven of these locations are currently vacant, five were closed at the time of our visit, and 35 are large chain stores or restaurants so we did not include them in our survey outreach. 29 businesses were offered the survey. This is the only study area in which no one answered the survey questions in person. The higher level of hustle and bustle on this retail corridor was palpable at most of the businesses: no one seemed to have any spare time to talk with us on the spot because they were so busy.



Visibility and signage

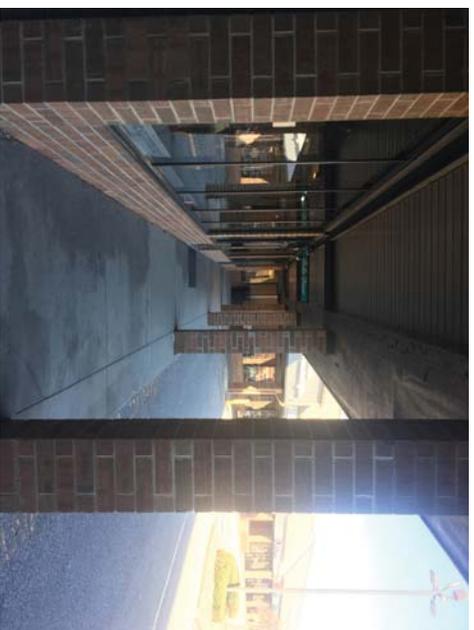
There is no shortage of signage at the intersections of Medina and Cleveland-Massillon Roads. Drivers are bombarded by signs for every restaurant, shop, big box store, etc. Signage this exhaustive is often required in retail areas with this type of design. Many stores are so far back from the road that the structures themselves are not visible to drivers. Visitors have to spot the sign for the store they want to lead them back into the right parking lot. Even the businesses closest to the road are set back more than 100 feet.

In addition to the standard business signs, we noticed several restaurants (mostly chain stores) that also had less noticeable yard-style signs stating they were hiring. Signs indicated starting wages greater than \$15/hour and some provided signing bonuses. This is reflective of the current national trends in this industry - restaurants are struggling to retain employees within an historically tight labor market.



Ingress/Egress and Circulation

The street network in the Montrose area is designed for moving cars around quickly and efficiently. If one knows where they are going, they can get there easily. However, this network of roads and curb cuts can be confusing to someone less familiar with the area. The street design does not encourage slower speeds and as a result we found wayfinding to be difficult and not intuitive.



Design and Layout

This study area has the most auto-dependent design of them all. There are over-sized parking lots, little to no sidewalks, large drainage ditches, massive setbacks, and the businesses themselves are built to a larger scale than would exist within a traditional downtown. This design style is typical of many community and regional shopping districts built over the last 60 years. This is the retail version of suburban sprawl.



Age and Appearance

The sheer scale of this retail corridor reveals its relative youth (when compared to the other areas). Most of this area was built out in the 1980's and 90's like so many shopping centers across America. However, this area is still very active and has (for the most part) avoided deferred maintenance and abandonment.

The only location that had an undesirable appearance was the motel that had recently been shut down and was now vacant. There are a couple other vacancies in this study area, but it had the lowest percentage of vacancies at 0.5 percent.



Adjacent Uses

This study area is surrounded by more retail uses to the north and east and housing to the south. The western border is marked by Interstate 77, on the other side of which there is a Planned Development District consisting of retail and residential uses. The proximity of the highway and active retail results in a level of activity much different from the remainder of the Township.

Key Observations and Recommendations

Without significant improvements and redesign, this area is likely to remain auto-dependent. Absent a road diet, the Cleveland Massillon and Medina Road Intersection is generally unsafe for pedestrians. However, the southwest quadrant that falls within Copley Township could be upgraded to make it more enjoyable to walk around between the businesses in our study area.

The Market Square at Montrose is the shopping center with the larger stores like Home Depot and Dick's Sporting Goods and it also has the largest parking lot. The lot is oversized and inefficient. Parking could be redeveloped and split into smaller out-lots. A reponderance of space between uses indicates opportunity for additional development.

Filling in the empty spaces and adding pedestrian amenities - like we discussed for the other study areas - would result in more walkability and contribute to a sense of place. If the safety, comfortability, interest, and usefulness is improved, patrons may be more inclined to park and walk. This is much more likely with the maintenance and development of smaller, more flexible spaces and less likely in areas dominated by big box stores.

NAME	ADDRESS	TYPE
Bomba Taco + Bar	3900 Medina Rd	Restaurant
Ciupper Bros Carpet & Floor	3900 Medina Rd	Retail
Sakara Sushi	3900 Medina Rd	Restaurant
Zoupl	3900 Medina Rd	Restaurant
Nail Envy	3900 Medina Rd	Salon
Sun Valley Sports	3900 Medina Rd	Retail
VACANT	3900 Medina Rd	Vacant
Bella Décor	3900 Medina Rd	Retail

NAME	ADDRESS	TYPE
Lumen Nation	3900 Medina Rd	Retail
Edelman Financial Engines	3900 Medina Rd	Office
Shear Talent	3900 Medina Rd	Salon
Physical Therapy	3900 Medina Rd	Medical Office
Red Wing	3900 Medina Rd	Retail
Avis Budget	3900 Medina Rd	Car rental
Batteries Plus	3900 Medina Rd	Retail
Town Tavern	3900 Medina Rd	Bar
Nothing Bundt Cakes	3900 Medina Rd	Bakery
Pure Barre	3900 Medina Rd	Fitness
Coldstone	3900 Medina Rd	Restaurant
Tide Cleaners	3900 Medina Rd	Laundry
Jared	3900 Medina Rd	Retail
Chipotle	3890 Medina Rd	Restaurant
AT&T	3890 Medina Rd	Retail
Donato's	3890 Medina Rd	Restaurant
Pad Thai	3545 Brookwall Dr	Restaurant
Pandora's Cupcakes	3571 Brookwall Dr	Bakery
Gionino's Pizzeria	3571 Brookwall Dr	Restaurant
Minuteman Press	3571 Brookwall Dr	Printer
Spring Spa & Massage	3571 Brookwall Dr	Spa
Plus Alterations	3571 Brookwall Dr	Tailor
Akron Transmission/Take 5	3904 Medina Rd	Auto
Olive Garden	3924 Medina Rd	Restaurant
Swenson's	40 Brookmont Rd	Restaurant
VACANT	80 Brookmont Rd	Vacant
Applebee's	3938 Medina Rd	Restaurant
Montrose Laserwash	38 Brookmont Rd	Car wash
Montpoint Center	3631 Brookwall Dr	Office
Montrose Collision Center	3960 Medina Rd	Auto
Montrose Ford	3960 Medina Rd	Auto sales
Fleming's Prime Steakhouse & Wine Bar	4000 Medina Rd	Restaurant
Chick-FLA	47 Flight Memorial Dr	Restaurant
Wendy's	126 Flight Memorial Dr	Restaurant

NAME	ADDRESS	TYPE
Steak N Shake	152 Flight Memorial Dr	Restaurant
Chili's	4022 Medina Rd	Restaurant
Romano's Macaroni Grill	41 Springside Dr	Restaurant
Ethan Allen	55 Springside Dr	Retail
Winking Lizard	79 Springside Dr	Restaurant
VACANT	52 Springside Dr	Vacant
VACANT	99 Rothrock Loop	Vacant
Salvation Army Family Store	150 Rothrock Loop	Thrift
Bob Ewan's	4076 Medina Rd	Restaurant
Golf Galaxy	4118 Medina Rd	Retail
VACANT	4100 Medina Rd	Vacant
GetGo Gas Station	4072 Medina Rd	Gas Station
Copley Inn & Suites	70 Rothrock Loop	Lodging
Econolodge	79 Rothrock Loop	Lodging
All Fired Up	30 Rothrock Loop	Studio
ABC Therapy	30 Rothrock Loop	Office
Dan's Wholesale Carpet & Flooring	29 Rothrock Loop	Wholesaler
Best Buy	96 Rothrock Rd	Retail
Planet Fitness	120 Rothrock Rd	Fitness
Urban Air Trampoline and Adventure Park	160 Rothrock Rd	Fitness
Sherwin Williams Paint Store	170 Rothrock Rd	Retail
Floorz	143 Rothrock Rd	Retail
Jenny Craig	143 Rothrock Rd	Office
VACANT	143 Rothrock Rd	Vacant
Regal Montrose Movies	4020 Medina Rd	Cinema
World Market	4020 Medina Rd	Retail
Clothing Warehouse	4020 Medina Rd	Retail
Dick's Sporting Goods	4036 Medina Rd	Retail
DXL	4014 Medina Rd	Retail
Staple's	4014 Medina Rd	Retail
JC Penney	3742 Brookwall Dr	Retail
VACANT	3742 Brookwall Dr	Vacant
Kintaro Sushi	4054 Medina Rd	Restaurant
Home Depot	4066 Medina Rd	Retail

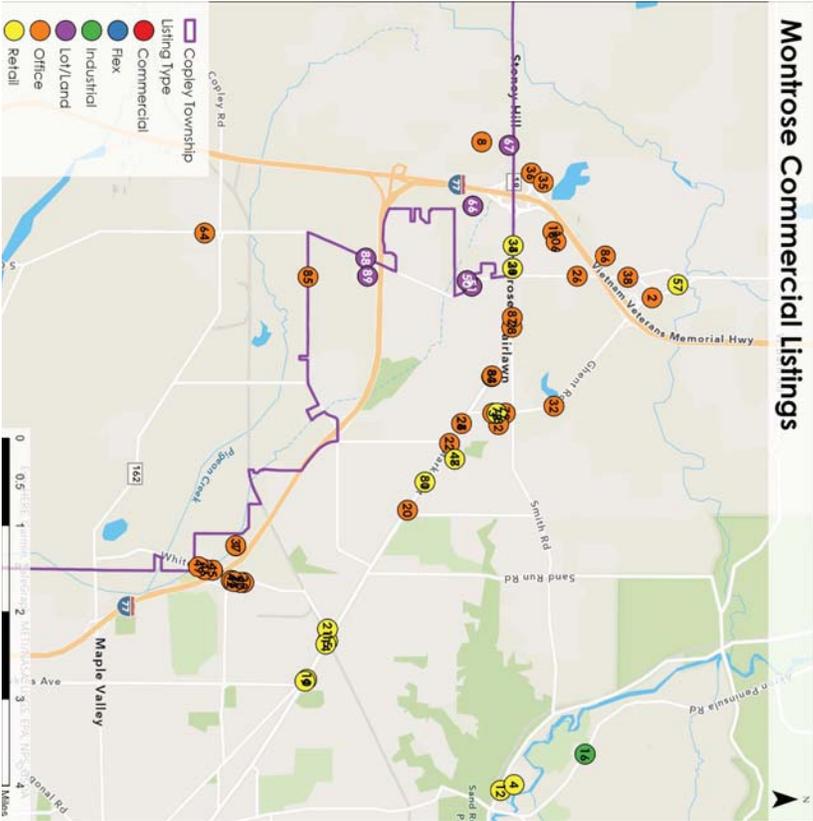
Copley Township, Ohio Multi-area Market Analysis Part Two: Commercial Real Estate Inventory

March 2022

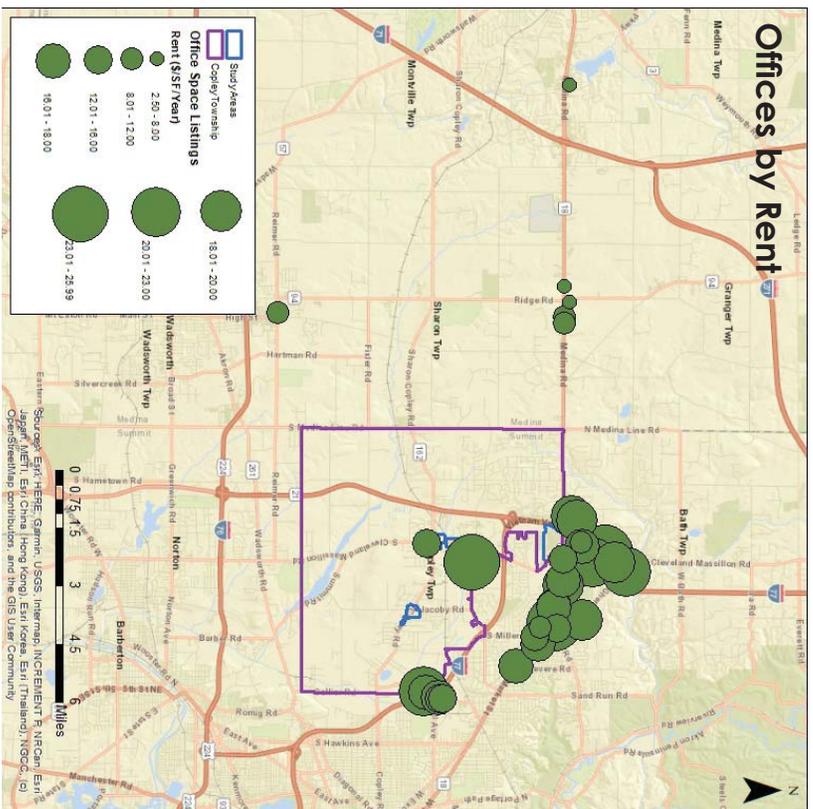
Prepared by Urban Decision Group, LLC
Prepared for the Copley Township Community Improvement Corporation



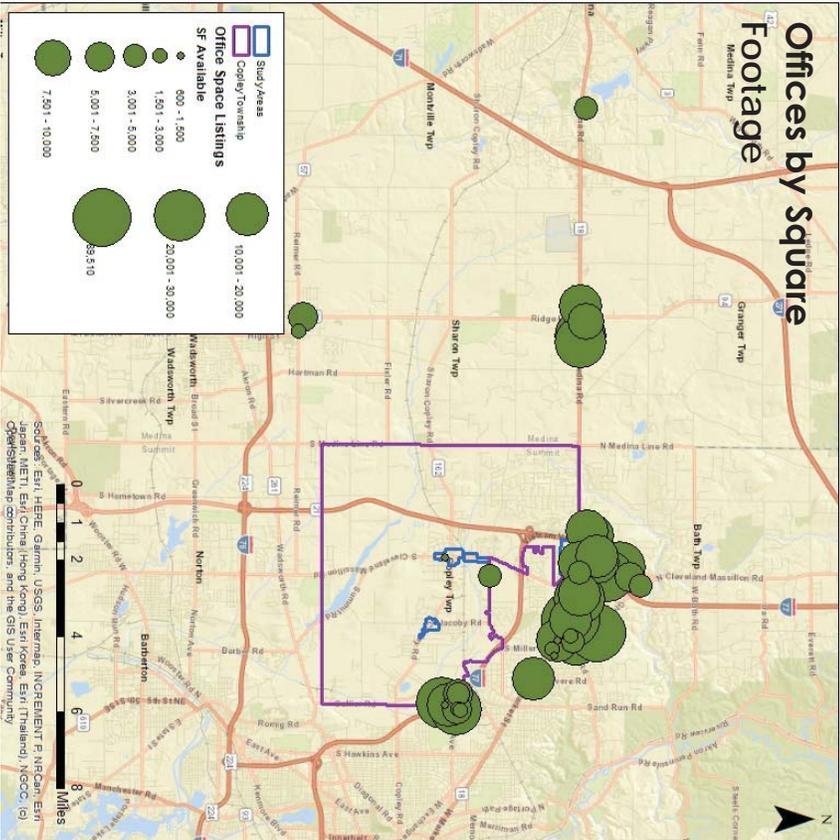
In early October 2021, we began pulling data from Loopnet regarding available properties for lease and sale across all commercial types: retail, office, and industrial. We then revisited that data in January 2022 to see what was still available in the market and what new product had been added to the inventory. With this data, general market research, and interviews with several local commercial realtors, we were able to glean some insight into the regional commercial real estate trends.



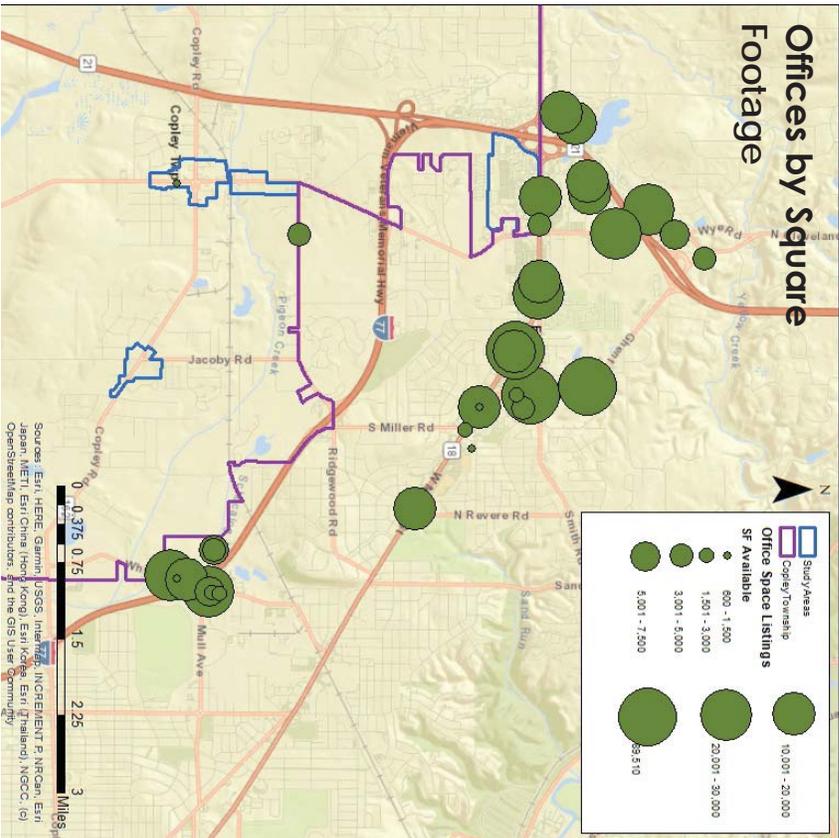
Office
 Most of the retail and office properties available were clustered around Montrose near the Cleveland Massillon Road - West Market Street Intersection. These thoroughfares see a lot of drive by traffic every day; over 30,000 vehicles travel along West Market Street daily. This affords the properties located here great visibility and makes them desirable business locations. This district also has a higher daytime population than residential; only 1,649 live within the four square miles surrounding the intersection, but the daytime population is 8,533 - a ratio of over 5 to 1.



The average high rent per square foot per year among the 46 office listings we recorded was \$16.46. This is only slightly lower than the average asking rent recorded for quarter three in Akron: \$16.52. The vacancy rate for office in the Akron region was 14.1 percent in quarter three of 2022, up slightly from 14 percent the previous quarter. However, the vacancy rate in the Copley/Fairlawn submarket was 14.9 percent, down from 15.5 previously.



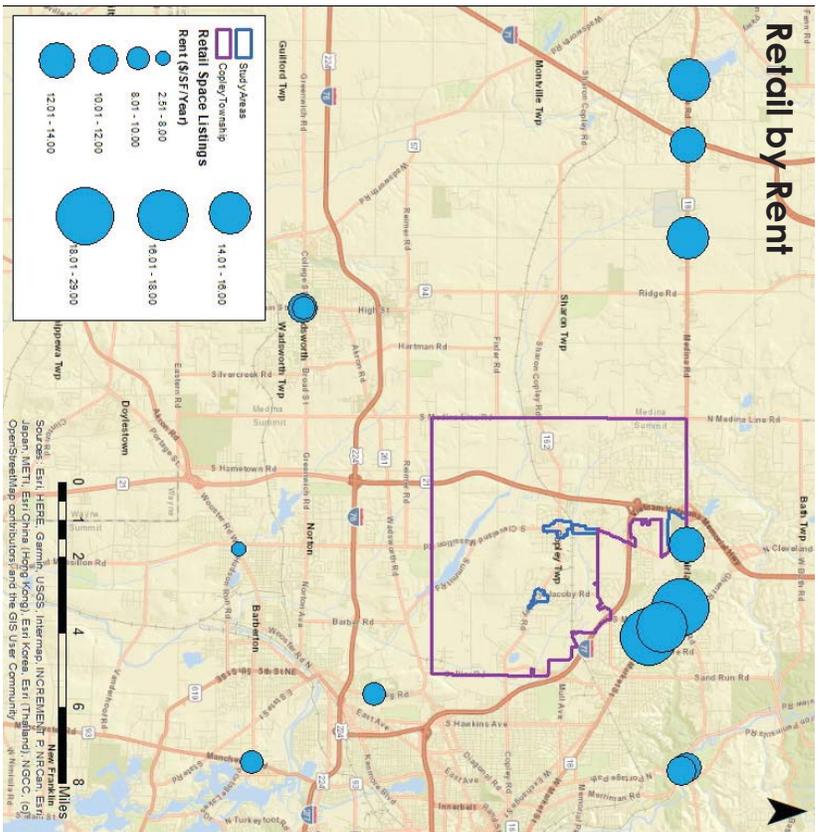
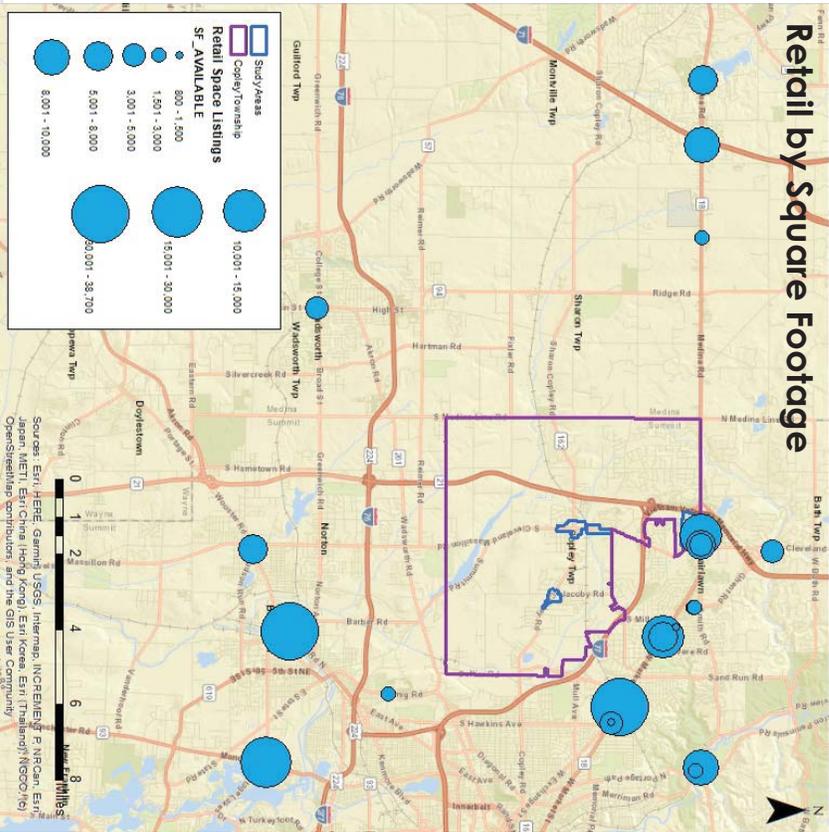
Mapped below are the office listings by their square footage. The median square feet available was 9,314 and most of the available properties were concentrated around the Montrose retail district. There were only a couple that fell within Copley Township.



	Low Rent (\$/SF/Year)	High Rent (\$/SF/Year)	SF Available
Average	\$16.38	\$16.46	13,335
Median	\$18.00	\$18.00	9,314

Retail

We recorded 48 total properties available for lease in the region surrounding Copley. The average high asking rent for these listings was \$13.34. This is slightly higher than what the most recent Akron retail report recorded for quarter two of 2021. That report stated the average high rent was \$12.60. The vacancy rate in the same market report was 4.2 percent, slightly lower than the national average for that quarter (4.3 percent). The Akron region also saw a faster absorption rate than that of the nation, and rents are rising faster than nationally.



These maps show that retail properties are also found along West Market Street, although there were fewer retail locations than offices available. Retail units ranging from less than 1,000 to more than 30,000 square feet can be found along this retail corridor, and the map above shows that rent are higher on this street compared with listings located elsewhere. Only a couple listings were in Copley Township, all of which were in the Montrose study area.

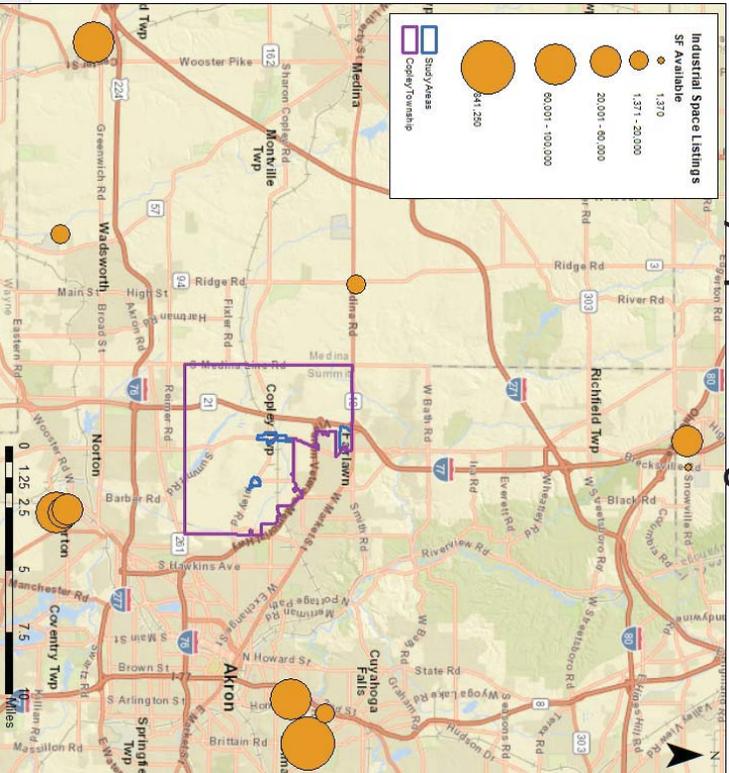
	Low Rent (\$/SF/Year)	High Rent (\$/SF/Year)	SF Available
Average	\$12.14	\$13.34	9,121
Median	\$12.00	\$12.00	4,997

Industrial

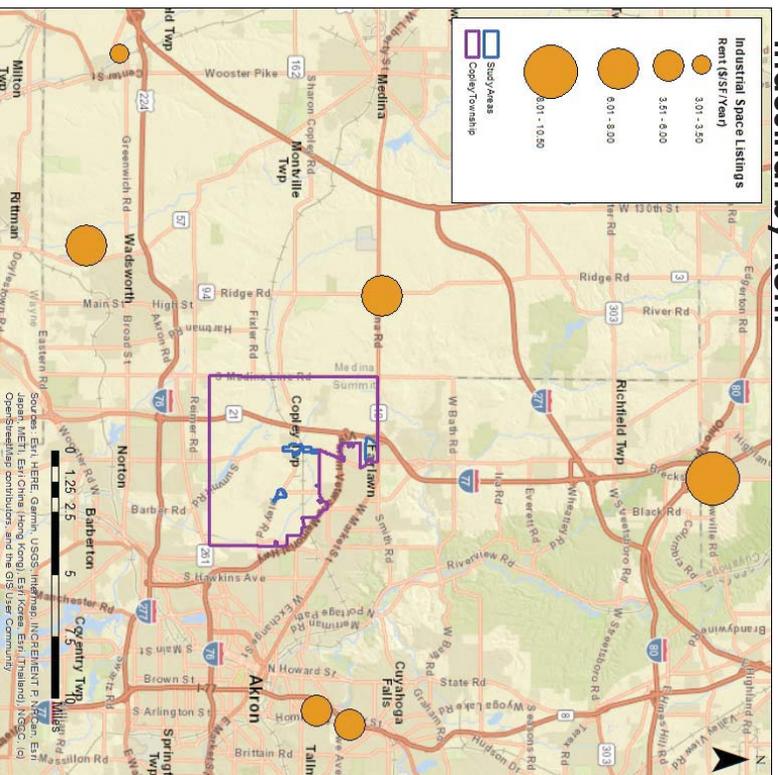
Industrial demand is experiencing the opposite of what the office market is experiencing. We found no available industrial properties listed within Copley Township, despite there being industrial-zoned land located centrally within the township - including some within our study area. This zone of the township is also located in close proximity to the railroad that cuts through the Copley Circle and Cleveland Massillon study areas, as well as highways 77 and 21.

The average high asking rent for the 11 industrial properties we found listed was \$6.56. This is higher than the averages logged for Akron from September 2021, which ranged from \$4.60 to \$6.50. Overall vacancy sat between 3.6 and 4.5 percent.

Industrial by Square Footage



Industrial by Rent



Industrial space is a very different animal from retail and office. These types of commercial spaces are found in different locations, less likely to be in areas with high population density. There were no industrial spaces listed in Copley Township. The table on the following page lists the industrial spaces we saw listed in the area surrounding Copley.

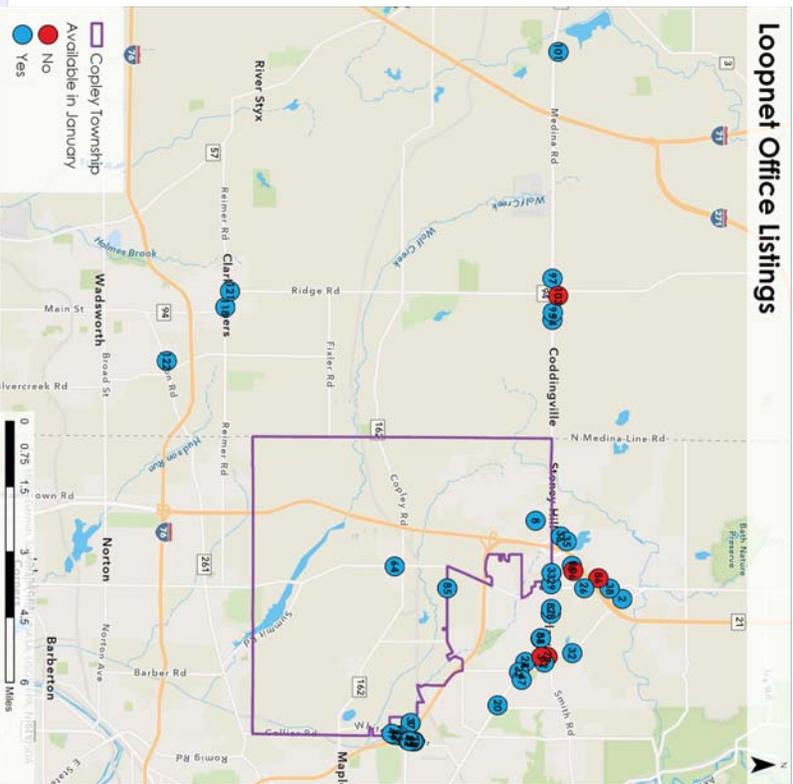
Address	City	Low Rent (/SF/Year)	High Rent (/SF/Year)	SF Available	SF Total	Year Built	Year Renovated	Available in January
5059 Ridge Rd	Medina	\$8.00	\$8.00	7,680	7,680	1986		Y
74 E Robinson Ave	Barberton			24,983	24,983	1953		Y
20 S Van Buren Ave	Barberton			39,610	53,284	1956		Y
180 S Van Buren Ave	Barberton			62,060	62,060	1995		Y
733 Weber Dr	Wadsworth	\$6.45	\$6.45	9,300	18,000	1984		Y
10200-10280 Brecksville Rd	Brecksville	\$10.50	\$10.50	1,370	27,840	1979		Y
6101 W Snowville Rd	Brecksville			42,531	42,531	1973	2007	Y
1413 Main St	Cuyahoga Falls	\$4.95	\$4.95	8,535	8,535	1958	2018	Y
1310-1340 Devclera St	Akron	\$6.00	\$6.00	96,874	96,874	1950	2007	Y
2000 Brittain Rd	Akron			841,250	841,250			Y
286 W Greenwich Rd	Seville	\$3.00	\$3.45	86,400	270,000	1990		Y
Average		\$6.48	\$6.56	110,963				
Median		\$6.23	\$6.23	39,610				

JANUARY

Three months after our initial search we looked back at the available inventory of properties to see what was still available from October and what new properties were added, in an effort to gauge the level of demand each market type is currently experiencing.

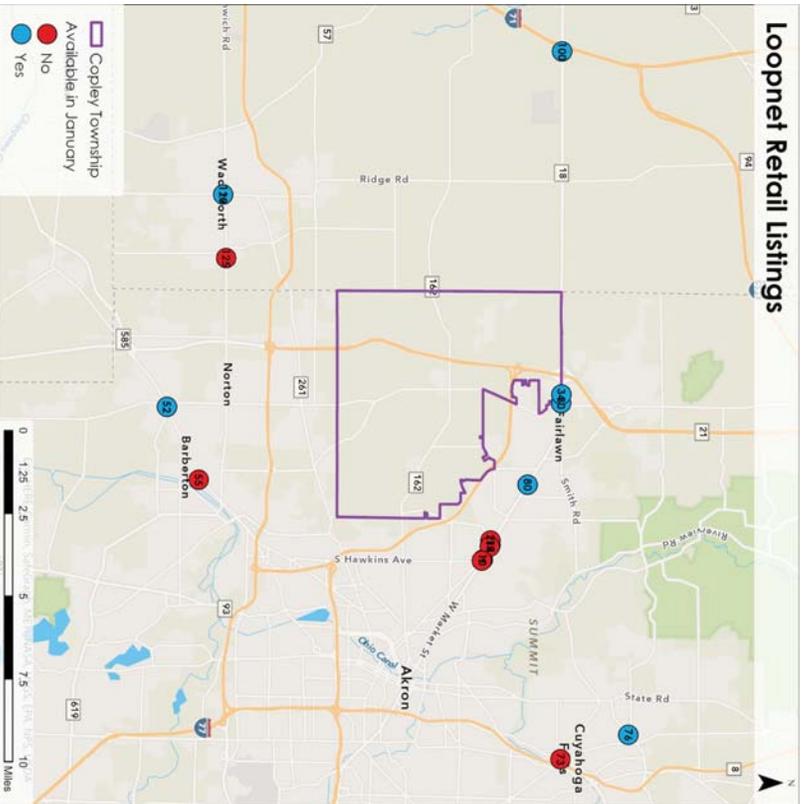
Office Turnover

Consistent with national and regional trends, we noticed office had the largest percentage of product still available (88 percent) three months after our initial search. The decline in office space demand has been apparent since the beginning of the pandemic when working remotely became the norm for most office workers. Many people still work from home or have hybrid working models. Leasing agents have told us that some of their office tenants have downsized but have not yet closed their office entirely.

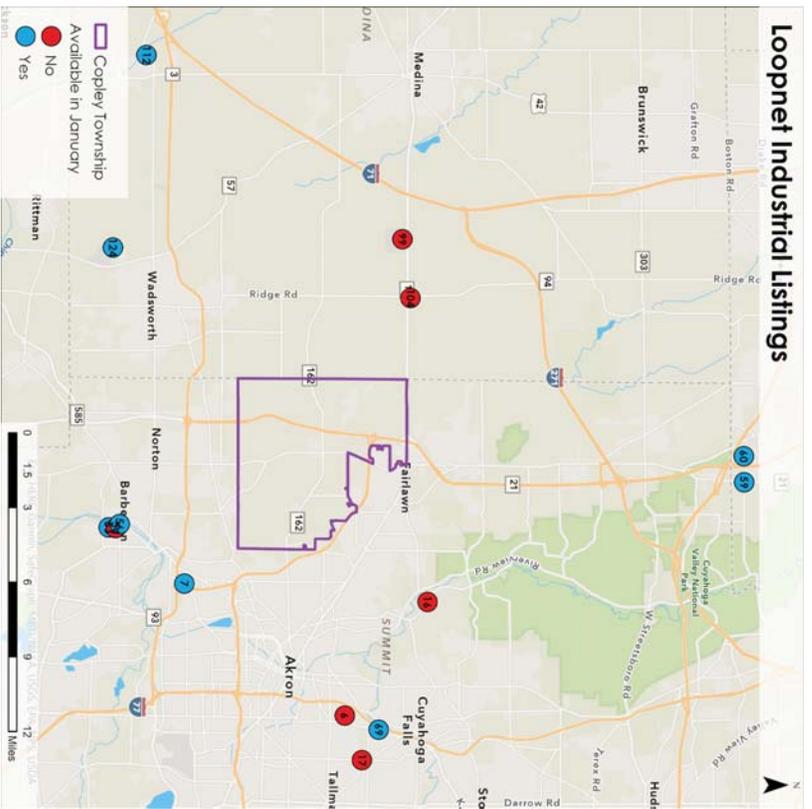


Retail Turnover

Retail space demand sat between office and industrial with 73% of listings still active. Leasing agents told us rents continue to increase although they have seen some tenants close their doors, resulting in some properties landing back on the market. Much of the new product was concentrated around the Montrose area, which is consistent with the heightened level of demand articulated by every commercial broker we spoke with.



Loopnet Industrial Listings



Industrial Turnover

Industrial space, including warehouses, had the highest turnover of the three types with only 64% of the October listings still active in January. Warehouse space has seen increasing demand since the start of covid driven primarily by the demand for "deliveries." This market trend has been observed nationwide and the region surrounding Copley is no different. The Cleveland market saw a 4.9 percent vacancy rate in quarter three of 2021, down from 5.3 percent from 2020 despite the inventory and space under construction consistently increasing each quarter.

MAP CODE	ADDRESS	CITY	LOW RENT (\$/SF/Year)	HIGH RENT (\$/SF/Year)	SALE PRICE	TYPE	SF AVAILABLE	SF TOTAL	ACRES	YEAR BUILT	LISTING	DATE	JANUARY AVAILABILITY
1	1 Park West Blvd	Akron				Office	7,106	94,660		2005	Lease	Oct	Y
2	1070 Ghent Rd	Akron	\$22.00			Office	4,188	32,727		2022	Lease	Oct	Y
3	113-145 Ghent Rd	Akron	\$24.00			Office	2,875	39,941		1981	Lease	Oct	N
4	1232-1300 Weatherwane Ln	Akron	\$12.00	\$12.00		Retail	9,000	89,361		1975	Lease	Jan	Y
5	1300-1312 Brittain Rd	Akron	\$9.46	\$9.46		Retail	3,680	12,850	0.95	2003	Lease	Jan	Y
6	1310-1340 Devalera St	Akron	\$6.00			Industrial	96,874	96,874		1950	Lease	Oct	N
7	1324 Kenmore Blvd	Akron			\$595,000	Industrial		6,107	1.14	1956	Sale	Oct	Y
8	137 Heritage Woods Dr	Akron				Office		36,000	9.25	1987	Sale	Oct	Y
9	1682-1712 W Market St	Akron				Retail	3,310	79,940		1952	Lease	Oct	N
10	1711 W Market St	Akron				Retail	1,438	51,988		2017	Lease	Oct	Y
11	1711 W Market St	Akron				Retail	1,438	51,988	1.07	2017	Lease	Jan	Y
12	1720 Merriman Rd	Akron	\$10.44	\$10.44		Retail	2,200	11,216		1972	Lease	Jan	Y
13	1889-1955 Brittain Rd	Akron	\$9.50	\$9.50		Retail	9,000	25,000	3	1988	Lease	Jan	Y
14	1890 W Market St	Akron				Retail	31,984	138,491		1974	Lease	Oct	N
15	1900 W Market St	Akron			\$975,000	Retail		29,000	1.14	1979	Sale	Oct	Y
16	1972 Akron Peninsula Rd	Akron			\$3,175,000	Industrial		117,800	12	1973	Sale	Oct	N
17	2000 Brittain Rd	Akron				Industrial	841,250	841,250			Lease	Oct	N
18	231 Springside Dr	Akron	\$11.50			Office	11,129	27,039		1976	Lease	Oct	Y
19	2525-2541 Romig Rd	Akron	\$9.00	\$9.00		Retail	1,600	19,030	2.19	1983	Lease	Jan	Y
20	2603 W Market St	Akron	\$18.00			Office	18,982	31,404		1982	Lease	Oct	Y
21	29 S Frank Blvd	Akron			\$272,999	Retail		3,792	0.19	1952	Sale	Oct	N
22	2955-2975 W Market St	Akron	\$16.00			Office	2,528	70,578		1998	Lease	Oct	Y
23	3090 W Market St	Akron	\$11.50			Office	16,944	53,423		1972	Lease	Oct	Y
24	3094 W Market St	Akron	\$11.50			Office	14,587	32,940		1972	Lease	Oct	Y
25	3094 W Market St	Akron	\$11.50	\$11.50		Office	1,254	32,940		1972	Lease	Jan	Y
26	311 N Cleveland-Mossillon Rd	Akron	\$22.50			Office	24,966	78,572		2022	Lease	Oct	Y
27	3333 Manchester Rd	Akron	\$9.00	\$9.00		Retail	15,200	144,936	28.43	1959	Lease	Jan	Y
28	3560 W Market St	Akron	\$18.50			Office	23,919	49,560		1985	Lease	Oct	Y
29	3900 Medina Rd	Akron	\$14.00			Office	4,167	73,906		1985	Lease	Oct	Y
30	3900 Medina Rd	Akron	\$14.00			Retail	4,167	73,906		1985	Lease	Oct	Y
31	3900 Medina Rd	Akron	\$11.90			Retail	5,414	73,906	10.04	1985	Lease	Jan	Y
32	395 Ghent Rd	Akron	\$19.50			Office	33,896	86,000		1999	Lease	Oct	Y
33	3979 Medina Rd	Akron				Office	13,515	137,278		1974	Lease	Oct	Y
34	3979 Medina Rd	Akron				Retail	13,515	137,278		1974	Lease	Oct	Y

35	4000 Embassy Pky	Akron	\$18.50		Office	18,861	56,081		1988	Lease	Oct	Y
36	4040 Embassy Pky	Akron	\$18.50		Office	18,397	50,556		1992	Lease	Oct	Y
37	51 Park West Blvd	Akron			Office	3,843	16,857		2009	Lease	Oct	Y
38	525 N Cleveland-Massillon Rd	Akron	\$18.00	\$19.20	Office	7,315	30,056		1990	Lease	Oct	Y
39	529 White Pond Dr	Akron			Office		2,118	0.5	1904	Sale	Oct	Y
40	539 White Pond Dr	Akron	\$13.20		Office	2,250	6,106		2020	Lease	Oct	Y
41	540 White Pond Dr	Akron	\$18.00		Office	5,339	43,544		2017	Lease	Oct	Y
42	544 White Pond Dr	Akron	\$18.00		Office	27,000	42,000		2020	Lease	Oct	Y
43	575 White Pond Dr	Akron	\$16.00		Office	2,600	7,452		1997	Lease	Oct	Y
44	634-636 N Main St	Akron	\$15.00	\$15.00	Retail	1,400	3,032		1951	Lease	Jan	Y
45	690 White Pond Dr	Akron			Office	15,062	36,500		2015	Lease	Oct	Y
46	701 White Pond Dr	Akron	\$18.00		Office	1,100	45,000		2010	Lease	Oct	Y
47	73-77 Shiawassee Ave	Akron	\$16.35		Office	950	1,888		1965	Lease	Oct	Y
48	73-77 Shiawassee Ave	Akron	\$16.35	\$16.35	Retail	950	1,888		1965	Lease	Jan	Y
49	755 White Pond Dr	Akron	\$23.00		Office	28,800	46,000		2005	Lease	Oct	Y
50	Commercial Dr	Akron			Office			1.65		Sale	Oct	N
51	Commercial Drive & Cleveland-Massillon Rd	Akron			Lot/Land			2.23		Sale	Oct	Y
52	1336 Wooster Rd W	Barberton	\$7.00		Retail	5,500	5,500		1969	Lease	Oct	Y
53	180 S Van Buren Ave	Barberton			Industrial	62,060	62,060		1995	Lease	Oct	Y
54	20 S Van Buren Ave	Barberton			Industrial	39,610	53,284		1956	Lease	Oct	N
55	241 N Wooster Rd	Barberton			Retail	36,861	198,834		1962	Lease	Oct	N
56	74 E Robinson Ave	Barberton			Industrial	24,983	24,983		1953	Lease	Oct	Y
57	3636 Yellow Creek Rd	Bath			Retail	4,997	12,004		1997	Lease	Jan	Y
58	22209 Rockside Rd	Bedford	\$9.95	\$9.95	Retail	25,203	79,786	52.67	2008	Lease	Jan	Y
59	10200-10280 Brecksville Rd	Brecksville	\$10.50		Industrial	1,370	27,840		1979	Lease	Oct	Y
60	6101 W Snowville Rd	Brecksville			Industrial	42,531	42,531		1973	Lease	Oct	Y
61	7032-7034 Mill Rd	Brecksville	\$17.00	\$17.00	Retail	800	3,402		1968	Lease	Jan	Y
62	8801 Brecksville Rd	Brecksville	\$18.20	\$18.20	Retail	1,163	11,935		1988	Lease	Jan	Y
63	6479-6485 Pearl Rd	Cleveland	\$8.00	\$8.00	Retail	12,000	12,000		1974	Lease	Jan	Y
64	1501 S Cleveland Massillon Rd	Copley	\$15.00		Office	600	1,200		1830	Lease	Oct	Y
65	185 Montrose W Ave	Copley			Commercial		80,604	3.54		Sale	Oct	N
66	200 Rothrock Rd	Copley			Lot/Land			39.2		Sale	Oct	Y
67	4161 Heritage Center Dr	Copley			Lot/Land			3.9		Sale	Oct	Y
68	133-137 Portage Trl	Falls	\$9.84	\$9.84	Retail	1,400	9,840		1916	Lease	Jan	Y

69	1413 Main St	Cuyahoga Falls	\$4.95		Industrial	8,535	8,535		1958	Lease	Oct	Y
70	1675 State Rd	Cuyahoga Falls	\$25.99	\$25.99	Office	3,600	3,600		1931	Lease	Jan	Y
71	2034-2046 Bailey Rd	Cuyahoga Falls	\$8.50	\$8.50	Retail	5,000	17,537		1955	Lease	Jan	Y
72	2121-2125 Front St	Cuyahoga Falls	\$15.36	\$15.36	Retail	1,550	10,000		1900	Lease	Jan	Y
73	2128 Front St	Cuyahoga Falls		\$595,000	Retail		10,508	1.42	1939	Sale	Oct	N
74	2131 State Rd	Cuyahoga Falls	\$10.20	\$10.20	Retail	4,500	4,500		1959	Lease	Jan	Y
75	4183 Wyoga Lake Rd	Cuyahoga Falls	\$12.00	\$12.00	Retail	3,200	10,075		2008	Lease	Jan	Y
76	461 Graham Rd	Cuyahoga Falls		\$1,000,000	Retail		13,000	0.29	1941	Sale	Oct	Y
77	127-143 Ghent Rd	Fairlawn	\$24.00	\$24.00	Retail	2,875	36,786	3.33	1981	Lease	Jan	Y
78	145 Ghent Rd	Fairlawn			Retail	2,450	2,556		1981	Lease	Jan	Y
79	175 Ghent Rd	Fairlawn			Office	89,510	89,510		1982	Lease	Oct	N
80	2755 W Market St	Fairlawn	\$14.00	\$29.00	Retail	14,599	355,961		1962	Lease	Oct	Y
81	2755 W Market St	Fairlawn	\$14.00	\$29.00	Retail	5,263	355,961	40.33	1962	Lease	Jan	Y
82	2890 Sand Run Pky	Fairlawn	\$16.00		Office	3,757	6,020		1995	Lease	Oct	Y
83	3320 W Market St	Fairlawn	\$18.00		Office	11,594	113,646		1983	Lease	Oct	Y
84	3330 W Market St	Fairlawn	\$18.00		Office	32,172	32,172		1980	Lease	Oct	Y
85	3421 Ridgewood Rd	Fairlawn	\$24.00		Office	3,218	62,700		2006	Lease	Oct	Y
86	3600 Embassy Pky	Fairlawn	\$24.00		Office	28,206	42,742		2019	Lease	Oct	N
87	3610 W Market St	Fairlawn	\$15.00	\$17.00	Office	10,947	10,947		1988	Lease	Oct	Y
88	721 S Cleveland-Massillon Rd	Fairlawn		\$299,000	Lot/Land			2		Sale	Oct	N
89	Kunho Dr	Fairlawn		\$288,312	Lot/Land			7.68		Sale	Oct	N
90	110-130 W Streetsboro St	Hudson			Retail	32,000	117,747	22.52	1962	Lease	Jan	Y
91	25 Millford Dr	Hudson	\$20.00	\$20.00	Office	4,450	4,450		2023	Lease	Jan	Y
92	46 Ravenna St	Hudson			Retail	1,700	4,406		1979	Lease	Jan	Y
93	5801-5847 Darrow Rd	Hudson	\$12.00	\$12.00	Retail	3,734	53,224		1979	Lease	Jan	Y
94	1093 Medina Rd	Medina	\$12.00		Office	22,400	43,423		2017	Lease	Oct	Y
95	1153 Medina Rd	Medina	\$12.00		Office	26,400	26,400		2010	Lease	Oct	Y
96	1247 Medina Rd	Medina		\$1,250,000	Flex		8,782	4.68	1997	Sale	Oct	Y

97	1484-1486 Medina Rd	Medina	\$6.50		Office	12,400	12,400			1940	Lease	Oct	Y
98	1920 Medina Rd	Medina	\$16.00	\$16.00	Retail	2,100	4,778			1940	Lease	Jan	Y
99	2262 Port Centre Dr	Medina			Industrial		11,306	1.24		2009	Sale	Oct	N
100	2908 Medina Rd	Medina	\$14.00		Retail	10,000	10,000			1969	Lease	Oct	Y
101	3575 Reserve Commons Dr	Medina	\$2.50		Office	4,830	7,311			1997	Lease	Oct	Y
102	3626 Medina Rd	Medina	\$16.00	\$16.00	Retail	5,138	157,801	77.18		1990	Lease	Jan	Y
103	5059 Ridge Rd	Medina	\$8.00		Office	7,680	7,680			1986	Lease	Oct	N
104	5059 Ridge Rd	Medina	\$8.00		Industrial	7,680	7,680			1986	Lease	Oct	N
105	7768-7800 W 130th St	Heights	\$8.50	\$11.50	Retail	11,960	32,080	3.25		1984	Lease	Jan	Y
106	275 Springside Dr	Montrose	\$18.00		Office	14,607	42,000			2004	Lease	Oct	N
107	5500-5540 Wallings Rd	Royalton North	\$13.00	\$13.00	Retail	7,197	40,500			1978	Lease	Jan	Y
108	7375 Royalton Rd	Royalton			Retail		13,060			1988	Lease	Jan	Y
109	10333 Northfield Rd	Northfield	\$8.00	\$8.00	Retail	9,600	227,188			1960	Lease	Jan	Y
110	114 E Aurora Rd	Northfield	\$11.00	\$11.00	Office	2,000	8,043			1966	Lease	Jan	Y
111	4174 Wheatley Rd	Richfield	\$15.00	\$15.00	Retail	3,466	15,964			2000	Lease	Jan	Y
112	286 W Greenwich Rd	Seville	\$3.00	\$3.45	Industrial	86,400	270,000			1990	Lease	Oct	Y
113	837-887 Gridham Rd	Stow			Retail	25,200	95,347			1995	Lease	Jan	Y
114	19712-19820 W 130th St	Strongsville	\$12.00	\$12.00	Retail	9,019	62,323	7.46		2000	Lease	Jan	Y
115	10735 Rowenna Rd	Twinsburg	\$6.00	\$16.00	Retail	38,700	148,810	27.47		1965	Lease	Jan	Y
116	2695 Creekside Dr	Twinsburg	\$10.00	\$10.00	Retail	28,608	33,231			2001	Lease	Jan	Y
117	8111 Rockside Rd	Valley View	\$19.00	\$19.00	Office	15,239	26,693			2001	Lease	Jan	Y
118	1197 High St	Wadsworth	\$12.00		Office	1,529	8,840			2001	Lease	Oct	Y
119	136 Main St	Wadsworth	\$10.00		Retail	3,797	11,050			1846	Lease	Oct	Y
120	138 Main St	Wadsworth	\$12.00		Retail	4,832	4,832			1884	Lease	Oct	Y
121	1392 High St	Wadsworth			Office	6,699	25,109			2000	Lease	Oct	Y
122	675 Briarhorn Crescent Dr	Wadsworth		\$250,000	Office		7,000	3.06			Sale	Oct	Y
123	6831 Ridge Rd	Wadsworth	\$5.75	\$5.75	Industrial	27,000	27,000	3.55		2006	Lease	Jan	Y
124	733 Weber Dr	Wadsworth	\$6.45		Industrial	9,300	18,000			1984	Lease	Oct	Y
125	860 Broad St	Wadsworth		\$499,000	Retail		6,720	1.08		1994	Sale	Oct	N

Copley Township, Ohio Multi-area Market Analysis

Part Four: Stakeholder Interviews and Business Survey

March 2022

Prepared by Urban Decision Group, LLC
Prepared for the Copley Township Community Improvement Corporation



Introduction

From October 2021 through February 2022, we interviewed, had conversations with, and/or surveyed over 60 businesses, managers, local officials, and business owners. Further, we personally visited 150 businesses within the four study areas during a week-long field work session the week of November 8, 2021. In addition to in-person visits, businesses were encouraged to complete an online business survey of which 23 businesses completed in full. We asked employees, managers, and owners a wide range of questions pertaining to their business and the macro environment. Perhaps more importantly, we allowed them to talk about their ideas for improving the business environment and their experiences with the Township over the years. In some cases, the interview subjects preferred to remain anonymous while others were open to full disclosure. Throughout this section, we will present the results of the survey as well as summarize the thoughts and concerns of the folks we talked to.

In our opinion, the information we receive via surveys, conversations, and interviews with businesses and local stakeholders often proves to be the source of the more valuable insights into the local economy. This project is no exception. There were some common themes we documented, as well as some singular observations that may prove to be important. This section is where we will summarize the general sentiment of the stakeholders with respect to living, working, and doing business within Copley Township.

Copley Square or Copley Circle? It depends on who you ask.

From the beginning of this project, we were confused regarding the name of the oval-shaped intersection of Cleveland Massillon Road and Copley Road. Based on feedback from businesses and stakeholders, the identification of this intersection depends a lot on your age and your family history in the area. If you have lived and/or worked in the area for more than 10-15 years, it is likely you refer to it as Copley Circle. In fact, that is how it is labeled on Google Maps.

Residents and businesses that are newer to the area are more likely to refer to the de facto center of the Township as Copley Square. To complicate matters, the term "Copley Square" is associated with Copley Square Plaza, an EPA Superfund site located to the east of the intersection of Copley Road and Jacoby Road.

Another wrinkle can be found on the Township's own website where it states, "Initially known as Copley Square, it was intended to be a square for the center of the Township. Farmers regularly met there for market day. Horses and wagons caused continual short-cutting of the corners around the square, making it become Copley Circle. However, modern-day mapping and right-of-way lines still show it as a square. There are highway directional signs that still call it Copley Square to this day."

So, is it Copley Square or Copley Circle? After several months of research and interviews, we still aren't sure although it seems like the majority refer to it as Copley Circle. Does it matter? From a wayfinding and branding perspective, yes it does matter. A lot depends on what the future holds for the infamous intersection.

Should Copley Square/Circle be removed or redesigned?

This is a loaded question, and it elicits responses ranging from the succinct and emotional – “yes, get rid of it” and “no, it’s our only identity” – to more nuanced and complicated questions regarding property ownership and transportation engineering. But there is no shortage of opinions.

On the one hand, this intersection represents the most identifiable feature (gazebo) and location within the entire Township. But on the other hand, the volume of traffic combined with the lack of sidewalk and curb/gutter infrastructure results in a public space that does not feel all that safe, and by extension, does not feel like a useable public space. Some of the Business Survey respondents noted the relatively high accident rate of the Circle.

The ideas for a new township “center” range from complete removal to minor improvements such as signage. The complete removal crowd envisions Copley Road being realigned to join the eastern and western segments. Public parking would be likely be established to the north and south of the realigned section of road.

There were several suggestions regarding lowering the speed limit to 25 – which we wholeheartedly agree with. It is a proven fact that businesses tend to become “stickier” when located along slower moving roadways. Think of it this way, it is much easier to read signs and spot businesses if the traffic you are in is moving (relatively) slowly - slower traffic equals more potential for sales. One thing is clear to us, if the Square/Circle is to remain, it requires infrastructure improvements such as sidewalks, public parking, and traffic calming landscaping as well as more aggressive programming.

Copley Square/Circle needs more events.

If the Square/Circle is to remain intact, the aforementioned safety features would go a long way towards making the space feel more safe. The Township allows residents and non-residents to rent the gazebo for private events during certain days and times. In addition, there are a number of events that occupy the space throughout the year, including: weekly Sunday evening concerts, formerly the Heritage Days festival in late August (now hosted at the Copley Community Park), the Taste of Copley, and Easter and Christmas events.

Establishing some nearby public parking would improve the attractiveness of this space – preferably within a short walking distance.

Copley needs more parking.

We heard this a lot, from business owners and resident stakeholders. Shared parking with an organization such as the school may work. Shared parking with private businesses is more problematic because of insurance and liability issues. In our Business Survey, we asked respondents to rank several items in order of their importance and one-half of the respondents identified “Transportation/access” as one of their top two concerns. Because the center of the Township is decidedly auto-dependent, parking is naturally a top-of-mind issue.

Cities of all sizes often struggle with parking issues such as enforcing parking minimum or maximum requirements for commercial properties while simultaneously addressing the demand for public parking. Some strategic property acquisitions near the “center” of the Township could likely address the demand for more parking and perhaps provide one less excuse for consumers to spend their money elsewhere.

The community needs to support local businesses.

We heard this during our in-person and telephone interviews, and it was some of the feedback we received from the survey respondents. One quote we received via the Business Survey explained, “The pandemic has changed the way people support and shop small business, it takes more than the owners and supporting members of the business to cultivate the success of the businesses.” Others commented, “the locals talk about (spending money locally) it, but then spend their money in Montrose.”

During our interviews, we were able to ask follow-up questions to get to the heart of the matter. For some businesses owners, the perceived lack of local support is a byproduct of apathy. If that indeed is true, that’s a bad sign. Apathy is the enemy. When people are happy or angry, they are indicating that they care about something – that’s good! Once people stop caring for something, it becomes harder and harder for them to commit dollars (and emotions) – that’s bad.

Some of the lack of support (or perceived lack of support) is likely due to the relatively inhospitable pedestrian environment and the lack of accessibility for things like strollers and wheelchairs. One of the goals of downtown placemaking - regardless of the size of the place – is to make the place “sticky.” That means you want consumers to loiter and/or “spillover” into other nearby businesses. The more time people spend in a place the more likely they are to spend money. Even if they don’t spend money, they are subconsciously making a mental inventory of the businesses (goods and services) that are available at the place. In other words, some of the lack of support is likely due to a lack of knowledge of the offerings in the area.

Although the businesses in the “center” of Copley are fairly close together, they feel further apart than they actually are, primarily because of the lack of sidewalks and parking lots that serve as de facto sidewalks. Spillover traffic is less likely to occur when potential customers feel compelled to get into their car just to get from one local business to another.

Some of these businesses need cleaned up.

This complaint transcended any specific location, but it was a common complaint with respect to a few of the businesses around Copley Circle. It may also help explain why local support for business is not as strong as we would like.

Although businesses are private entities, they primarily operate in public spaces. Note, one local exception to this is Waterville. Waterville is technically a private seven-acre space that is home to 40 retail spaces, two residential units, and one party/event space. The appearance of private businesses in the public realm has an impact on each other just like the appearance of homes within a neighborhood collectively conjure up an image that represents the overall “attractiveness” of the neighborhood.

It does not take much to spoil the image either – all it takes is one. Earlier we addressed the danger of “apathy.” This works both ways. If the perception of a business (or businesses) is that they don’t care, then why would we expect residents and consumers to care? Their apathy is reflected in lost (leaked) sales.

Several stakeholders expressed a desire for aggressive code enforcement while others thought that public shaming and/or peer pressure might work. Others felt some sort of incentivization program – like public matching funds for private façade improvements – may do the trick. Regardless, we agree that things need to change. However, we strongly recommend exhausting these more moderate tactics before turning to aggressive legal procedures.

The lack of water and/or sewer is restricting growth in some areas.

It should come as no surprise that this subject was a hot topic. Anyone familiar with the Joint Economic Development District (JEDD) that governs the extension of water and sewer is aware of "haves" and "have nots."

We heard from a multi-tenant property owner who reported that "potential tenants stay away because there is no sewer." One commercial realtor we spoke with indicated "lack of parking" and "lack of adequate utility infrastructure" as the primary impediments to commercial growth and rent maximization. Multiple respondents to the Business Survey believe "the lack of infrastructure is preventing growth" and "I'm limited in what I can do due to the lack of sewer." Other business owners indicated they have water but no sewer. One stakeholder succinctly speculated, "Put pipes in the ground (if you want to) attract business."

From an Economic Development perspective, basic infrastructure (such as water and sewer) is preferred and sometimes outright necessary. In fact, this has been the subject of much research over the years as cities, towns, and townships attempt to quantify the return on investment (ROI) for such infrastructure improvements. We have included some relevant research on the subject in the Appendix of this report.

Copley Township lacks an identity.

Several of the comments we received via the Business Survey and interviews spoke directly to this point. For example:

- "Copley Circle needs to be updated"
- "The Circle hasn't changed much over the years."
- "We lack the ability to walk/park around the Copley Circle area. There aren't enough places to eat and mingle."
- "It is very difficult to thrive in a small town that has not developed into a destination for like-minded small business owners and their customers."
- "It's difficult to comprehend where Copley begins and ends."
- "Nobody associates Copley with Montrose (shopping district)"
- "There is nothing to bring people down to Copley."

One of the challenges here is the sheer size of the township – almost 21 square miles. We suspect that when people state that the Township lacks an identity, what they are really talking about is Copley Circle because the entirety of the Township does indeed have an identity. It's just the same identity as much of the surrounding area – still decidedly rural with low-density residential housing and relatively few (and small) shopping districts – and that relative homogeneity is what bothers some people. It may be difficult to get people to start associating Copley Township with the Montrose "shopping district" but it should be much easier to tie-in Township branding with the Copley Circle and Jacoby Road/Copley Road, even if the branding is relegated to some signage.

There is some tension between “old Copley” and “new Copley.”

The following are some quotes and summarizations of stakeholders who brought this to our attention:

- “Whatever feelings the grandparents had about each other, they have with each other today.”
- “New Copley residents have high expectations for amenities and services” and often “Know very little about how a township operates.”
- “Old Copley” does not believe in the need for economic development.”
- “Old Copley” residents are generally regretful that the Square isn’t there anymore, or that it hasn’t developed similar to Hudson...but they would never admit it.”
- “The property owners around the Circle are primarily ‘Old Copley’ and are less enthusiastic about change.”
- “‘New Copley’ wants sidewalks and bike trails and ‘Old Copley’ just wants more parking.”
- “The main challenge (within the Township) is the dynamic between ‘Old Copley’ and ‘New Copley.’”
- “There was very much an adversarial relationship between the ‘old’ and the ‘new’ but that is slowly changing, and it is reflected in today’s Township Trustees.”

The tension or the perception of tension between “Old Copley” and “New Copley” is not unique. In fact, it is common across places big and small where growth/change is occurring. In larger cities, this tension manifests itself as gentrification. We can

debate the efficacy of using certain tools to minimize the negative externalities of gentrification, but gentrification equals investment and investment is an indicator that people care about an area or neighborhood. This same logic applies to Copley Township. These tensions indicate that people care about the Township. That’s good!

Warehouses of all sizes and smaller retail spaces fill up quickly - office space, regardless of size...not so much.

Our conversations with commercial real estate brokers and retail and office property owners were consistent with the commercial data we collected and analyzed from October 2021 through January 2022 – smaller, flexible retail spaces do not stay vacant long and office spaces of all sizes have been increasingly difficult to fill.

When retail spaces are vacated, they can be filled in as little as three days, regardless of the location, but the Montrose area is exceptionally hot. The larger retail spaces are not surprisingly, harder to fill. These local trends are in-line with national trends. Office spaces were struggling before the pandemic, and they are yet to recover. In fact, in some spots, Class B and Class C office is being demolished to make way for other uses such as retail or residential.

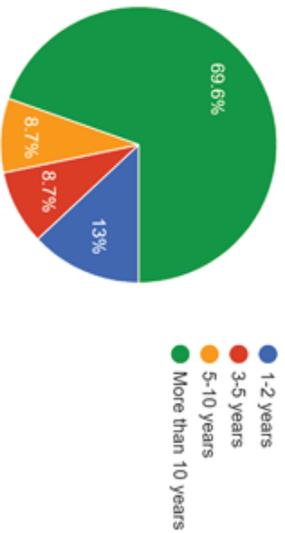
Industrial – specifically warehouse space and light manufacturing – is as hot as it’s ever been. In and around Copley Township, there is a lack of warehouse space with good highway access. Overall, the Copley/Fairlawn/Montrose is one of the more expensive markets in the region, due in no small part to the scarcity of commercially zoned land.

Business Survey

During the week of November 8, 2021, we personally visited 150 businesses located within each of the four study areas. Of those 150, 55 were either surveyed on the spot or were given a handout with instructions for completing the survey online. Some business owners and managers also gave interviews in which they could discuss any topic they desired. Ultimately, 23 respondents completed the survey. Please note, most respondents were located either near Copley Circle or the Jacoby Road/Copley Road intersection. The results are as follows.

How long have you been in business?

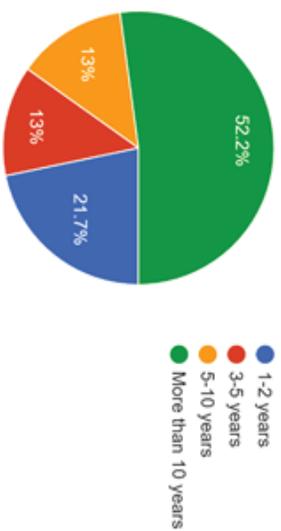
23 responses



Almost 70 percent of the Business Survey respondents indicated they have been in business over ten years. The average life of a small retail or restaurant business in the U.S. is 8.5 years. This is a sign of stability but it may also simply be indicative of the commitment of the business owner(s) – they cared enough to take the time to fill out the survey so they probably commit the extra effort to their business, which would help explain their longevity. Whatever the reason – bravo! Keeping a small business running for 10+ years (and through a pandemic) is no small feat.

How long have you been at this location?

23 responses



Over half of the respondents have been at the same location for over ten years. When we cross-reference the data from these first two questions, it indicates that the majority of these businesses have never left their original location. That too is a good sign because it indicates that their locations appear to be working well for them, otherwise they would have either gone out of business or have been forced to move to a more suitable space.

We asked business owners and managers to rank the following in terms of importance to them:

- Transportation/access
- Crime
- Nearby competition
- Quality of surrounding area
- Loitering/other nuisance
- Visibility

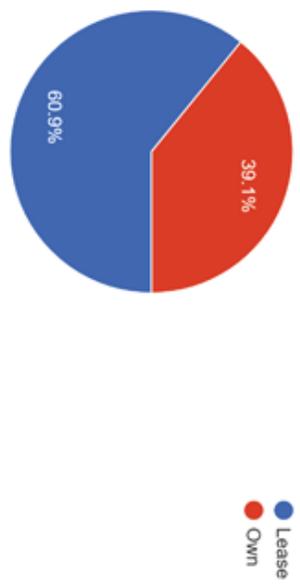
Half of the respondents listed transportation and access as one of their top two concerns. When asked to elaborate, most described the lack of parking and speeding traffic (which makes ingress and egress more challenging) as their primary concerns.

Not a single business listed visibility as being exceptionally important. This was surprising to us. In past surveys, this item has generally been one of the top two matters of importance to businesses. Those that elaborated on this indicated that their customers know where to find them and thus visibility was not important to them.

Crime was identified as being the second most important issue overall – ten of the respondents listed crime as being one of their top two matters of importance. Lighting, visibility, more people (activity), and shorter setbacks are some relatively simple tactics to employ that are proven to be effective at deterring crime.

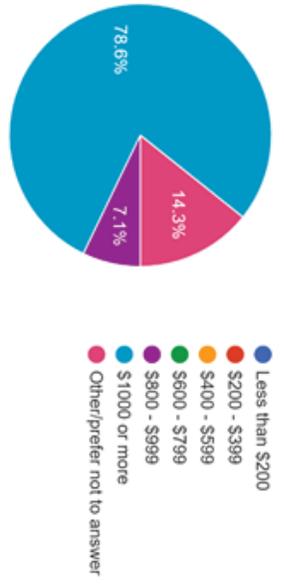
The Quality of the Surrounding Area was the question that elicited the most varied response. The majority of respondents (18) listed this item as being somewhat important and only two indicated this was one of their top two concerns.

Do you lease or own your unit/building? 23 responses



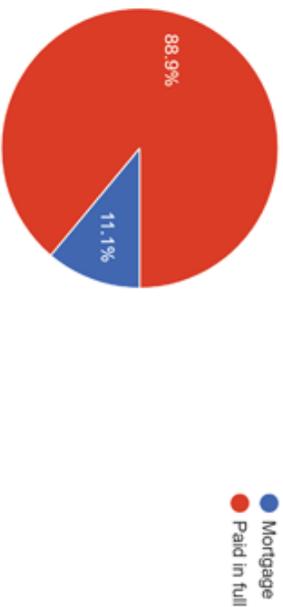
Most businesses are leasing their spaces; however, nine of the respondents indicated that they own their building(s). Although this sample size is relatively small, this is a higher proportion of ownership than we are used to seeing, regardless of the size of the community.

What is your monthly rent? 14 responses



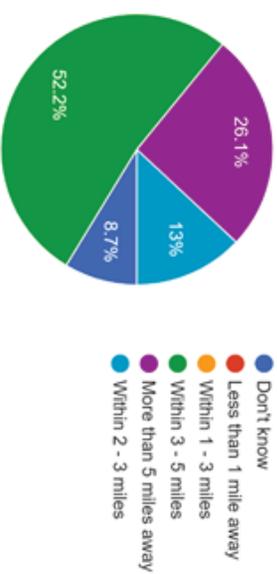
Of those businesses with leases, almost 80 percent of them are paying \$1,000 or more in monthly rent. This is primarily because we had very few respondents that are occupying smaller spaces (less than 1,000 square feet). This feedback is consistent with the data we compiled during our commercial and office market inventory research where the average annual retail rent (NNN) is right around \$12 per square foot (which equates to \$1 per month per square foot). When asked to elaborate, most tenants indicated that they were on 12 to 24 month leases. This is fairly common in today's "post-pandemic" retail real estate market as property owners are reducing the length of renewals to make their spaces more attractive and avoid turnover. If the supply is constrained and demand continues to increase (especially for smaller, more flexible spaces), we expect lease terms to move closer to three to five years.

Do you have a mortgage loan or is your property paid in full?
9 responses



Of those that own their own space, eight of them are paid in full. Several business owners owned more than one property in Copley Township and beyond.

Where do most of your customers live?
23 responses

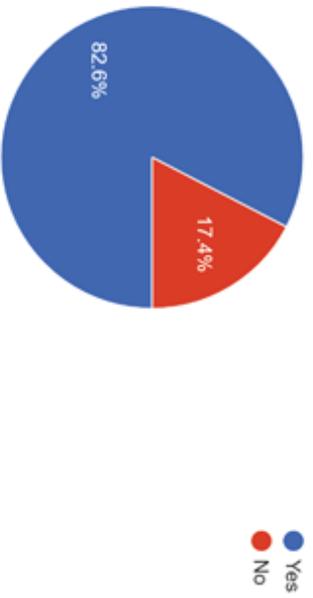


Most respondents indicated that their customers live within three to five miles of their business, followed by five businesses indicating their customers lived more than five miles away. No respondents indicated their customers lived less than three miles away. This feedback indicates a couple of things. First, the demand elasticity for the goods and services provided by the respondents is higher than we would normally expect but it isn't unusual in more rural markets as consumers are used to getting into their car and committing to an errand (or errands). This means that trade area sizes (which is a function of demand elasticity) may be larger than usual. We have anecdotal evidence of this with the grocery market – most Copley residents are accustomed to driving 10-15 minutes to buy groceries.

However, this also indicates that there are market opportunities within both the Copley Circle area and the Jacoby Road/Copley Road area, for mildly elastic to inelastic goods, including but not limited to: general food and specialty foods, restaurant and bar, clothing and consignment.

Do you think your customers know you are located in Copley Twp.?

23 responses

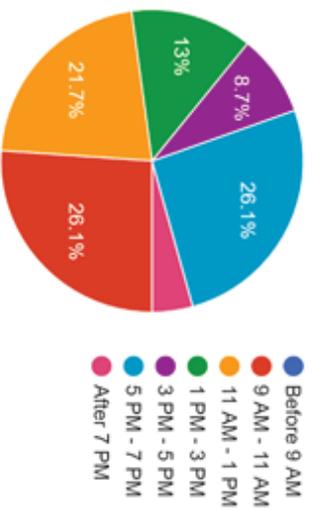


From a branding perspective, most customers are aware of where they are shopping. However, we expect we would receive a different response from business owners located in the Montrose area where the distinction between Copley Township and Montrose/Fairlawn/Ghent is less obvious.

We asked how most customers get to their businesses and not surprisingly, the dominant answer was by car. There were a few that indicated bikes (3) and walking (3) were common, which is good.

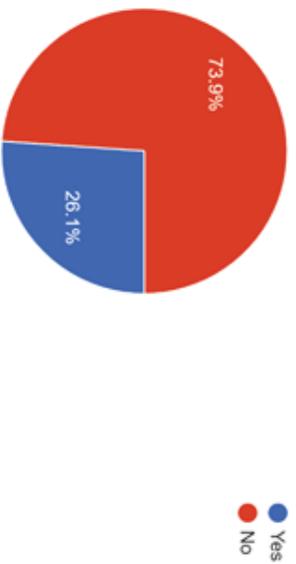
When are your busiest times of the day?

23 responses



The busiest times of day for businesses is a mixed bag but all but one business indicated the busy times are between 9 AM and 7 PM. This means there is not currently a lot of restaurant and bar business in the evenings.

Do you have any short-term (within the next two years) expansion plans?
23 responses



Six respondents indicated they have plans to expand their business within the next two years. When asked to elaborate, the reasons given were:

- "I need a bigger space to meet demand."
- "Can't grow the business or hire more with the current space."
- "Need a bigger space to offer a wider selection."

Although we touched on this earlier, we asked respondents to provide any additional information they thought was relevant. This is where we heard general complaints about the lack of local support, the need for more Township sponsored events, the need for public parking, and the potential help things like façade improvement incentives may provide.

Copley Township, Ohio Multi-area Market Analysis

Part Seven: Retail and Consumer Expenditures Analysis

May 2022

Prepared by Urban Decision Group, LLC
Prepared for the Copley Township Community Improvement Corporation

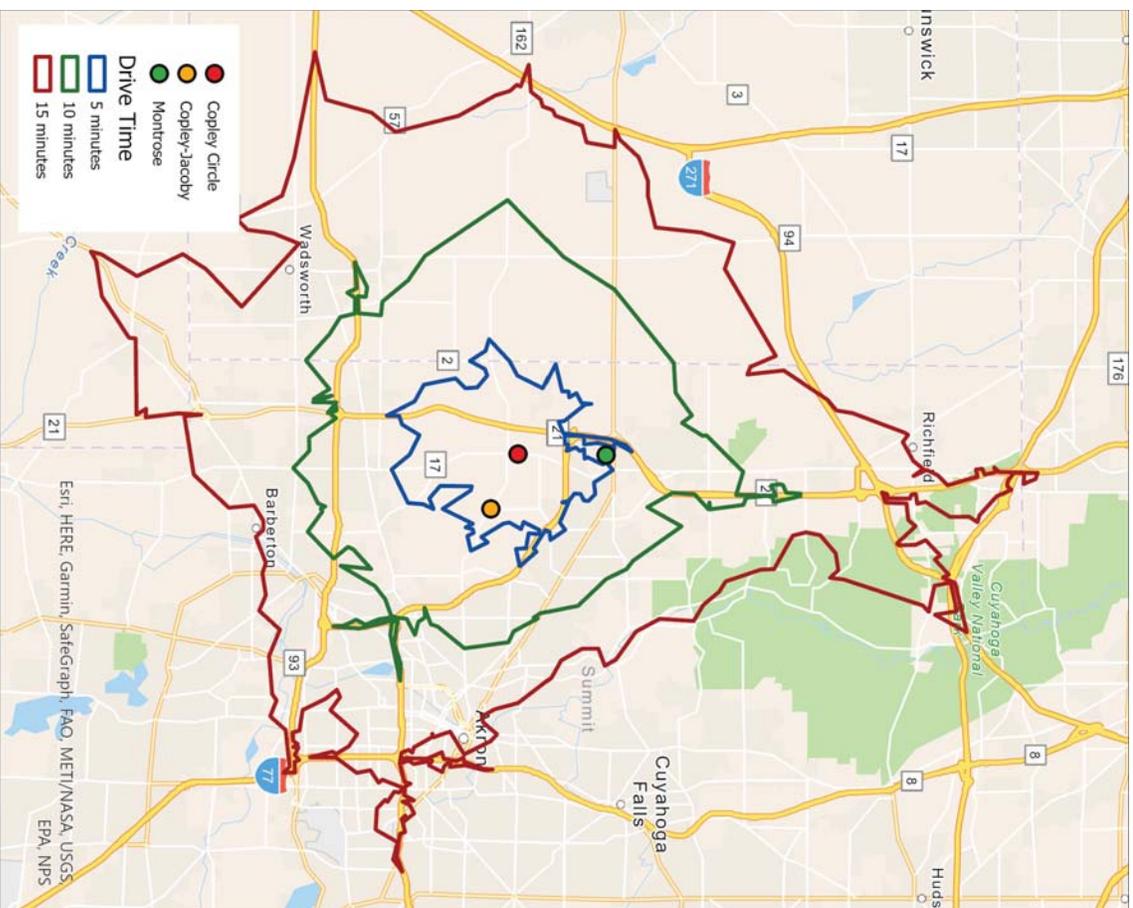


Introduction

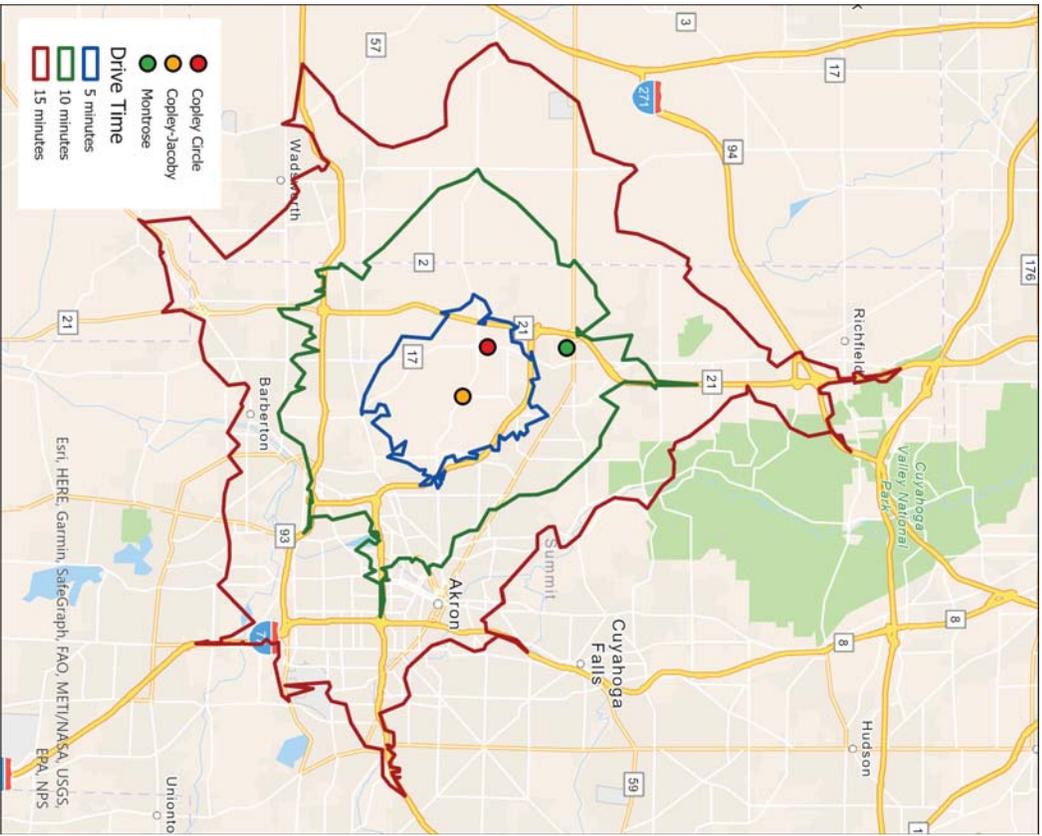
In this section we will analyze the market conditions for 21 different spending categories across three different study areas: Copley Circle, the Copley Road/Jacoby Road intersection, and the Montrose area. Please note that the fourth study area – a stretch of Cleveland Massillon Road running from Sawmill Road up to Ridgewood Road – was combined with the Copley Circle study area for the purpose of this particular analysis.

The spending categories cover a broad range of retail goods and services spending as well as spending on services such as healthcare, childcare, and education. Supply and demand across a wide variety of spending categories will necessarily vary depending on the good or service. For that reason, we established three different sized trade areas for each study area: five-minute drive-time from the center of the study areas, ten-minute drive-time from the center of the study areas, and a fifteen-minute drive-time from the center of the study areas. The extent of each of these drive-time polygons is illustrated on the maps on the following pages.

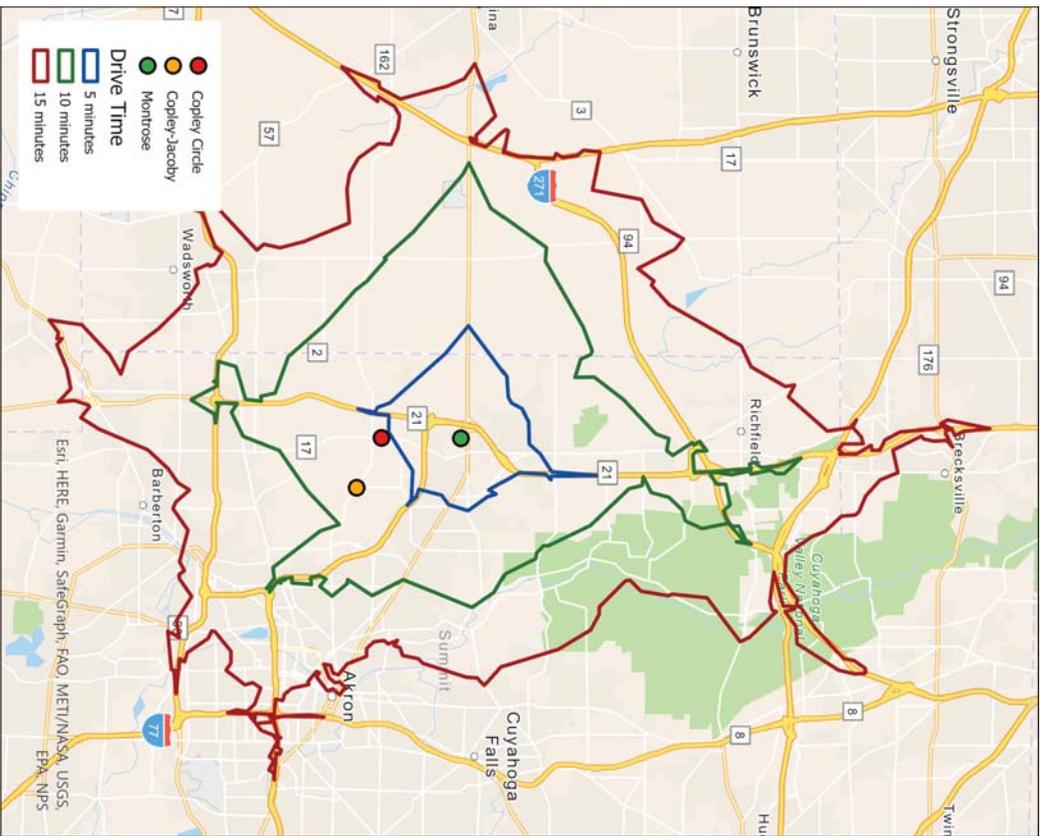
Circle Drivetime



Jacoby Drivetime



Montrose Drivetime



For each spending category, we provide at least one map illustrating the “Household Spending Index” for that category, within the context of the entire Region. The Household Spending Index compares the amount spent per household against the national average. Any value below 100 indicates spending levels below the national average and conversely, values greater than 100 indicate spending at levels above the national average. The data is thematically illustrated using a red to yellow to green gradient. Red indicates spending well below the national average while green indicates spending above the national average. The areas shown on the map are Census Block Groups.

There are some common terms you will read throughout this report. One of them is “elasticity of demand.” The concept of elasticity is perhaps best understood by comparing consumer behavior to an elastic rubber band. There are some goods and services for which consumers’ demand is generally inelastic – the rubber band does not stretch much.

Inelastic demand is commonly associated with low-order goods such as common grocery items and inexpensive clothing. For example, most consumers will simply go to the closest grocery store if prices are comparable across a typical basket of goods. Please note, the key term here is “comparable.” This is not an analysis of consumers’ sensitivity to changes in price per good or service. In other words, why drive a mile past grocery store X when grocery store Y has most of the same goods at the same prices?

Elastic goods are on the opposite end of the spectrum. These are goods for which you are willing to pay more and travel further distances for the procurement of said goods and services because of relative scarcity– in other words, the rubber band is stretching further. Some examples of elastic, high-order goods are cars and jewelry.

Most goods and services are not perfectly inelastic or elastic – quite the opposite. Most goods and services have varying levels of demand elasticity because there are many different “types” of similar goods. A good or service’s elasticity of demand may not be immediately obvious, but it may become clearer how this Region’s consumers feel about a particular good or service’s quality/scarcity by examining things such as the number of businesses that provide it, those businesses’ estimated sales volumes, and the amount consumers are spending on the goods and services in question.

For each of the drive-times, we aggregated some key data points within a table for the purpose of comparison across the Region. This will help us better understand the supply and demand in and around the immediate study areas, as well as the areas as you move away from the center of the study areas.

For each spending category and for each associated drive-time trade area, we summed up the total number of businesses, the estimated sales volume, the estimated consumer expenditures, and the spending index. This data is culled from a data services firm called Data Axle – a third-party provider of business and consumer expenditure data. There are a series of methodology white papers included in the Appendix of this report.

In addition to the business sales data and consumer expenditure data, we computed a “Multiplier Increase” for each of these variables (except the spending index), so we can compare the rate of change as we move from trade area to trade area. This will help us identify patterns, anomalies, and hopefully opportunities. For example, if the estimated consumer expenditures are increasing at a rate triple that of the estimated sales volume as we move from the five-minute trade area to the ten-minute trade area, this could reveal an opportunity to bring new entrants (new

supply) to the market to meet the excess demand (consumer expenditures). In the absence of bringing new supply to the market, the demand is leaking outside of the trade area. That means the consumers are spending those dollars somewhere else – it could be in Akron, Cleveland, or online.

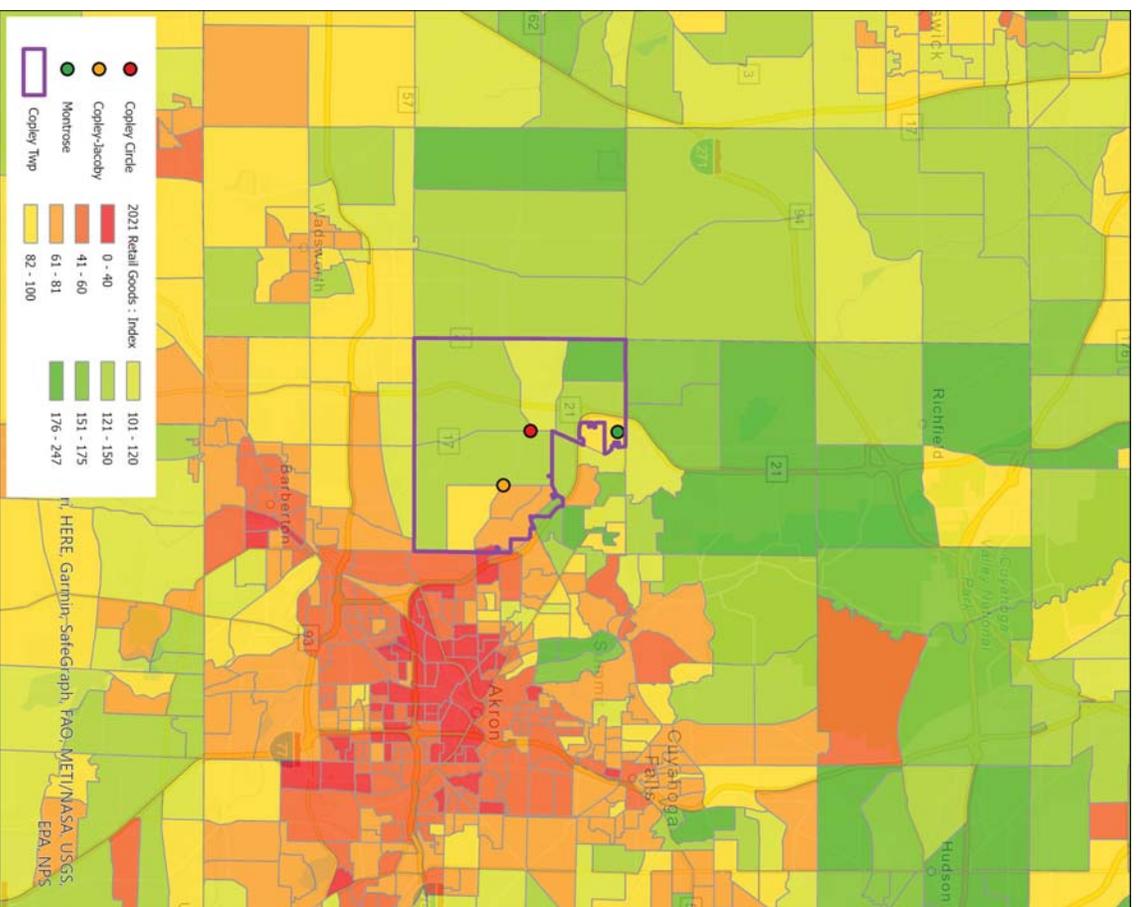
Hopefully this methodical approach to these spending categories will shed light on the various submarkets' ability to support new entrants. Further, it may reveal market saturation and thus serve as a warning. Regardless, at the end of this section you should have a better understanding of the levels of support these market sectors can expect in the near future.

Retail Goods

The category of “Retail Goods” includes all businesses with NAICS classification codes beginning with 44-45. It is an overarching category by which we can gauge the state of “retail” at a macro level. The Retail Goods category is broad and therefore spans the range of elasticity. For example, low-order goods such as groceries are generally inelastic while automobiles and tailored suits are highly elastic.

The Retail Goods Index map indicates that within the Township, most households spend more than the national average on Retail Goods. The Copley-Jacoby submarket appears to be in the toughest position because the areas immediately to the east and southeast contain households that spend below – and in some cases significantly below – the national average on retail goods. Conversely, the Copley Circle area is surrounded by households that spend above the national average. The Montrose area is located among households that spend below the national average; however, the households located immediately to the west of Montrose spend up to twice the national average.

Retail Goods Regional Consumer Spending Index



Copley Circle

	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	47	442	9.4	1,006	2.3
Estimated sales volume (\$)	61,738,000	1,358,493,000	22.0	2,847,356,000	2.1
Estimated consumer expenditures (\$)	122,152,550	650,692,484	5.3	1,718,652,685	2.6
Index	112	108		84	

There are 47 businesses classified as Retail Goods within a five-minute drive of Copley Circle. There are almost ten times that (442) within a ten-minute drive; however, the estimated sales volume increases by a factor of 22 (to \$1.4 billion) within that same area. Although the estimated sales jump significantly, the amount actually spent by consumers that live within this area only increases by a factor of five to \$650.7 million. Please note, the \$650.7 million in estimated expenditures does not mean their money was spent locally. It simply represents the amount that was aggregatedly spent in the Retail Goods category. Without question, a certain percentage of those dollars are spent online and at physical retail stores outside of the ten-minute drive-time trade area.

Although the households within the five- and ten-minute drive-time trade areas spend more on Retail Goods than the national average – with index values of 112 and 108, respectively – the total sales volume is double the consumer expenditures. This means over half of the sales dollars – and likely much more than half – are coming from outside the ten-minute drive trade area. Some of those dollars are emanating from the households within the ten- to fifteen-minute area, but not all of them. In fact, there is at least \$1 billion in expenditures coming from consumers outside the 15-minute drive-time trade area.

On the aggregate, the entire area would appear to have a surplus of retail; however, exactly which subsectors of retail may be oversupplied are yet to be determined. However, in the area near and around Copley Circle there are likely numerous opportunities since expenditures are almost double the estimated sales.

Copley-Jacoby

	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	44	485	11.0	1,221	2.5
Estimated sales volume (\$)	44,506,000	1,621,282,000	36.4	3,294,517,000	2.0
Estimated consumer expenditures (\$)	102,481,241	713,987,232	7.0	1,846,865,916	2.6
Index	102	86		77	

The five-minute drive-time profile for Copley-Jacoby bears some resemblance to that of Copley Circle. There are 44 businesses within a five-minute drive of this intersection (compared to 47 near Copley Circle) but those businesses generate approximately two-thirds of the revenue. This indicates a significant trade imbalance resulting in the leaking of almost \$80 million in sales somewhere outside the trade area.

The change in consumer expenditures and sales volumes from the five-minute drive-time trade area to the ten-minute trade area and the 15-minute area is similar to that of Copley Circle. This is primarily because the impact of the Montrose shopping district affects Copley Circle and Copley-Jacoby in similar ways.

Although the entirety of the area appears to have an excess of retail, there are clearly opportunities near and around the Copley-Jacoby intersection for inelastic to mildly elastic goods because the consumer expenditures more than double the estimated sales volume.

Montrose

Montrose	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	212	421	2.0	926	2.2
Estimated sales volume (\$)	640,304,000	1,225,342,000	1.9	2,773,649,000	2.3
Estimated consumer expenditures (\$)	201,153,108	685,803,898	3.4	1,570,122,563	2.3
Index	139	119		92	

The Montrose area is quite different from the Copley Circle and Copley-Jacoby areas in a number of ways – the least of which is there are more businesses and employees than actual residents. In fact, there are over 200 retail businesses within a five-minute drive of the center of the Montrose study area that generate over \$640 million in estimated sales compared to \$201 million in estimated consumer expenditures. This means two-thirds of the sales revenue is coming from outside the five-minute drive-time trade area.

The Montrose retail surplus likely consists of goods of varying elasticity – from low-order goods to more expensive (and scarce) high-order goods. Montrose is clearly a go-to retail destination for the region and the trade area size for the more elastic goods likely stretches well into Cuyahoga and Medina counties. In the following pages we will examine exactly which subsectors are under- or over-served within the Montrose shopping district.

Copley Circle

	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	3	51	17.0	71	1.4
Estimated sales volume (\$)	2,143,000	76,195,000	35.6	93,443,000	1.2
Estimated consumer expenditures (\$)	10,764,722	57,571,519	5.3	154,518,420	2.7
Index	111	107		85	

There are only three businesses classified as Apparel and/or Apparel Services within a five-minute drive of Copley Circle. Further, the consumer expenditures outpace the sales by a factor of five. This imbalance evens out as you get further away from Copley Circle, so demand is indeed being met beyond the hypothetical five-minute drive trade area. But within five-minutes of Copley Circle there is an opportunity for additional business(es), especially when you consider the propensity for nearby households to spend more in this category when compared to the national average.

Opportunity Level: **HIGH**

Copley-Jacoby

	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Copley-Jacoby					
Number of businesses	1	54	54.0	81	1.5
Estimated sales volume (\$)	737,000	80,434,000	109.1	99,462,000	1.2
Estimated consumer expenditures (\$)	8,905,849	64,369,828	7.2	167,409,597	2.6
Index	100	88		78	

There is technically only one business classified as Apparel and/or Apparel Services within a five-minute drive of the Copley-Jacoby intersection. Similar to Copley Circle, the trade imbalance evens out the further you get away from the Copley-Jacoby intersection. In fact, consumer expenditures exceed sales volumes by almost 60 percent when the trade area size is a 15-minute drive-time area. But like Copley Circle, the opportunity for new entrants into this sector is undeniable, especially for more inelastic apparel items – i.e., less expensive.

Opportunity Level: **HIGH**

Montrose

Montrose	Within 0-5 Minutes	Within 0-10 Minutes	Multipier Increase (from 5 to 10)	Within 0-15 Minutes	Multipier Increase (from 10 to 15)
Number of businesses	41	52	1.3	68	1.3
Estimated sales volume (\$)	67,998,000	76,580,000	1.1	91,647,000	1.2
Estimated consumer expenditures (\$)	18,166,516	60,746,825	3.3	141,656,325	2.3
Index	141	119		93	

Approximately 75 percent of the demand for Apparel and/or Apparel Services is coming from beyond the five-minute drive-time trade area. It is worth noting, however, that the consumers that actually live adjacent to the Montrose shopping district spend considerably more than the national average on Apparel. But like Copley Circle and Copley-Jacoby, the trade imbalance dissipates as you get further away. There are currently over 40 Apparel and/or Apparel Service businesses within a five-minute drive of the center of the Montrose shopping district. The area could almost certainly absorb one or more competitors, especially if the market is for more higher end clothing, but the low hanging fruit has already been taken. New entrants into the market – especially locally owned (non-chain) stores – would be better suited exploring options around Copley Circle or Copley-Jacoby.

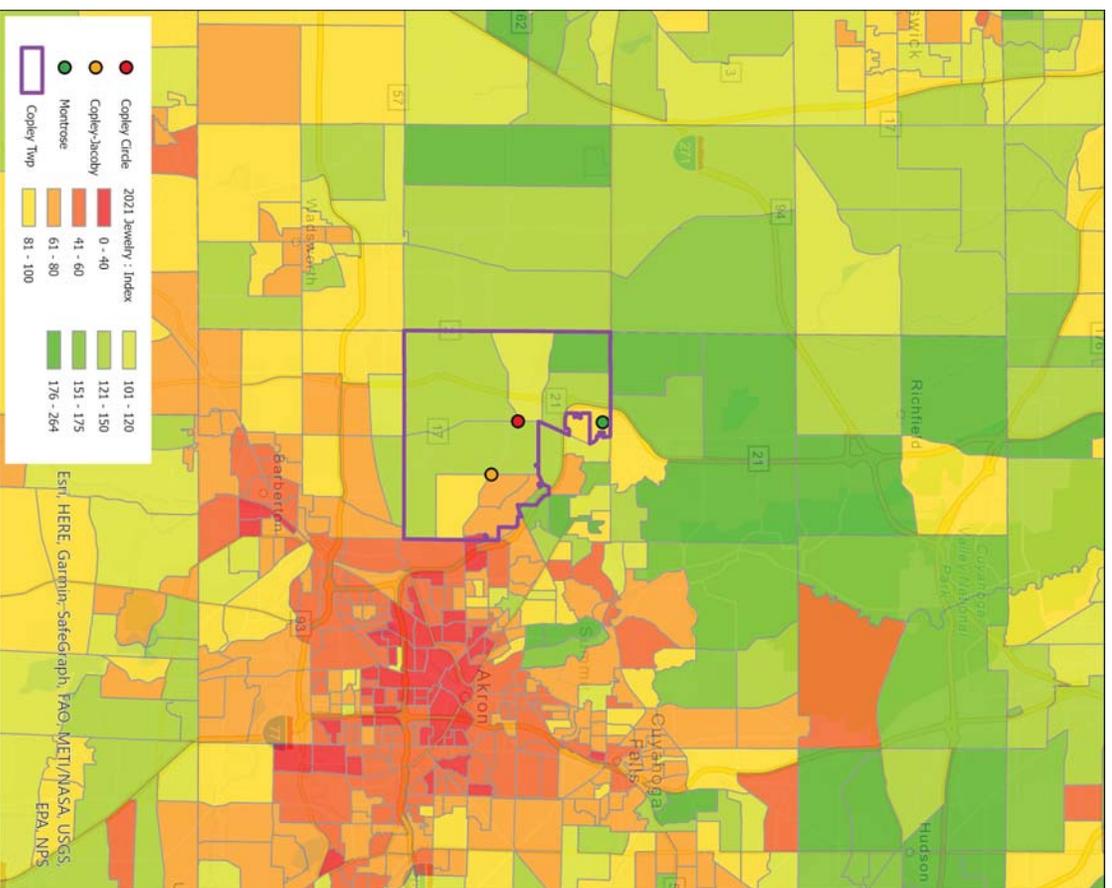
Opportunity Level: **LOW**

Jewelry

The category of “Jewelry” includes all businesses with NAICS classification codes beginning with 4483. This retail category includes primarily elastic goods due to higher costs and scarcity. There is a fair amount of fragmentation within this sector with respect to online sales and traditional physical store sales. Sites like Etsy promote homemade artisans and jewelry but most consumer expenditures in this category are still in physical stores where the customer can see the product for themselves. Although no retail category is immune from the impact of online retail, the jewelry category is less susceptible to these emerging marketplaces.

The propensity for households to spend up in this category is highest in the northwest portion of the Township and parts beyond. In fact, the stretch of the I-271 corridor from its intersection with I-71 to Hudson contains noticeably higher levels of spending in this category. But like almost all of the subsectors, the spending power declines as you get closer to Akron.

Jewelry Regional Consumer Spending Index



Copley Circle

	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	1	19	19.0	25	1.3
Estimated sales volume (\$)	3,933,000	19,125,000	4.9	23,547,000	1.2
Estimated consumer expenditures (\$)	555,328	2,948,851	5.3	7,889,242	2.7
Index	113	108		85	

There is only one jewelry business within a five-minute drive of Copley Circle; however, that one business (Jared) is a high-volume dealer and accounts for an estimated \$4 million in annual sales. The estimated consumer expenditures in this category are relatively low even though the nearby households tend to spend above the national average. The imbalance between what consumers spend and what is supplied by the local businesses gets even greater the further you move from Copley Circle. There could be some interest in a locally owned jewelry store, but the headwinds are strong. Jewelry is generally an elastic good and consumers have no qualms about traveling some distance to procure jewelry.

Opportunity Level: **LOW**

Copley-Jacoby

	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	0	17	NA	28	1.6
Estimated sales volume (\$)	0	17,207,000	NA	26,882,000	1.6
Estimated consumer expenditures (\$)	463,666	3,261,260	7.0	8,513,477	2.6
Index	102	87		78	

There are no jewelry businesses within a five-minute drive of the Copley-Jacoby intersection. But like the situation facing Copley Circle, this trade imbalance evens out as you get further away. Local consumers spent less than an estimated \$500,000 in this category last year, which is relatively low, but still slightly above the national average. This trade area is slightly further away from the major retailers that can be found around the Montrose area, plus there are literally zero competitors nearby. Although the opportunity in the category is not great, it is still slightly better than that of Copley Circle.

Opportunity Level: **MODERATE**

Montrose

Montrose	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	11	19	1.7	24	1.3
Estimated sales volume (\$)	12,734,000	18,460,000	1.4	22,145,000	1.2
Estimated consumer expenditures (\$)	923,073	3,111,611	3.4	7,186,482	2.3
Index	141	120		93	

Most of the regional supply of Jewelry is located within the Montrose shopping district. The number of businesses, estimated sales volumes, and estimated consumer expenditures all increase proportionally as you get further away from Montrose. This is an indication that Montrose itself is the primary regional destination for consumers in search of Jewelry. The data suggests that as much as two-thirds of the demand is being met by consumers living beyond a 15-minute drive from the Montrose shopping district.

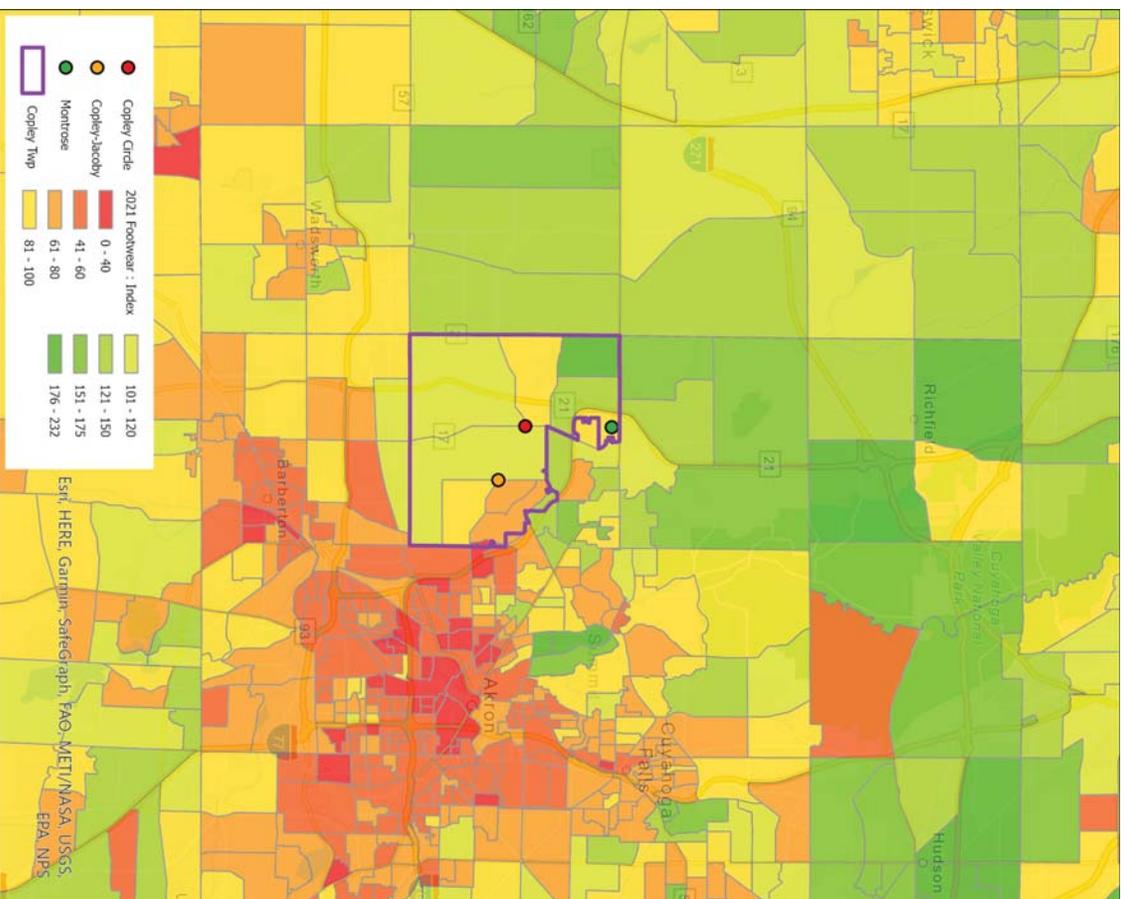
Opportunity Level: **LOW**

Footwear

The category of “Footwear” includes all businesses with NAICS classification codes beginning with 4482. This retail category includes primarily mildly elastic goods. Unlike the Jewelry subsector, Footwear has seen some significant gains among online shopping channels.

The propensity for households to spend up in this category is highest in the northwest portion of the Township and parts beyond. However, spending in this category is noticeably lower (when compared to the national average) than other retail categories.

Footwear Regional Consumer Spending Index



Copley Circle

	Number of businesses	Estimated sales volume (\$)	Estimated consumer expenditures (\$)	Index	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
	1	298,000	2,495,950	109	13	13.0	13	1.0	
		22,155,000	13,456,799	106		74.3	22,155,000	1.0	
			5.4				36,999,762	2.7	
									86

There is only one Footwear business within a five-minute drive of Copley Circle and that one business is estimated to generate a relatively low amount of sales. In fact, consumer expenditures in this trade area exceed the estimated supply by a factor of ten. Not surprisingly, the Montrose area is responsible for meeting most of the unmet demand.

This is a tough category because of the inroads made by online and omnichannel retailers; however, specialty stores still do quite well in this category – think locally owned running shoe stores. For this reason, we are categorizing the opportunity level as being moderate.

Opportunity Level: **MODERATE**

Copley-Jacoby

	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	1	13	13.0	13	1.0
Estimated sales volume (\$)	298,000	22,155,000	74.3	22,155,000	1.0
Estimated consumer expenditures (\$)	2,065,614	15,397,005	7.5	40,381,167	2.6
Index	98	89		80	

The same opportunities and headwinds that face potential Footwear businesses within the Copley Circle area are in play in the Copley-Jacoby area as well, but this time the Sales Index is below the national average, and it gets even worse as you get further away. There likely isn't enough room for multiple new entrants into this market so a moderate opportunity within Copley Circle translates to a low opportunity in the Copley-Jacoby area.

Opportunity Level: **LOW**

Montrose

	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	6	13	2.2	13	1.0
Estimated sales volume (\$)	10,132,000	22,155,000	2.2	22,155,000	1.0
Estimated consumer expenditures (\$)	4,179,528	14,136,947	3.4	33,831,391	2.4
Index	137	117		94	

Similar to the Jewelry category, most of the supply of Footwear within the region is located in the Montrose area. The number of businesses, the estimated sales volume, and the estimated consumer expenditures all increase proportionally as you get further away from Montrose, which indicates that Montrose is the de facto center of the Footwear business within the region. Given the increasing strength of the online market for Footwear and the number of businesses already located in the market, there is not much room for new entrants within Montrose.

Opportunity Level: **LOW**

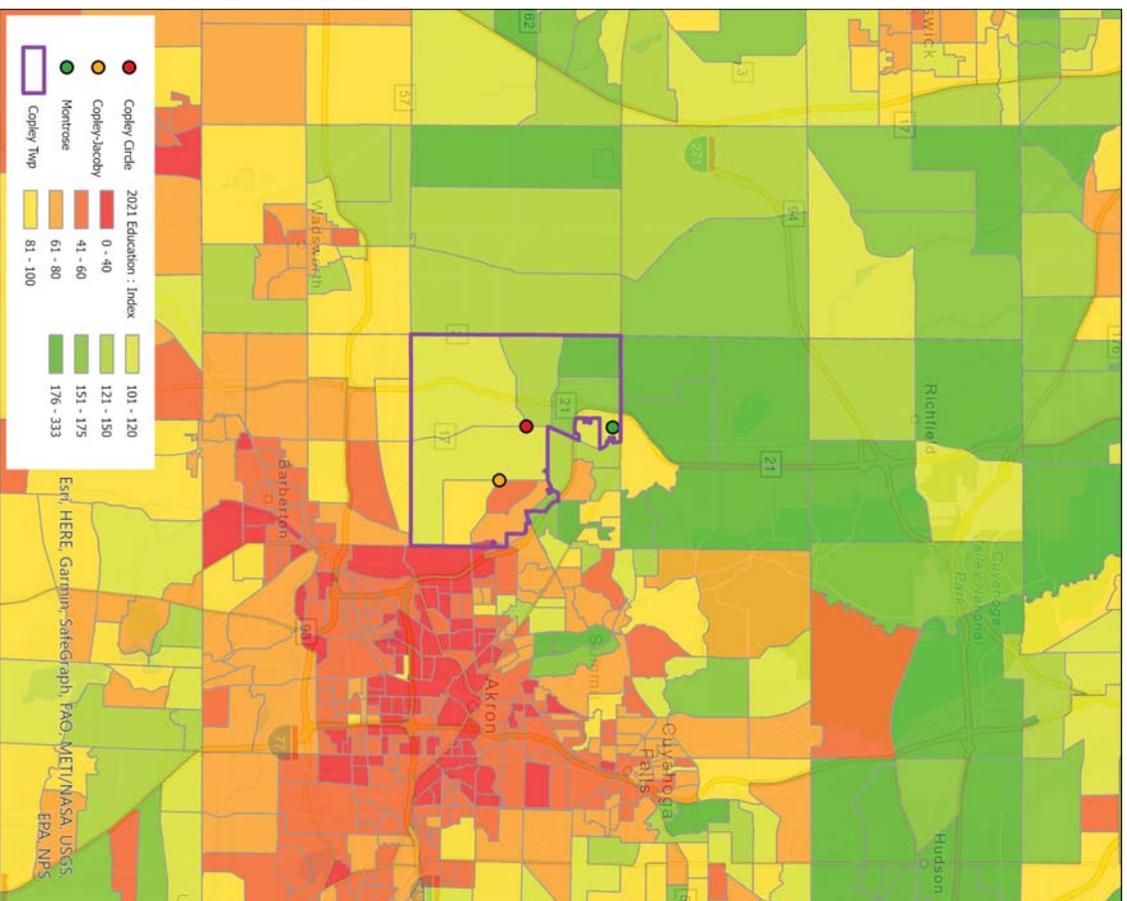
Education

The category of “Education” includes all institutions and businesses with NAICS classification codes beginning with 6116. Education is obviously not a retail category in the traditional sense, but it is a service. Increasingly, educational services have been delivered online. The recent pandemic necessitated online learning across the educational spectrum – from kindergarten to college to workforce development. However, in-person instruction is still preferred by many and oftentimes there is no comprehensive online substitute – for example, tractor-trailer driving school. The Copley Township area is highly educated and therefore it is likely that a variety of educational services would be successful here.

Spending on education includes all forms of education including materials and instructional fees for preschool, elementary, high school, college, workforce development, tutoring, art studios, yoga studios, music lessons, dance classes, etc.

Education is mildly elastic. For example, if you want to take an art class but you have to travel 10-15 minutes, your desire to do so will affect your decision-making process. If the class is only mildly important, you may forgo the class. Conversely, if you are keenly interested in the class, you might be willing to travel up to 30 minutes. In other words, it’s all relative.

Education Regional Consumer Spending Index



Copley Circle

	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	5	22	4.4	50	2.3
Estimated sales volume (\$)	1,241,000	5,072,000	4.1	9,387,000	1.9
Estimated consumer expenditures (\$)	8,824,504	46,496,163	5.3	119,652,140	2.6
Index	112	107		81	

This table can be a little misleading because public institutions do not disclose a “sales volume” for education. In theory, we could construct a “cash equivalent” for public education (similar to what the State of Ohio computes for per pupil spending). When you review the Education Spending tables, keep in mind that consumer expenditures are always going to exceed “sales volume.”

Within a five-minute drive of Copley Circle there are five Educational oriented businesses generating an estimated \$1.2 million in revenue. The increase in the number of competitors, the sales volume, and consumer expenditures is fairly proportional as you get further away from Copley Circle – effectively confirming the mildly elastic nature of Educational Services. In the absence of any more information, we are characterizing the opportunity to establish a new Educational Service business as moderate.

Opportunity Level: **MODERATE**

Copley-Jacoby

	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	6	25	4.2	50	2.0
Estimated sales volume (\$)	1,384,000	5,181,000	3.7	7,867,000	1.5
Estimated consumer expenditures (\$)	7,071,380	49,692,507	7.0	127,802,255	2.6
Index	98	83		73	

Within a five-minute drive of Copley-Jacoby, there are six Educational oriented businesses generating an estimated \$1.4 million in revenue. The increase in the number of competitors, the sales volume, and consumer expenditures is somewhat proportional as you get further away from Copley-Jacoby, with one exception – consumer expenditures almost double the associated increase in sales volume. This is an indication that demand is more elastic than that of Copley Circle. Further, a new business in this sector would likely draw from the Copley Circle area as well.

Opportunity Level: **HIGH**

Montrose

	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	10	22	2.2	50	2.3
Estimated sales volume (\$)	1,955,000	5,804,000	3.0	11,114,000	1.9
Estimated consumer expenditures (\$)	15,708,573	50,934,336	3.2	112,025,714	2.2
Index	150	123		90	

Within a five-minute drive of Montrose there are ten Educational oriented businesses generating an estimated \$2 million in revenue. The increase in the number of competitors, the sales volume, and consumer expenditures is somewhat proportional as you get further away from Montrose but the Montrose area itself is the primary regional destination for businesses of this type. Further, the households within five minutes of Montrose spend 50 percent more than the national average in this category.

Opportunity Level: **HIGH**

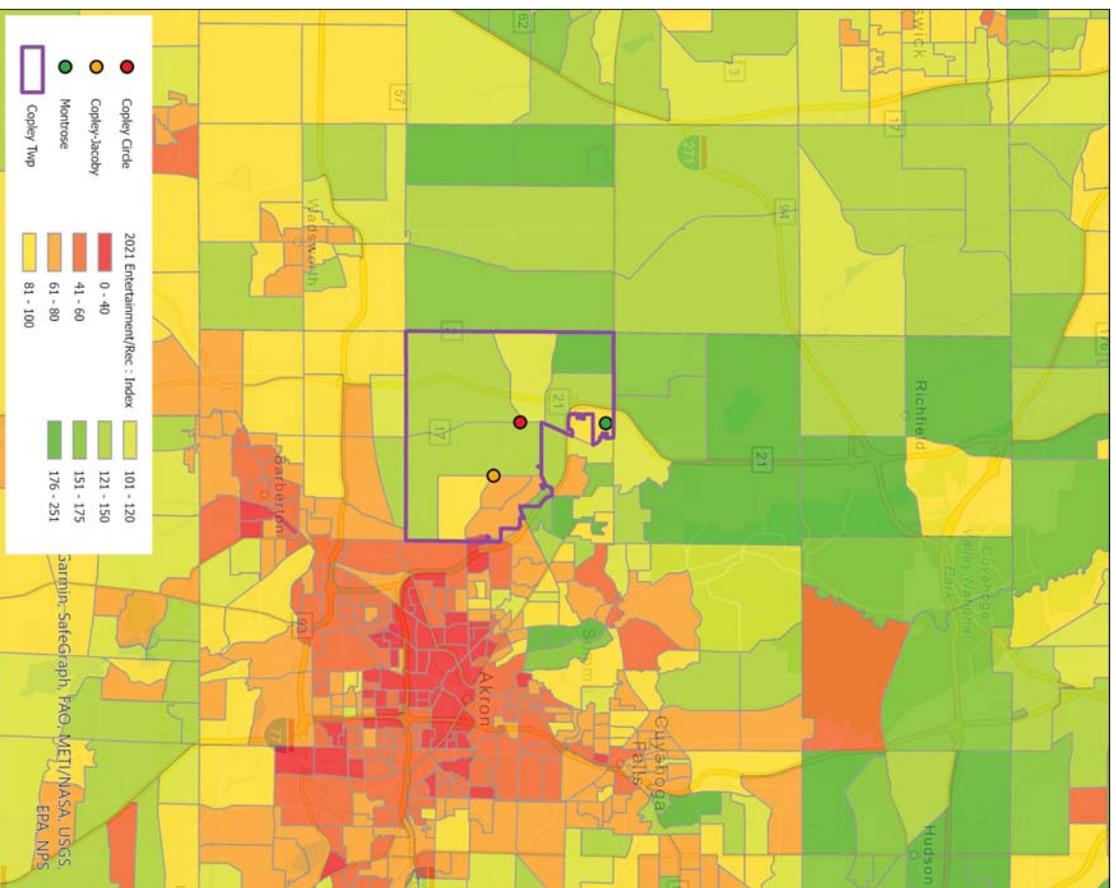
Entertainment

The category of "Entertainment" includes all businesses and venues with NAICS classification codes beginning with 71. Along with restaurants and drinking places, Entertainment is one of the key sectors responsible for vibrant shopping and entertainment districts. This category includes theaters, concert venues, parks, festivals, DJ's, zoos, museums, etc. It is a purposely broad category. Having access to a wide variety of entertainment venues and services goes a long way towards attracting and keeping customers in a particular area/district. In other words, the "spillover" effect can result in consumer spending across a broad range of categories that are unrelated to Entertainment.

According to the map, regional spending in this category is noticeably higher than the national average, especially within the Township and to the north and west. Also of note, spending in Akron is shockingly low; therefore, you should not expect to draw much interest from the consumers living in Akron.

Demand elasticity in this category runs the gamut from inelastic options such as spending time at a small city park to highly elastic options like concert tickets to see Elton John. In other words, the scarcer the resource/experience, the more likely people are willing to travel greater distances and spend more money to acquire the resource/experience.

Entertainment Regional Consumer Spending Index



Copley Circle

Copley Circle	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	14	62	4.4	148	2.4
Estimated sales volume (\$)	3,878,000	49,192,000	12.7	86,363,000	1.8
Estimated consumer expenditures (\$)	16,700,353	88,811,682	5.3	235,246,722	2.6
Index	113	109		85	

Within a five-minute drive of Copley Circle, there are technically 14 businesses/venues classified as Entertainment. That number jumps to 62 as you get up to ten minutes away. The gulf between consumer expenditures and sales volume does not recede as you get further away from the Circle. This is an indication that consumer demand is highly elastic. This means people are willing to travel a fair distance to be entertained, but even so, they could also be convinced to stay local. Within five minutes of the Circle, consumer expenditures outpace sales volume by a factor of 4.3. This, combined with an Entertainment Spending Index of 119 indicates to us that the area could easily absorb one or more Entertainment options.

Opportunity Level: **HIGH**

Copley-Jacoby

	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	14	68	4.9	165	2.4
Estimated sales volume (\$)	2,357,000	50,518,000	21.4	91,472,000	1.8
Estimated consumer expenditures (\$)	13,996,681	97,391,494	7.0	253,004,865	2.6
Index	103	87		78	

Within a five-minute drive of Copley-Jacoby, there are technically 14 businesses/venues classified as Entertainment. That number increases to 68 as you get up to ten minutes away. The Copley-Jacoby area is subject to the same levels of demand elasticity as evidenced within the Copley Circle area. The residents in the area spend a little less than those residing close to the Circle but there is still an opportunity to provide Entertainment without cannibalizing existing and new entrants near the Circle.

Opportunity Level: **HIGH**

Montrose

Montrose	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	26	66	2.5	144	2.2
Estimated sales volume (\$)	29,205,000	45,582,000	1.6	86,252,000	1.9
Estimated consumer expenditures (\$)	27,503,428	93,608,272	3.4	214,392,106	2.3
Index	140	120		92	

Within a five-minute drive of Montrose, there are 26 businesses/venues classified as Entertainment. That number increases to 66 as you get up to ten minutes away which is consistent with the numbers we saw when analyzing Copley Circle and Copley-Jacoby. This indicates that most of these additional Entertainment options are located within Akron.

Although the estimated sales volume and expenditures are effectively stable near and within Montrose, the expenditures greatly outpace sales volumes as you get further away. Once again, this is an indication that consumers view this as a highly elastic service and therefore, are willing to travel for it. All categories benefit from more Entertainment options. Montrose already has a strong base, but it could be stronger.

Opportunity Level: **HIGH**

Pets

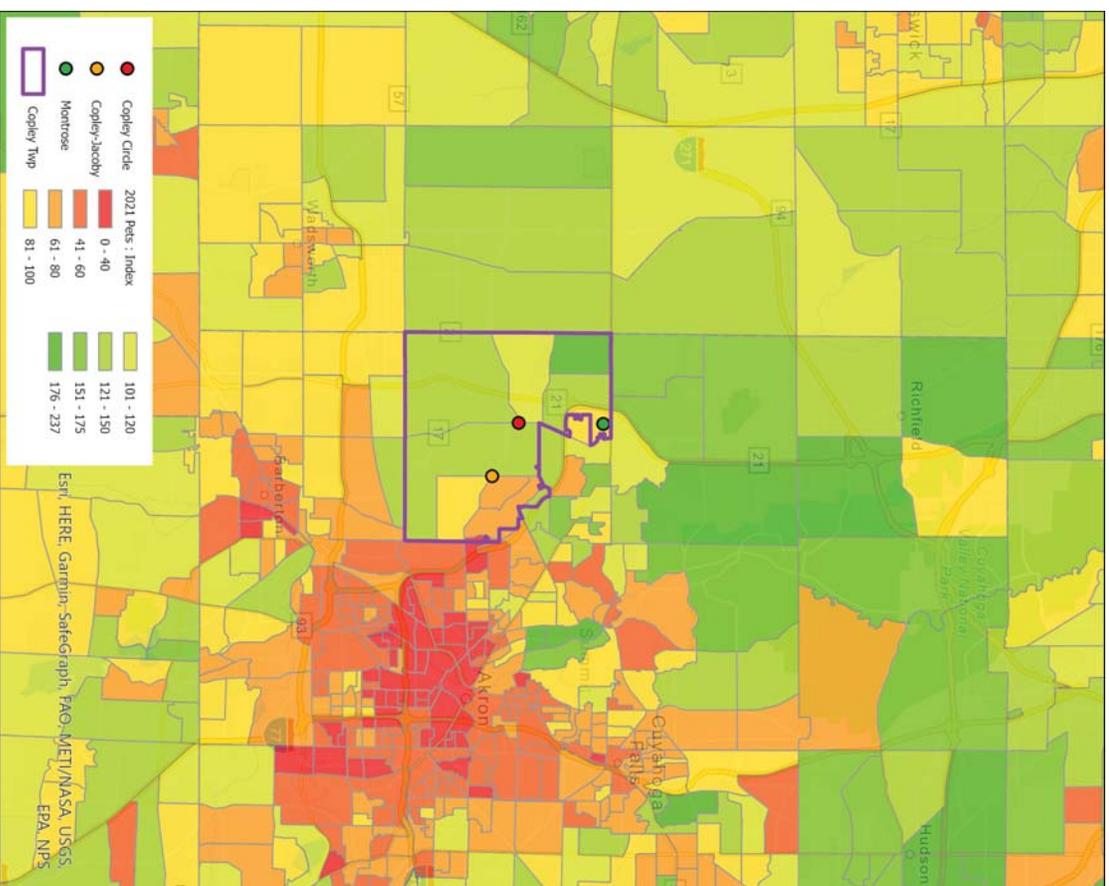
The category of “Pets” includes all businesses and services with NAICS classification codes beginning with 812910 or 453910. There are a handful of consumer expenditure categories that are historically “recession proof.” Alcohol and tobacco are commonly referred to as recession proof, but so are expenditures when it comes to our Pets.

According to the map, regional spending in this category is generally higher than the national average, especially within the Township and to the north and west. In fact, the highest spending in the entire region is emanating from the northwest portion of the Township (spending index of 237).

Demand elasticity in this category is generally inelastic to mildly elastic. For example, dog food is fairly plentiful and therefore can be found at varying price points at pet stores, grocery stores, and general merchandise stores such as Walmart and Target. However, if you have an exotic pet such as a lizard or cockatoo, you may be willing to travel some distance further to procure pet-centric goods.

This category had been impacted by ecommerce before the pandemic, but the pandemic supercharged interest in home delivery of things like bulky pet food – think Chewy. Keep this in mind when comparing consumer expenditures and sales volumes of brick-and-mortar stores – a certain percentage of the consumer expenditures is lost to ecommerce.

Pets Regional Consumer Spending Index



Copley Circle

	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	4	17	4.3	39	2.3
Estimated sales volume (\$)	3,863,000	13,411,000	3.5	18,167,000	1.4
Estimated consumer expenditures (\$)	3,749,230	19,829,275	5.3	53,357,226	2.7
Index	113	108		85	

Within a five-minute drive of Copley Circle, there are only four businesses and services classified as Pets. However, the sales volume and expenditures are remarkably balanced. Expenditures begin to outpace sales volumes as you get further away from Copley Circle, but much, if not all of the imbalance could be attributed to ecommerce sales. We love pets but the opportunities in this category are limited.

Opportunity Level: **LOW**

Copley-Jacoby

	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Copley-Jacoby					
Number of businesses	6	13	2.2	39	3.0
Estimated sales volume (\$)	4,022,000	11,278,000	2.8	19,901,000	1.8
Estimated consumer expenditures (\$)	3,186,673	21,787,450	6.8	57,343,546	2.6
Index	104	86		78	

Within a five-minute drive of Copley-Jacoby, there are six businesses and services classified as Pets. The sales volume exceeds the consumer expenditures within a five-minute drive of the intersection but that equation flips as you get further away from Copley-Jacoby. In fact, the sales volumes and expenditures look remarkably similar to Copley Circle.

Opportunity Level: **LOW**

Montrose

	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	2	19	9.5	44	2.3
Estimated sales volume (\$)	4,732,000	12,293,000	2.6	19,039,000	1.5
Estimated consumer expenditures (\$)	5,984,922	20,747,530	3.5	47,878,601	2.3
Index	135	118		92	

Within a five-minute drive of Montrose, there are only two businesses that fall into the Pets category, but one of them is Petsmart. It would be exceptionally difficult for a new, locally owned pet-oriented business or service to break into this market.

Opportunity Level: **LOW**

Toys, Games, Crafts, Hobbies

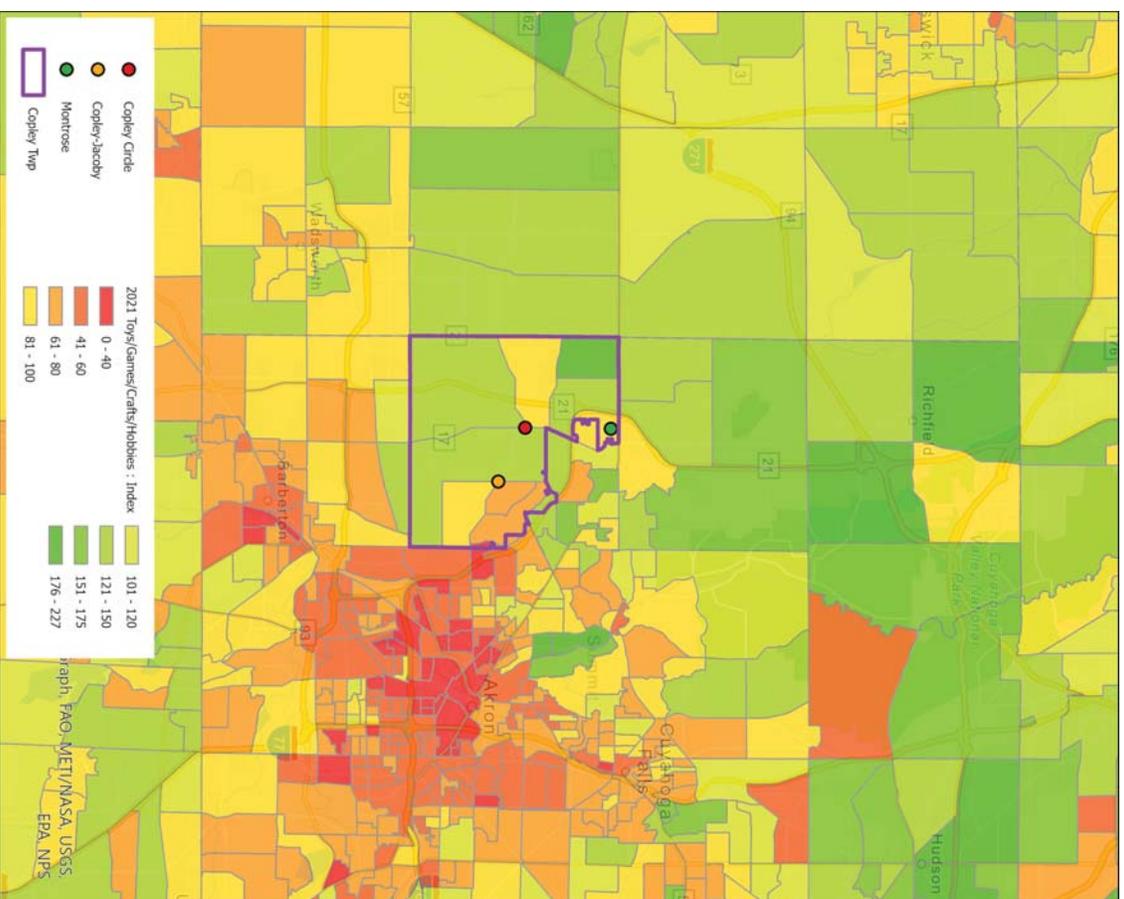
The category of "Toys, Games, Crafts, Hobbies" includes all businesses with NAICS classification codes beginning with 451120 or 451130. These types of businesses include craft stores, video game stores, model car and train stores, and quilting stores, to name a few.

According to the map, regional spending in this category is generally higher than the national average, especially within the Township and to the north and west. This pattern of elevated spending levels has been consistent across most spending categories we have analyzed and this one is no different. In fact, the households with the highest propensity for spending in this category are located along the Interstate 77/State Highway 21 corridor.

Demand elasticity in this category is generally mildly elastic due to their niche nature and the resulting perception of scarcity. In other words, there are not a lot of these types of stores because of the fragmented demand. Some of the more popular stores in this category tend to be larger chains such as Michael's and Jo-Ann Fabrics.

Like most other retail categories, this one has been impacted by ecommerce. According to Statista, an estimated 10 percent of all sales in this category are currently going to ecommerce.

Toys, Games, Crafts, Hobbies Regional Consumer Spending Index



Copley Circle

	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	1	15	15.0	27	1.8
Estimated sales volume (\$)	163,000	16,643,000	102.1	22,911,000	1.4
Estimated consumer expenditures (\$)	589,371	3,143,735	5.3	8,715,793	2.8
Index	112	108		88	

Within a five-minute drive of Copley Circle there is technically only one business within a five-minute drive; however, that one business is located at the outer edge of the five-minute trade area and its primary function is to serve as a print shop. For all intents and purposes, there appear to be no stores from this category in the immediate area. Although consumers near the Circle spend slightly above the national average in this category (spending index 112), they only spent an estimated \$600,000 in this category last year.

The prospects within this category drastically change as you get further away from Copley Circle. In fact, there are 15 businesses within a ten-minute drive of the Circle, generating an estimated \$16.6 million in revenue. That's over five times the estimated amount that consumers living within this trade area are spending. In other words, the consumers in the region appear to attribute a relatively high demand elasticity to goods in this category.

Because of the lack of competition near Copley Circle and the ability of these types of stores to complement walkable, neighborhood level shopping, we believe there is a moderate opportunity for a new entrant in this category.

Opportunity Level: **MODERATE**

Montrose

	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	7	14	2.0	24	1.7
Estimated sales volume (\$)	13,346,000	16,375,000	1.2	21,608,000	1.3
Estimated consumer expenditures (\$)	944,832	3,264,462	3.5	7,855,262	2.4
Index	135	117		95	

Like a lot of these spending categories, the Montrose district is ground zero for the bulk of these types of businesses. Within a five-minute drive of Montrose there are seven of these businesses generating an estimated \$13.3 million in revenue compared to just \$944,00 in estimated consumer expenditures. When you consider that households in this area spend well above the national average in this category (spending index 135), you can see that demand for these goods is at least mildly elastic – emanating from well outside the market area. The increases in sales and expenditures is relatively low and consistent as you get further away from Montrose. In other words, the bulk of the demand still appears to be coming from outside the market area. Being overly reliant on consumers well outside of a modest sized market area is dangerous. We believe this market may be currently saturated.

Opportunity Level: **LOW**

Bicycles

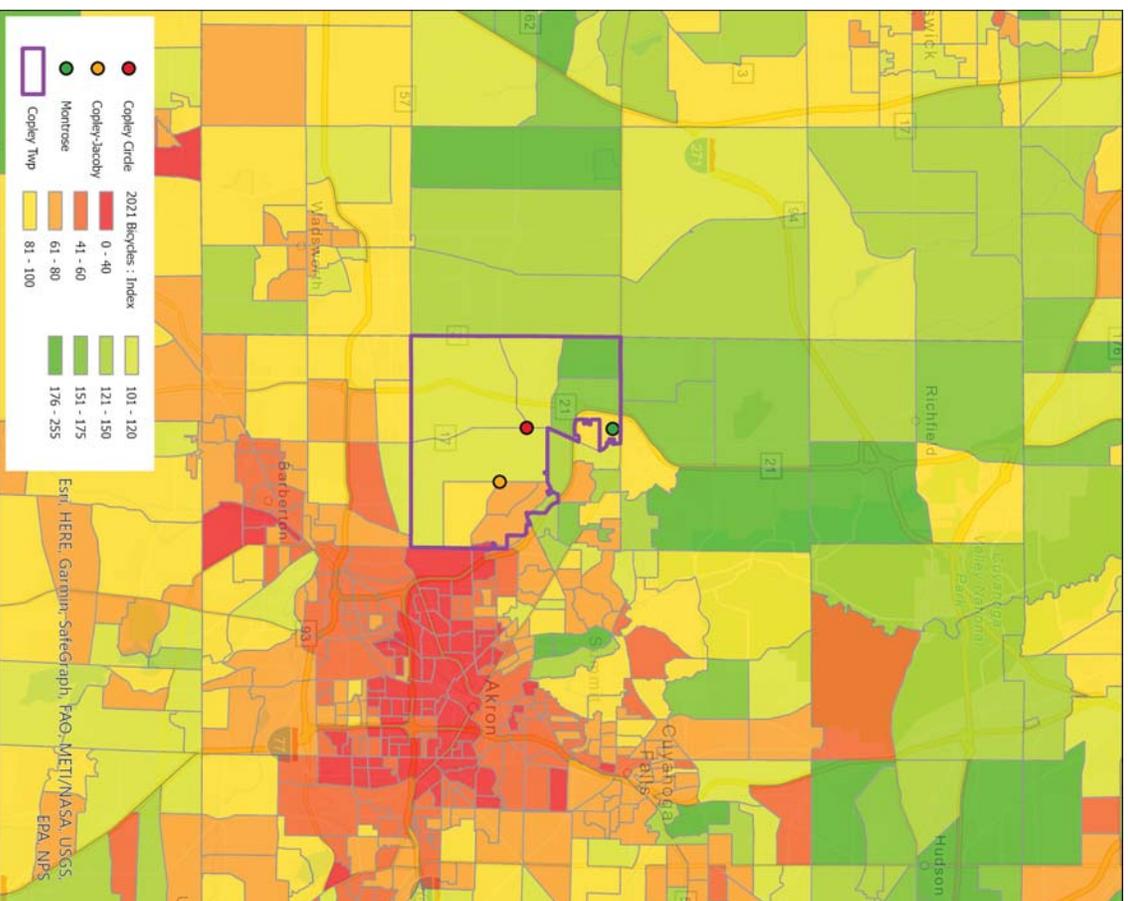
The category of “Bicycles” includes all businesses with NAICS classification codes beginning with 45111006. These businesses include bicycle repair, sales, and rental.

According to the map, regional spending in this category is generally higher than the national average, especially within the Township and to the north and west. Copley Circle and Montrose appear to stand to benefit the most from their proximity to households with a higher propensity to spend in this category.

Demand elasticity in this category is generally mildly elastic due to range of preferences. Some people – and you might be one of them – are absolute bicycle fanatics. They own multiple bikes (based on the utility), they own the clothes, and they have all the gear. On the other end of the spectrum are those that demand the basics. Most consumers, however, fall somewhere in the middle.

Approximately one-third of Americans ride a bike at least once per year but only about 12 percent ride on a regular basis. One trend worth noting is the rise in the popularity of e-bikes or electric bikes. The New York Times estimates that in 2020 alone, more than 500,000 e-bikes were sold in America. This was double the number of electric cars sold during that same time.

Bicycles Regional Consumer Spending Index



Copley Circle

	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	0	2	NA	5	2.5
Estimated sales volume (\$)	0	1,279,000	NA	2,399,000	1.9
Estimated consumer expenditures (\$)	151,303	772,512	5.1	2,048,268	2.7
Index	112	103		80	

Within a five-minute drive of Copley Circle there are no businesses classified as Bicycle shops. In fact, you have to go approximately 15 minutes from Copley Circle before you find a total of five. The sales volume and consumer expenditures are effectively balanced at the 15-minute mark, which basically confirms the mildly elastic characterization.

Normally we would ascribe this as being a great opportunity for a new entrant into this market; however, consumer expenditures locally are not that high, and they don't increase appreciably as the market area expands. That said, the emergence of e-bikes and a preference for biking among younger households result in somewhat favorable market conditions.

Opportunity Level: **MODERATE**

Copley-Jacoby

	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	0	3	NA	5	1.7
Estimated sales volume (\$)	0	1,759,000	NA	2,399,000	1.4
Estimated consumer expenditures (\$)	123,150	832,214	6.8	2,198,829	2.6
Index	98	81		73	

The analysis applied to Copley Circle applies here as well. The only difference is the estimated consumer expenditures at the very local level. The spending index near Copley-Jacoby is 98 and the estimated expenditures are approximately \$123,000. The opportunity level is effectively the same as Copley Circle; however, the market likely cannot support multiple entrants.

Opportunity Level: **LOW**

Montrose

Montrose	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	1	2	2.0	4	2.0
Estimated sales volume (\$)	959,000	1,279,000	1.3	3,197,000	2.5
Estimated consumer expenditures (\$)	260,177	829,134	3.2	1,859,739	2.2
Index	144	116		87	

There is one Bicycle business within a five-minute drive of Montrose. Of course, larger sporting goods stores and general merchandise stores also sell bicycles so we need to be aware of that. The estimated sales volume of that one store is more than triple that of the local consumer expenditures – further confirming the demand elasticity.

As you get further away from Montrose, the sales volumes continue to outpace the consumer expenditures; however, there are only four of these businesses within the entirety of the larger 15-minute trade area. This general lack of competition is why we are characterizing this as a moderate opportunity.

Opportunity Level: **MODERATE**

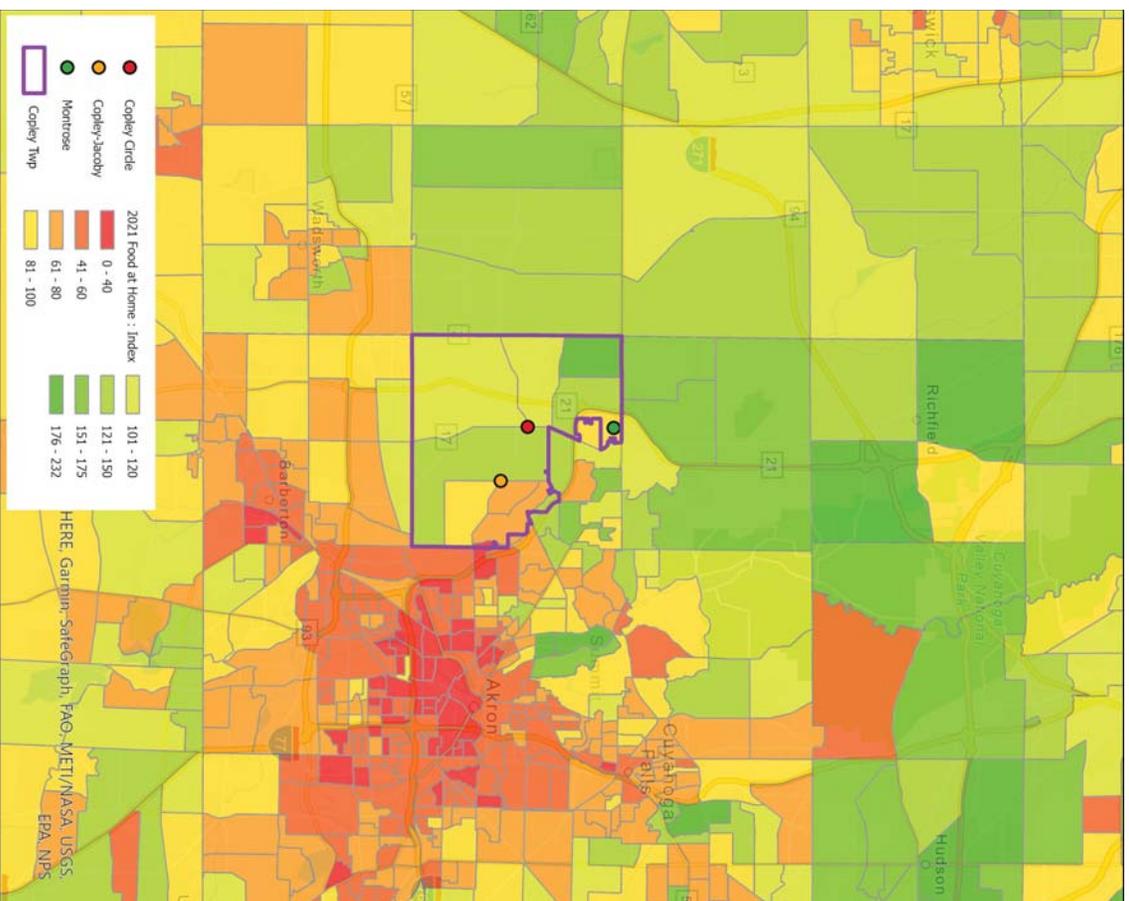
Food at Home

The category of “Food at Home” includes all businesses with NAICS classification codes beginning with 4451 or 4452. These businesses include grocery stores, markets, and specialty food stores.

According to the map, regional spending in this category is generally higher than the national average, especially within the Township and to the north and west. The households located between Copley Circle and Copley-Jacoby spend approximately 50 percent more than the national average within this category.

Demand elasticity in this category is generally inelastic to slightly elastic. Basic trips to the convenience store or grocery are an example of inelastic demand. Why? Because it is unlikely that basic food items vary greatly from one store to another. Food items that are slightly elastic are things such as specialty foods: lobster and beef tenderloin, custom baked goods, ethnic foods. Yes, some of these foods can be procured at a basic grocery store but it is common for specialty food stores to fill these voids.

Food at Home Regional Consumer Spending Index



Copley Circle

	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	7	42	6.0	118	2.8
Estimated sales volume (\$)	9,237,000	278,101,000	30.1	471,196,000	1.7
Estimated consumer expenditures (\$)	27,457,423	147,113,253	5.4	396,011,273	2.7
Index	111	107		85	

There are seven businesses within a five-minute drive of Copley Circle generating an estimated \$9.2 million in annual revenue but consumer expenditures are triple that - \$27.5 million. Further, the associated consumer spending index is 111. The significant trade imbalance at the local level gets flipped on its head as you get approximately ten minutes away from the Circle. In fact, the sales volume increases by a factor of 30 while the consumer expenditures only increase by a factor of 5.4. Things get closer to equilibrium as you get towards 15 minutes away. What does this mean? It means Montrose is where most of the demand gets met.

Given the trade imbalance at the local level and the higher levels of spending in this category among households between the Circle and Copley-Jacoby, we believe that there is certainly an opportunity for more specialty food stores in and around Copley Circle.

Opportunity Level: **HIGH**

Copley-Jacoby

	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	9	52	5.8	159	3.1
Estimated sales volume (\$)	8,813,000	313,424,000	35.6	678,654,000	2.2
Estimated consumer expenditures (\$)	22,896,291	164,786,537	7.2	428,352,537	2.6
Index	100	87		78	

The analysis applied to Copley Circle applies here as well. The only difference is the estimated consumer expenditures at the very local level. The spending index near Copley-Jacoby is right at the national average. Even so, there is such a noticeable imbalance at the neighborhood level that there exists an opportunity for new entrants into this market, especially the market for specialty foods.

Opportunity Level: **HIGH**

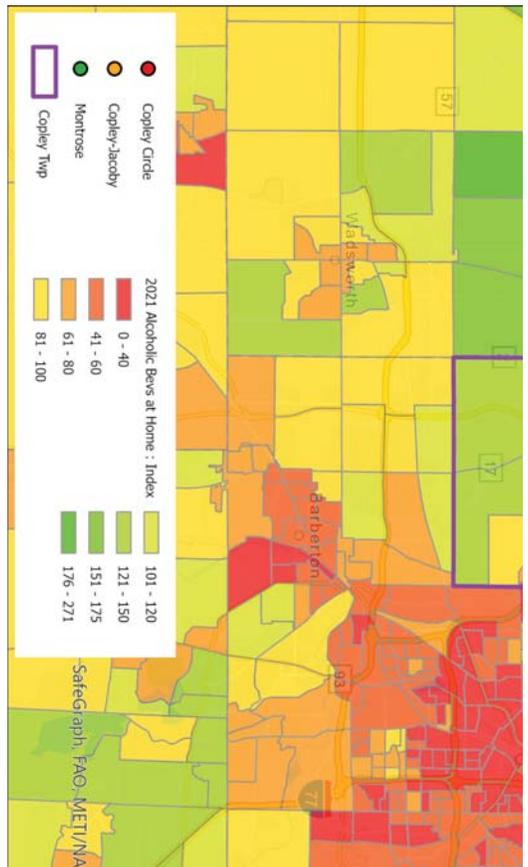
Montrose

Montrose	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	13	34	2.6	106	3.1
Estimated sales volume (\$)	93,341,000	243,769,000	2.6	463,046,000	1.9
Estimated consumer expenditures (\$)	45,636,609	154,790,161	3.4	361,664,723	2.3
Index	138	118		92	

Montrose is where most households within the region get their groceries. The 13 grocery stores and markets within the Montrose shopping district generate an estimated \$93 million in revenue while only collecting an estimated \$45.6 million locally, but we already knew that Montrose was attracting consumers from well outside the Montrose area.

As you travel further away from Montrose, the trade imbalance remains intact. Although this market is technically saturated, it is likely that it could support even more – primarily because the area has already established a reputation for being a destination for grocery items.

Opportunity Level: **MODERATE**



Copley Circle

	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Copley Circle					
Number of businesses	0	7	NA	13	1.9
Estimated sales volume (\$)	0	3,875,000	NA	7,534,000	1.9
Estimated consumer expenditures (\$)	1,968,891	10,461,104	5.3	26,887,278	2.6
Index	116	111		84	

Within a five-minute drive of Copley Circle there are technically no dedicated stores specializing in carry-out alcohol. We do know that the recently opened brewery has take-out alcohol, but that is not the business' primary function (at the moment).

Consumers within the five-minute drive-time trade area spent almost \$2 million on Alcohol at Home last year. Within the ten-minute drive-time area, expenditures continue to outpace sales volumes at these dedicated stores; however, we know for a fact that many consumers simply purchase alcohol at grocery stores and convenience stores and not at specialty alcohol stores.

Smaller specialty stores that sell alcohol are great for "spillover" traffic and they generally complement nearby shops and restaurants. Even with the addition of the brewery to the Copley Circle area, we still think there is a great opportunity for one or more specialty stores to set up shop in the neighborhood.

Opportunity Level: **HIGH**

Copley-Jacoby

	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	0	7	NA	17	2.4
Estimated sales volume (\$)	0	3,875,000	NA	8,891,000	2.3
Estimated consumer expenditures (\$)	1,632,830	11,238,121	6.9	28,728,575	2.6
Index	104	87		76	

The analysis applied to Copley Circle applies here as well and the same opportunities that exist around the Circle exist here. There is one distinct difference – the Copley Circle area has more existing, complementary businesses that could stand to benefit. It is for this reason alone, we characterize the opportunity to enter this market as moderate.

Opportunity Level: **MODERATE**

Montrose

Montrose	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	2	7	3.5	10	1.4
Estimated sales volume (\$)	1,823,000	3,647,000	2.0	5,471,000	1.5
Estimated consumer expenditures (\$)	3,327,576	11,102,949	3.3	24,804,567	2.2
Index	147	123		93	

Unlike many of the categories that we have already analyzed, the area immediately surrounding the Montrose area contains households that spend well above the national average in this category. Montrose is already a destination for many other categories and this category is no different. There are plenty of consumer expenditures currently leaking outside the area - in addition to the sales being absorbed by grocery stores - there are opportunities abound for new entrants into this sector.

Opportunity Level: **HIGH**

Copley Circle

	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	1	8	8.0	34	4.3
Estimated sales volume (\$)	1,000,000	4,586,000	4.6	11,096,000	2.4
Estimated consumer expenditures (\$)	1,330,180	7,080,279	5.3	18,397,169	2.6
Index	115	111		85	

Within a five-minute drive of Copley Circle there is technically only one bar – the recently opened brewery. Although the estimated sales volume and the consumer expenditures are expected to be in balance, the nearby market could likely support new entrants, especially if other complementary businesses set up shop in the neighborhood.

Opportunity Level: **MODERATE**

Copley-Jacoby

	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	3	13	4.3	42	3.2
Estimated sales volume (\$)	2,872,000	5,978,000	2.1	13,257,000	2.2
Estimated consumer expenditures (\$)	1,085,171	7,702,845	7.1	19,791,232	2.6
Index	102	88		77	

There are three bars within a five-minute drive of Copley-Jacoby but there are none located in the immediate vicinity of the intersection. The sales volume generated by these three businesses is almost triple the consumer expenditures, which means people are travelling short distances to frequent the bars. We think there is a moderate opportunity for a new bar simply because there are none immediately surrounding the intersection.

Opportunity Level: **MODERATE**

Montrose	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Increase (from 10 to 15)
Number of businesses	2	7	3.5	25	3.6
Estimated sales volume (\$)	910,000	2,982,000	3.3	9,167,000	3.1
Estimated consumer expenditures (\$)	2,312,636	7,533,511	3.3	17,029,873	2.3
Index	150	123		94	

Montrose only has two bars in the immediate vicinity of the shopping district but there are 25 within a 15-minute drive. The households within the surrounding area spend well above the national average in this category and there are plenty of complementary businesses already in place. Consumer expenditures are more than double the estimated sales volumes. There is a lot of room for more entrants into this market.

Opportunity Level: **HIGH**



Meals at Restaurants

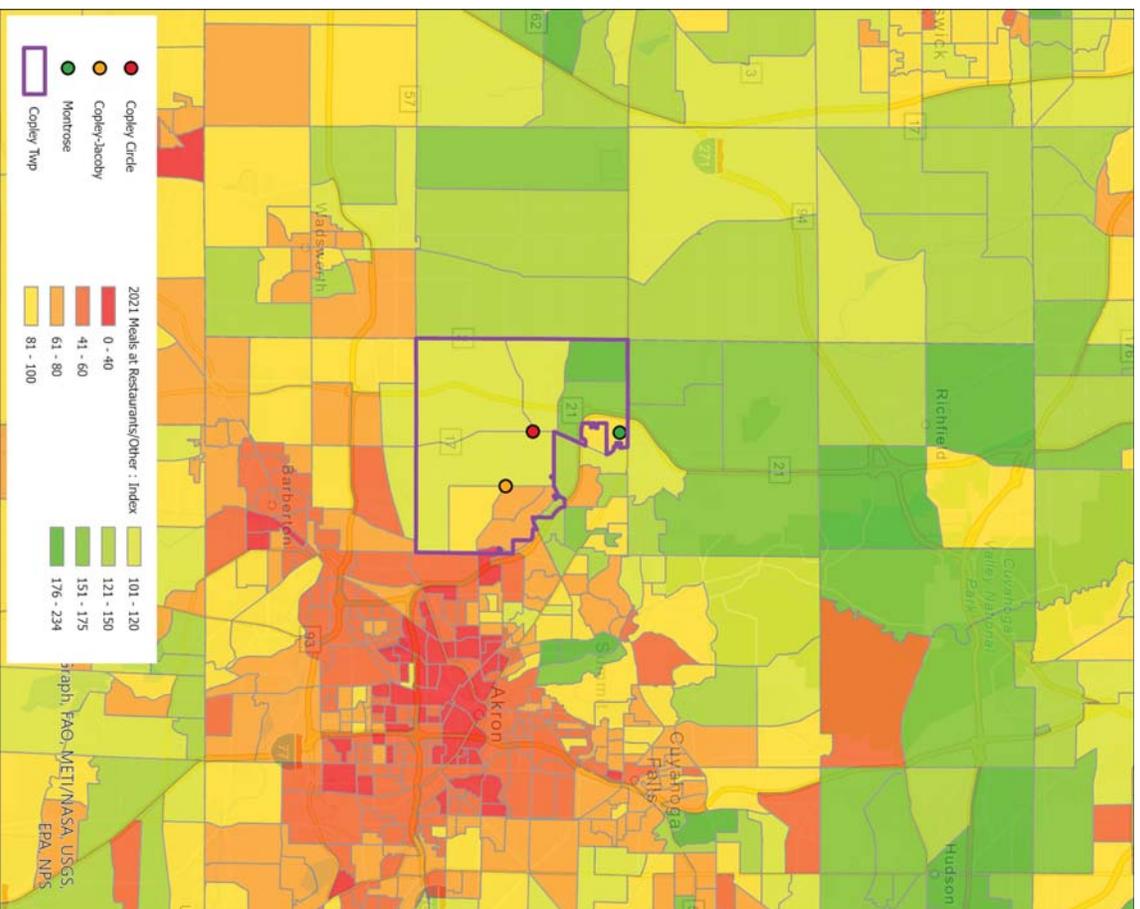
The category of "Meals at Restaurants" includes all businesses with NAICS classification codes beginning with 7225. These businesses include everything from fast food and food trucks to fancy restaurants.

Each of these maps illustrates different but similar consumer spending behaviors. There is one distinct difference – the households within the Township have noticeably higher levels of spending in the category of Diner at Full-Service Restaurants. Further, spending in this particular category is strong all along the Interstate 77 and Interstate 271 corridors.

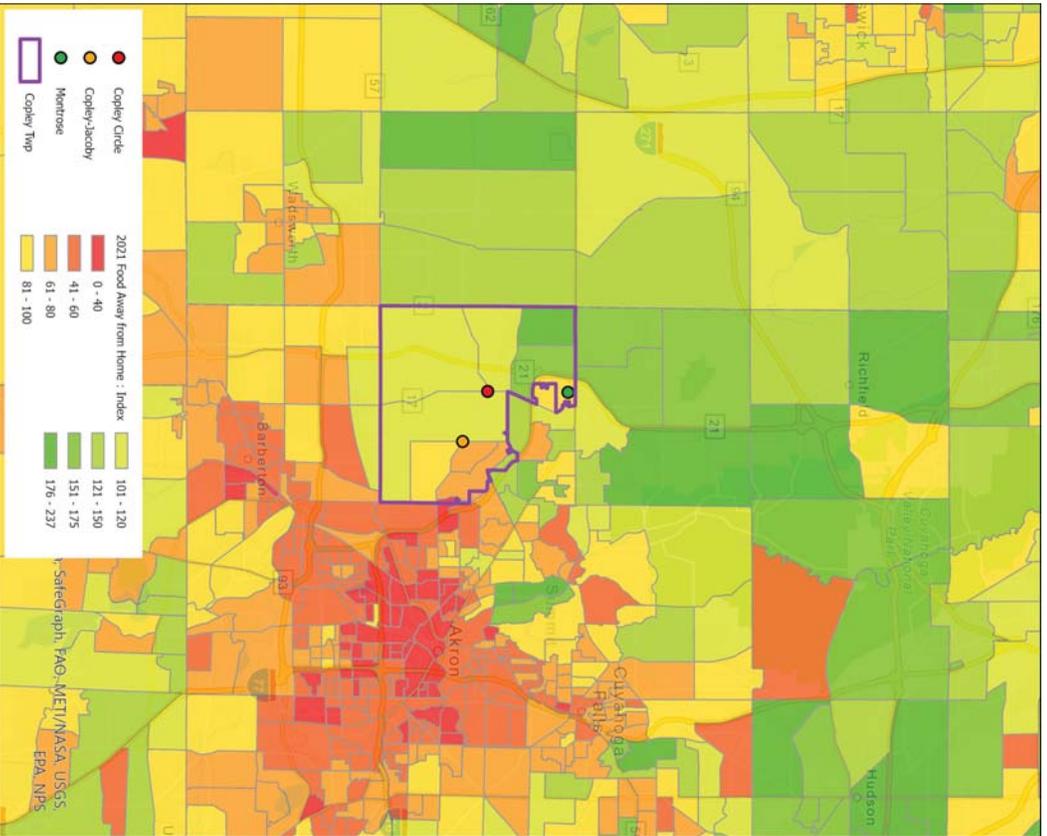
Demand elasticity for Meals at Restaurants can run from inelastic (fast food) to mildly elastic (upscale steakhouse).

The Restaurant industry is one of the most difficult within which to maintain a business. There are so many factors that contribute to the success or failure of a restaurant. We cannot control most of those external factors but we can identify markets that are leaking sales or markets that are oversaturated.

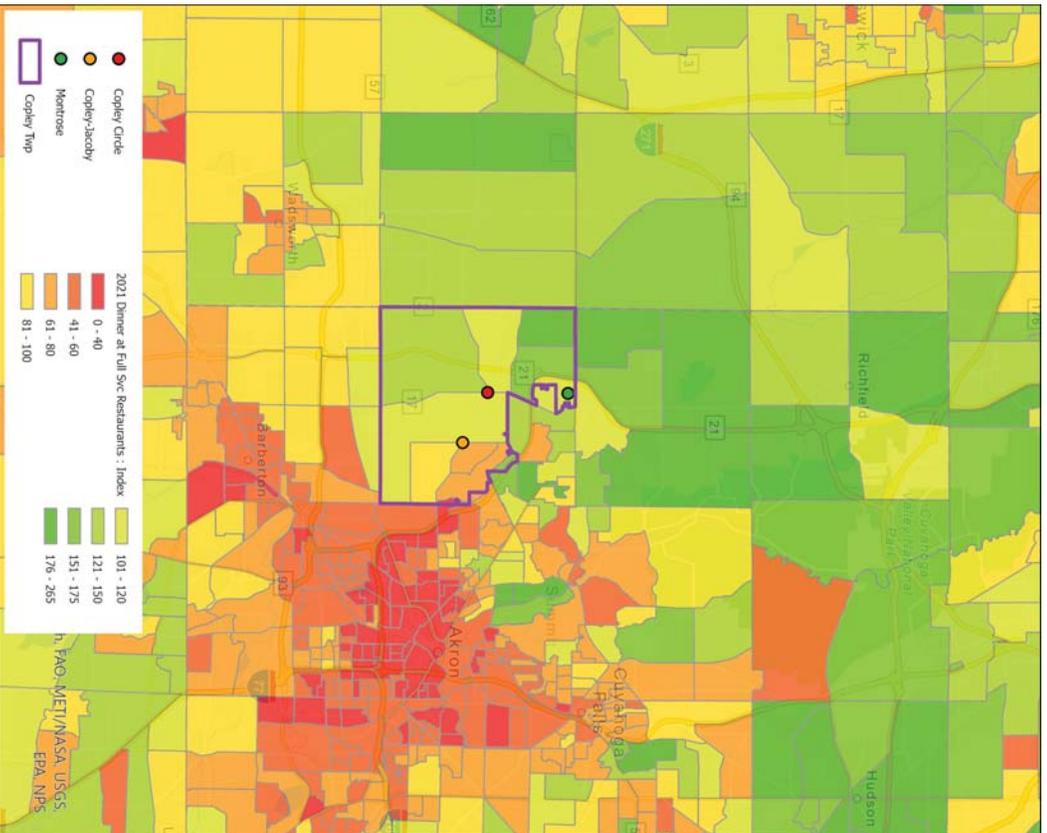
Meals at Restaurants Regional Consumer Spending Index



Food Away from Home Regional Consumer Spending Index



Dinner at Full-Service Restaurants Regional Consumer Spending Index



Copley Circle	Multiplier Increase		Multiplier Increase (from 10 to 15)
	Within 0-5 Minutes	Within 0-10 Minutes (from 5 to 10)	
Number of businesses	12	167	2.5
Estimated sales volume (\$)	11,248,000	200,346,000	1.8
Estimated consumer expenditures (\$)	18,355,694	97,908,051	2.7
Index	111	106	84

Within a five-minute drive of Copley Circle there are 12 restaurants generating an estimated \$18.3 million in revenue. The number of restaurants increases by a factor of 14 when you travel up to ten-minutes away from the Circle. Further, the sales volumes overtake the consumer expenditures at this distance as well. Going out even further we see expenditures starting to catch back up with the sales volumes. In summary, there indeed are opportunities at the local level, especially for a restaurant that stays open in the evening to service meals.

Opportunity Level: **HIGH**

Copley-Jacoby

Copley-Jacoby	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	14	191	13.6	521	2.7
Estimated sales volume (\$)	10,488,000	208,136,000	19.8	464,484,000	2.2
Estimated consumer expenditures (\$)	15,141,771	108,814,419	7.2	282,046,091	2.6
Index	99	86		77	

The market is a bit tighter around the Copley-Jacoby intersection. There are 14 restaurants within a five-minute drive of the intersection generating an estimated \$10.4 million in annual revenue. However, consumer expenditures are lower than that of the Circle's comparable market area by almost \$3 million. Further, the households within this trade area spend slightly less than the national average on Meals at Restaurants. There is noticeably more competition as you travel up to 15 minutes from the Intersection – due primarily to the proximity to the Akron market. We are characterizing this as a moderate opportunity because at the local level, expenditures are still outpacing the existing supply's sales.

Opportunity Level: **MODERATE**

Montrose

Montrose	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	84	139	1.7	374	2.7
Estimated sales volume (\$)	129,349,000	171,806,000	1.3	341,602,000	2.0
Estimated consumer expenditures (\$)	31,182,209	103,460,461	3.3	239,455,784	2.3
Index	141	118			

There are an impressive 84 restaurants within a five-minute drive of the center of the Montrose shopping district. Those restaurants generate an estimated \$129 million in annual revenue. Although the nearby households spend well above the national average in this category (spending index 141), that only translates to \$31 million annually. In other words, the market is technically oversupplied by a ratio of 4 to 1. The trade imbalance does tighten up as you get further away from Montrose, which indicates that the local market has a decent variety of restaurant types that span the spectrum from fast food to more formal options. Yes, the market is saturated but the ability of the entirety of the Montrose area to draw in customers ensures a certain "floor" for sales.

Opportunity Level: **MODERATE**

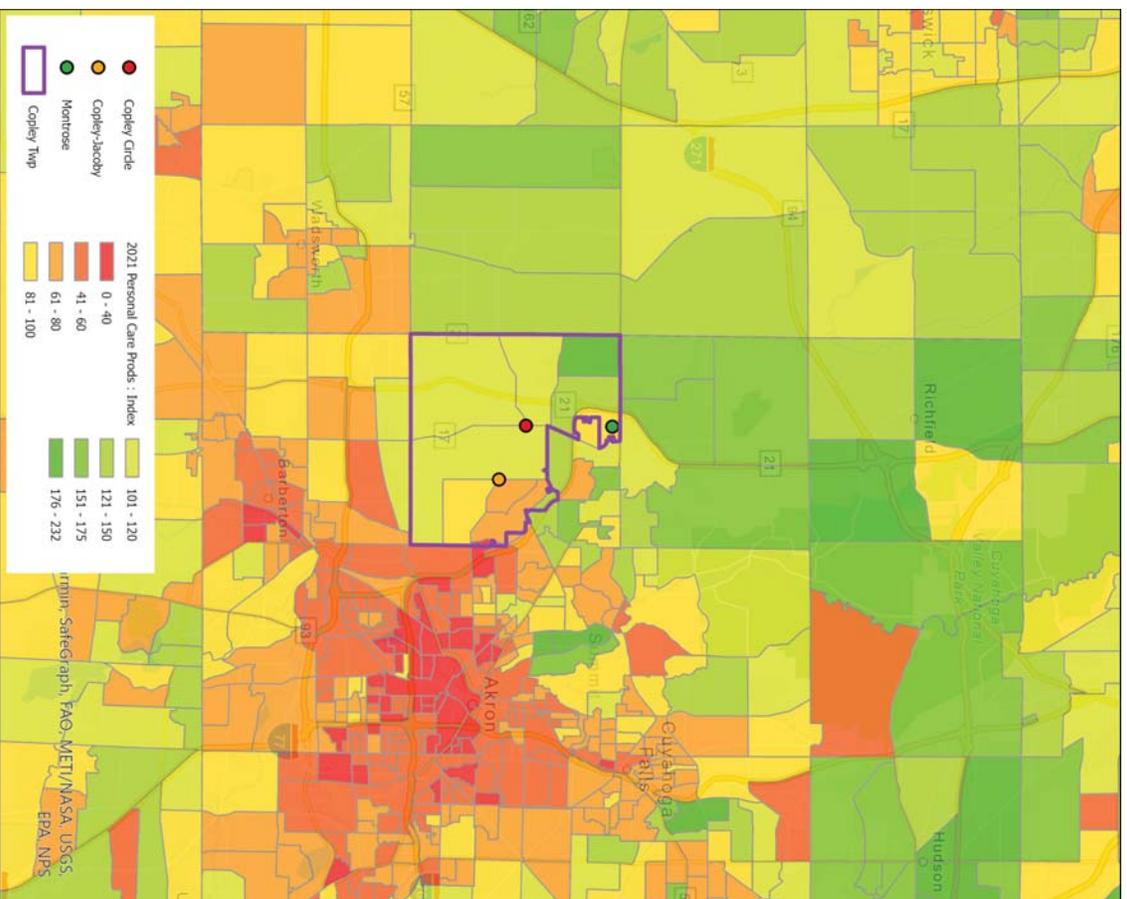
Personal Care Products

The category of "Personal Care Products" includes all businesses with NALCS classification codes beginning with 4461. This category includes pharmacies, vitamin stores, and skin care stores to name a few.

According to the map, regional spending in this category is moderately high throughout most of the Township, except for the areas east of the Copley-Jacoby intersection. Although consumer expenditures are still above the national average in the parts of the region that are west and north of the Township, the levels are not nearly as elevated as they have been within other spending categories.

Demand for personal care products is generally inelastic. Further, this category has been heavily impacted by e-commerce. Keep this in mind when reviewing the consumer expenditure numbers. A certain percentage of these expenditures – likely between 10 and 20 percent – are being absorbed by pure e-commerce plays.

Personal Care Products Regional Consumer Spending Index



Copley Circle

	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	4	57	14.3	96	1.7
Estimated sales volume (\$)	5,067,000	101,301,000	20.0	235,444,000	2.3
Estimated consumer expenditures (\$)	2,527,724	13,526,845	5.4	36,411,248	2.7
Index	111	108		85	

Within a five-minute drive of Copley Circle there are four Personal Care Products stores generating over \$5 million in annual revenue yet local expenditures are just half of that. The trade imbalance gets even greater as you get further away from Copley Circle. In fact, as you get up to ten minutes away, the sales volume increases by a factor of 20 while the expenditures lag in comparison. These goods are generally inelastic so there is no need to look beyond the 10-minute drive threshold.

Opportunity Level: **LOW**

Copley-Jacoby

	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	3	54	18.0	113	2.1
Estimated sales volume (\$)	4,604,000	81,827,000	17.8	277,534,000	3.4
Estimated consumer expenditures (\$)	2,105,584	15,145,819	7.2	39,441,366	2.6
Index	101	88		79	

There are three Personal Care Product stores within a five-minute drive of this intersection. The same market forces faced by Copley Circle are in play here, and actually, the headwinds are even a bit stronger – total consumer expenditures are lower and the spending index is lower too.

Opportunity Level: **LOW**

Montrose

Montrose	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	27	51	1.9	100	2.0
Estimated sales volume (\$)	51,817,000	91,995,000	1.8	237,384,000	2.6
Estimated consumer expenditures (\$)	4,217,375	14,232,504	3.4	33,256,993	2.3
Index	140	119		93	

There are 27 Personal Care Products stores within a five-minute drive of the center of the Montrose shopping district. Within this area the sales volume the existing stores are generating is over \$51 million compared against just \$4.2 million in estimated consumer expenditures. That imbalance does not get corrected as you get further away. This market is saturated.

Opportunity Level: **LOW**

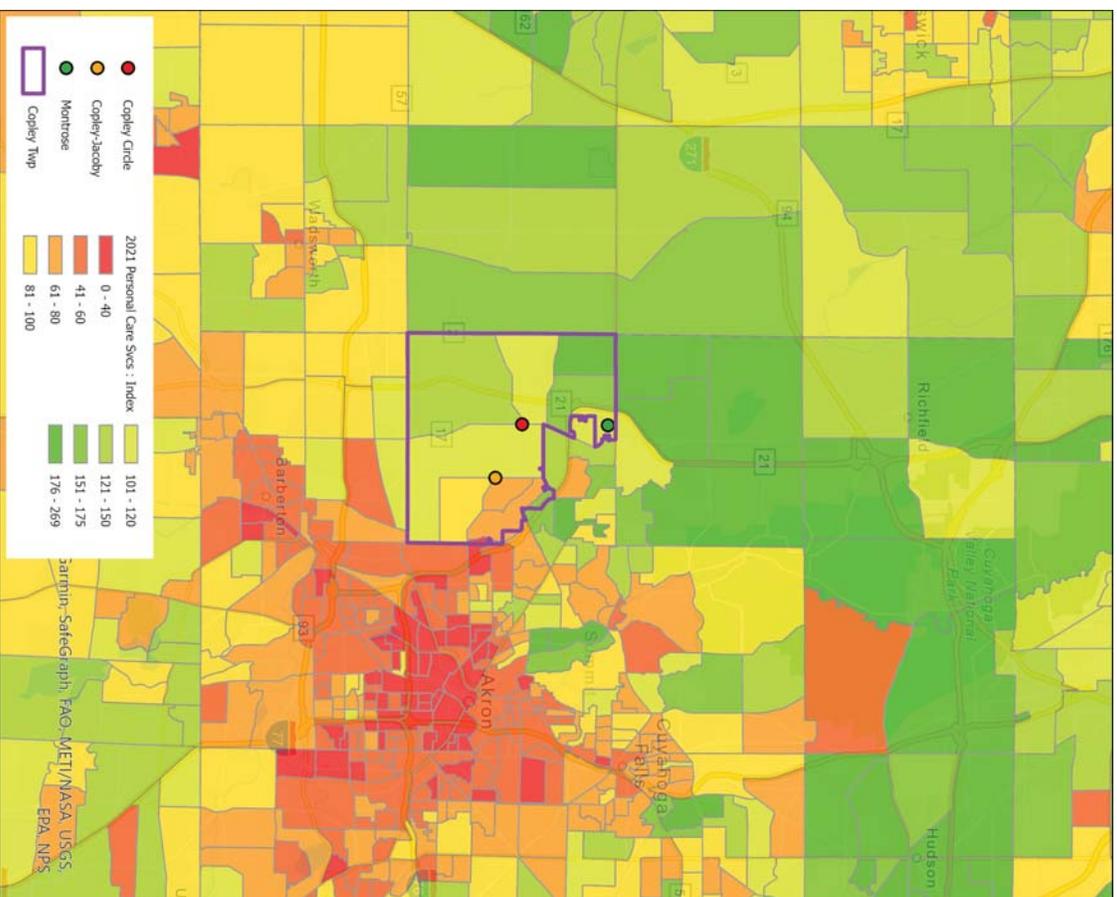
Personal Care Services

The category of "Personal Care Services" includes all businesses and services with a NAICS classification code beginning with 8121. This category includes barber shops, beauty parlors, nail salons, and day spas, to name a few.

According to the map, regional spending in this category is moderately high throughout most of the Township. In fact, there are elevated levels of spending found throughout the Township with the ongoing exception of the area east of Copley-Jacoby.

Demand for personal care services varies from inelastic to mildly elastic. Consumers are also noticeably price sensitive too.

Personal Care Services Regional Consumer Spending Index



Copley Circle

	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	8	107	13.4	201	1.9
Estimated sales volume (\$)	1,223,000	23,324,000	19.1	37,326,000	1.6
Estimated consumer expenditures (\$)	2,124,152	11,329,102	5.3	29,348,230	2.6
Index	117	112		86	

Within a five-minute drive of Copley Circle there are eight Personal Care Services businesses generating an estimated \$1.2 million in annual revenue compared to \$2.1 million in expenditures. This equation flips as you move further away from Copley Circle. Because demand elasticity can vary greatly, we believe that there is a moderate opportunity for new entrants to this market.

Opportunity Level: **MODERATE**

Copley-Jacoby

	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	7	114	16.3	223	2.0
Estimated sales volume (\$)	6,78,000	21,155,000	31.2	42,077,000	2.0
Estimated consumer expenditures (\$)	1,757,307	12,288,180	7.0	31,457,561	2.6
Index	105	89		78	

There are seven Personal Care Service businesses within a five-minute drive of this intersection. The same market forces faced by Copley Circle are in play here, and again, the headwinds are a bit stronger – total consumer expenditures are lower, and the spending index is lower too. However, because the demand elasticity can vary, and the supply increases greatly as you get further away from the Copley-Jacoby intersection, there likely is a moderate opportunity for new entrants to this market.

Opportunity Level: **MODERATE**

Montrose

Montrose	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	50	96	1.9	189	2.0
Estimated sales volume (\$)	11,035,000	19,572,000	1.8	39,921,000	2.0
Estimated consumer expenditures (\$)	3,603,269	12,055,245	3.3	27,136,679	2.3
Index	148	125		95	

There are 50 Personal Care Service businesses within a five-minute drive of the center of the Montrose shopping district. Within this area the sales volume the existing stores are generating is over \$11 million compared against just \$3.6 million in estimated consumer expenditures. The imbalance improves slightly as you get further away from Montrose but not at a rate that is favorable for new entrants to this market.

Opportunity Level: **LOW**

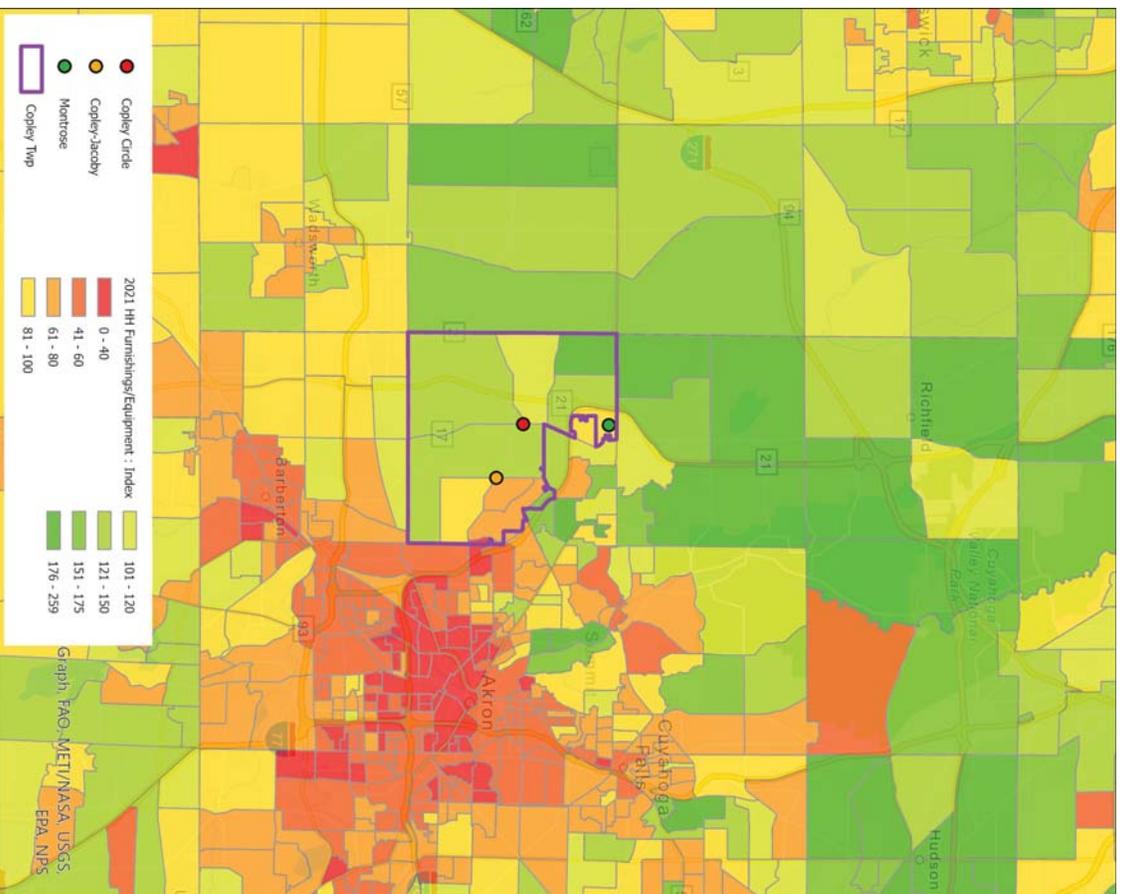
Household Furnishings

The category of “Household Furnishings” includes all businesses with a NAICS classification code beginning with 4422. This category includes carpet sales and cleaning, flooring, lighting, general interior furnishing (Bed, Bath and Beyond), framing, and bedding to name a few.

According to the map, regional spending in this category is moderately high throughout most of the Township, especially around the Copley Circle area.

Demand for Household Furnishings runs from mildly elastic to elastic. Consumers are generally not as sensitive to changes in price for the goods at the higher end. Further, because this is a “household” good, there tend to be less purchases within this category (one per household for example), but those purchases tend to be for higher dollar amounts.

Household Furnishings Regional Consumer Spending Index



Copley Circle

	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	2	15	7.5	27	1.8
Estimated sales volume (\$)	1,110,000	19,230,000	17.3	57,192,000	3.0
Estimated consumer expenditures (\$)	11,728,011	62,385,344	5.3	162,372,485	2.6
Index	114	109		84	

Within a five-minute drive of Copley Circle there are only two Household Furnishings businesses generating an estimated \$1.1 million in annual revenue compared to \$11.7 million in expenditures. That is a noticeable leakage of dollars, even if a portion of those dollars are absorbed via ecommerce. Further, the gap gets even wider as you get further away from Copley Circle. These are favorable conditions for more entrants to this market.

Opportunity Level: **HIGH**

Copley-Jacoby

	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	1	15	15.0	26	1.7
Estimated sales volume (\$)	608,000	19,230,000	31.6	56,384,000	2.9
Estimated consumer expenditures (\$)	9,814,389	67,749,310	6.9	174,031,828	2.6
Index	104	87		76	

There is only one Household Furnishings business within five minutes of the Copley-Jacoby intersection. Consumer expenditures in this area are almost \$10 million and the expenditures outpace the supply the further you get from the intersection.

Opportunity Level: **HIGH**

Montrose

Montrose	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	10	19	1.9	30	1.6
Estimated sales volume (\$)	13,966,000	50,662,000	3.6	63,275,000	1.2
Estimated consumer expenditures (\$)	19,459,767	65,926,259	3.4	149,356,477	2.3
Index	142	121		92	

There are just ten Household Furnishing businesses in and around the Montrose shopping area. The market is just slightly unbalanced within the five-minute drive-time trade area, but the favorable gap between sales and expenditures gets larger as you get further away. The opportunities for new entrants into this market exist, especially for larger chain stores (because of the availability of larger, vacant buildings).

Opportunity Level: **HIGH**

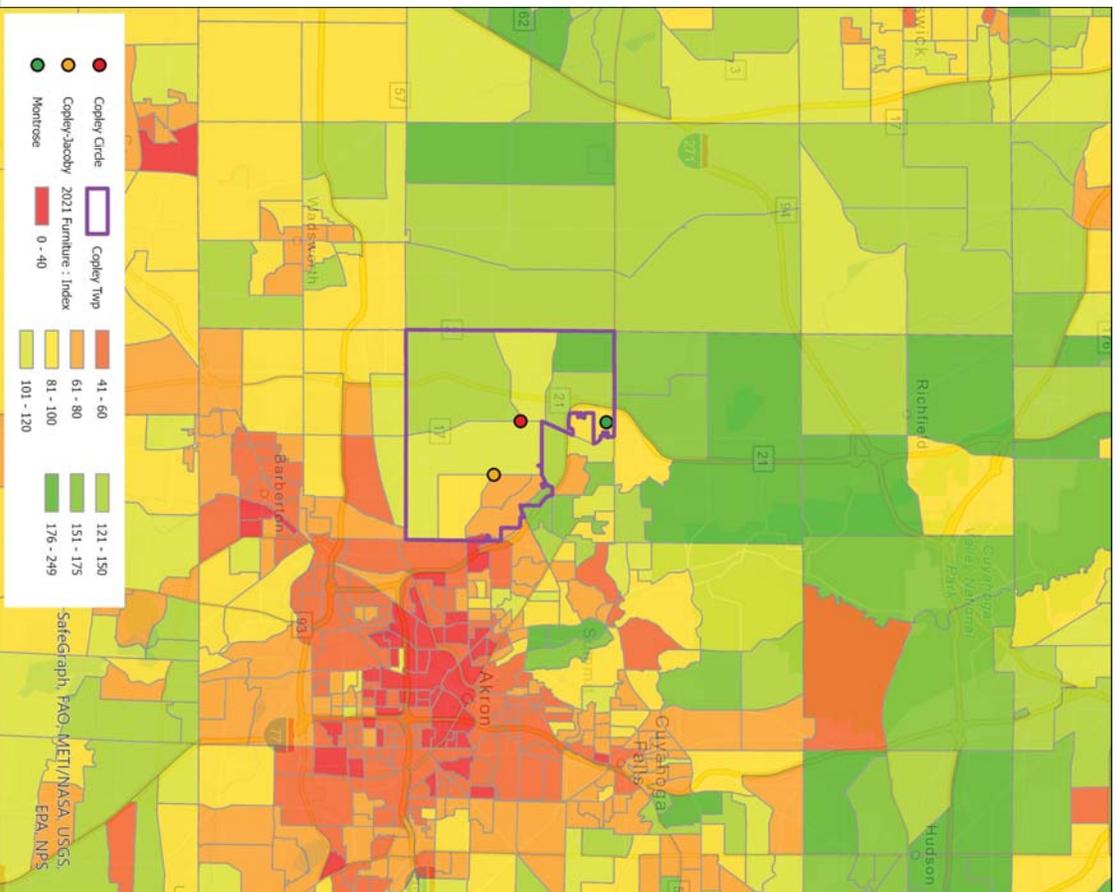
Household Furniture

The category of “Household Furniture” includes all businesses with a NAICS classification code beginning with 4421. This category includes traditional furniture stores and mattress stores, to name a few.

Again, regional spending in this category is moderately high throughout most of the Township, especially around the Copley Circle area and immediately to the south. Household spending is also noticeably strong up through the Interstate 77 corridor and to the east towards Hudson.

Demand for Household Furniture is generally elastic. Consumers are usually not as sensitive to changes in price for the goods at the higher end. Further, because this is a “household” good, there tend to be less purchases within this category (one per household for example), but those purchases tend to be for higher dollar amounts. In fact, these purchases are some of the rarest among traditional “household” purchases. For example, how many times have you purchased a dining room table or a couch? Probably only a handful of times, at the most.

Household Furniture Regional Consumer Spending Index



Copley Circle

	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	0	12	NA	17	1.4
Estimated sales volume (\$)	0	23,180,000	NA	28,114,000	1.2
Estimated consumer expenditures (\$)	3,275,621	17,516,684	5.3	46,250,298	2.6
Index	113	109		84	

Within a five-minute drive of Copley Circle there are no businesses identified as Household Furniture yet consumers spent an estimated \$3.3 million last year in this category. You don't have to go far though to run into the bulk of the region's businesses. Within a ten-minute drive of Copley Circle there are 12 businesses generating an estimated \$23.2 million in revenue compared against \$17.5 million in consumer expenditures. However, that imbalance flips as you get up to 15 minutes away. Because there are currently no Furniture stores in the immediate area and the fact that demand elasticity might be even greater than we assumed, we believe there are opportunities for new entrants to this market.

Opportunity Level: **HIGH**

Copley-Jacoby

	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	0	14	NA	18	1.3
Estimated sales volume (\$)	0	26,633	NA	30,387,000	1141.0
Estimated consumer expenditures (\$)	2,737,912	19,323,377	7.1	49,833,443	2.6
Index	102	87		77	

There are no Furniture stores within a five-minute drive of the Copley-Jacoby intersection – similar to the situation around Copley Circle. In fact, the same market dynamics and demand elasticity we witnessed around Copley Circle appears to be in play here as well.

Opportunity Level: **HIGH**

Montrose

Montrose	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	8	11	1.4	18	1.6
Estimated sales volume (\$)	15,782,000	22,686,000	1.4	29,101,000	1.3
Estimated consumer expenditures (\$)	5,431,888	18,444,144	3.4	42,493,602	2.3
Index	140	120		93	

There are eight Furniture stores within the Montrose area generating close to \$16 million in annual sales. Montrose is the clear regional destination for Furniture. In fact, the further you get from Montrose, the consumer expenditures start to outpace the existing supply's ability to keep up.

Similar to the Household Furnishings category, we believe there is a moderate opportunity in Montrose for new entrants into the Furniture category if for no other reason than a potential opportunity to backfill a larger, vacant big box store.

Opportunity Level: **MODERATE**

Childcare

The category of “Child Care” includes all businesses and services with a NAICS classification code beginning with 62441.

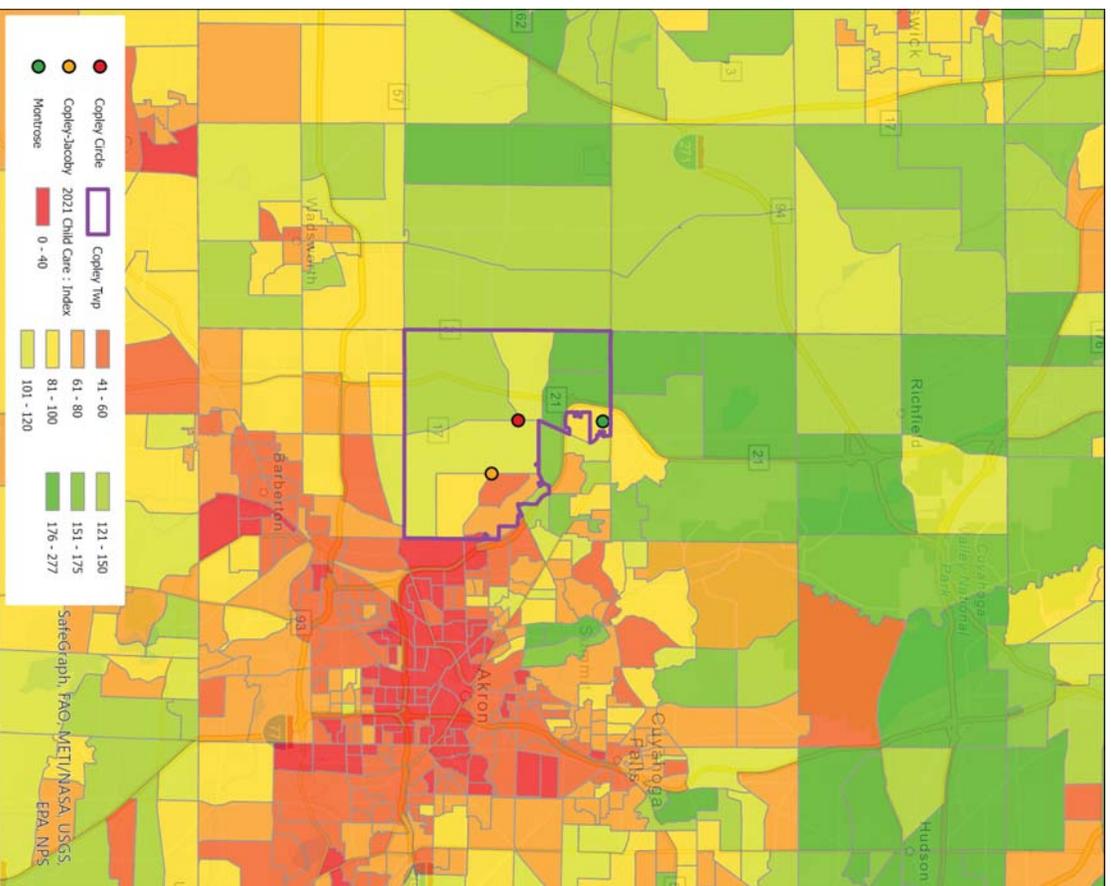
Regional spending in the category is exceptionally high just west of Montrose in the upper northwest portion of the Township. Also, spending is relatively high in and around Copley Circle. This contrasts with noticeably low expenditures near and east of Copley-Jacoby.

Demand for Child Care is mildly elastic because if you need childcare then you will do what you have to do (within reason) to secure it. The location of Childcare facilities is unique to other services because it can be affected by two things: the location of the household with the child (or children) and/or the location of a parent or guardian’s place of work.

During the pandemic, many Childcare facilities were closed temporarily or permanently. Further, since many parents were forced to work from home, the immediate need for childcare was diminished. Today, demand for childcare has come roaring back including demand from those households that continue to work from home today. Why? Because it is extremely difficult to work from home and raise children at the exact same time.

Like many other industries, there is a lack of childcare workers today which is impacting the ability of existing childcare businesses to fill up to capacity.

Childcare Regional Consumer Spending Index



Copley Circle

	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	5	27	5.4	69	2.6
Estimated sales volume (\$)	1,308,000	7,803,000	6.0	19,594,000	2.5
Estimated consumer expenditures (\$)	2,724,627	14,163,494	5.2	36,413,481	2.6
Index	113	106		80	

Within a five-minute drive of Copley Circle there are three Childcare businesses generating an estimated \$1.3 million, which is half of what consumers are spending on these services. In fact, as you get further away from Copley Circle, the proportionality of the trade imbalance remains remarkably intact. For example, if you live near Copley Circle and commute to Akron, the overall lack of childcare businesses does not diminish. Yes, this industry is facing a worker shortage, but the opportunities to enter this market are strong.

Opportunity Level: **HIGH**

Copley-Jacoby

Copley-Jacoby	Within 0-5 Minutes		Within 0-10 Minutes		Multiplier Increase (from 5 to 10)	Within 0-15 Minutes		Multiplier Increase (from 10 to 15)
	Minutes	Minutes	Minutes	Minutes				
Number of businesses	3	37	12.3	80	2.2			
Estimated sales volume (\$)	674,000	10,515,000	15.6	23,891,000	2.3			
Estimated consumer expenditures (\$)	2,168,129	15,217,503	7.0	38,932,690	2.6			
Index	97	83		73				

There are only three Childcare businesses within a five-minute drive of Copley-Jacoby. The same positive market forces that are affecting Copley Circle are affecting this area as well. The only slightly negative observation is the relatively lower amounts of household spending in this category when compared to the national average. Having said that, consumer expenditures outpace the existing supply throughout the region.

Opportunity Level: **HIGH**

Montrose

Montrose	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	12	23	1.9	62	2.7
Estimated sales volume (\$)	3,446,000	6,021,000	1.7	17,480,000	2.9
Estimated consumer expenditures (\$)	4,926,320	15,094,560	3.1	33,568,502	2.2
Index	153	118		88	

There are twelve existing Childcare businesses within the Montrose area. This number could be even higher. The Montrose-Fairlawn area is considered a job center due to the large amounts of office space and high daytime population totals. Employment centers are great locations for Childcare facilities. Further, the households that live near the area spend over 50 percent more than the national average on Childcare.

Opportunity Level: **HIGH**

Home Improvement

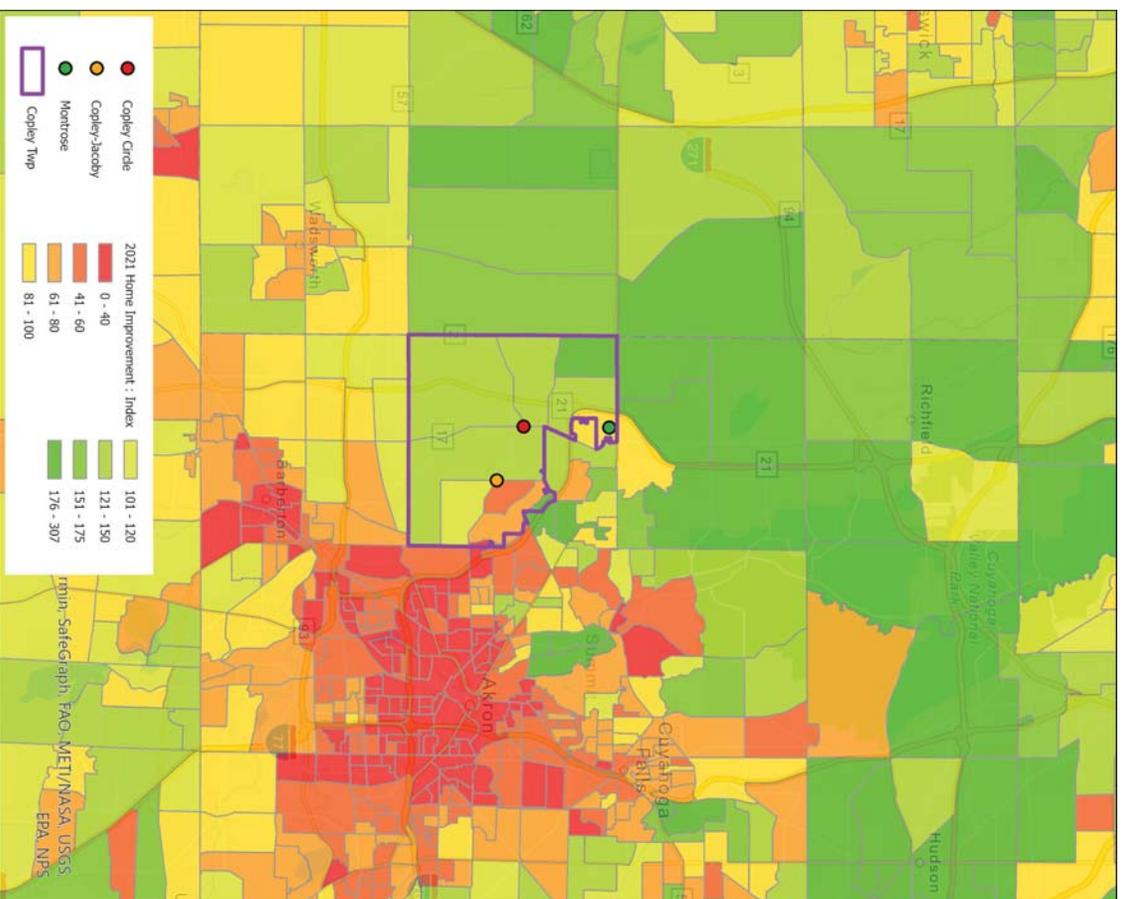
The category of “Home Improvement” includes all businesses and services with a NAICS classification code beginning with 444. This includes hardware stores, building supply stores, paint stores, window and door stores, and landscaping-centric businesses, to name a few.

Regional spending in the category is exceptionally high throughout the region, including the areas south of Copley-Jacoby. The Interstate 77 and 271 corridors have some of the highest levels of spending in all of Northeast Ohio.

Demand for Home Improvement is considered to be mildly elastic although our elasticity can vary depending on the number of items the consumer intends to buy. In other words, you are likely willing to travel a certain distance to procure multiple items, even if some of those items are relatively low-order goods.

This retail category has exploded over the last two decades due primarily to two factors. First, home values have increased dramatically which has forced homeowners to either maintain what they have or to improve their existing property for the purpose of meeting market expectations. Second, big box improvement stores did not exist in the quantities that they do today.

Home Improvement Regional Consumer Spending Index



Copley Circle

	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	3	25	8.3	80	3.2
Estimated sales volume (\$)	4,281,000	169,399,000	39.6	294,926,000	1.7
Estimated consumer expenditures (\$)	19,254,576	100,768,207	5.2	244,265,835	2.4
Index	118	111		79	

Within a five-minute drive of Copley Circle there are three Home Improvement businesses generating an estimated \$4.2 million in annual revenue compared to \$19.2 million in consumer expenditures. That's quite a gap. Those expenditures appear to be absorbed as you get up to ten minutes away from Copley Circle. Here there are 25 Home Improvement businesses generating almost \$170 million in annual revenue. In fact, moving from five minutes to ten minutes away, the sales volume increased by a factor of 40 while the expenditures only increased by a factor of approximately 5.

We are hesitant to characterize this as a great opportunity because the big box stores have a reputation for forcing smaller stores out of business. However, the gap at the local level is large enough to support some type of home improvement business – perhaps a specialty store.

Opportunity Level: **MODERATE**

Copley-Jacoby

	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	7	23	3.3	96	4.2
Estimated sales volume (\$)	17,352,000	129,142,000	7.4	339,706,000	2.6
Estimated consumer expenditures (\$)	16,115,031	102,214,305	6.3	254,715,249	2.5
Index	107	82		70	

There are seven Home Improvement stores within a five-minute drive of the Copley-Jacoby intersection. Within this market area, there is a balance between the supply and demand. As you get further away from Copley-Jacoby, the existing store sales begins to outpace the consumer expenditures. If there is only a moderate opportunity within the Copley Circle area there is even less here.

Opportunity Level: **LOW**

Montrose

Montrose	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	6	25	4.2	70	2.8
Estimated sales volume (\$)	97,835,000	128,141,000	1.3	285,701,000	2.2
Estimated consumer expenditures (\$)	32,229,119	107,949,834	3.3	226,692,889	2.1
Index	148	125		88	

There are six Home Improvement stores within a five-minute drive of the Montrose shopping area and these businesses generate almost \$100 million in annual revenue compared against consumer expenditures of approximately \$32 million. The imbalance remains intact as you get further away from Montrose. As evidenced on the Home Improvement consumer expenditures map, the demand appears to be emanating from the western, northwestern and northern portions of the region – an example of the mildly elastic demand. A new entrant to this market would likely be of the big box variety and we just don't think there are enough expenditures available to support several large stores without cannibalizing a significant portion of sales. However, this could change if more housing units were put online over the next several years.

Opportunity Level: **LOW**

Healthcare

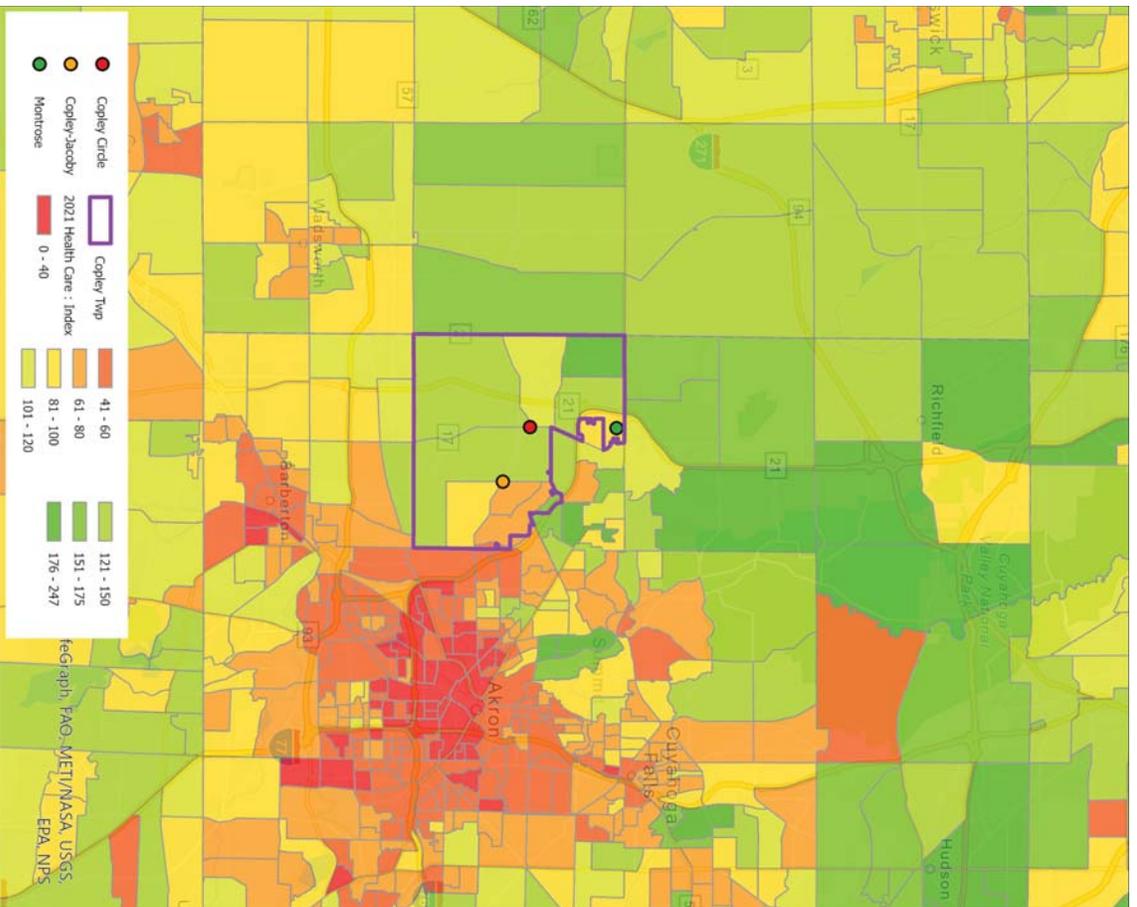
The category of “Healthcare” includes all businesses and services with a NAICS classification code beginning with 621. This includes all varieties of doctors – from family practitioners to dentists to optometrists. It also includes urgent care facilities and hospitals as well. It is a purposely broad category.

Healthcare, like food and housing, is something everyone needs at some point in their life. For that reason, healthcare could be thought of as inelastic because if you need it, you need it. However, healthcare is not necessarily available where everyone needs it. That’s the reason demand for healthcare is actually elastic.

Analyzing consumer spending on healthcare is complicated. Most households have one or more types of insurance that are used to pay for, or supplement healthcare spending. In other words, simply examining healthcare consumer expenditures doesn’t tell the full story.

Healthcare facilities do not generally require the same amenities as retail, such as visibility. Therefore, these businesses are well suited for office spaces.

Healthcare Regional Consumer Spending Index



Copley Circle

	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	28	293	10.5	591	2.0
Estimated sales volume (\$)	96,240,000	651,023,000	6.8	3,024,473,000	4.6
Estimated consumer expenditures (\$)	32,541,292	175,276,277	5.4	466,040,017	2.7
Index	114	111		87	

Within a five-minute drive of Copley Circle there are 28 healthcare facilities of varying size and type. That number increases by a factor of 10.5 when you travel up to ten minutes away from the Circle. Further, there are almost 600 facilities within a 15-minute drive of Copley Circle. There is likely a moderate opportunity to enter the healthcare market because this area, like most of Ohio, is aging.

Opportunity Level: **MODERATE**

Copley-Jacoby

	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Copley-Jacoby					
Number of businesses	30	292	9.7	721	2.5
Estimated sales volume (\$)	32,855,000	640,005,000	19.5	3,298,674,000	5.2
Estimated consumer expenditures (\$)	27,778,140	193,783,999	7.0	501,894,037	2.6
Index	106	90		80	

Within a five-minute drive of Copley-Jacoby there are 30 healthcare facilities of varying size and type. That number increases by a factor of 9.7 when you travel up to ten minutes away from the Circle. Further, there are over 700 facilities within a 15-minute drive of Copley Circle.

Opportunity Level: **MODERATE**

Montrose

Montrose	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	146	278	1.9	576	2.1
Estimated sales volume (\$)	363,160,000	629,252,000	1.7	2,937,792,000	4.7
Estimated consumer expenditures (\$)	52,012,466	182,810,312	3.5	423,511,456	2.3
Index	137	122		95	

Within a five-minute drive of the Montrose area there are a whopping 146 healthcare facilities of varying size and type. That number increases to 278 as you get up to ten minutes away. In addition, there are just under 600 healthcare facilities located up to 15 minutes away. There might be a heightened opportunity in Montrose if for no other reason than there is an abundance of office space.

Opportunity Level: **MODERATE**

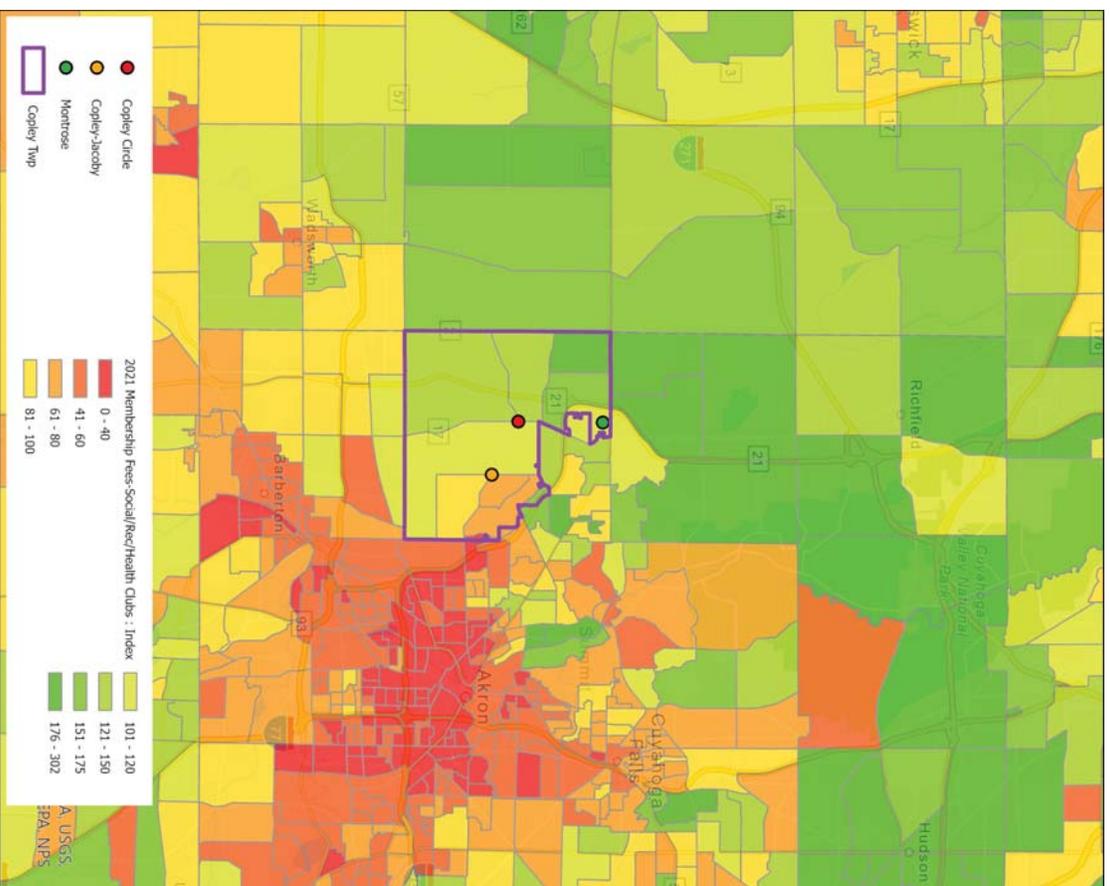
Social, Recreation, and Health Clubs

The category of “Social, Recreation, and Health Clubs” includes all businesses and services with a NAICS classification code beginning with 71394. This includes gyms, community centers, fitness centers, and pools, to name a few.

This category may seem to be a bit broad, but it is really focused on health and wellness. Demand for these types of businesses and services can be inelastic to mildly elastic. This is because most people (if they choose to) can exercise at or near their homes – an example of inelastic demand. Conversely, some people are serious about training and prefer a more organized and apporioned facility. This represents mildly elastic demand.

The spending category we chose to represent on the map is for traditional gym or health club memberships. As you can see, it is quite high throughout the region – especially to the west, northwest, and north of Copley Circle.

Social, Recreation, and Health Club Regional Consumer Spending



Copley Circle

	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	3	23	7.7	39	1.7
Estimated sales volume (\$)	913,000	15,554,000	17.0	18,397,000	1.2
Estimated consumer expenditures (\$)	1,332,337	7,000,475	5.3	17,532,721	2.5
Index	118	111		82	

Within a five-minute drive of Copley Circle there are just three businesses and services within this category. The spending index is higher than the national average (118) and the consumer expenditures slightly outpace the estimated sales. This small imbalance gets flipped as you move further away from Copley Circle but not so much as to completely diminish the potential for new entrants to this market.

Opportunity Level: **MODERATE**

Copley-Jacoby

	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	4	24	6.0	50	2.1
Estimated sales volume (\$)	1,194,000	15,566,000	13.0	20,916,000	1.3
Estimated consumer expenditures (\$)	1,088,213	7,323,383	6.7	18,586,460	2.5
Index	104	85		74	

Within a five-minute drive of Copley-Jacoby there are four Social, Recreation, and Health Clubs. The market is almost perfectly balanced in this area. As you get further away from Copley-Jacoby, the number of businesses and the amount of sales begins to outpace that of consumer expenditures.

Opportunity Level: **LOW**

Montrose

Montrose	Within 0-5 Minutes	Within 0-10 Minutes	Multiplier Increase (from 5 to 10)	Within 0-15 Minutes	Multiplier Increase (from 10 to 15)
Number of businesses	12	23	1.9	44	1.9
Estimated sales volume (\$)	12,613,000	14,918,000	1.2	20,605,000	1.4
Estimated consumer expenditures (\$)	2,305,105	7,536,284	3.3	16,348,531	2.2
Index	153	126		92	

Within a five-minute drive of the Montrose area there are 12 businesses and services within this category generating an estimated \$12.6 million in sales, compared to just \$2.3 million in consumer expenditures. That's a big gap at the local level.

Opportunity Level: **LOW**

Chapter 6 Community + Opportunity + Quality of Place

01

GOALS + INITIATIVES

02

PUBLIC GREEN SPACE

03

**TRANSPORTATION +
FUTURE MULTI MODAL
INFRASTRUCTURE PLAN**

04

**DRINKING WATER + SANITARY
SEWER SYSTEMS EXPANSION**

05

MULTIFAMILY MARKET ANALYSIS

Core Focus Area:

Community + Opportunity + Quality of Place

Copley Township will strive to provide opportunities which allow all members of the community to participate fully in social, cultural and economic life.

GOALS AND INITIATIVES

Community + Opportunity +Quality of Place Goal 1: Copley Township will ensure that residents have access to safe and welcoming public spaces and places

QOPG 1/1: Create a citizens committee to develop a Parks & Recreation Plan which includes availability and access to community parks within a walkable distance

QOPG 1/2: Partner with programs, such as Safe Routes to Schools, to ensure that students have sidewalks and trails connecting neighborhoods to schools

QOPG 1/3: Support measures of the Multi Modal Connectivity Plan to ensure that residents and visitors are able to utilize public sidewalks and bike lanes to move from one location to another

QOPG 1/4: Encourage pedestrian focused designs in all new developments including access to services such as banking, restaurants, grocery stores, medical and transportation

QOPG 1/5: Encourage the connection of future residential subdivisions with existing or planned sidewalks, shared use paths, trails and bike lanes

QOPG 1/6: Encourage environmentally responsible public access to open space easements and areas within conservation developments

QOPG 1/7: Seek grant funding opportunities for open space acquisition, preservation, and trail development

QOPG 2: Copley Township will support various modes of transportation, which increases accessibility for individuals.

QOPG 2/1: Create a network of infrastructure that supports accessibility and walkability including sidewalks, shared use paths, trails and bike lanes

QOPG 2/2: Implement planned trail system for Wright/Collier Road corridor (Little Farms)

QOPG 2/3: Engage with the community to create a pedestrian friendly plan for the Copley Circle & Copley/Jacoby Mixed Use Compact Development Districts

QOPG 2/4: Promote and encourage the use of existing sidewalks and trails throughout the Township

QOPG 2/5: Expand public transportation opportunities in Copley

QOPG 3: Copley Township will ensure that all people have an opportunity to live and thrive in Copley by offering a diverse range of housing

QOPG 3/1: Encourage housing opportunities at a variety of income and ability levels

QOPG 3/2: Support housing opportunities for those 55 and older

QOPG 3/3: Encourage supportive housing for veterans

QOPG 3/4: Encourage multi-generational housing

QOPG 3/5: Partner with public, private, and non-profit entities to assist residents in eligible areas with home improvements

QOPG 3/6: Partner with Summit County and adjacent communities to provide eligible neighborhoods with infrastructure improvements such as sewers, centralized water sidewalks and internet access

Supporting Documents

Future Build Out Plan

Age Friendly Summit County Strategic Plan

Housing Accelerator Playbook

Health in All Policies Walkscore

EPA Guidelines for Sustainable Design + Development

Summit County General Development Plan

PROPOSED BOARDS & COMMISSIONS

Housing Advisory Board

Trails & Greenway Committee

Parks and Recreation Committee

Greenway Plan

Park + Recreation Plan

PARTNER AGENCIES/ORGANIZATIONS

Summit County Department of Community & Economic Development

Safe Routes to Schools

Copley Fairlawn City Schools

Akron Metropolitan Area Transportation Study (AMATS)

Akron METRO

Area Agency on Aging & Disability

City of Fairlawn GIG

Akron Urban League

Opportunities for Ohioans with Disabilities

82%

of residents believe it is important to have access to public sidewalks and bike lanes.

Chapter 6: Community, Opportunity & Quality of Place

Public Green Space

Public Green Space

Copley Township currently has three public parks maintained by the Township: Copley Community Park (“Park”), Copley Town Hall Grounds (“Town Hall”) and the Copley Circle (“Circle”) as well as one concept park in planning known as “The Bunny Trail”.

The Park consists of 93 acres and provides the single largest public greenspace within the Township. The Park offers visitors access to trails, rental pavilions, athletic fields, playgrounds, pond, wetlands and other scenic environmental features. Thousands of visitors take advantage of the Park annually.

Copley Town Hall maintains front grounds which are open to the public. The area consists of a meditation path, vegetative plantings and a small seating area.

Copley Township is in the planning phase a new mini park “The Bunny Trail” The park will include a small walking path and seating areas.

Copley Township is also within the Metroparks, Serving Summit County (MSSC). In 2024, Summit Metro Parks accepted a generous 87-acre land donation from Western Reserve Land Conservancy. The newly acquired land will serve as the future site of the park district’s 17th Metro Park.

The Land Conservancy acquired the historic Boughton Farm in late 2024. This land was owned by the Boughton family since around 1850, and the family wanted to ensure that the almost 90 acres of fields, wetlands, forest and streams remained as green space for the community, and all 10 members of the family agreed to sell the property to the Land Conservancy. In a heavily developed township, the protection of the Boughton Farm and subsequent restoration and park creation will almost double the parkland acres in the township, leaving a lasting legacy that will benefit generations of Copley Township residents.



Because the land had been farmed for decades, it must undergo ecological restoration before it is ready to open as a Metro Park. Restoration work will be conducted by Western Reserve Land Conservancy, funded by grant money from H2Ohio and in collaboration with the US Fish and Wildlife Services Partners for Fish and Wildlife Program, and will include input from Summit Metro Parks conservation staff.

Summit Metro Parks staff will begin the process of master planning the site over the next several years. While there are no current final plans for the future Metro Park, the park district anticipates the amenities will include a public parking lot and hiking trail.

The Circle is located in the center of the Township and was created in 1831 by a land donation from Gardiner Greene and his wife Elizabeth Greene of Boston Massachusetts. The Circle has been used for years as a public place for concerts, festivals, farmers market, and a local gathering. The community’s public schools provide additional active recreation fields that can also be used by the residents. These facilities, while heavily used, are available to the school’s first and local sport leagues second. Copley currently offers limited public access areas for passive and informal use.

Chapter 6: Community, Opportunity & Quality of Place

Public Green Space

Future Public Green Space

The community needs to balance the opportunity to preserve high quality open space and recreation amenities with the funds needed to support a park system. Analyzing community recreation needs through a systems approach can provide an effective framework for a comprehensive public recreation and open space system. One way to quantify the active and passive recreational infrastructure needed to satisfy a community's recreation demand is to determine a community's "level of service".

The level of service in an individual community reflects the acreage (area), or facilities needed to accommodate the community's current demand. More specifically, the level of service provides a general outline relating active/passive recreational facility development (e.g., playground, baseball field) with population levels. For example, the recommended level of service for a one-mile exercise path is to service 2,147 residents. While population size and demand determine the location of a park, the level of service should influence the individual park's size, facilities and design. For example, a park design could include features such as playgrounds, soccer and baseball fields, basketball courts and trails. The inclusion of these features into the park design directly reflects the community's level of service (the recommended amount of inhabitants needed to legitimize the feature's development) and recreation demand. Level of service is not only important

because it helps a locality plan an appropriate park location, size and features, it also enables the locality to budget for park maintenance and park improvements. In addition to level of service, connections to existing parks, institutions, and neighborhoods also determine park size and location. Most importantly, we need to analyze the proximity, demand, and classifications of parks in relation to the overall community.



Table 3.6 shows the park classifications based on park acreage and the National Recreation and Parks Association (NRPA) recommended park to population ratio. Table 3.7 shows Copley's parks. While this is more of a litmus test than a hard rule, these standards provide a guide to determine the community's "level of service" to other communities. One way to analyze parks is to classify the different types. NRPA breaks parks into three park classifications: **mini parks, neighborhood parks, community parks**. Local and regional park systems as well as school facilities should include a combination of the three park classifications.



A "**mini park**" is a park that is less than one acre. They are usually developed to address limited, isolated or unique recreational needs. This type of community park is the basic unit of any park system - its purpose is to create a recreational and social focus for an individual neighborhood, while also providing the community with active and passive recreational opportunities.

"**Neighborhood parks**" range from 1 to 25 acres. They are usually designed to serve a population of up to 5,000, but in many instances even more people are served. These parks require 1 - 2.5 acres per 1,000 population served. Neighborhood parks should be 5 - 24 acres in size, although many times they are

Chapter 6: Community, Opportunity & Quality of Place

Public Green Space

smaller. The neighborhood park typically provides recreational facilities such as courts, craft facilities, playground apparatus, picnic tables/shelters, and space for quiet/passive activities. The service radius for a neighborhood park is one-half to one mile. Parks should be easily accessible from a neighborhood through safe walking and biking access. Parking may or may not be required. Where feasible the activity areas are balanced between quiet/passive activities and active play. This type of park may be developed as a school/park or community center facility.



The **“community park”** is a park area that is larger than 25 acres. The community park functions on a different level than the neighborhood park in that the community park’s goal is to not only meet community-based recreation needs, but also preserve open spaces and landscapes. Finally, a local system integrates the three park types and their individual functions. The NRPA recommendation reflects recreational acreage per 1,000 community residents.

Table 3.6: Suggested Park Area to Population Ratio Standard

	Suggested park size at NRPA standards	NRPA suggested ratio, total acres/1000 population	NRPA quantity recommended based on Copley population (18,000)
Mini Parks	<1 acre	0.5	9 acres
Neighborhood Parks	1-25 acres	2	36 acres
Community Parks	<25 acres	8	144 acres
Min. Total Local System	N/A	10.5	189 acres

Table 3.7: Park Area in Copley Township

	Park Classification	NRPA Ratio, Total Acres/1000 Population
Copley Twp Park	Community Park - 93 acres	5.1 Based on quantity recommended, Copley Township has 65% of total recommended community park space.
Copley Town Hall Public Grounds	Mini Park - 0.4 acres	0.2 Based on quantity recommended, Copley Township has 4% of total recommended mini-park space.
The Bunny Trail Concept Park	Neighborhood Park - 1.59 acres	0.1 Based on quantity recommended, Copley Township has 5% of total recommended neighborhood park space
Copley Circle	Neighborhood Park - 1.81 Acres	



Chapter 6: Community, Opportunity & Quality of Place

Public Green Space

The following table displays the level of service standards and the area needed for the design of a certain park facility/amenity. This table illustrates the relationship between the recreational demands of a local population to the area needed for that expressed demand.

Table 3.8: Minimum Local Level of Service and Area Needed for Active Recreational Park Areas

Recreational Feature	Minimum Local Service Requirement National Recreation Parks Association (NEPA) #/population	Area or Number Needed (based on 18,000 population)
Picnic Shelter Areas	1/2,000	9
Children's Playgrounds	1/3,000	6
Mile of Exercise Paths	1 mi /2,000	9 miles
Tennis Courts	1/4,000	5
Baseball/softball Fields	1/5,000	4
Basketball Courts	1/3,000	6
Volleyball Courts	1/3,000	6
Soccer Fields	1/10,000	2
Total acres rec./Population	10 ac/1,000	180 acres

As illustrated throughout this chart, Copley Township, with 94 acres, is short of the NRPA suggested ratio of total park acreage per 1,000 residents and therefore our residents are under-served when it comes to parks.

According to Walk Score, The Copley Township Circle area scored 30 out of 100 as a walkable neighborhood and 41 out of 100 on bike score. Therefore, the area is dependent upon the automobile and bike infrastructure is almost minimal.

According to Walk Score, the following characteristics make a walkable area:

- **A Center:** Walkable neighborhoods have a discernable center, whether it's a shopping district, a main street, or a public space.
- **Density:** The neighborhood is dense enough for local businesses to flourish and for public transportation to be cost effective.
- **Mixed income, mixed use:** Housing is provided for everyone who works in the neighborhood: young and old, singles and families, rich and poor. Businesses and residences are located near each other.
- **Parks and public space:** There are plenty of public places to gather and play.
- **Accessibility:** The neighborhood is accessible to everyone and has wheelchair access, plenty of benches with shade, sidewalks on all streets, etc.
- **Well connected, speed controlled streets:** Streets form a connected grid that improves traffic by providing many routes to any destination. Streets are narrow to control speed, and shaded by trees to protect pedestrians.
- **Pedestrian-centric design:** Buildings are placed close to the street to cater to foot traffic, with parking lots relegated to the back.
- **Close schools and workplaces:** Schools and workplaces are close enough that most residents can walk from their homes.

Chapter 6: Community, Opportunity & Quality of Place

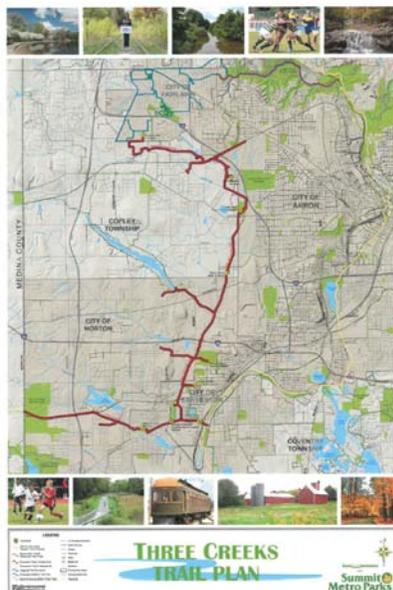
Public Green Space

Greenways & Trails

While Copley is actively pursuing multi-modal extensions, including shared use paths, sidewalks and trails, there are no regional or Township trails or bikeways. Some developments have included sidewalks and trails within the development, but they are not connected to a larger system.

Summit County has identified, in their Trails & Greenway Master Plan, greenway corridors along Pigeon Creek and Schocalog Run. In addition, trails have been identified around the Barberton Reservoir and along portions of Wolf Creek. The purpose of the Summit County Trail and Greenway Plan is to preserve greenways, to protect wildlife habitat and open space, and to provide recreational, educational, and alternative transportation opportunities. It creates an infrastructure of multi-use trails along utility corridors that are connected to adjacent parks and nature preserves and makes available a system of adjoining and extensive trail mileage for hiking and biking.

In recent years, Copley has pursued land acquisition of environmentally sensitive lands primarily within the Little Farms neighborhood. The properties are being purchased in partnership with the Summit County Land Bank with the end goal of utilizing the land for public greenspace and flood retention initiatives. Early efforts have led to becoming grant recipients of the 2017 Little Farms Active Recreational and Transportation plan (the "Plan"). The Plan takes an inventory of existing Township owned land along with partnerships with nearby land stewards such as the University of Akron and the Akron Rugby Club. Efforts are ongoing for the



Chapter 6: Community + Opportunity + Quality of Place

Transportation

Access Management

Access management is the practice of limiting curb cuts to major roads to prevent conflicting turning movements and maintain safe traffic flow. The Ohio Department of Transportation (ODOT) has authority for restricting access to state highways. According to ODOT, poor access management can reduce highway capacity to 20% of its design. Delay is as much as 74% greater on highways without access management. Many accidents are driveway and intersection related.



Proposed Transportation Improvement Plans

Akron Metropolitan Transportation Survey (AMATS) 2030 Regional Transportation Plan Recommendations include additional through lanes, reconfigured access, operational improvements, and freeway management system in Copley Township along State Route 18, Interstate 77, and Cleveland-Massillon Road. These proposed improvements are only part of the study at this time.



Chapter 6: Community + Opportunity + Quality of Place

Transportation

Transportation Projects

The following transportation projects have been completed in the Township since 2009.

- State Route 18 between S. Hametown Road and I-77 - ODOT completed the improvement project where two lanes were added - one westbound and one eastbound. An additional lane was added to the State Route 18 eastbound to I-77 south entrance ramp. State Route 18 repaved from Medina Line Roads to I-77 southbound entrance ramp.
- Cleveland Clinic/Edwin Shaw Rehab facility was built on the north side of State Route 18 west of Akron General Medical Center facility. Curb cut for entrance/exit drive on north side of State Route 18 was allowed but delineators were installed to prevent eastbound entry and eastbound exit from the facility to prevent accidents from turning maneuvers across three busy lanes of traffic.
- Designated left turn lane from State Route 18 westbound to S. Hametown Road was created.
- Widening of I-77 to three lanes in both directions from State Route 21 to State Route 162 Copley Road has been completed.

The following transportation projects are ongoing as of 2019 in the Township.

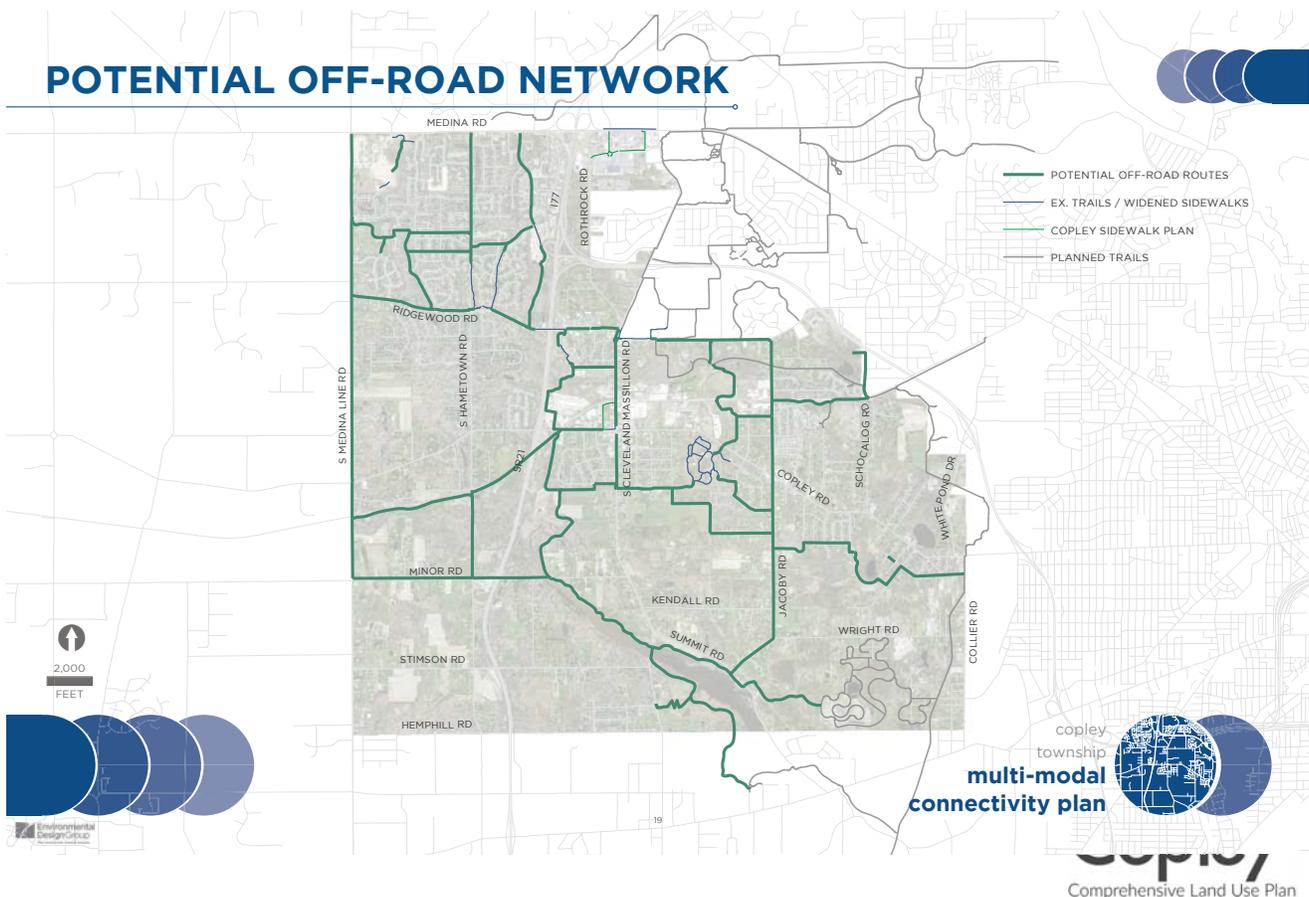
- The turn lanes for Cleveland-Massillon and Ridgewood are slated for the summer of 2020.
- The turn lanes for Cleveland-Massillon and Copley Road are ongoing.
- Re-pavement projects for State Route 162.
- Widening of Cleveland-Massillon Road from State Route 18 to I-77 currently scheduled for 2020.

Chapter 6: Community + Opportunity + Quality of Place

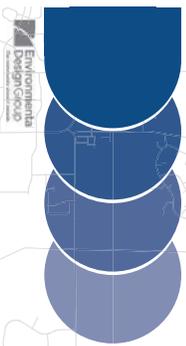
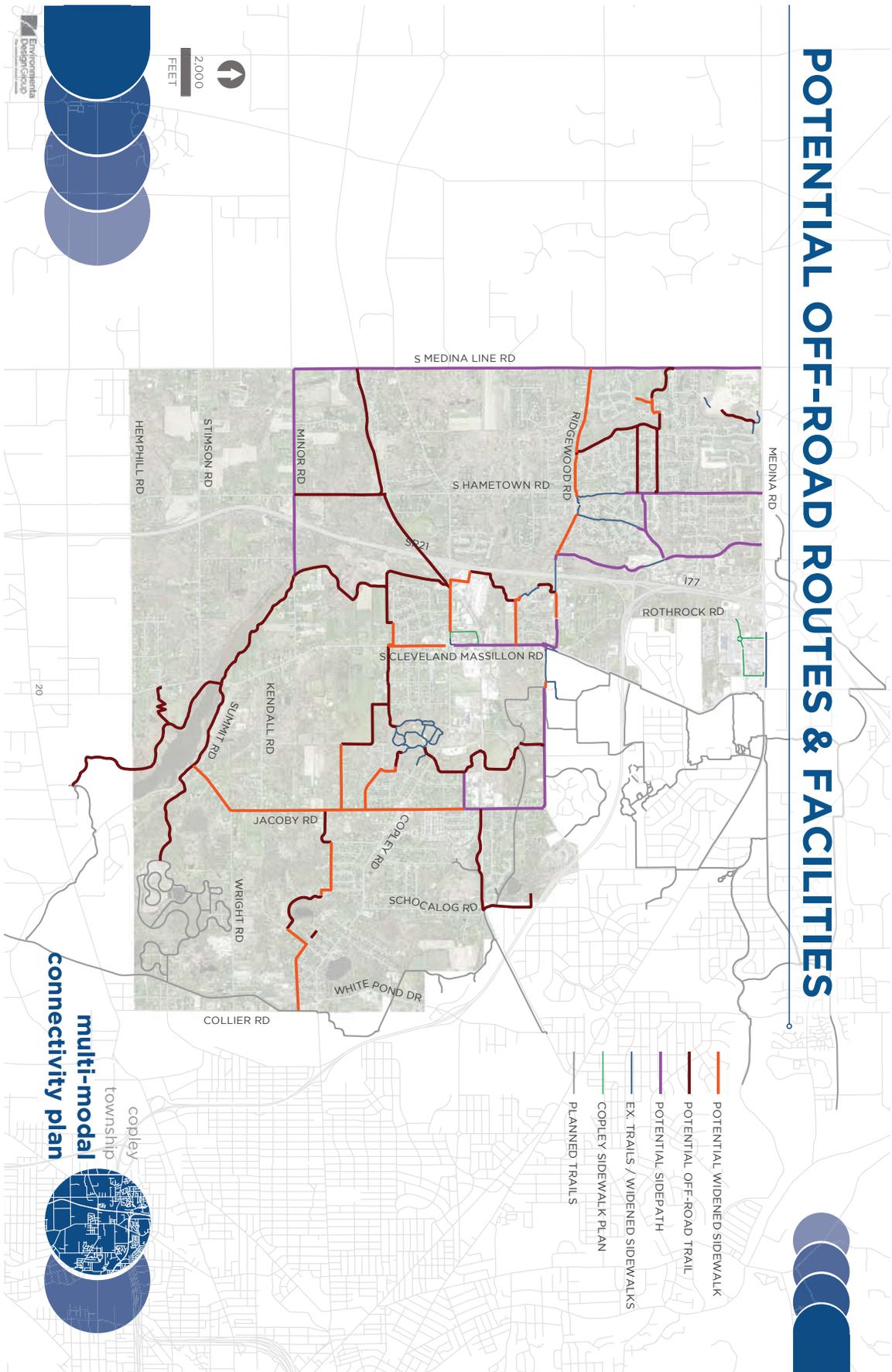
Future Multimodal Infrastructure

As part of the 2021 study EDG identified priority improvements which will assist in providing an enhanced quality of place for all residents. In part, the study outlined priorities for potential off-road networks inclusive of widened sidewalks, off-road trails and sidepaths. Additionally, priority on-road routes inclusive of bike plans were identified. As result, the study recommends a variety of new corridors and connectors which will enhance the ease and ability of residents and visitors to move freely throughout the Township.

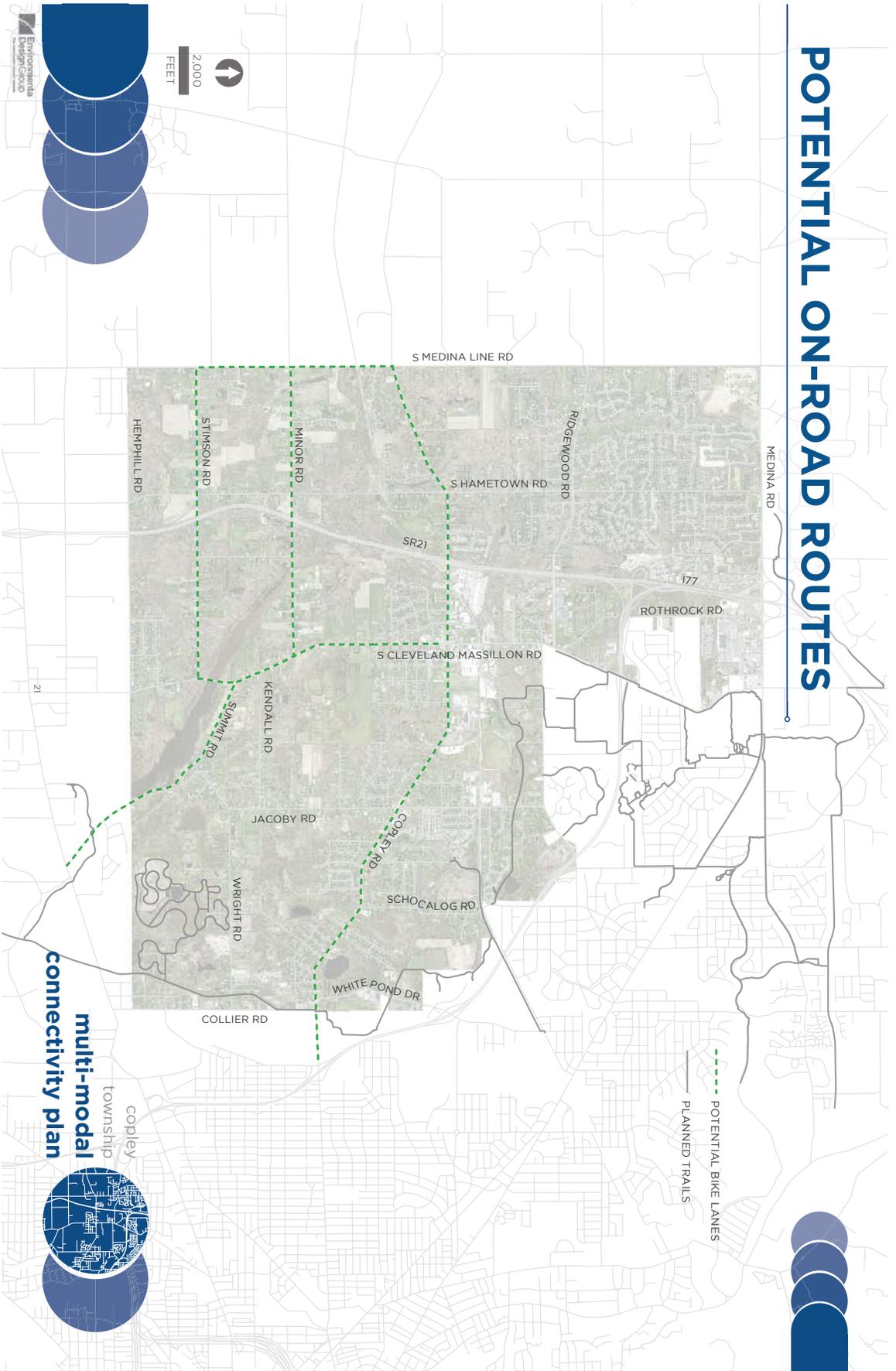
For enhanced readability or to view this image in greater detail, scan the QR code to access the digital version of this study.



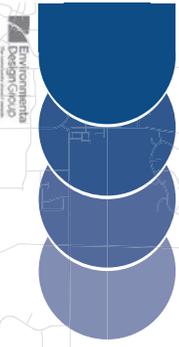
POTENTIAL OFF-ROAD ROUTES & FACILITIES



POTENTIAL ON-ROAD ROUTES

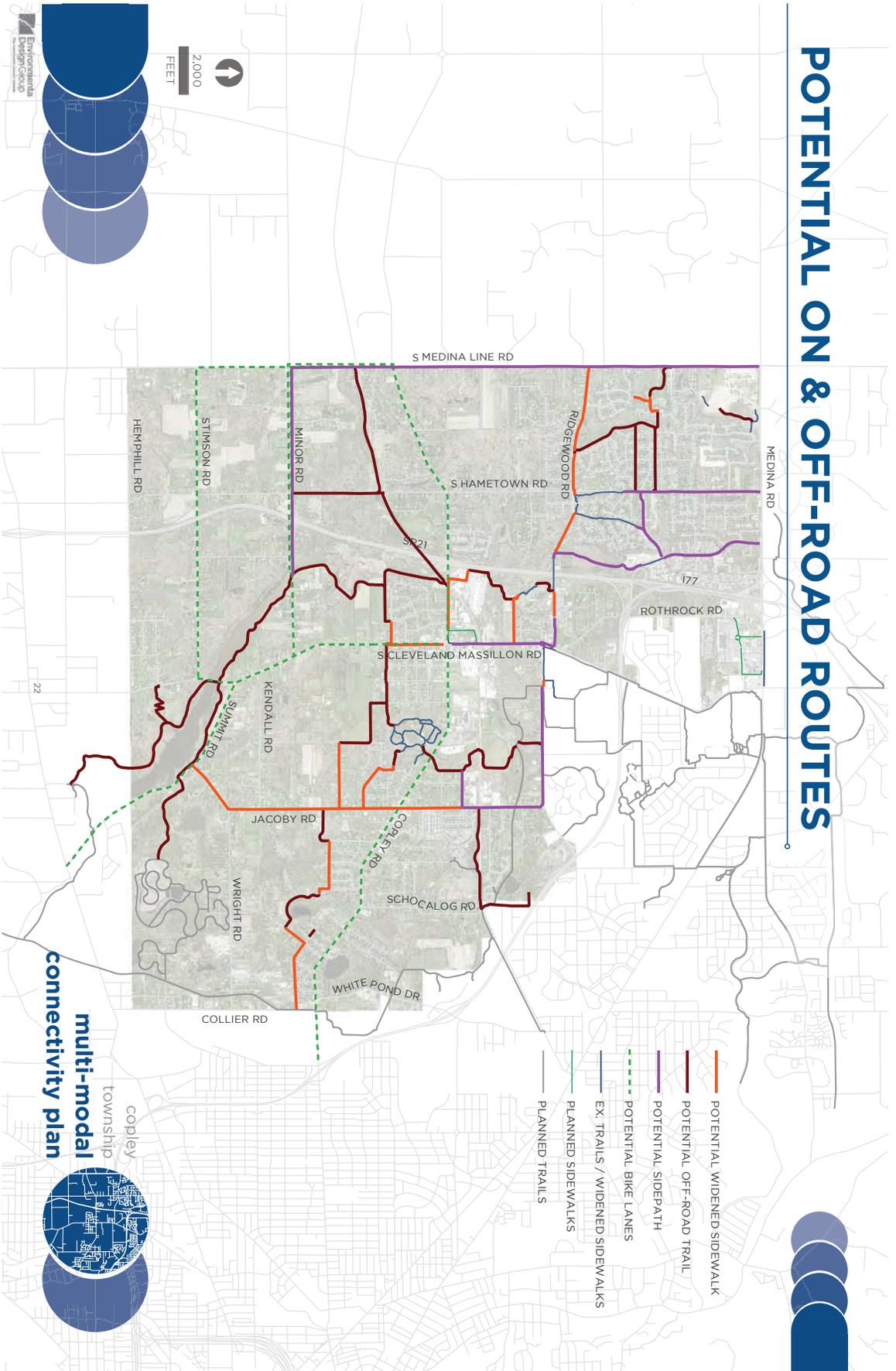


multi-modal
connectivity plan

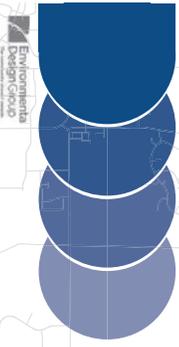


Our Town
Copley
Comprehensive Land Use Plan

POTENTIAL ON & OFF-ROAD ROUTES



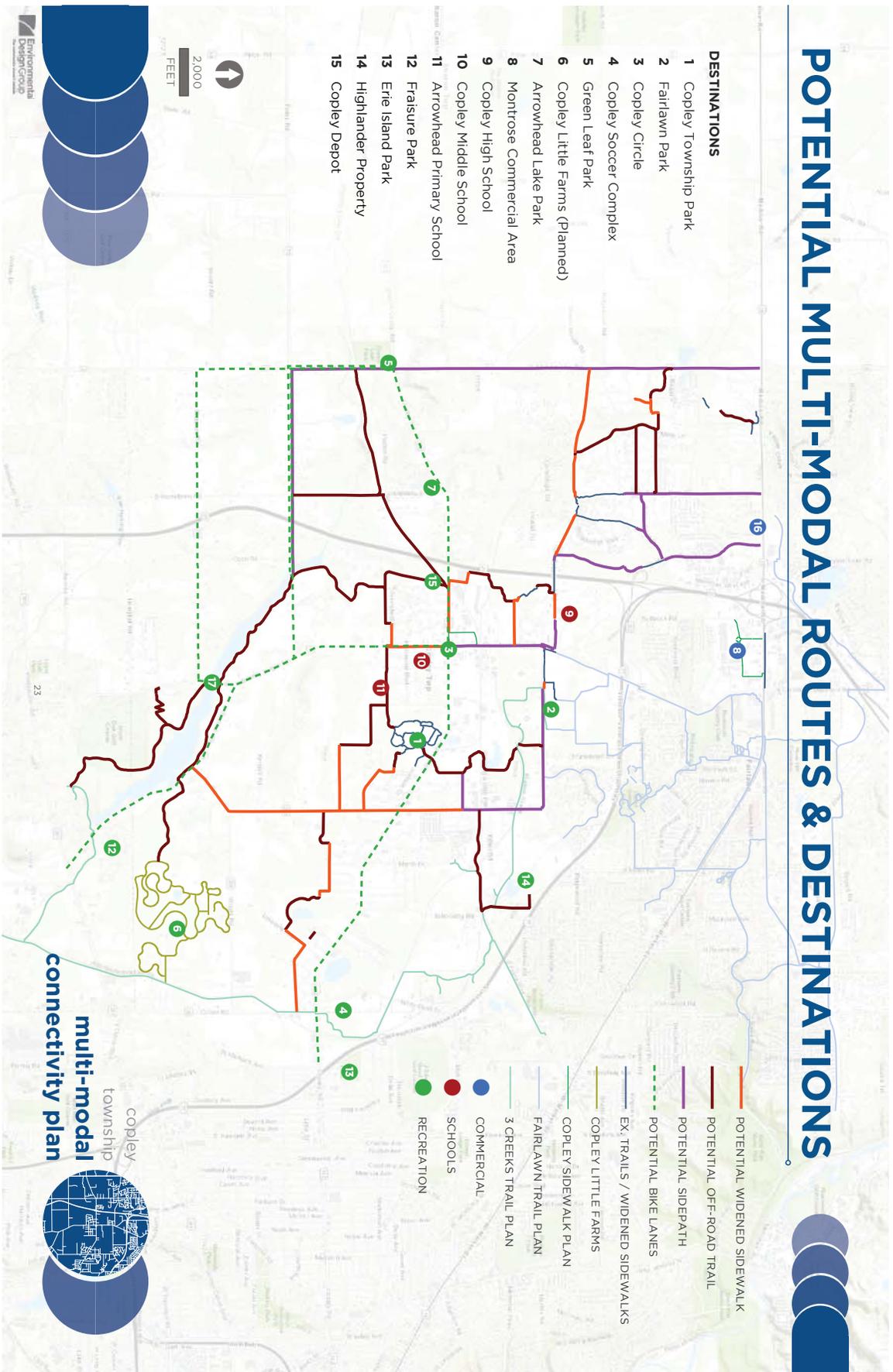
multi-modal
township
connectivity plan



POTENTIAL MULTI-MODAL ROUTES & DESTINATIONS

DESTINATIONS

- 1 Copley Township Park
- 2 Fairlawn Park
- 3 Copley Circle
- 4 Copley Soccer Complex
- 5 Green Leaf Park
- 6 Copley Little Farms (Planned)
- 7 Arrowhead Lake Park
- 8 Montrose Commercial Area
- 9 Copley High School
- 10 Copley Middle School
- 11 Arrowhead Primary School
- 12 Fraisure Park
- 13 Erie Island Park
- 14 Highlander Property
- 15 Copley Depot



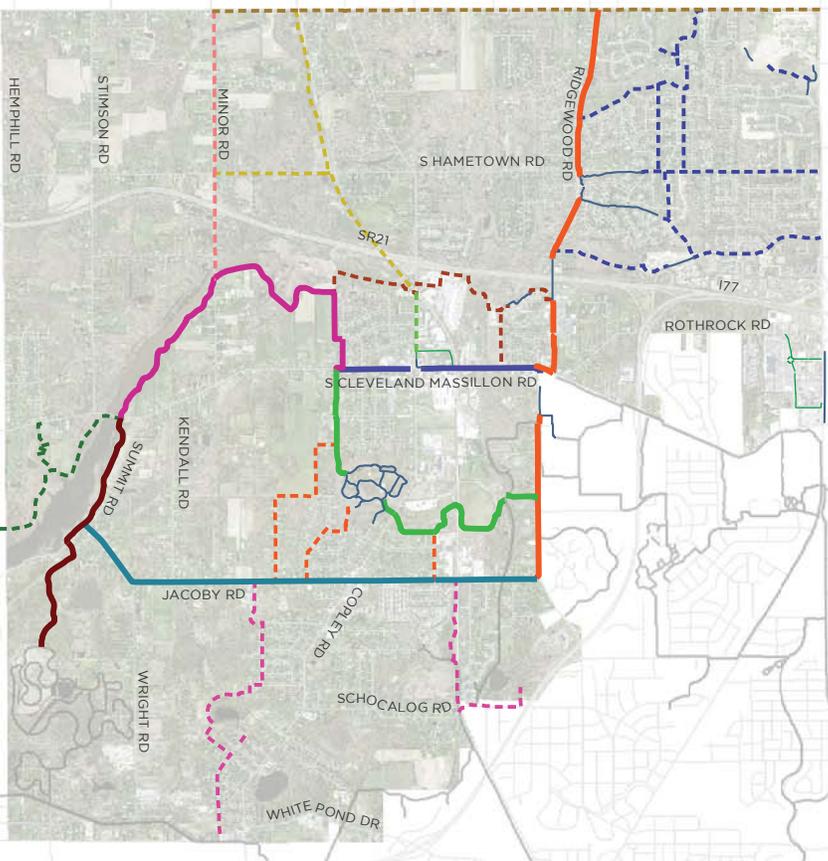
copley township
multi-modal
 connectivity plan



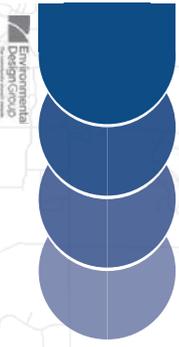
POTENTIAL CORRIDORS & CONNECTORS

- MEDINA LINE CONNECTOR
- HIGH SCHOOL CONNECTORS
- SOUTH HS CONNECTOR
- WEST CIRCLE CONNECTOR
- RAILROAD CONNECTOR
- MINOR RD CONNECTOR
- EAST PARK CONNECTORS
- 3 CREEKS TRAIL CONNECTORS
- SOUTH RESERVOIR CONNECTOR

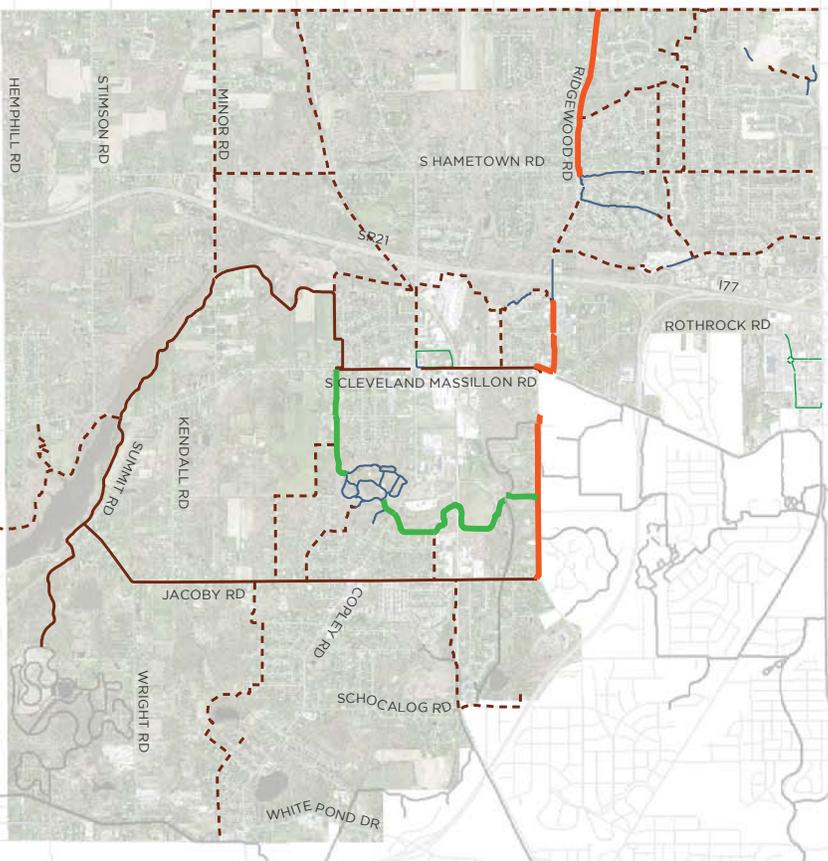
- RIDGEWOOD HIGH SCHOOL CORRIDOR
- CLE-MASS CORRIDOR
- COPLEY TWP PARK CORRIDOR
- RESERVOIR CORRIDOR
- LITTLE FARMS CORRIDOR
- JACOBY WATER / SEWER CORRIDOR
- EX. TRAILS / WIDENED SIDEWALKS
- COPLEY SIDEWALK PLAN
- PLANNED TRAILS



copley
township
multi-modal
connectivity plan

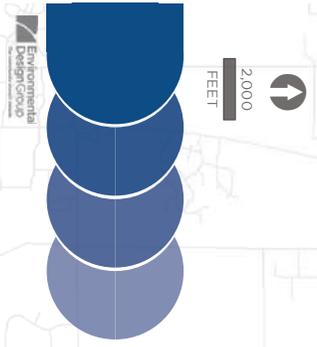


PRIORITY MULTI-MODAL ROUTES

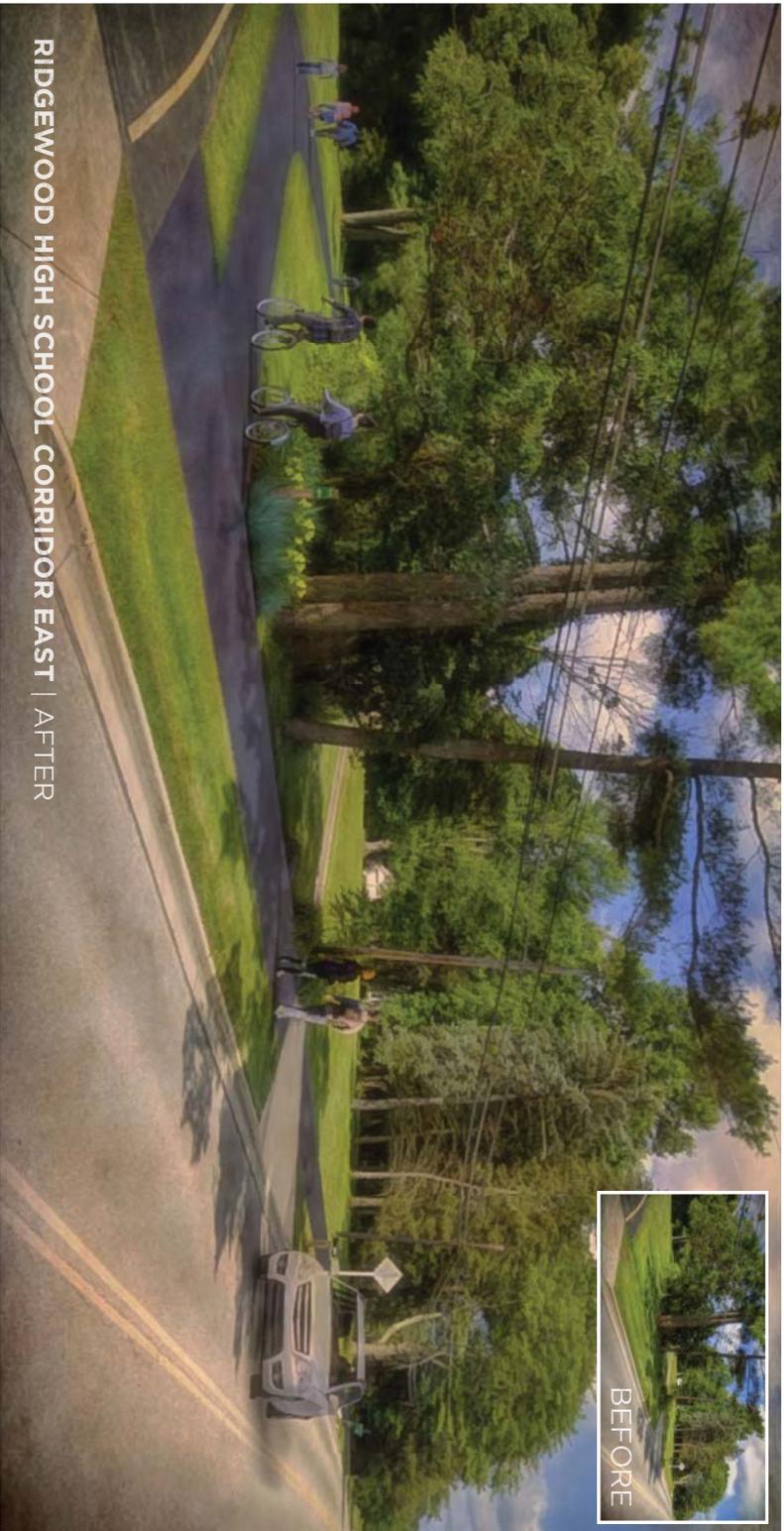


- RIDGEWOOD HIGH SCHOOL CORRIDOR
- COPLEY TWP PARK CORRIDOR
- SECONDARY CORRIDOR ROUTES
- - - FUTURE CONNECTOR ROUTES
- EX. TRAILS / WIDENED SIDEWALKS
- COPLEY SIDEWALK PLAN
- PLANNED TRAILS

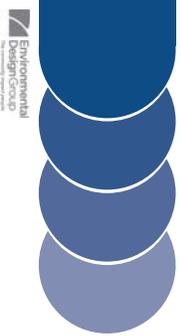
copley township
multi-modal
connectivity plan



PRIORITY MULTI-MODAL ROUTES



RIDGEWOOD HIGH SCHOOL CORRIDOR EAST | AFTER



Environmental
Design Group

26

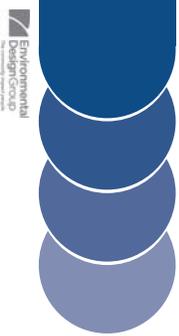
copley
township
**multi-modal
connectivity plan**



PRIORITY MULTI-MODAL ROUTES



RIDGEWOOD HIGH SCHOOL CORRIDOR WEST | AFTER



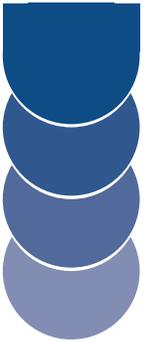
Environmental
Design Group



PRIORITY MULTI-MODAL ROUTES



COPLEY TOWNSHIP PARK ENTRANCE | AFTER

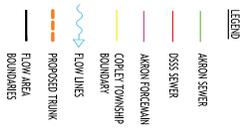
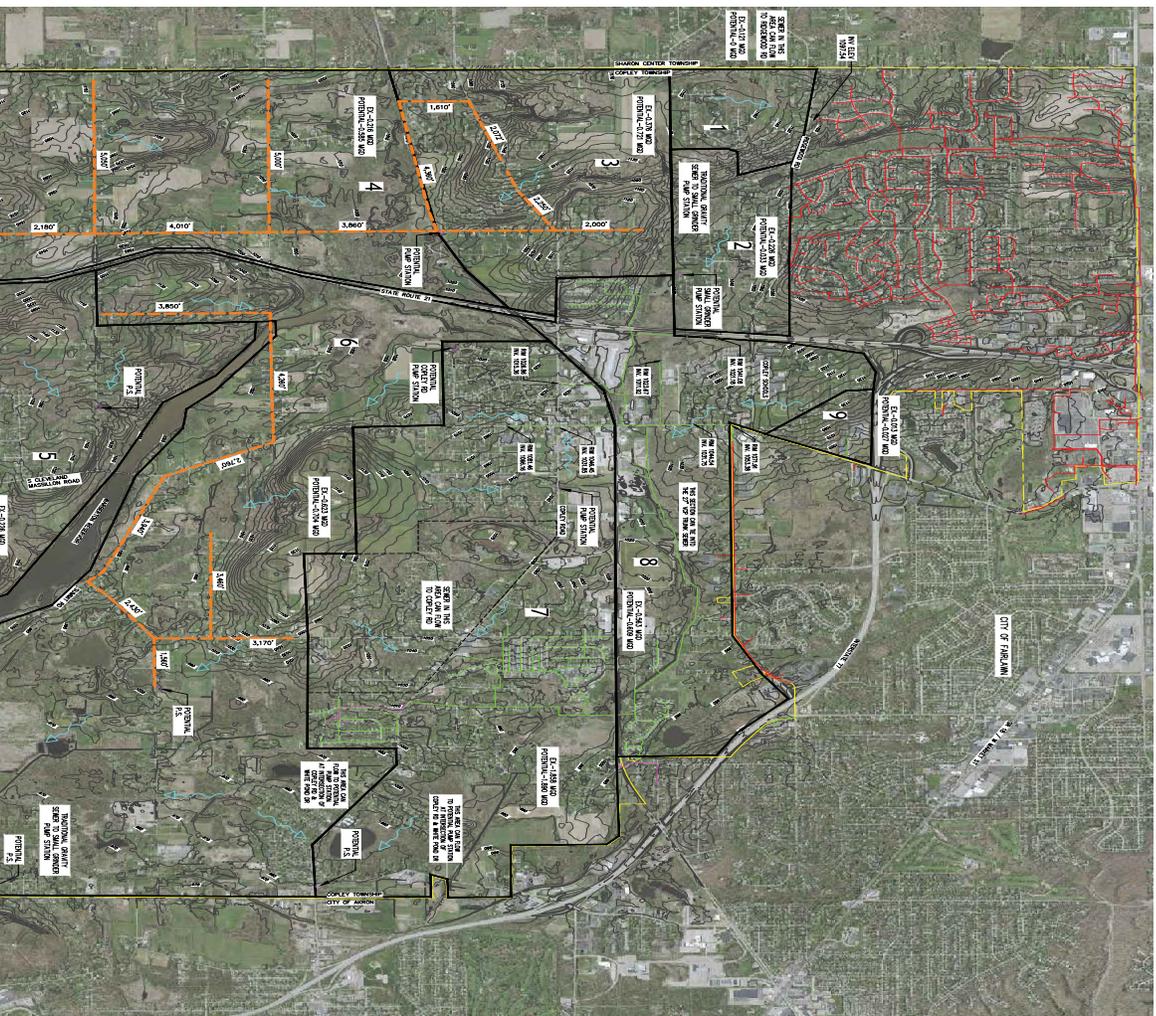


Environmental
Design Group

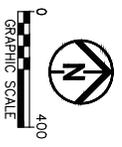
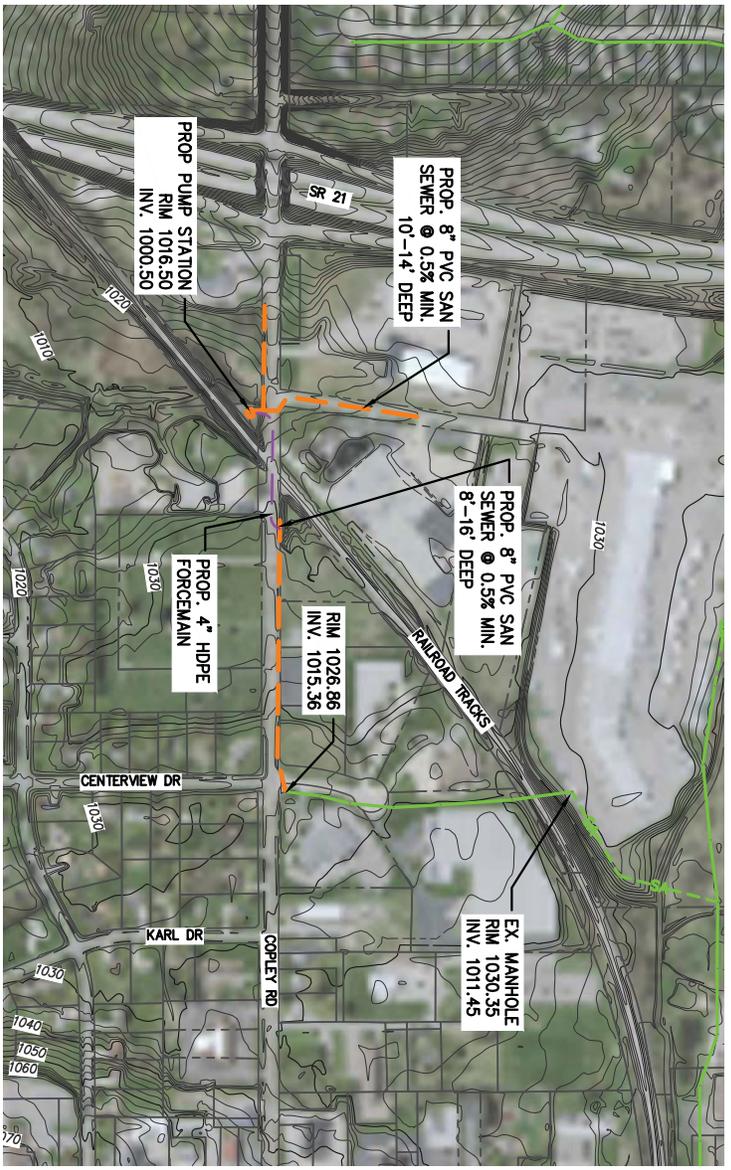
PROPOSED SEWER PLAN

Copley Township is environmentally restricted by floodplains which may affect the water tables. While private water systems may be beneficial, centralized services can assist in the protection of public health, environment and quality of life. In 2021, EDG was charged with identifying potential expansion of centralized services.

For enhanced readability or to view this image in greater detail, scan the QR code to access the digital version of this study.



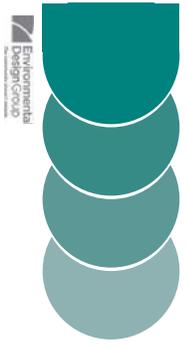
PRIORITY SEWER PROJECTS



**COPLEY TOWNSHIP
PROJECT A**

- EXISTING AKRON SEWER
- PROPOSED GRAVITY SEWER
- PROPOSED FORCEMAIN

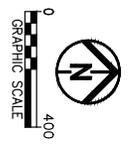
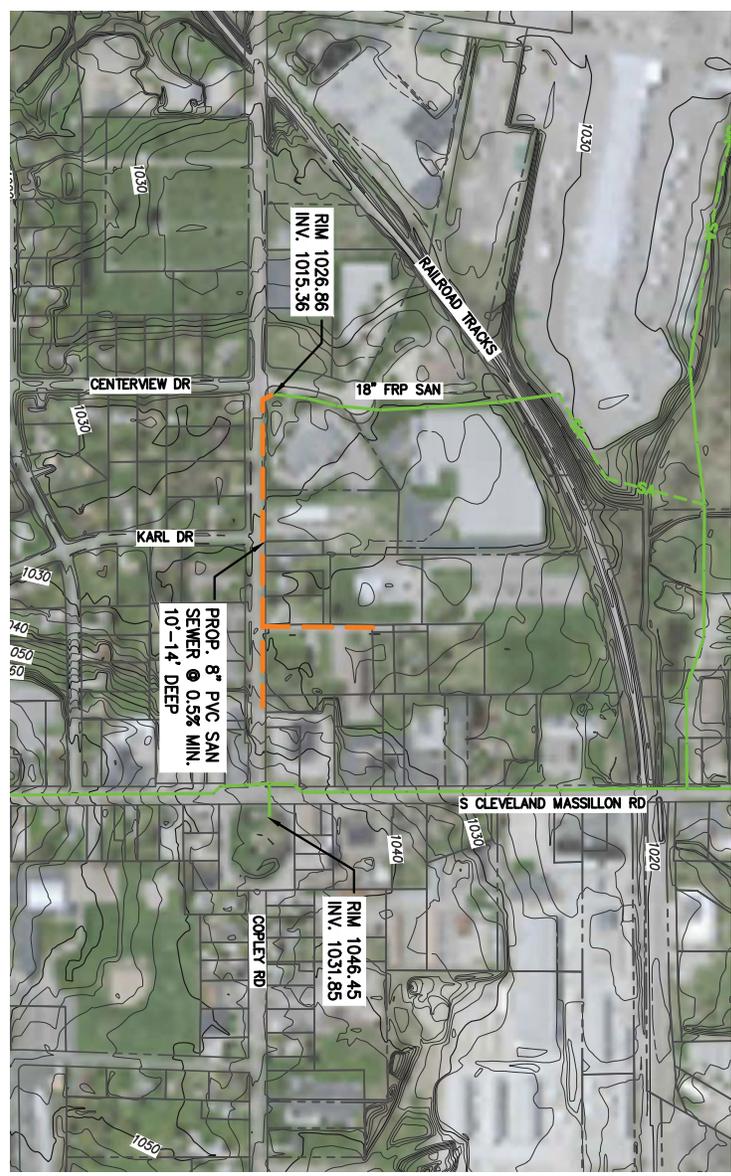
drinking water &
sanitary sewer



39



PRIORITY SEWER PROJECTS

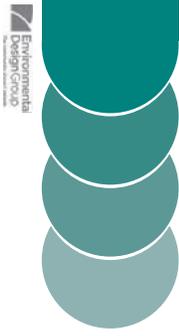


COPLEY TOWNSHIP
PROJECT B

- EXISTING AKRON SEWER
- PROPOSED GRAVITY SEWER
- PROPOSED FORCEMAIN

40

drinking water &
sanitary sewer



Environmental
Design Group



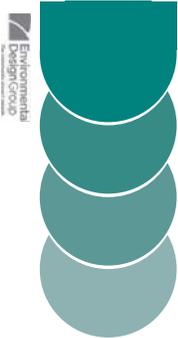
PRIORITY SEWER PROJECTS



**COPLEY TOWNSHIP
PROJECTS C & D**

- EXISTING AKRON SEWER
- PROPOSED GRAVITY SEWER - C
- PROPOSED GRAVITY SEWER - D
- PROPOSED FORCEMAIN

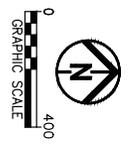
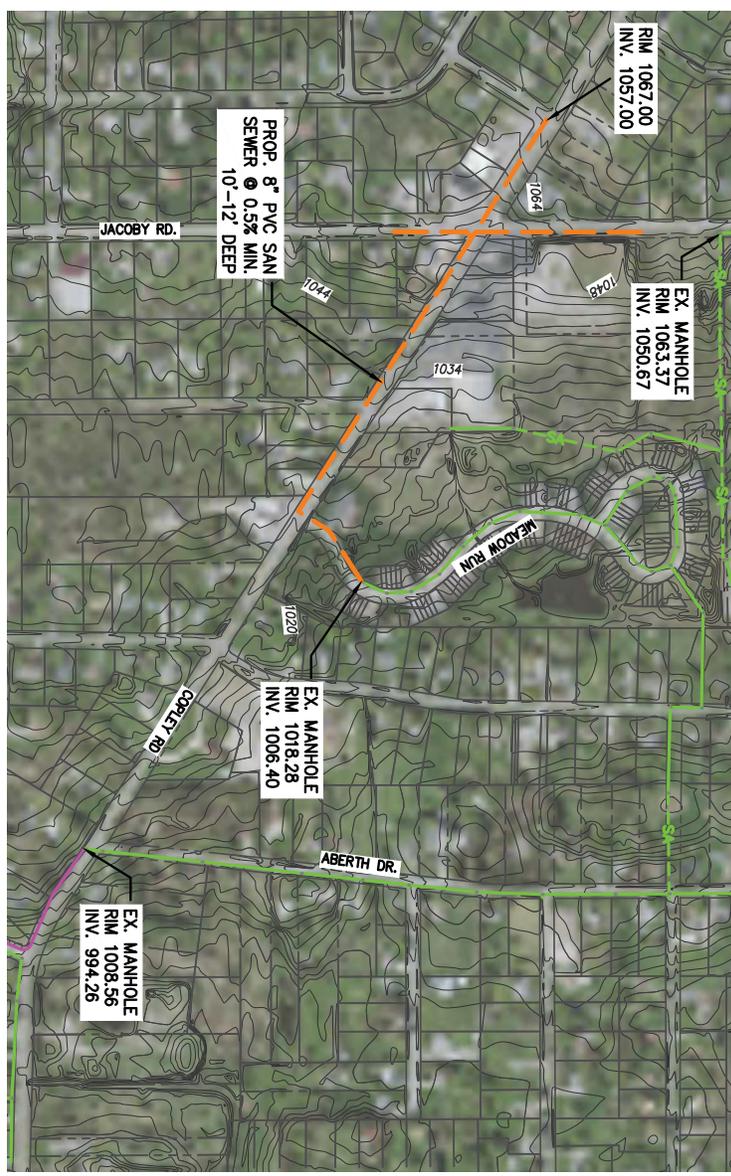
drinking water &
sanitary sewer



Environmental
Design Group



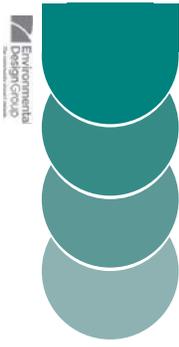
PRIORITY SEWER PROJECTS



COPLEY TOWNSHIP
PROJECT E

- EXISTING AKRON SEWER
- PROPOSED GRAVITY SEWER
- EXISTING FORCEMAIN

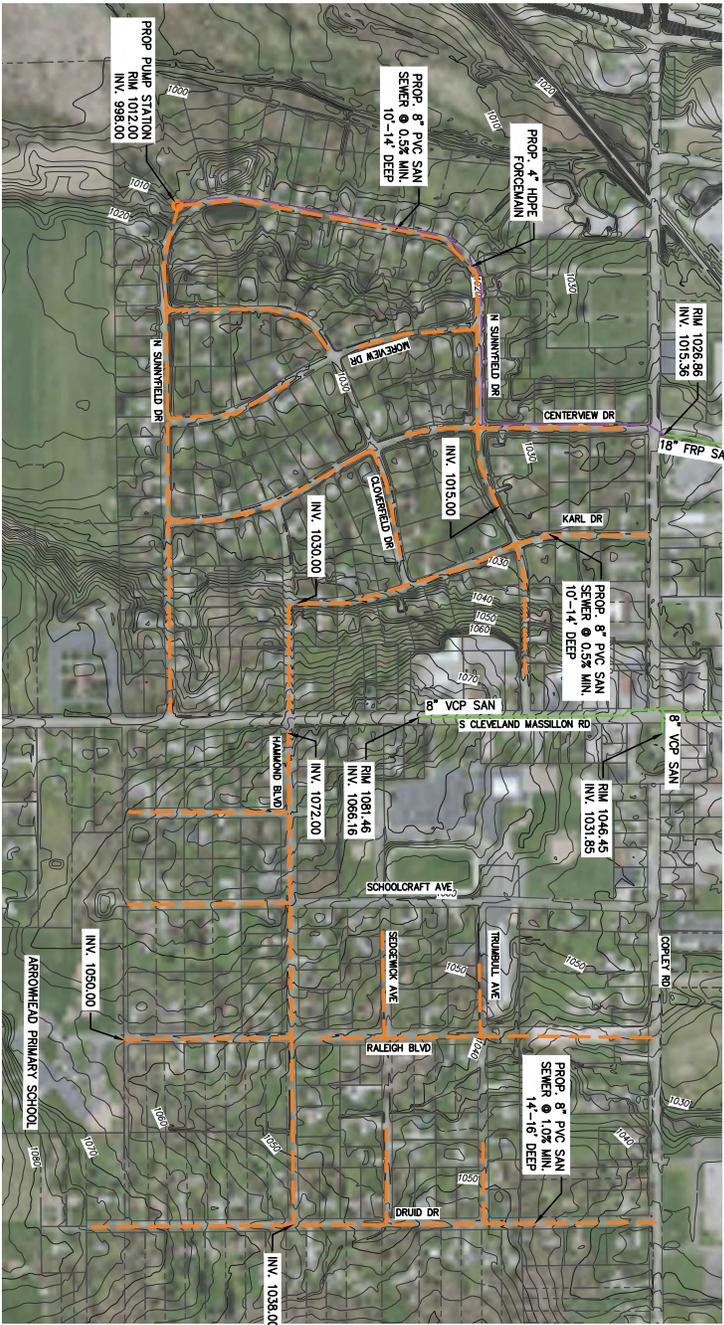
drinking water &
sanitary sewer



Environmental
Design Group



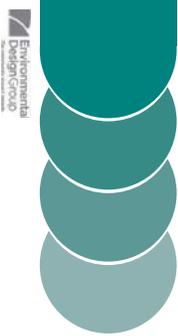
PRIORITY SEWER PROJECTS



**COPLEY TOWNSHIP
PROJECTS F & G**
(WEST OF CLEMAS RD. IS PROJECT #F, EAST OF CLEMAS RD. IS PROJECT #G)

- EXISTING ARRON SEWER
- PROPOSED GRAVITY SEWER
- PROPOSED FORCEMAIN

**drinking water &
sanitary sewer**



Environmental
Design Group

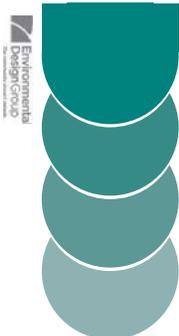


PRIORITY SEWER PROJECTS



COPLEY TOWNSHIP
SEWER PROJECTS H & I
PROJECT #1 IS THE HIGH SCHOOL AND PROJECT #10 IS THE DEVELOPMENT TO THE SE OF THE HIGH SCHOOL.

- EXISTING AKRON
- PROPOSED GRANTY
- SEWER
- COPLEY TOWNSHIP BOUNDARY



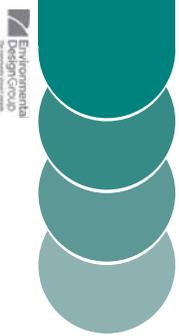
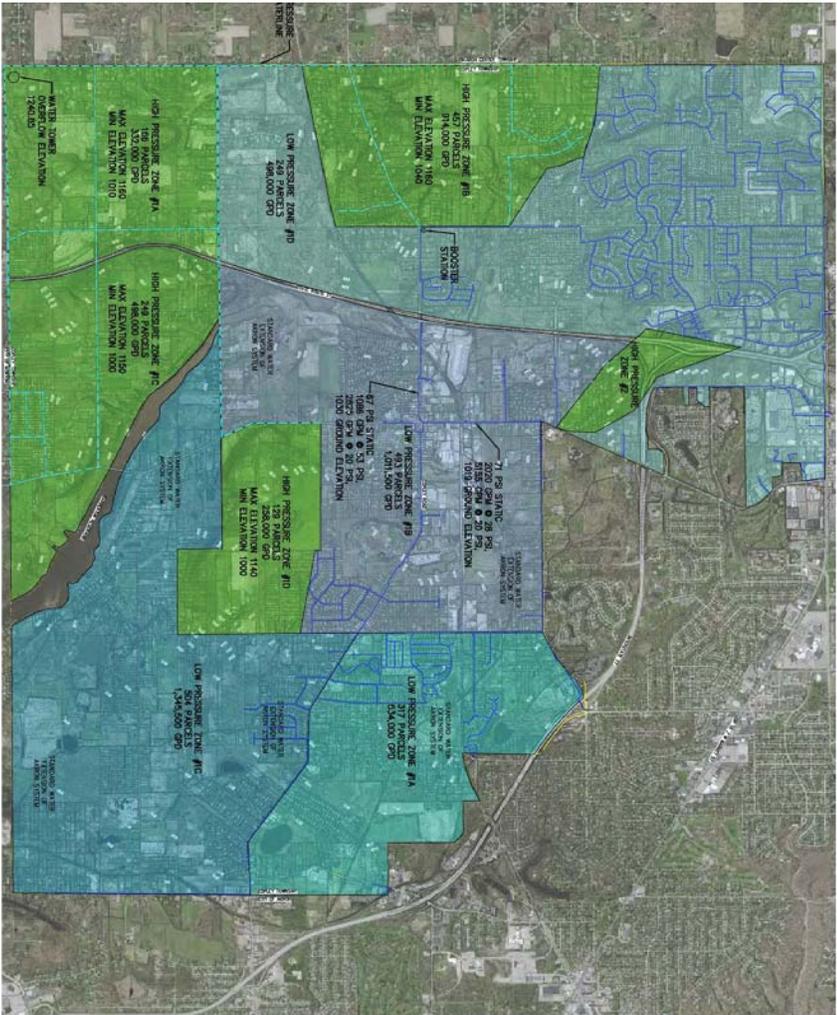
Environmental Design Group



copley township
drinking water & sanitary sewer



PROPOSED WATER & PRESSURE AREAS



Environmental
DesignGroup

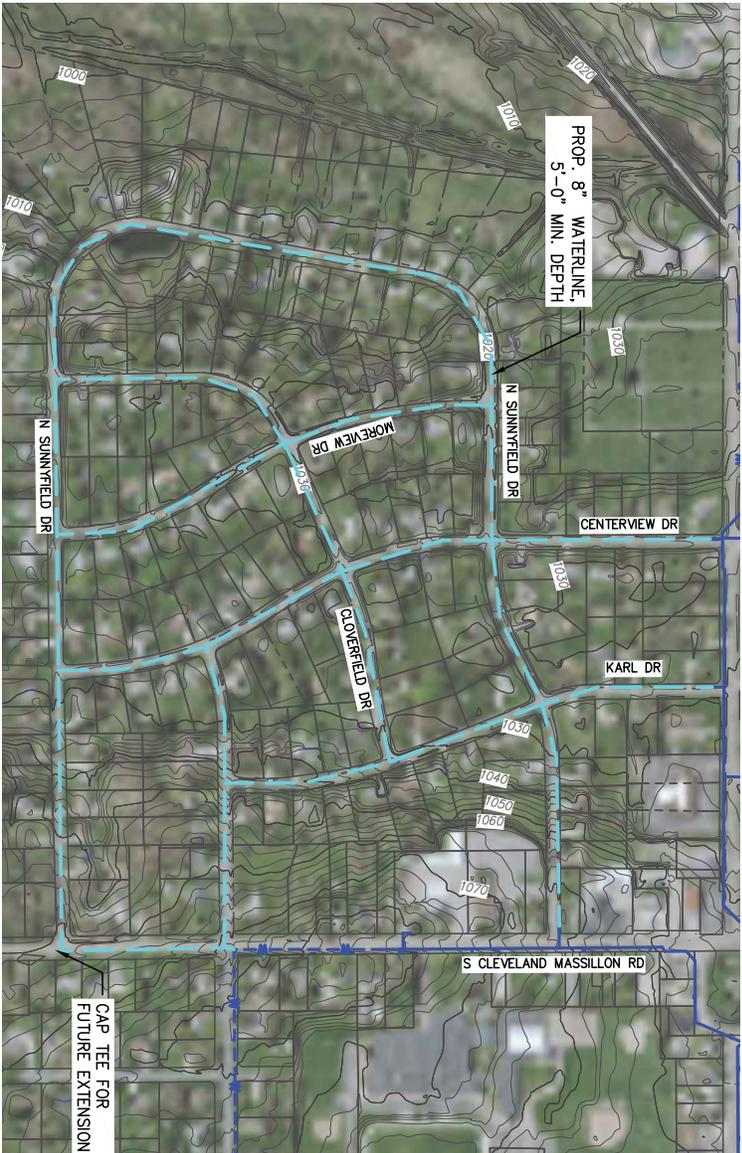
township
**drinking water &
sanitary sewer**



LEGEND
 Copley Township
 Water
 Proposed
 Waterline



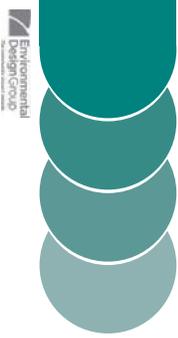
PRIORITY WATER PROJECTS



COPLEY TOWNSHIP
WATER PROJECT A
WESTVIEW ESTATES

--- EXISTING AKRON
WATERLINE
— PROPOSED WATERLINE

copley township
**drinking water &
sanitary sewer**



Environmental
Design Group



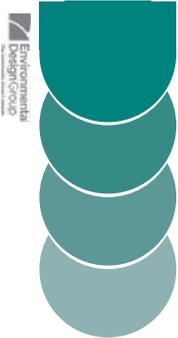
PRIORITY WATER PROJECTS



COPLEY TOWNSHIP
WATER PROJECT B
MAGDALYN / OAKTREE / DEXTER



47



Environmental
DesignGroup

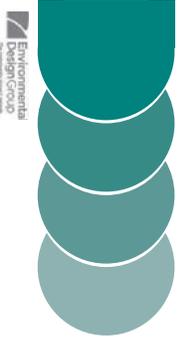


PRIORITY WATER PROJECTS

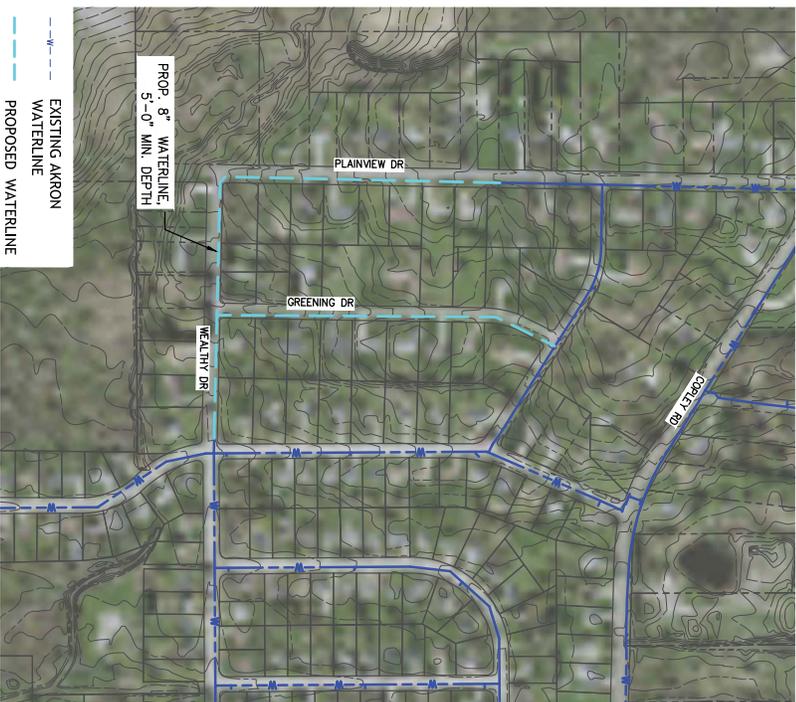


COPLEY TOWNSHIP
WATER PROJECT C
NORTHWOLD / COTSWOLD DR.

48

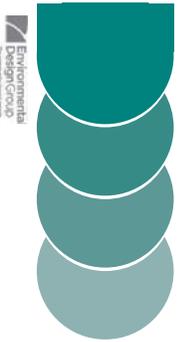


PRIORITY WATER PROJECTS



COPLEY TOWNSHIP
WATER PROJECT D
GREENING / WEALTHY / PLAINVIEW

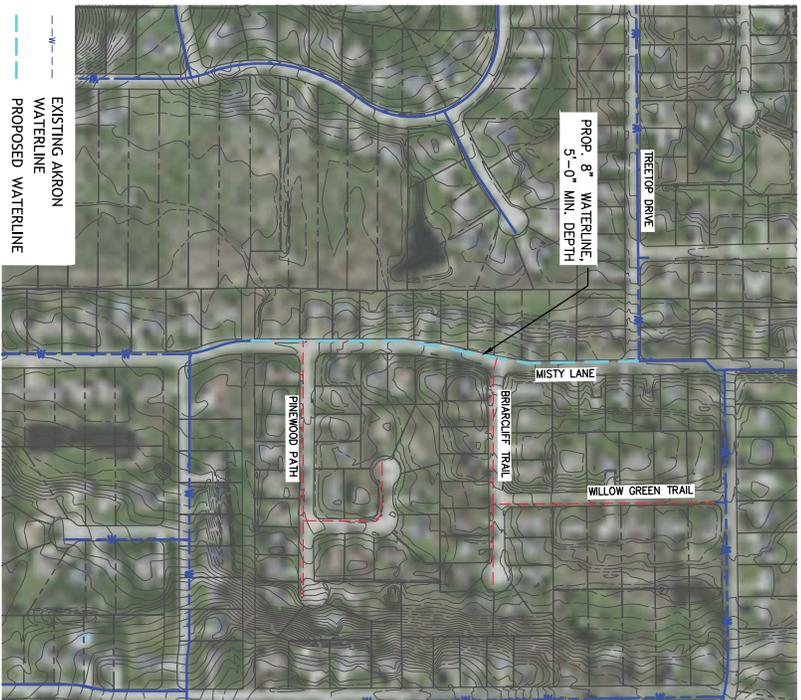
49



Environmental
Design Group



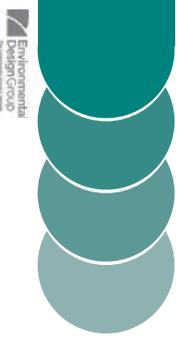
PRIORITY WATER PROJECTS



- - - - - EXISTING AKRON WATERLINE
- - - - - PROPOSED WATERLINE
- - - - - FUTURE WATERLINE

COPLEY TOWNSHIP
WATER PROJECT E
MISTY LANE AREA

50



Environmental
Design Group

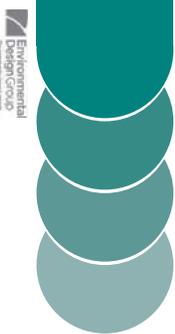


PRIORITY WATER PROJECTS



COPLEY TOWNSHIP
WATER PROJECT F
MILAN AVE

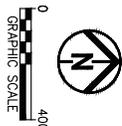
51



Environmental
Design Group



PRIORITY WATER PROJECTS

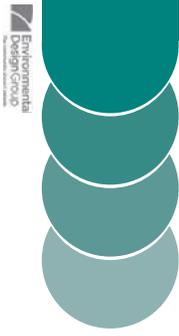


COPLEY TOWNSHIP
 WATER PROJECT G
 HENETTA / SCHOCALOG RD AREA

- EXISTING AKRON WATERLINE
- PROPOSED WATERLINE
- FUTURE WATERLINE

52

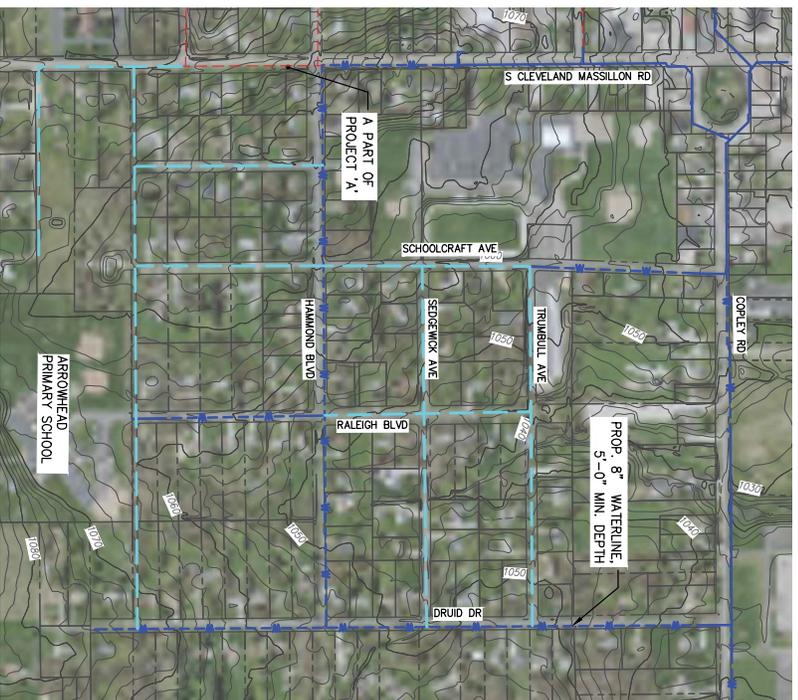
drinking water &
 sanitary sewer



Environmental
 Design Group



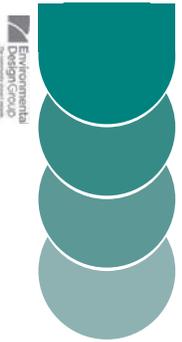
PRIORITY WATER PROJECTS



COPLEY TOWNSHIP
WATER PROJECT H
SE COPLEY CIRCLE

EXISTING AKRON WATERLINE
PROPOSED WATERLINE
PROJECT A

53



Environmental
Engineering
PLANNING
CONSULTANTS



Chapter 6: Community + Opportunity + Quality of Place

Multifamily Housing Market Analysis

In 2022, the Copley Community Improvement Corporation contracted with Urban Decision Group to strategically identify areas suitable for multi-family housing in Copley Township. Multi-family housing creates density within areas serviced by centralized utilities making the most efficient use of land and infrastructure. Density near and within commercial areas also provides economic benefit to the Township.

For enhanced readability or to view this image in greater detail, scan the QR code to access the digital version of this study.



Copley Township, Ohio Multi-area Market Analysis

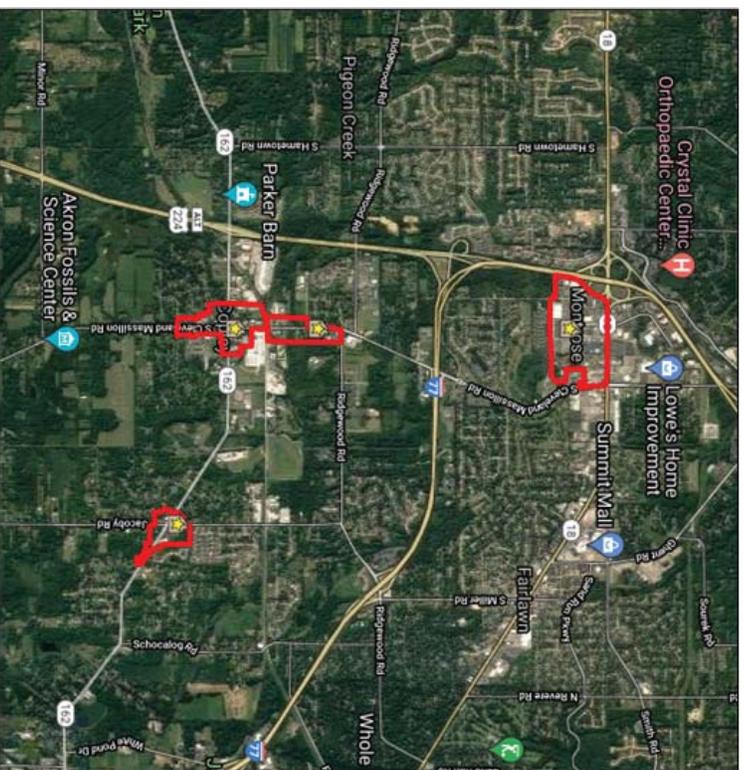
Part Five: Rental Housing

March 2022

Prepared by Urban Decision Group, LLC
Prepared for the Copley Township Community Improvement Corporation



The following is a preliminary evaluation of the market potential for conventional multifamily rental housing alternatives to be developed within four study areas identified by the Copley Community Investment Corporation. The four study areas are detailed in the map below. The primary study area (Copley Square Downtown) is the south-central polygon located at the intersection of State Route 162 and S. Cleveland-Massillon Road. For brevity, the study areas are referenced as “site” or “sites” throughout this analysis.



This analysis includes specific conclusions about the performance of existing supply and quantitative estimates of support for multifamily rental housing for various housing segments that target households with a variety of income levels. The United States Department of Housing and Urban Development (HUD) establish income and rent level estimates for geographic areas each year and these incomes and rent levels are used to determine different types of affordability based on the Area Median Income (AMI) levels.

Since the purpose of this analysis is to quantify the support potential for various types of rental housing, we have segmented the housing demand by income level. This provides an overall estimation of the total number of units that can be supported by households who can qualify for residency with incomes between 40% and 80% of Area Median Income (AMI), 80% and 120% of AMI and more than 120% of AMI.

2021 HUD Income Limits Akron, Ohio MSA			
Household Size	40%	80%	120%
One-Person	\$22,440	\$44,900	\$67,320
Two-Person	\$25,640	\$51,300	\$76,920
Three-Person	\$28,840	\$57,700	\$86,520
Four-Person	\$32,040	\$64,100	\$96,120
Five-Person	\$34,640	\$69,250	\$103,920
2021 Median Four-Person Household Income: \$83,300			

The maximum allowable income limits for the Akron, Ohio MSA for different income segments are evaluated and used in the demographic support analysis portion of this analysis. The following rental housing segments have been evaluated in this analysis:

- General Occupancy Deep Subsidy Apartments Units (<40% AMI)
- General Occupancy Low-Income Housing Tax Credit Apartment Units (40% to 80% AMI)
- General Occupancy "Workforce" Apartment Units (80% to 120% AMI)
- General Occupancy Luxury/Upscale Market-Rate Apartment Units (120% AMI and Higher)
- Senior (Age 55+) Affordable Units (Subsidized and Tax Credit <80% AMI)
- Senior (Age 55+) Market-Rate (80% AMI and Higher)

In order to make these specific conclusions, we have evaluated and taken into consideration the following market components and work elements:

- Establishment of a preliminary Primary Market Area (PMA)
- A demographic and income analysis of the area
- A telephone survey of retirement concepts within the Site PMA and closely surrounding areas
- A detailed comparison of comparable properties
- A demand analysis for 2023, the expected year of opening of the site

Any recommendations or derived demand estimates do not take into account the availability of land or the limitations of the existing parcel and the existing structures.

Findings

Based on the findings contained in this market evaluation, it is our opinion that pent-up demand and sufficient demographic support exists for additional conventional rental housing to be developed within the Copley site PMA. Considering our evaluation of targeted housing types, we have used the following assumptions to project the demographic segments of the market that will be targeted by various housing options. The following table summarizes the estimated income ranges for various types of housing development.

Demographic Support Assumptions				
Housing Type and Targeted Age	Targeted Household Size	Minimum Income	Maximum Income	Supportable Units
General Occupancy Deep Subsidy Apartment Units (<40% AMI)	1- through 5-Person	\$0	\$36,000	~ 140
General Occupancy/Low-Income Housing Tax Credit Units (40% to 80% AMI)	1- through 5-Person	\$36,000	\$72,000	~ 110
General Occupancy "Workforce" Apartment Units (80% to 120% AMI)	1- through 5-Person	\$72,000	\$108,000	~ 45
General Occupancy Luxury/Upscale Market Rate Apartments Units (120%+ AMI)	1-, 2- & 3-Person	\$108,000	No limit	~ 45
Senior (Age 55+) Affordable Apartment Units (<80% AMI)	1- & 2-Person	\$0	\$53,000	~ 40
Senior (Age 55+) Market-Rate Apartment Units (80%+ AMI)	1- & 2-Person	\$53,000	No Limit	~ 90

Note that these conclusions assume that a number of project concepts are developed at the different site locations and offer a variety of unit types, including overall combined mixes of studio, one-, two- and some three-bedroom units. Furthermore, this assumes a variety of unit designs and layouts, including townhouse-style units and garden-style, walk-up units. The aggregate total of all of these conclusions could not be supported simultaneously, as there would be natural competitive overlap between different rental segments.

The development of new housing may result in some tenant displacement of a portion of the older, functionally obsolete housing alternatives in the market. Specifically, it is likely that older, lower-quality non-conventional rentals may experience greater turnover as current renters move into new, higher quality apartment alternatives. During our evaluation of the Copley Site PMA, we identified and surveyed a sampling of non-conventional rental units, primarily single-family rentals, as well as some condominium rentals, duplex-unit rentals and other small communities with less than five units per project. These non-conventional rentals are dominated by single-family homes generally built between 45 and 65 years ago that are considered to be in fair to good condition.

In general, the existing non-conventional rental options surveyed in the Copley Site PMA are characterized as having overall quality ratings primarily in the C to B- quality range. Most of these non-conventional rental options are priced generally below the modern, higher quality, conventional rental housing. Overall, the Copley Site PMA has a somewhat limited supply of modern, quality, conventional rental housing and renter households in search of housing alternatives must choose between the lower quality non-conventional rentals (single family homes) and the more traditional multifamily apartments. Given the high occupancy rates among surveyed conventional apartment projects, there is more demand at this point in time than there is available supply.

Primary Market Area (PMA)

The Primary Market Area, or PMA, is the smallest geographic area from which most (approximately 65% to 70%) of the support for the subject project is expected to originate. The Site PMA includes the census-designated places of Pigeon Creek and Montrose-Ghent, the unincorporated communities of Copley and all or portions of the cities of Fairlawn, Norton, Wadsworth, Akron and Cuyahoga Falls, along with outlying portions of Summit County. The significant boundaries of the Site PMA are summarized as follows:

North: Interstate 271 and Everett Road

East: Riverview Road, N. Hawkins Avenue and Interstate 77

South: State Route 261 and Interstate 76

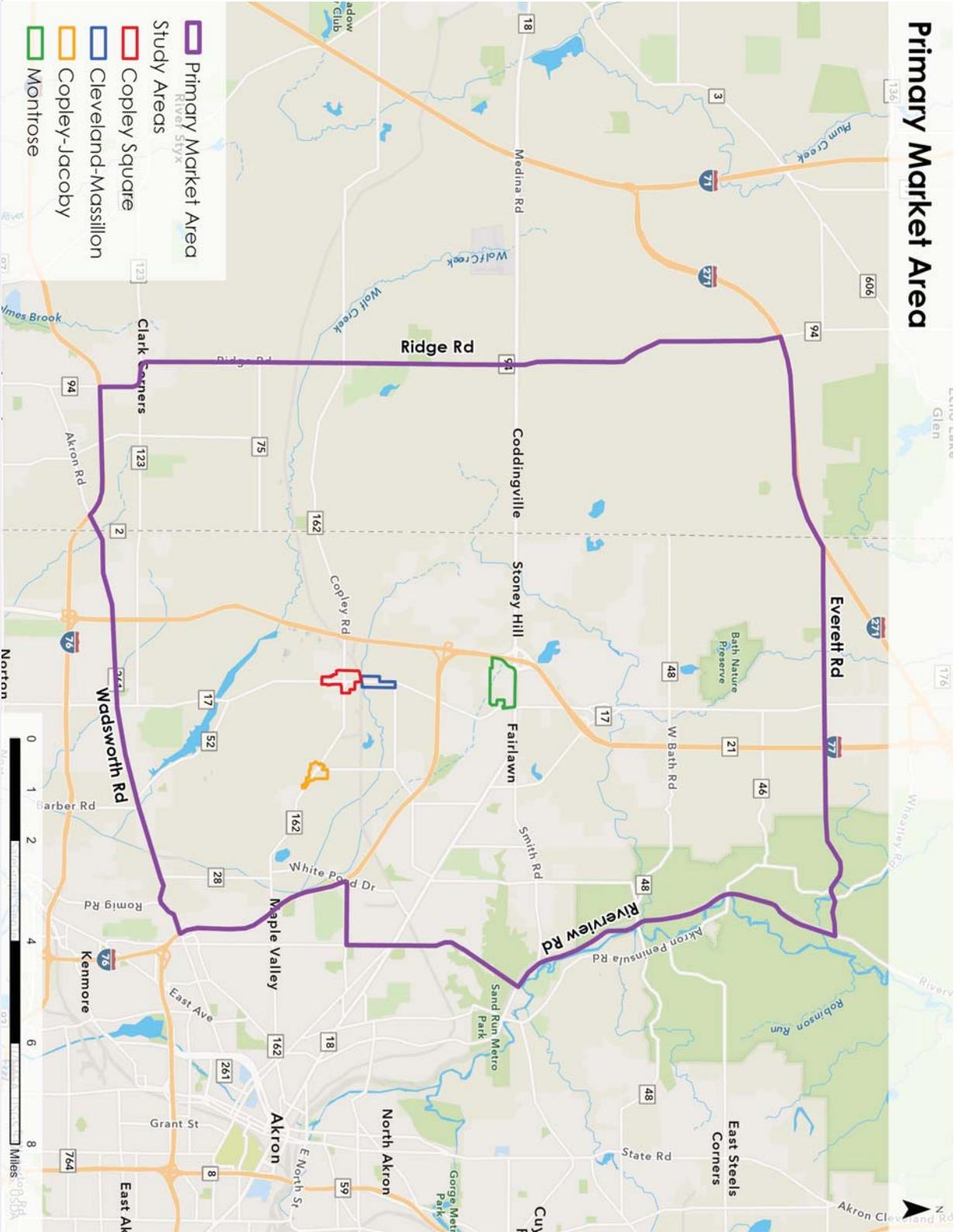
West: State Route 94

The Site PMA is approximately 88 square miles in size with an estimated 2021 population of 58,907 within 24,401 households.

A portion of support will originate from some of the other areas of Summit County and beyond, which will include other regions of the state and the U.S. As various development occurs in the Copley area, including community services, employment opportunities, housing options, etc., additional support can potentially be generated from farther out, including additional portions of Akron and/or Barberton, as well as other nearby surrounding communities. As the specific geographic location of the out-of-market support is largely unknown and can be quite vast, we have not defined a specific Secondary Market Area in this analysis.

A map delineating the boundaries of the Site PMA can be found on the following page. A map summarizing our survey of conventional multifamily rental projects can be found at the end of this report.

Primary Market Area



Demographic Summary

PMA		Summit County		Ohio		U.S.	
Pop.	H.H.	Pop.	H.H.	Pop.	H.H.	Pop.	H.H.

2000 Census 52,501 20,974 542,899 217,788 11,353,100 4,445,390 281,080,868 105,346,241

2010 Census 57,037 23,446 541,781 222,781 11,536,458 4,603,413 308,745,538 116,716,292

2021 Estimated 58,907 24,401 545,373 226,309 11,839,249 4,761,830 330,540,655 125,010,277

Change 2010-2021 1,870 955 3,592 3,528 302,791 158,417 21,795,117 8,293,985

Percent Change 2010-2021 3.30% 4.10% 0.70% 1.60% 2.60% 3.40% 7.10% 7.10%

2026 Projected 59,703 24,781 548,630 228,313 11,966,112 4,823,356 342,416,692 129,550,381

Change 2021-2026 796 380 3,257 2,004 126,863 61,526 11,876,037 4,540,104

Percent Change 2021-2026 1.40% 1.60% 0.60% 0.90% 1.10% 1.30% 3.60% 3.60%

Source: ESRI; 2000, 2010 Census
H.H. – Households
Pop. – Population

Median Household Income



Housing Status	2010 (Census)		2021 (Estimated)		2026 (Projected)	
	Number	Percent	Number	Percent	Number	Percent

Total-Occupied 23,446 92.60% 24,401 93.00% 24,781 93.00%

Owner-Occupied 17,474 74.50% 18,289 75.00% 18,612 75.10%

Renter-Occupied 5,972 25.50% 6,112 25.00% 6,169 24.90%

Vacant 1,880 7.40% 1,823 7.00% 1,874 7.00%

Total 25,326 100.00% 26,224 100.00% 26,655 100.00%

Source: 2010 Census; ESRI; Urban Decision Group

The following table illustrates the Site PMA household bases by age.

Households by Age	2010 (Census)		2021 (Estimated)		2026 (Projected)		Change 2021-2026	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Under 25	643	2.70%	494	2.00%	461	1.90%	-33	-6.70%
25 to 34	2,691	11.50%	2,629	10.80%	2,649	10.70%	20	0.80%
35 to 44	3,947	16.80%	3,542	14.50%	3,687	14.90%	145	4.10%
45 to 54	5,182	22.10%	4,124	16.90%	3,920	15.80%	-204	-4.90%
55 to 64	4,800	20.50%	5,266	21.60%	4,694	18.90%	-572	-10.90%
65 to 74	2,803	12.00%	4,439	18.20%	4,837	19.50%	398	9.00%
75 to 84	2,146	9.20%	2,477	10.20%	2,874	11.60%	397	16.00%
85 & Over	1,234	5.30%	1,430	5.90%	1,659	6.70%	229	16.00%
Total	23,446	100.00%	24,401	100.00%	24,781	100.00%	380	1.60%
Median	53.6 years		57.7 years		58.6 years		+0.9 years	

Source: 2010 Census; ESRI; Urban Decision Group

Projections indicate that households under 25 and between the ages of 45 and 64 will decrease between 2021 to 2026, while all other age cohorts will increase. Households that project the largest increase are age 75 to 84, which indicates a growing need for senior-specific housing in the market. Younger households between the ages of 25 and 44 are also projected to increase over the next five years.

The distribution of households by income and the median income by tenure within the Copley Site PMA are summarized as follows:

Household Income Range	2010 (Census)		2021 (Estimated)		2026 (Projected)	
	Households	Percent	Households	Percent	Households	Percent
Less than \$10,000	1,015	4.30%	929	3.80%	794	3.20%
\$10,000 to \$19,999	1,951	8.30%	1,489	6.10%	1,253	5.10%
\$20,000 to \$29,999	1,982	8.50%	1,562	6.40%	1,342	5.40%
\$30,000 to \$39,999	1,985	8.50%	1,761	7.20%	1,568	6.30%
\$40,000 to \$49,999	1,789	7.60%	1,697	7.00%	1,512	6.10%
\$50,000 to \$59,999	1,939	8.30%	1,759	7.20%	1,579	6.40%
\$60,000 to \$74,999	2,219	9.50%	2,162	8.90%	2,078	8.40%
\$75,000 to \$99,999	3,061	13.10%	3,460	14.20%	3,405	13.70%
\$100,000 to \$124,999	2,494	10.60%	2,212	9.10%	2,229	9.00%
\$125,000 to \$149,999	1,299	5.50%	1,715	7.00%	2,163	8.70%
\$150,000 to \$199,999	1,718	7.30%	2,116	8.70%	2,595	10.50%
\$200,000+	1,994	8.50%	3,540	14.50%	4,263	17.20%
Total	23,446	100.00%	24,402	100.00%	24,781	100.00%
PMA Median Income	\$67,179		\$81,084		\$91,626	
PMA Median Owner Income	\$83,951		\$97,392		\$108,542	
PMA Median Renter Income	\$34,520		\$41,293		\$50,948	
Summit County Median Income	\$47,926		\$55,600		\$60,190	
Akron MSA Median Income	\$48,570		\$55,638		\$59,518	
Ohio State Median Income	\$47,358		\$57,725		\$62,704	
U.S. Median Income	\$47,185		\$64,599		\$70,208	

Source: 2010 Census; ESRI; Detailed Tenure Crosstab by Urban Decision Group

The median household income in 2010 was \$67,179. By 2021, it increased by 20.7% to \$81,084. Projections indicate the median household income will be \$91,626 by 2026, a further increase of 13.0%.

The following tables illustrate renter household income by household size for the Copley Site PMA:

Household Income Range	Renter Households 2010 (Census)					Total
	1-Person	2-Person	3-Person	4-Person	5-Person+	
Less than \$10,000	277	173	101	78	39	668
\$10,000 to \$19,999	564	252	148	114	57	1,135
\$20,000 to \$29,999	407	189	111	85	42	835
\$30,000 to \$39,999	313	202	119	91	45	770
\$40,000 to \$49,999	285	190	111	86	43	714
\$50,000 to \$59,999	173	129	76	58	29	465
\$60,000 to \$74,999	194	149	88	67	33	532
\$75,000 to \$99,999	116	96	57	44	22	334
\$100,000 to \$124,999	74	62	36	28	14	214
\$125,000 to \$149,999	38	32	19	15	7	111
\$150,000 to \$199,999	31	26	15	12	6	90
\$200,000 & Over	36	30	18	14	7	104
Total	2,509	1,531	899	690	343	5,972

Source: 2010 Census; ESRI; Detailed Tenure Crosstab by Urban Decision Group

Household Income Range	Renter Households 2021 (Estimated)					Total
	1-Person	2-Person	3-Person	4-Person	5-Person+	
Less than \$10,000	267	169	82	53	29	601
\$10,000 to \$19,999	433	232	112	73	39	889
\$20,000 to \$29,999	394	196	95	62	33	781
\$30,000 to \$39,999	301	207	100	65	35	708
\$40,000 to \$49,999	246	180	87	56	30	600
\$50,000 to \$59,999	237	167	81	53	28	567
\$60,000 to \$74,999	270	217	105	68	37	697
\$75,000 to \$99,999	177	178	86	56	30	526
\$100,000 to \$124,999	60	59	29	19	10	177
\$125,000 to \$149,999	44	47	23	15	8	137
\$150,000 to \$199,999	52	55	27	17	9	161
\$200,000 & Over	93	89	43	28	15	269
Total	2,575	1,797	872	564	304	6,112

Source: 2010 Census; ESRI; Detailed Tenure Crosstab by Urban Decision Group

Household Income Range	Renter Households 2026 (Projected)					Total
	1-Person	2-Person	3-Person	4-Person	5-Person+	
Less than \$10,000	218	141	68	40	22	490
\$10,000 to \$19,999	352	190	92	54	30	719
\$20,000 to \$29,999	364	168	81	48	27	688
\$30,000 to \$39,999	279	193	93	55	30	650
\$40,000 to \$49,999	203	144	70	41	23	481
\$50,000 to \$59,999	261	168	81	48	27	585
\$60,000 to \$74,999	313	236	115	68	37	769
\$75,000 to \$99,999	177	194	94	56	31	551
\$100,000 to \$124,999	52	53	26	15	8	153
\$125,000 to \$149,999	45	54	26	15	9	149
\$150,000 to \$199,999	110	126	61	36	20	353
\$200,000 & Over	196	199	97	57	31	580
Total	2,570	1,865	905	534	295	6,169

Source: 2010 Census; ESRI; Detailed Tenure Crosstab by Urban Decision Group

Data from the preceding tables is used in the capture and penetration rate analyses.

Conventional Apartments

We identified and surveyed by telephone 25 conventional housing projects containing a total of 2,682 units within the Copley Site PMA in December 2021 - January 2022. This survey was conducted to establish the overall strength of the rental market and to identify those properties most comparable to a theoretical new construction subject site. These rentals have a combined occupancy rate of 96.7% - a high rate for rental housing. A well-balanced market should have at least a 5% vacancy factor to accommodate normal tenant turnover and growth. Thus, the current demand exceeds the supply for conventional rental housing in the Copley Site PMA.

Due to the somewhat limited supply of modern, comparable apartment projects in the market, we also identified and surveyed additional conventional apartments located outside of the market. Some of these surveyed out-of-market comparables are discussed later in this analysis. The following table summarizes the breakdown of conventional rental housing units surveyed within the Site PMA.

Project Type	Projects Surveyed	Total Units	Vacant Units	Occupancy Rate	Under Construction
Market-rate	19	2,452	88	96.40%	21
Market-rate/Government-Subsidized	1	16	0	100.00%	0
Tax Credit	1	0	0	U/C	120
Tax Credit/Government-Subsidized	2	113	0	100.00%	0
Government-Subsidized	2	101	0	100.00%	0
Total	25	2,682	88	96.71%	141

Source: VSI Telephone Survey
U/C - Under Construction

As the preceding table illustrates, all project types identified within the Site PMA are reporting excellent occupancy rates ranging from 99.4% to 100.0%. This indicates a strong rental housing market and a pent-up demand for affordable rental housing, which is all

fully occupied. The following table summarizes the breakdown of market-rate units surveyed within the Site PMA. The table also includes the median gross rents (which includes the collected/ street rent plus the estimated cost of tenant-paid utilities) for each floor plan surveyed in the market.

Bedrooms	Baths	Units	Market-rate			Median Gross Rent
			Distribution	Vacant Units	Vacancy Rate	
Studio	1	79	3.20%	60	75.90%	\$966
One-Bedroom	1	583	23.80%	3	0.50%	\$916
Two-Bedroom	1	280	11.40%	0	0.00%	\$1,312
Two-Bedroom	1.5	370	15.10%	3	0.80%	\$1,157
Two-Bedroom	2	807	32.90%	21	2.60%	\$1,600
Two-Bedroom	2.5	28	1.10%	0	0.00%	\$1,332
Three-Bedroom	1	26	1.10%	0	0.00%	\$830
Three-Bedroom	2	99	4.00%	1	1.00%	\$1,850
Three-Bedroom	2.5	153	6.20%	0	0.00%	\$1,546
Three-Bedroom	3	28	1.10%	0	0.00%	\$2,086
Total Market-rate	2,453	100,00%	88	3.60%	-	\$1,465

Source: Telephone Survey

Of these 2,453 market-rate units that were surveyed, 96.7% are occupied. This is an indication of a market with a strong level of rental demand with a minimal vacancy rate among modern, quality, conventional apartments. The demand for conventional rental housing currently exceeds the supply. It should be noted that the majority of vacancies are found in the studio units at The Corners of Copley (Map ID 23), which is a former motel conversion that opened in 2021 and is still in lease-up.

Note that this survey was conducted by telephone and we could only reach the properties that offer conventional management. There are a large number of properties, including non-conventional rental properties, in the area

with lower occupancy rates that we were not able to survey. Furthermore, the intent of this survey was to primarily identify the apartments most comparable to a hypothetical new construction conventional multifamily rental project that might be built at one of the site locations.

The following is a distribution of non-subsidized units surveyed by year opened for the Site PMA:

Year Opened	Projects	Units	Vacancies	Vacancy Rate
Before 1970	2	138	0	0.00%
1970 to 1979	1	72	0	0.00%
1980 to 1989	4	1,007	5	0.50%
1990 to 1999	5	418	2	0.50%
2000 to 2009	2	392	5	1.30%
2010 to 2014	2	64	0	0.00%
2015	1	151	3	2.00%
2016	0	0	0	-
2017	0	0	0	-
2018	0	0	0	-
2019	0	0	0	-
2020	0	0	0	-
2021*	4	211	73	34.60%
Total	21	2,453	88	3.60%

Source: Telephone Survey

*As of December 2021

The greatest amount of conventional apartment development occurred in the 1980s. Since this decade, each of the following decades have brought fewer and fewer apartment developments.

Although this analysis was conducted by telephone, we have previously conducted in-person analyses of this region. All market-rate properties were rated based on quality and overall appearance (i.e. aesthetic appeal, building appearance,

landscaping and grounds appearance). The following is a distribution of units, vacancies and median gross rents by quality rating.

Quality Rating	Market-rate Properties			Median Gross Rent			
	Projects	Total Units	Vacancy Rate	Studio	One-Br	Two-Br	Three-Br
A	7	808	1.20%	-	\$1,448	\$1,751	\$1,917
A-	3	530	0.40%	-	\$1,115	\$1,252	\$1,546
B+	6	272	26.80%	\$966	\$1,096	\$1,297	-
B	6	807	0.40%	-	\$729	\$1,009	\$830
C+	1	36	0.00%	-	\$591	-	-

Source: Telephone Survey

With the exception of the vacancies in the B+ quality projects, which includes The Corners at Copley, which is currently still in lease-up, the stabilized projects' vacancies are generally highest among the highest quality properties, which are currently achieving the highest rents. However, 1.2% vacancy rate is considered very low. In fact, a well-balanced market should have at least a 5% vacancy factor to accommodate normal tenant turnover and growth. Higher quality rentals are achieving notably higher rents than lower quality rentals.

The area multifamily rental housing surveyed by telephone is included in the Appendix of this report.

Planned Multifamily Development

Based on our interviews with local planning and government representatives, it was determined that there are a few multifamily rental projects planned or under construction in the Site PMA. It should be noted that Redwood Copley (Map ID 1), which recently opened in 2021 and has 80 units that are occupied, also has 21 additional units under construction. In addition, Wintergreen Ledges Apartments (Map ID 17) is currently under construction and will have 120 total units with a mix of one- and two-bedroom Low-Income Housing Tax Credit (LIHTC) units targeting households with incomes up to 30%, 50%, 60% and 70% of the Area Median Income (AMI). Both of these projects are detailed in the Appendix, which is the telephone survey of multifamily rental projects in the Site PMA.

Below is a summary of the one planned and proposed project in the Site PMA, Redwood – Heritage Woods, which is anticipated to begin construction soon.

Planned Multifamily Development						
Project Name	Location	Project Type	Total Units	Project Specifics	Development Status	Anticipated Opening Date
Redwood – Heritage Woods	Heritage Woods Dr. & Aarons Way (Copley Township)	Market-rate	46	2-br. units	Site being prepared for construction (permits approved)	Late 2022

The currently under construction and the planned and proposed units are all considered in the demographic support calculations found later in this analysis.

Market-rate Comparables

Among the surveyed rental alternatives in the market, we selected nine conventional market-rate projects in the Site PMA that are the most modern and highest quality apartment projects in the area. These projects represent the most potentially comparable market-rate product to any new housing that may be developed in the next few years. These nine selected comparable apartment projects are summarized in the following table.

Overall, the selected comparable projects include 1,062 existing rental units and have a combined occupancy rate of 92.2%. Excluding The Corners of Copley, which is currently in lease-up, the remaining stabilized comparable projects have a combined occupancy rate of 99.0%. This is considered an unusually high occupancy for modern, high-quality conventional rental housing.

The map on the following page illustrates the location of the subject sites and the theoretically comparable area properties.

Comparable Market-rate Projects									
Map ID	Project Name	Year Opened	Total Units	Occupancy Rate	Unit Mix/Distribution (Occupancy Rate)				
					Studio	One-Br	Two-Br	Three-Br	
1	Redwood Copley	2021	101	100.00%	-	-	101/100.0%	-100.00%	-
3	Park Hill at Fairlawn	1995	200	99.00%	-	24/12.0%	136/68.0%	40/20.0%	-97.50%
5	Fairway Park	2001	308	98.40%	-	84/27.3%	168/54.5%	56/18.2%	-100.00%
6	The Highlands of Heritage Woods	1999	128	100.00%	-	48/37.5%	64/50.0%	16/12.5%	-100.00%
10	Miller 171 Apt. Homes	2021	27	100.00%	-	-	20/74.1%	7/25.9%	-100.00%
12	Keystone Luxury Twnhms.	2010	28	100.00%	-	-	-	28/100.0%	-100.00%
21	Redwood Wadsworth	2015	151	98.00%	-	-	151/100.0%	-	-98.00%
22	Willow Creek Apts.	2014	36	100.00%	-	-	28/77.8%	8/22.2%	-100.00%
23	The Corners of Copley	2021	104	(29.8%*)	-	79/76.0%	25/24.0%	-	-48.00%
Total			1,062	99.00%	79/7.3%	156/14.4%	693/64.0%	155/14.3%	(92.2%*)

Source: Telephone Survey

*The Corners of Copley is still in lease-up

The following is a summary of gross rents (which includes the collected/street rent plus the estimated cost of tenant-paid utilities) by floor plan for the selected comparable properties. Our estimates of utility costs are based upon utility allowances provided by the local housing authority.

Map ID	Project Name	Gross Rent (Units)			
		Studio	One-Br	Two-Br	Three-Br
1	Redwood Copley	-	-	\$1,867 - \$2,067 (101)	-
3	Park Hill at Fairlawn	-	\$1,309 - \$1,389 (24)	\$1,430 - \$1,600 (136)	\$1,705 - \$1,850 (40)
5	Fairway Park	-	\$1,448 - \$1,473 (84)	\$1,691 - \$1,751 (168)	\$2,059 - \$2,086 (56)
6	The Highlands of Heritage Woods	-	\$1,115 - \$1,190 (48)	\$1,246 - \$1,451 (64)	\$1,632 - \$1,732 (16)
10	Miller 171 Apt. Homes	-	-	\$1,586 (20)	\$1,963 (7)
12	Keystone Luxury Twmhms.	-	-	-	\$1,867 - \$1,917 (28)
21	Redwood Wadsworth	-	-	\$1,958 - \$2,283 (151)	-
22	Willow Creek Apts.	-	-	\$1,263 (28)	\$1,628 (8)
23	The Corners of Copley	\$966 (79)	-	\$1,433 (25)	-
Weighted Average		\$966	\$1,349	\$1,736	\$1,896
100% AMI Rents		\$1,402	\$1,502	\$1,802	\$2,083

Source: Telephone Survey

As illustrated in the preceding table, the comparable projects have weighted average adjusted gross rents of \$966 for studio units, \$1,349 for one-bedroom units, \$1,748 for two-bedroom units and \$1,896 for three-bedroom units. These weighted average

rents are below the Akron, Ohio HUD FMR area 100% AMI rents. Therefore, it is likely that any market-rate units developed could be considered "workforce" by definition of workforce.

The unit sizes (square footage) included in each of the different comparable market-rate unit types offered in the market are summarized in the following table:

Map ID	Project Name	Square Footage			
		Studio	One-Br	Two-Br	Three-Br
1	Redwood Copley	-	-	1,294 - 1,381	-
3	Park Hill at Fairlawn	-	750 - 850	1,000 - 1,160	1,130 - 1,225
5	Fairway Park	-	816	1,009 - 1,150	1,332
6	The Highlands of Heritage Woods	-	820	1,060 - 1,110	1,270
10	Miller 171 Apt. Homes	-	-	1,032	1,180
12	Keystone Luxury Twmhms.	-	-	-	1,564 - 1,610
21	Redwood Wadsworth	-	-	1,294 - 1,386	-
22	Willow Creek Apts.	-	-	1,103 - 1,186	1,297
23	The Corners of Copley	520 - 650	-	815	-
Weighted Average		585	815	1,166	1,323

Source: Telephone Survey

The weighted average unit sizes are 815 square feet for one-bedroom units, 1,179 square feet for two-bedroom units and 1,323 for three-bedroom units.



The rent per square foot for each competitive unit is compared and ranked highest to lowest by the average within the following table:

Map ID	Project Name	One-Bedroom Per Square Foot			
		Number of Baths	Adjusted Rent	Square Foot	Rent Per Square Foot
5	Fairway Park	1	\$1,448 - \$1,473	816	\$1.77 - \$1.81
3	Park Hill at Fairlawn	1	\$1,309 - \$1,389	750 - 850	\$1.63 - \$1.75
6	The Highlands of Heritage Woods	1	\$1,115 - \$1,190	820	\$1.36 - \$1.45
Weighted Average			\$1,349	815	\$1.66

Source: Telephone Survey

Map ID	Project Name	Two-Bedroom Per Square Foot			
		Number of Baths	Adjusted Rent	Square Foot	Rent Per Square Foot
23	The Corners of Copley	2	\$1,433	815	\$1.76
10	Miller 171 Apt. Homes	2	\$1,586	1,032	\$1.54
5	Fairway Park	2	\$1,691 - \$1,751	1,009 - 1,150	\$1.52 - \$1.68
21	Redwood Wadsworth	2	\$1,958 - \$2,283	1,294 - 1,386	\$1.51 - \$1.65
1	Redwood Copley	2	\$1,867 - \$2,067	1,294 - 1,381	\$1.44 - \$1.50
3	Park Hill at Fairlawn	2	\$1,430 - \$1,600	1,000 - 1,160	\$1.38 - \$1.43
6	The Highlands of Heritage Woods	2	\$1,246 - \$1,451	1,060 - 1,110	\$1.18 - \$1.31
22	Willow Creek Apts.	2	\$1,263	1,103 - 1,186	\$1.06 - \$1.15
Weighted Average			\$1,736	1,166	\$1.49

Source: Telephone Survey

Map ID	Project Name	Three-Bedroom Per Square Foot			
		Number of Baths	Adjusted Rent	Square Foot	Rent Per Square Foot
10	Miller 171 Apt. Homes	2	\$1,963	1,180	\$1.66
3	Park Hill at Fairlawn	2	\$1,705 - \$1,850	1,130 - 1,225	\$1.51 - \$1.51
5	Fairway Park	2.0 - 3.0	\$2,059 - \$2,086	1,332	\$1.55 - \$1.57
6	The Highlands of Heritage Woods	2	\$1,632 - \$1,732	1,270	\$1.29 - \$1.36
22	Willow Creek Apts.	2	\$1,628	1,297	\$1.26
12	Keystone Luxury Twnhms.	2.5	\$1,867 - \$1,917	1,564 - 1,610	\$1.19 - \$1.19
Weighted Average			\$1,896	1,323	\$1.43

Source: Telephone Survey

Based on the preceding analysis, the weighted average median rent per square foot for one-bedroom units is \$1.66, the two-bedroom weighted average median rent per square foot is \$1.48 and the three-bedroom weighted average median rent per square foot is \$1.43.

Survey of Tax Credit Properties

We surveyed two existing/stabilized rental properties within the Copley Site PMA that have been developed or renovated under the Low-Income Housing Tax Credit (LIHTC) program. Currently, there is also one non-subsidized Tax Credit project under construction. These three surveyed Tax Credit rental projects in the Site PMA include the following:

All Low-Income Housing Tax Credit Projects							
Map ID	Project Name	Year Opened	Total LIHTC Units	Occupancy Rate	Distance to Site	Waiting List	Target Market
17	Wintergreen Ledges Apts.	2021	120	U/C	5.7 miles	-	Families: 30%, 50%, 60% & 70% AMI
18	Stoney Pointe Commons Phase 1	2018	68	100.00%	5.8 Miles	None	Families: 30%, 50% & 60% AMI & PBV
19	Stoney Pointe Commons Phase 2	2020	45	100.00%	5.8 Miles	None	Families: 30%, 50% & 60% AMI & PBV

Source: Telephone Survey
U/C – Under Construction

The two existing LIHTC projects have a combined total of 113 Tax Credit units with an overall occupancy rate of 100.0%, indicating very strong demand for affordable housing in the market. Stoney Pointe Commons Phase 1 and Phase 2 are both fully occupied, and, although management does not maintain a waiting list, they indicated that they typically remain fully occupied. Any vacancies that occur are typically filled within a very short period of time. These two projects both operate with project-based Vouchers that allow residents to pay just 30% of their income to rent, rather than the programmatic listed rents.

Overall, there is a lack of modern, quality affordable rental housing in the area.

Comparable Tax Credit Properties

Since Stoney Pointe Commons Phase 1 and Phase 2 both operate with project-based Vouchers, we have not included them in the following non-subsidized Tax Credit comparable analysis, as they both effectively operate as government-subsidized projects (offering rental assistance to all residents).

The currently under construction Wintergreen Ledges Apartments is the only non-subsidized Tax Credit project in the site PMA. Due to the limited number of comparable properties in the site PMA, we have also identified and surveyed two other non-subsidized LHTC projects near the PMA, The Village at Anna Dean and Village at New Seasons. The three selected LHTC properties are summarized as follows (information regarding property address, phone number and utility responsibility is included in the profiles found in this analysis):

Comparable Tax Credit Projects									
Map ID	Project Name	Year Opened	Total Units	Occ. Rate	Distance to Site	Waiting List	Target Market	Ratings	
								Q.R.	N.R.
17	Wintergreen Ledges Apts.	2021	120	U/C	5.7 Miles	None	Families: 30%, 50%, 60% & 70% AMI	A	B
902	Village at New Seasons	2011	50	100.00%	5.9 Miles	50 H.H.	Seniors 55+; 35%, 50% & 60% AMI	A	B
904	The Village at Anna Dean	2010	60	100.00%	8.3 Miles	27 H.H.	Seniors 55+; 35%, 50% & 60% AMI	A	A

Source: Telephone Survey

900 Series map codes located outside the PMA

Occ. – Occupancy

H.H. – Households

Q.R. – Quality Rating

N.R. – Neighborhood Rating

U/C – Under Construction

Both existing LHTC projects are fully occupied with waiting lists ranging from 27 to 50 households in length. Overall, considerable pent-up market demand exists in the Copley Site PMA for additional non-subsidized Tax Credit affordable housing.

The following map illustrates the subject site locations relative to the locations of the comparable Tax Credit properties.

Gross rents (which include collected/street rents plus the cost of tenant-paid utilities) for the three comparable LHIC projects and the maximum allowable Tax Credit rents are listed in the following table:

Map ID	Project Name	Gross Rent/Percent of AMI (Units)	
		One-Br	Two-Br

17	Wintergreen	\$533/30% (12)	\$700/30% (12)
	Ledges Apts.	\$804/50% (12)	\$1,011/50% (12)
		\$934/60% (24)	\$1,161/60% (24)
902	Village at New Seasons	\$1,004/70% (12)	\$1,236/70% (12)
		\$454/35% (5)	\$743/50% (6)
		\$634/50% (9)	\$806/60% (3)
904	The Village at Anna Dean	\$707/60% (14)	\$806/60% (6)
		\$500/35% (3)	\$800/50% (14)
		\$625-\$675/50% (19)	\$900/60% (10)
		\$775/60% (14)	

Weighted Average/ Percent of AMI		\$533/30%	\$700/30%
		\$471/35%	\$868/50%
		\$693/50%	\$1,026/60%
		\$815/60%	\$1,236/70%
		\$1,004/70%	
Max Allowable Rent/ Percent of AMI		\$450/30%	\$540/30%
		\$525/35%	\$901/50%
		\$751/50%	\$1,081/60%
		\$901/60%	\$1,261/70%
		\$1,051/70%	

Source: Telephone Survey

SUB – Subsidized (residents pay 30% of their incomes, as this is a government-subsidized property that also operates under the Tax Credit program)

900 Series map codes located outside the PMA

The existing and currently under construction Tax Credit units in the Site PMA are priced near the maximum allowable limits. Near maximum allowable rents and pent-up market demand is an indication of the need for additional affordable rental housing choices in the Copley Site PMA.

The comparable properties' square footage and number of bathrooms are illustrated in the following table:

Map ID	Project Name	Square Footage		Number of Baths	
		One-Br	Two-Br	One-Br	Two-Br
17	Wintergreen Ledges Apts.	655	935	1	2
902	Village at New Seasons	700	950	1	1
904	The Village at Anna Dean	674	862	1	1
Weighted Average		672	920	-	-

Source: Telephone Survey
900 Series map codes located outside the PMA

Non-Conventional Rentals (Single-Family Homes, Duplexes, Triplexes, Etc.)

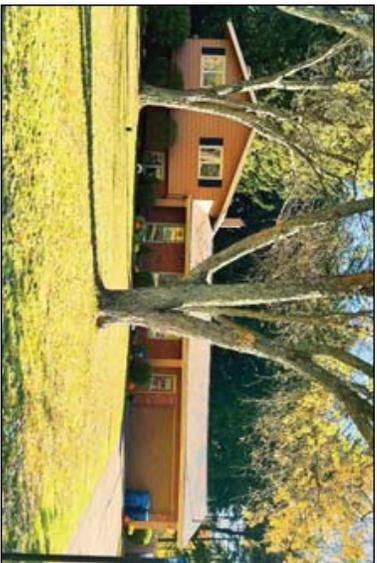
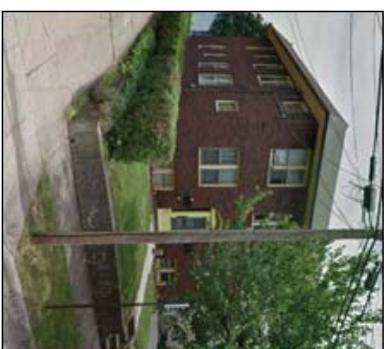
During our evaluation of the Copley Site PMA, we identified and surveyed a sampling of non-conventional rental units, primarily single-family rentals, as well as some condominium rentals, duplex-unit rentals and other small communities with less than five units per project. The following table summarizes these surveyed non-conventional rentals.

Survey of Non-Conventional Rentals					
Bedrooms	Units	Square Footage Range	Low Collected Rent	High Collected Rent	Median Collected Rent
One-Bedroom	12	600 - 765	\$595	\$950	\$600
Two-Bedroom	9	720 - 1,300	\$550	\$1,090	\$800
Three-Bedroom	1	1,040	\$995	\$995	\$995
Four-Bedroom+	9	1,668 - 2,796	\$1,298	\$2,500	\$2,160
Total	31	600 - 2,796	\$595	\$950	\$1,175

These non-conventional rentals are dominated by single-family homes generally built between 45 and 65 years ago that are considered to be in fair to good condition. Below are photographs of a sample of the non-conventional rentals that were surveyed that reflect the quality and types of non-conventional rentals available.

Example of Non-Conventional Single-Family Rentals





Example of Duplex/Condominium Non-Conventional Rentals



In general, the existing non-conventional rental options surveyed in the Copley Site PMA are characterized as having overall quality ratings primarily in the C to B- quality range. Most of these non-conventional rental options are priced generally below modern, higher quality, conventional rental housing. In general, the Copley Site PMA has a somewhat limited supply of modern, quality, conventional rental housing and renter households in search of housing alternatives must choose between the lower quality non-conventional rentals and the more traditional multifamily apartments. Considering the high occupancy rates among surveyed conventional apartment projects, there is more demand at this point in time than there is available supply.

Demographic Support Analysis

A detailed demographic support analysis has been conducted to determine the number and type of housing units that can be supported within the Copley Site PMA. For the purpose of this analysis, we have considered the demographic support projected to exist in 2023, which is the likely year in which a new multifamily development would be completed and begin leasing. We have considered support from renter households in the market that would income-qualify for a new construction site and would originate both from within the market and from outside the area.

Demographic and economic characteristics, along with the current supply of various housing types, have been evaluated to determine the types of units by tenure that could be supported. Specific calculations are provided for the following housing types and targeted income levels:

- General Occupancy Deep Subsidy Apartments Units (<40% AMI)
- General Occupancy Low-Income Housing Tax Credit (LIHTC) Apartment Units (40% to 80% AMI)
- General Occupancy "Workforce" Apartment Units (80% to 120% AMI)
- General Occupancy Luxury/Upscale Market-Rate Apartment Units (120% AMI and Higher)
- Senior (Age 55+) Affordable Units (Subsidized and LIHTC <80% AMI)
- Senior (Age 55+) Market-Rate (80% AMI and Higher)

We have evaluated the projected number of households at income levels required to afford various potential development opportunities by AMI level. This provides the basis to estimate the total number of units that can be supported by households who can qualify for residency with incomes below 40% of Area Median Income (AMI), 40% to 80% of AMI, 80% to 120% of AMI and more than 120% of AMI.

At the time when a specific project concept and site location is proposed, it will be important to reevaluate the projected demographic trends at the anticipated year of opening of that specific project, as the demographic characteristics projected today may be different in the next year or two, as additional housing is developed.

These conclusions are intended to indicate the number of supportable units over the next few years and not the number that could realistically be absorbed into the market in any one year.

Developments need to occur over several years so the market is not saturated at any one time. Introducing an oversupply of housing in any one year could adversely impact the value and performance of existing housing.

To ensure the continued success of a neighborhood or community, it is beneficial to offer a variety of housing opportunities to ensure a balanced continuum of housing.

Capture rates are determined in site-specific market evaluations by dividing the number of proposed subject units into the number of income-eligible households. For instance, a 100-unit apartment project would represent a 5% capture rate in an urban rental market with 2,000 income-eligible households (= 100 / 2,000). Also, a 5% capture rate would not generate such a significant number of units to cause the overall rental market to be out of balance by creating too many vacancies in older, existing product. Even in markets with little growth, new product is needed to supplement functionally obsolete product as well as accommodate the households who desire a newer housing choice.

Different types of rental housing typically can achieve different capture rates. For instance, a new construction, upscale, appealing, cottage-style rental project tailored to the needs of seniors could potentially achieve a much higher capture rate in a market without any senior-specific rental competition than a moderate-quality market-rate apartment project could achieve in a market with a significant amount of competition. Therefore, we have applied different capture rates based on the characteristics of the PMA to estimate the number of supportable rental housing units.

Since the purpose of this analysis is to quantify the support potential for various types of rental housing, we have segmented the housing demand by income level. This provides an overall

estimation of the total number of units that can be supported by households who can qualify for residency with incomes between 40% and 80% of Area Median Income (AMI), 80% and 120% of AMI and more than 120% of AMI.

2021 HUD Income Limits Akron, Ohio MSA			
Household Size	40%	80%	120%
One-Person	\$22,440	\$44,900	\$67,320
Two-Person	\$25,640	\$51,300	\$76,920
Three-Person	\$28,840	\$57,700	\$86,520
Four-Person	\$32,040	\$64,100	\$96,120
Five-Person	\$34,640	\$69,250	\$103,920
2021 Median Four-Person Household Income: \$83,300			

The maximum allowable income limits for the Akron, Ohio MSA for different income segments are evaluated and used in the following demographic support analysis.

General Occupancy Deep Subsidy

Analysis (<40% AMI)

Deep subsidy units can programmatically target households with incomes up to 50% of AMI. However, in practice, the majority of tenants living in government-subsidized apartment projects have incomes below 40% of AMI. For the purpose of this analysis and based on the preceding table, a general occupancy deep subsidy project today (2021) would primarily appeal to renter households with incomes at or below \$34,640. However, considering the demographic support for affordable housing over the next few years accounting for income growth, we have projected that households would require incomes at or below approximately \$36,000 to qualify for government-subsidized housing by 2023.

Typically, due in part to the pent-up market demand for affordable rental housing options, general occupancy rental

communities offering a mix of one- through three-bedroom units often appeal to households with up to five persons. Therefore, the following demographic analysis evaluates the demographic support for affordable rental units in the PMA. Note that we have not considered an additional support component from senior homeowners converting to rentership in this calculation. We consider only existing and projected renter households.

The following table summarizes the demographic support analysis for general occupancy subsidized apartments:

General Occupancy Subsidized Apartment (2023) Demographic Support Analysis		
Income Range	All Renter Household Sizes	Targeted Renters (\$0 to \$36,000)
Up to \$10,000	490	490
\$10,000 to \$20,000	719	719
\$20,000 to \$30,000	688	688
\$30,000 to \$40,000	650	390
\$40,000 to \$50,000	481	-
\$50,000 to \$60,000	585	-
\$60,000 to \$75,000	769	-
\$75,000 to \$100,000	551	-
\$100,000 to \$125,000	153	-
\$125,000 to \$150,000	149	-
\$150,000 to \$200,000	353	-
\$200,000 and Higher	580	-
Total	6,169	2,287
Projected Demographic Support Base (2023)		= 2,287
20% Additional Support Component From Households Currently Outside the PMA and/or Economic Growth		457
Modern/Comparable Subsidized Units (Pipeline)		- 0
Total Demographic Support (2023)		= 2,744
Potentially Supportable Subsidized Rental Units Based on ~5% Capture Rate		~ 140 units

Source: ESRI; Urban Decision Group

Based on this analysis, demographic support exists for approximately 140 affordable government-subsidized rental units in the PMA, which could be supported at a theoretical new construction multifamily subject project that could be developed.

General Occupancy Low-Income Housing Tax Credit Analysis (40% to 80% AMI)

Affordable Low-Income Housing Tax Credit (LIHTC) rental housing primarily targets households with incomes between 40% and 80% of AMI. Considering the demographic support for affordable housing over the next few years accounting for income growth, we have projected that households would require incomes between approximately \$36,000 and \$72,000 to qualify for Tax Credit housing by 2023.

Note that we have not considered an additional support component from senior homeowners converting to rentership in this calculation. We consider only existing and projected renter households.

It should be noted that the 120 under construction non-subsidized Tax Credit units located in the PMA have been considered in this analysis. The following table summarizes the demographic support analysis for general occupancy Tax Credit apartments.

General Occupancy Tax Credit Apartment (2023) Demographic Support Analysis		
Income Range	All Renter Household Sizes	Targeted Renters (\$36,000 to \$72,000)
Up to \$10,000	490	-
\$10,000 to \$20,000	719	-
\$20,000 to \$30,000	688	-
\$30,000 to \$40,000	650	260
\$40,000 to \$50,000	481	481
\$50,000 to \$60,000	585	585
\$60,000 to \$75,000	769	615
\$75,000 to \$100,000	551	-
\$100,000 to \$125,000	153	-
\$125,000 to \$150,000	149	-
\$150,000 to \$200,000	353	-
\$200,000 and Higher	580	-
Total	6,169	1,941

Projected Demographic Support Base (2023)	= 1,941
--	----------------

20% Additional Support Component From Households Currently Outside the PMA and/or Economic Growth 388

Modern/Comparable Tax Credit Units (Under Construction and Pipeline)	-120
--	------

Total Demographic Support (2023)	= 2,209
Potentially Supportable Affordable Tax Credit Rental Units Based on ~5% Capture Rate	~ 110 units

Source: ESRI; Urban Decision Group

Based on this analysis, demographic support exists for approximately 110 affordable non-subsidized affordable Tax Credit rental units in the PMA.

It should also be noted that affordable Tax Credit rental housing development is typically a longer process than for market-rate rental housing development, as there are additional applications, regulations and requirements impacting the development process.

General Occupancy “Workforce” Apartments Analysis (80% to 120% AMI)

We have evaluated the demographic support base for conventional “workforce” housing targeting households with incomes between 80% and 120% of AMI. Note that “workforce” is used as a generic term to describe working individuals with moderate incomes that could potentially qualify for housing with incomes between 80% and 120% of AMI. These households typically have incomes too high for Tax Credit housing but too low for newer upscale market-rate housing. The availability of “workforce” housing is becoming an important element to attracting and retaining businesses.

For the purpose of this analysis and based on the Akron, Ohio MSA income limits, a conventional “workforce” rental project developed in the site neighborhood would likely target households with incomes between approximately \$72,000 and \$108,000 by 2023.

It should be noted that the 21 under construction and 46 planned and proposed market-rate rental units located in the PMA have been considered in this analysis. The following table summarizes the demographic support analysis for general occupancy “workforce” apartments.

General Occupancy “Workforce” Apartment (2023)		
Demographic Support Analysis		
Income Range	All Renter Household Sizes	Targeted Renters (\$72,000 to \$108,000)
Up to \$10,000	490	-
\$10,000 to \$20,000	719	-
\$20,000 to \$30,000	688	-
\$30,000 to \$40,000	650	-
\$40,000 to \$50,000	481	-
\$50,000 to \$60,000	585	-
\$60,000 to \$75,000	769	154
\$75,000 to \$100,000	551	551
\$100,000 to \$125,000	153	67
\$125,000 to \$150,000	149	-
\$150,000 to \$200,000	353	-
\$200,000 and Higher	580	-
Total	6,169	772

Projected Demographic Support Base (2023) 772

20% Additional Support Component From Households Currently Outside the PMA and/or Economic Growth 154

Modern/Comparable “Workforce” Units (Existing and Pipeline) -67

Total Demographic Support (2024) 859
Potentially Supportable “Workforce” Rental Units Based on -5% Capture Rate ~ 45 units

Source: ESRI, Urban Decision Group

Applying a 5% capture rate to the total demographic support component results in an estimated 45 new, workforce apartment units that could be supported by 2023 within the PMA. This support figure assumes new projects offering overall combined mixes of one- and two-bedroom units and potentially some three-bedroom units. Furthermore, this assumes a variety of unit designs, layouts and concepts, including at least a small share of townhouse-style units.



General Occupancy Luxury/Upscale Apartments Analysis (120%+ AMI)

We have also evaluated the demographic support base for conventional upscale/luxury rental housing targeting households with incomes above 120% of AMI. For the purpose of this analysis and based on the Akron, Ohio MSA income limits, a conventional luxury/upscale rental project developed in the site neighborhood would likely target households with incomes at or above \$108,000.

The following table summarizes the demographic support analysis for general occupancy luxury/upscale apartments. Note that we assume larger households with incomes above \$108,000 would be less likely to occupy a conventional apartment unit. Typically, larger high-income households rent single-family homes. Therefore, we have evaluated one-, two- and three-person households in the following analysis.

General Occupancy Luxury/Upscale Apartment (2023)			
Demographic Support Analysis			
Income Range	All Renter Household Sizes	1- to 3-Person Renter Households	Targeted Renters (\$108,000 and Higher)
Up to \$10,000	490	482	-
\$10,000 to \$20,000	719	720	-
\$20,000 to \$30,000	688	657	-
\$30,000 to \$40,000	650	591	-
\$40,000 to \$50,000	481	475	-
\$50,000 to \$60,000	585	496	-
\$60,000 to \$75,000	769	621	-
\$75,000 to \$100,000	551	450	-
\$100,000 to \$125,000	153	141	96
\$125,000 to \$150,000	149	119	119
\$150,000 to \$200,000	353	199	199
\$200,000 and Higher	580	332	332
Total	6,169	5,282	746
Projected Demographic Support Base (2023)			
20% Additional Support Component From Households Currently Outside the PMA and/or Economic Growth			149
Modern/Comparable Luxury Units (Existing and Pipeline)			0
Total Demographic Support (2024)			895
Potentially Supportable Luxury/Upscale Rental Units Based on ~5.0% Capture Rate			~ 45 units

Source: ESRI; Urban Decision Group

Applying a 5% capture rate to the total demographic support component results in an estimated 45 new, upscale/luxury apartment units that could be supported by 2023 within the PMA. This support figure assumes new projects offering overall combined mixes of one- and two-bedroom units and potentially some three-bedroom units.

Furthermore, this assumes a variety of unit designs, layouts and concepts, including at least a small share of townhouse-style units.

Senior (Age 55+) Affordable Units (<80% AMI)

Similar to the preceding general occupancy demographic analysis, we have also conducted an affordable, senior-oriented (age 55 and older) analysis. This evaluation of the number of potentially supportable senior renter housing units is conducted since the area is a favorable location for this type of rental housing and the presence of an aging demographic base. Given the income requirements and the fact that senior rental one- and two-bedroom units typically house one- and two-person senior households, we have assumed a maximum income of \$53,000 for this senior affordable unit analysis.

Typically, senior-restricted Tax Credit projects can generate higher capture rates than general occupancy projects. Due to the lack of senior-restricted LIHTC rental options in the Site PMA, we have applied a 10% senior capture rate to the demographic support base to project the number of affordable senior units that can be supported.

Senior (Age 55+) Affordable Apartment (2023) Demographic Support Analysis			
Income Range	Number	1- & 2-Person Renter Households	Targeted Senior (55+) Renters (\$0 to \$53,000)
Up to \$10,000	277	229	229
\$10,000 to \$20,000	469	392	392
\$20,000 to \$30,000	436	372	372
\$30,000 to \$40,000	276	234	234
\$40,000 to \$50,000	214	180	180
\$50,000 to \$60,000	250	209	63
\$60,000 to \$75,000	269	222	-
\$75,000 to \$100,000	130	103	-
\$100,000 to \$125,000	48	38	-
\$125,000 to \$150,000	32	25	-
\$150,000 to \$200,000	56	44	-
\$200,000 and Higher	127	99	-
Total	2,584	2,145	1,470

Income-, Age- and Size-Appropriate Renters	1,470
20% Additional Support Component From Households Currently Outside the PMA and/or Senior Homeowner Conversion	294
Modern/Comparable Affordable Senior Units (Pipeline)	- 0

Total Demographic Support (2023)	= 1,764
Potentially Supportable Senior (Age 55+) Affordable Rental Units Based on ~5% Capture Rate	~ 90 units

Source: ESRI; Urban Decision Group

Based on this analysis, demographic support exists for up to approximately 90 additional affordable senior-restricted (age 55 and older) conventional government-subsidized and Tax Credit rental units in the Copley Site PMA.

Senior (Age 55+) Market-Rate Units (120%+ AMI)

We have also conducted a market-rate senior-oriented (age 55 and older) analysis. This evaluation of the number of potentially supportable senior renter housing units is conducted since the area is a favorable location for this type of rental housing and the presence of an aging demographic base. Given the income requirements and the fact that senior rental one- and two-bedroom units typically house one- and two-person senior households, we have assumed a minimum income of \$53,000 and no maximum income limit.

Typically, senior-restricted Tax Credit projects can generate higher capture rates than general occupancy projects. Due to the lack of senior-restricted LHTC rental options in the site PMA, we have applied a 10% senior capture rate to the demographic support base to project the number of affordable senior units that can be supported.

Senior (Age 55+) Market-Rate Apartment (2023) Demographic Support Analysis			
Income Range	Number	1 - & 2-Person Renter Households	Targeted Senior (55+) Renters (\$53,000 and Higher)
Up to \$10,000	277	229	-
\$10,000 to \$20,000	469	392	-
\$20,000 to \$30,000	436	372	-
\$30,000 to \$40,000	276	234	-
\$40,000 to \$50,000	214	180	-
\$50,000 to \$60,000	250	209	146
\$60,000 to \$75,000	269	222	222
\$75,000 to \$100,000	130	103	103
\$100,000 to \$125,000	48	38	38
\$125,000 to \$150,000	32	25	25
\$150,000 to \$200,000	56	44	44
\$200,000 and Higher	127	99	99
Total	2,584	2,145	677
Income-, Age- and Size-Appropriate Renters			
20% Additional Support Component From			
Households Currently Outside the PMA and/or			
Senior Homeowner Conversion			
Modern/Comparable Market-Rate Senior Units			135
(Pipeline)			- 0
Total Demographic Support (2023)			812
Potentially Supportable Senior (Age 55+) Affordable			
Rental Units Based on ~5% Capture Rate			~ 40 units

Source: ESRI; Urban Decision Group

Based on this analysis, demographic support exists for up to approximately 40 additional market-rate senior-restricted (age 55 and older) rental units in the Copley Site PMA in 2023.

Findings

Based on the findings contained in this market evaluation, pent-up demand exists for a variety of additional conventional rental housing within the Copley Site PMA. Sufficient demographic support exists for additional conventional apartments to be supported in the area.

Considering our evaluation of targeted housing types, we have used the following assumptions to project the demographic segments of the market that will be targeted by various housing options. The following table summarizes the estimated income ranges for various types of housing development.

Demographic Support Assumptions				
Housing Type and Targeted Age	Targeted Household Size	Minimum Income	Maximum Income	Supportable Units

General Occupancy Deep Subsidy Apartment Units (<40% AMI)	1- through 5-Person Renter Households	\$0	\$36,000	~ 140
---	---------------------------------------	-----	----------	-------

General Occupancy Low-Income Housing Tax Credit Units (40% to 80% AMI)	1- through 5-Person Renter Households	\$36,000	\$72,000	~ 110
--	---------------------------------------	----------	----------	-------

General Occupancy "Workforce" Apartment Units (80% to 120% AMI)	1- through 5-Person Renter Households	\$72,000	\$108,000	~ 45
---	---------------------------------------	----------	-----------	------

General Occupancy Luxury/Upscale Market-Rate Apartments Units (120%+ AMI)	1-, 2- & 3-Person Renter Households	\$108,000	No limit	~ 45
---	-------------------------------------	-----------	----------	------

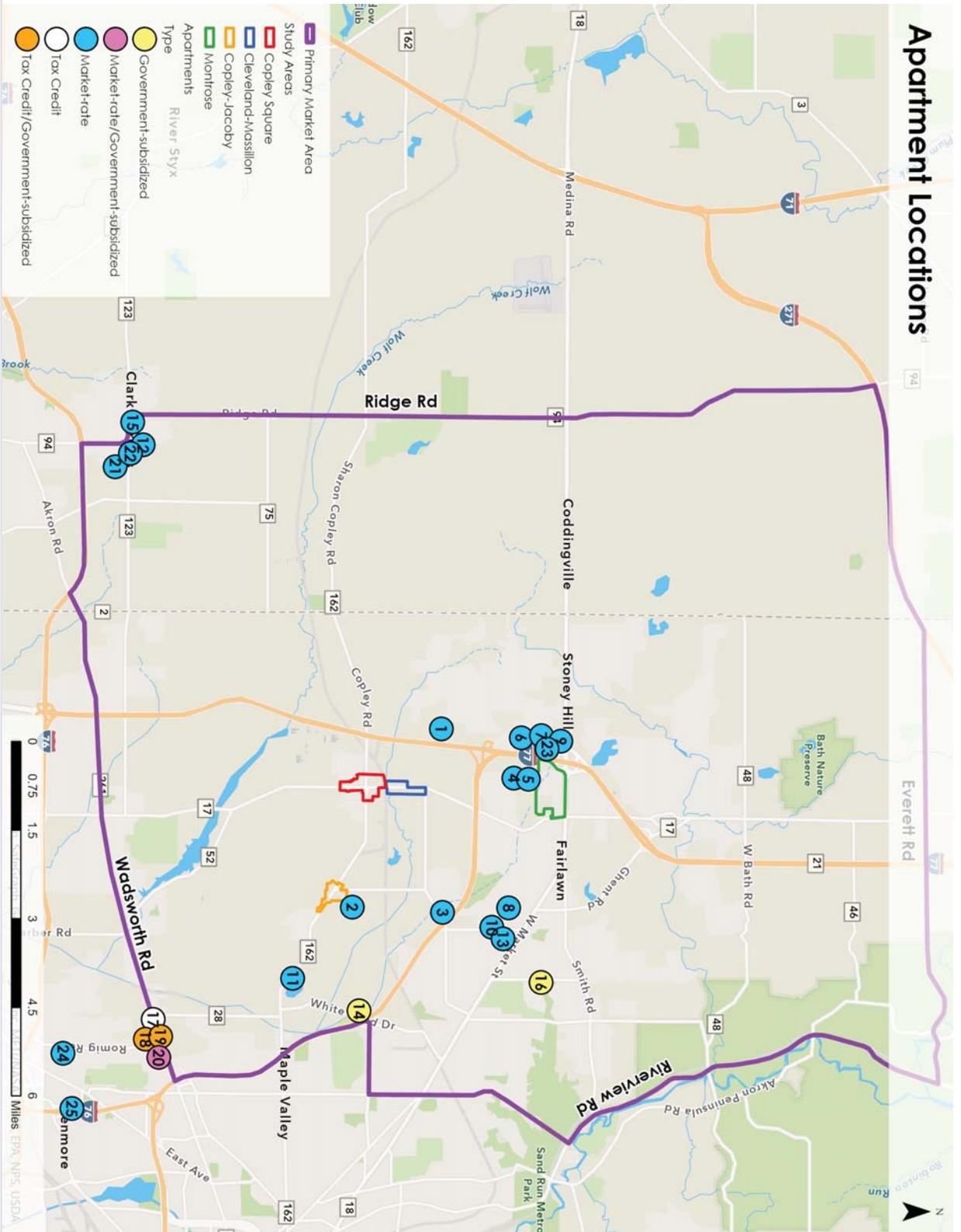
Senior (Age 55+) Affordable Apartment Units (<80% AMI)	1- & 2-Person Renter Households	\$0	\$53,000	~ 40
--	---------------------------------	-----	----------	------

Senior (Age 55+) Market-Rate Apartment Units (80%+ AMI)	1- & 2-Person Renter Households	\$53,000	No Limit	~ 90
---	---------------------------------	----------	----------	------

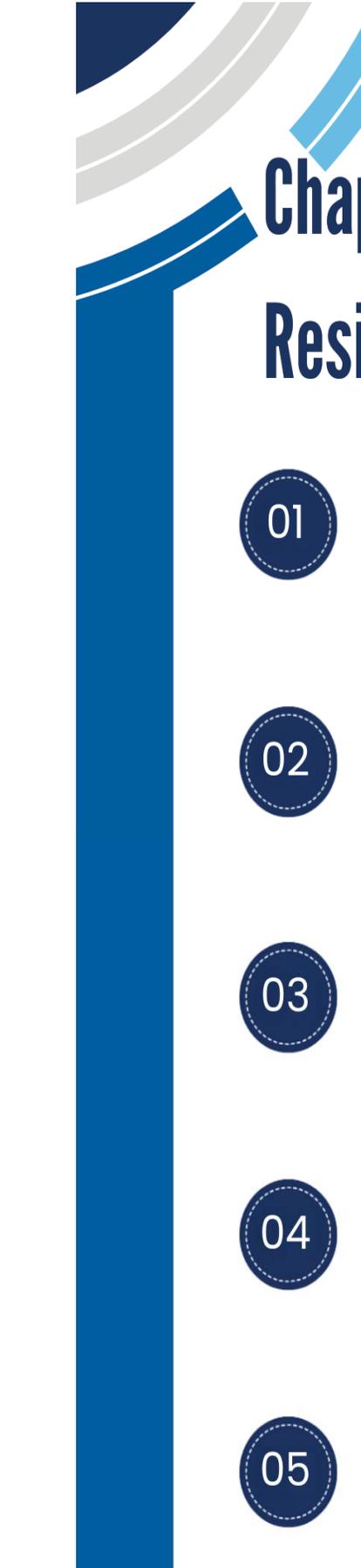
Note that these conclusions assume that a number of project concepts are developed at the different site locations and offer a variety of unit types, including overall combined mixes of studio, one-, two- and some three-bedroom units. Furthermore, this assumes a variety of unit designs and layouts, including townhouse-style units and garden-style, walk-up units. The aggregate total of all of these conclusions could not be supported simultaneously, as there would be natural competitive overlap between different rental segments.

The development of new housing may result in some tenant turnover of a portion of the older, functionally obsolete housing alternatives in the market. However, a healthy housing market needs a variety of newer housing choices to retain the current tenant base and to attract new households.

Apartment Locations



Map ID	Project Name	Project Type	QR	Year Built/ Renovated	Total Units	Vacant	Occupancy Rate
1	Redwood Copley	MRR	A	2021	80	0	100.0%
2	Windsor Park Estates	MRR	A-	1988	375	2	99.5%
3	Park Hill at Failawn	MRR	A	1995	200	2	99.0%
4	Enclave at Rosemont Ridge	MRR	A	1997	5	0	100.0%
5	Fairway Park	MRR	A	2001	308	5	98.4%
6	The Highlands of Heritage Woods	MRR	A-	1999	128	0	100.0%
7	Hunt Club Apts.	MRR	B	1987	262	0	100.0%
8	LawrFair Apts.	MRR	B	1971 / 2005	72	0	100.0%
9	Summit Rise Apts.	MRR	B+	2006	84	0	100.0%
10	Miller 171 Apt. Homes	MRR	A-	2021	27	0	100.0%
11	Foxtail Glen on WhitePond	MRR	B	1966 / 2012	102	0	100.0%
12	Keystone Luxury Twnhms.	MRR	A	2010	28	0	100.0%
13	Chamberlain	MRR	B	1982 / 2005	82	0	100.0%
14	Center Towers	GSS	B	1982	100	0	100.0%
15	Big Sky Park Apts.	MRR	B+	1999 / 2009	84	0	100.0%
16	Fox Creek Apts. II	GSS	C+	1964	1	0	100.0%
17	Wintergreen Ledges Apts.	TAX	A	2021	0	0	U/C
18	Stoney Pointe Commons Phase 1	TGS	A	2018	68	0	100.0%
19	Stoney Pointe Commons Phase 2	TGS	A	2020	45	0	100.0%
20	Harmony Place	MIRG	B	1994	16	0	100.0%
21	Redwood Wadsworth	MRR	A	2015	151	3	98.0%
22	Willow Creek Apts.	MRR	A	2014	36	0	100.0%
23	The Corners of Copley	MRR	B+	2021	104	73	29.8%
24	The Woods Apts.	MRR	B	1982 / 2022	288	3	99.0%
25	2159 22nd St. SW	MRR	C+	1969	36	0	100.0%



Chapter 7 Sustainability + Resiliency

-  **01 GOALS + INITIATIVES**
-  **02 SUSTAINABILITY INTEGRATION**
-  **03 STORMWATER + GREENWAY ANALYSIS**
-  **04 ENVIRONMENTAL MAPPING + CONDITIONS**
-  **05 FARMLAND**

Core Focus Area:

Sustainability + Resiliency

Copley Township will meet the needs of current and future generations without compromising the ecosystems upon which they depend.

GOALS AND INITIATIVES

Sustainability + Resiliency Goal 1: Copley Township will encourage low impact design principles in areas of residential and commercial development

SRG 1/1: Create incentives for sustainable projects in commercial and residential developments

SRG 1/2: Encourage the use of previous pavement/surfaces in development projects and other stormwater management solutions

SRG 1/3: Minimize regulations which require mass use of impervious surface

SRG 1/4: Utilize environmental resources such as the Copley Township Sustainable Development Checklist when conducting a Site Plan Review for residential and commercial projects

SRG 2: Copley Township will support efforts to conserve and protect natural resources and wildlife

SRG 2/1: Support natural resource protection, including wetland and canopy preservation, in all development projects

SRG 2/2: Create incentives which lead to natural resource and wildlife protection in development projects

SRG 2/3: Partner with Summit Soil & Water Conservation District to identify projects which will help protect, retain and restore at-risk land such as wetlands, floodplains and riparian corridors

SRG 2/4: Regulate development and residential density based on environmental capacities of a site

SRG 2/5: Encourage landscape maintenance methods which reduce or eliminate the use of toxic chemicals and encourage the use of compost and water preservation

SRG 2/6: Support the acquisition and preservation of environmentally sensitive acreage

SRG 2/7: Explore property valuation reductions for environmentally sensitive acreage

SRG 2/8: Encourage the redevelopment of brownfield sites, such as former gas stations and dry cleaners, and previously-developed sites before using open space

SRG 3: Copley Township will support efforts of private landowners to preserve and expand farmland

SRG 3/1: Educate property owners regarding the economic advantages of land conservation efforts, sustainable farming practices, advanced agricultural techniques and start-up farming

SRG 3/2: Partner with appropriate land conservancy organizations to discuss acquisition and/or easements of historically identified farmland

SRG 3/3: Support and promote Farmland Preservation incentives

SRG 3/4: Encourage regulations which support large lot requirements in low density Districts

SRG 3/5: Map and monitor agricultural land in order to document the amount of land in farm production and the rate at which it is being developed

SRG 3/6: Partner with the organizations to promote and recognize Copley's historic family farms

SRG 3/7: Encourage regulations which support backyard farming initiatives

SRG 3/8: Encourage the conversion of inactive farmland to parkland over residential and commercial development

SRG 3/9: Advocate for funding and opportunities which support the expansion of farming networks and agricultural infrastructure

Supporting Documents

Summit County General Development Plan

OHIO Green Building Standards Checklist

Copley Township Sustainability Checklist

American Forest Foundation (AFF) Standards of Sustainability v2.2

EPA Low Impact Development Strategies

Crime Prevention Through Environmental Designs

LEED Rating System

Ohio Forest Law

PROPOSED BOARDS & COMMISSIONS

Farmland Preservation Committee

Homestead Directory

Wildlife Habitat Study

Cost of Community Service Study (COS)

Farmland Preservation Plan

Parks + Recreation Plan

PARTNER AGENCIES/ORGANIZATIONS

Summit County Engineers Office
Farm Bureau
4-H
Farmland Preservation Office (State of OH)
Western Reserve Conservancy
Summit Metro Parks
Balanced Growth Program (State of OH)
Department of Agriculture (State of OH)
Ohio Department of Natural Resources
Arbor Day Foundation
Darksky
EPA Building Blocks for Sustainable Communities

90%

of residents encourage
preservation policies in the
land planning process.

Chapter 7: Sustainability + Resiliency

Sustainability Integration



MEMORANDUM – Sustainability Integration

To: Copley Township
From: Katherine Holmok, PLA
Kimley-Horn and Associates, Inc.
Date: 8/26/2024
Subject: Copley Township Comprehensive Land Use Plan Update – Sustainability Integration Draft

Summary

Kimley-Horn is tasked with supporting Copley Township staff with identifying and developing recommendations to integrate initiatives that encourage sustainable development, natural resource protection and enhance canopy in residential and commercial development as an integral component of the broader Comprehensive Land Use Plan update. This memorandum documents the information collected and recommended in this exercise.

Encourage Sustainable Development

Environmentally, sustainable practices can help protect natural resources, mitigate and adapt to climate change and promote biodiversity. The below are identified incentives for potential inclusion by Copley.

Sustainability Check List



Checklist is not graded or scored – there is no pass or fail. Instead, the encourage developers to address issues early and submit proposals that they would otherwise have been. They can also be used to promote the Copley's existing website. There are a number of example checklists wided to Copley in this document as an appendix.

For enhanced readability or to view this image in greater detail, scan the QR code to access the digital version of this study.

Chapter 7: Sustainability + Resiliency

Sustainability Integration

Kimley»Horn

Page 2

In Copley, the PDAs are areas around I-77's ramps, W. Market Street/SR-18 and the town Center. Additionally, areas already serviced by water and sewer can be added to the PDA areas in the future.

15-minute Neighborhoods

The '15-minute' neighborhood concept – developed primarily to reduce carbon emissions by decreasing the use of cars and motorized commuting time – is a decentralized urban planning model, in which each local neighborhood contains all the basic social functions for living and working. The 15-minute neighborhood include groceries, medical services, cultural services, education, transit and leisure. Of the existing neighborhoods in Copley, these three neighborhoods were the closest to achieving a 15-minute neighborhood:



Copley Circle has 4 of the 6 services in a 20-minute walk radii ([The 15-min city – check your access to essential living needs \(here.com\)](#)).

Montrose has 5 of the 6 services in a 20-minute walk radii ([The 15-min city – check your access to essential living needs \(here.com\)](#)).



Heritage Woods has 2 of the 6 services within a 20-minute walk radii ([The 15-min city – check your access to essential living needs \(here.com\)](#)).



Chapter 7:

Sustainability + Resiliency

Sustainability Integration

Provide Natural Resource Protection

Copley Township already has numerous Natural Resource Protection tools including open space protection codes, environmentally sensitive areas mapped, and inclusion into the regional Summit County Stormwater Management Program.

Additional Natural Resource protection tools may include:

Priority Conservation Areas

PCAs are locally designated areas for protection and restoration. They may be critically important ecological, recreational, heritage, agricultural, and public access areas that are significant for their contribution to water quality and general quality of life. PDAs are locally designated areas where development and/or redevelopment is to be especially encouraged in order to maximize development potential, maximize the efficient use of infrastructure, promote the revitalization of existing cities and towns, and contribute to the restoration of the Ohio River watersheds.

Copley's existing mapping of Environmental Constraints areas is similar to PCA mapping but would also include hydric soils. Hydric soils overlay the other layers already identified as part of the Environmental Constraints area map, therefore no changes would be needed.

Team with Conservation Organizations for priority conservation easements

Conservation organizations often can apply for alternative funding sources and can provide more resources for conservation and protection. Often these organizations can provide education, programming, operations and maintenance. There are several non-profit conservation organizations within Copley's geographic footprint that might be good partners, including:

- West Creek Conservancy (WCC)
- Western Reserve Land Conservancy (WRLC)
- Trust for Public Land (TPL)
- The Nature Conservancy (TNC)

Regional Stormwater Control and Modeling

- Prioritize larger greenways that have greater connections to historic flooding areas. Maintain records of flooded areas to assist with future grant applications.
- Prioritize retrofits of historic basins
- Continue to work with Summit County Engineer for flood control projects
- Develop a stormwater control ordinance that allows for regional detention basins to be managed by the township or county to provide improved long-term control.

Enhance Canopy in Residential and Commercial Development

Copley Township has an existing Tree Preservation code (Article 16). Copley's code identifies a fee-in-lieu of tree preservation but does not identify when these trees shall be planted, what type and where. This code can be improved by utilizing code examples from other municipalities such as:

Chapter 7: Sustainability + Resiliency

Sustainability Integration

Copley Tree Preservation Code Revision Recommendations

Granville, OH: CHAPTER 11B4 Tree Preservation Code: famlocal.com

"Tree Bank Option means that if on-site Tree replacement is impossible or impractical, the remaining balance of required Replacement Trees shall be planted on a designated Tree Bank Site determined by the Village Planner."

*Section 11B4.10 Tree Planting and Replacement.

- a) Species selection shall be based upon the amount of space available for proper growth on the site in accordance with width of Tree lawn as specified in the Village Code, Section 11B3.04; and informed by the most current Preferred Tree List maintained by the Village Planner."
 - a. *suggest using a local list like City of Cleveland's Preferred Tree List [Cleveland Tree Plan Annex/As A Tree Selection Guide – Cleveland Tree Coalition \(clevelandtrees.org\)](#)*
- b) "The Applicant is expected to plant Trees in locations on the site where the environmental benefits of canopy cover are most likely to offset the impact of development. Trees shall not be placed within utility easements, or in other locations where their future protection cannot be assured.
- c) Approval of a plan shall be contingent upon the Applicant depositing with the Village either bond or other insurance/surety in an amount equal to the estimated cost of materials and labor of Trees at the time of installation.
- d) Every effort shall be made to replant a minimum of fifty percent (50%) of the required Replacement Trees in another location on the site from which the original Trees were removed to maintain the remaining natural distribution of Tree cover in the Village.
- e) Replacement Tree shall, to the extent possible, have a minimum caliper of two (2) inches and a clear trunk height of at least six (6) feet. The schedule for Replacement Trees will be based on the diameter, twenty-four(24) inches above grade of those Trees removed. Replacement Trees shall equal the diameter or aggregate diameter of the Tree(s) removed; i.e., removal of a twenty-four (24)-inch diameter Tree at twenty-four (24)inches above grade would equal twelve (12), two (2) inch diameter Trees."

*Section 11B4.11 Replacement Schedule for Heavily Wooded Sites.

...This calculation shall be a measured estimate based on Tree size and canopy achieved over a thirty (30) year period....

...may approve one, or any combination of, the following alternatives as a means of meeting the Tree replacement requirements:

- a) Replace as many Trees as is practical on the affected lot; and/or
- b) Replace as many Trees as is practical within the affected subdivision phase; and/or
- c) Replace as many Trees as is practical within the affected subdivision; and/or
- d) For those Trees that cannot be replaced through steps one through three above, the developer or owner shall be required to replace the Trees elsewhere in the Village; and/or
- e) Donate two hundred fifty dollars (\$250,000) per Tree removed payable to the Village Tree Bank Fund for purchase and planting of Replacement Trees at an alternate location, up to a maximum of twenty-five thousand dollars (\$25,000)."

Chapter 7:

Sustainability + Resiliency

Sustainability Integration

Cleveland, OH:

341.051 Tree Preservation Plan Required [§ 341.051 Tree Preservation Plan Required \(amical.com\)](#)

*** 341.051 Tree Preservation Plan Required**

(a) For any development project that meets the criteria of Section [341.02](#) ("development project") and is situated on one (1) or more acres of land, and for apartment, townhome or condominium projects of four (4) or more units situated on any size parcel of land, a Tree Preservation Plan shall be submitted as part of the Building Permit application. The Tree Preservation Plan shall be approved by the Commissioner of Urban Forestry ("Commissioner") or a designee ~~(before a Building Permit is issued)~~. A Tree Preservation Plan is not required for single-family dwellings, two-family dwellings, and three-family dwellings or for any person, firm, or corporation demolishing a building or structure pursuant to a valid demolition permit issued under [Chapter 3115](#) of this Code.

(b) The Tree Preservation Plan shall include: (1) the location, botanical name, dimension at breast height (DBH), and vertical height of all existing trees on the property; (2) the intent to preserve, relocate, or replace each tree; (3) measures to be taken to protect new and mature trees during construction, and to protect roots and soil during construction, following *Best Management Standards and ANSI Standards for Arboriculture*, as may be amended from time to time; and (4) any other information the Commissioner or a designee requires to determine compliance with this chapter. The Tree Preservation Plan shall be adhered to during all phases of construction on any development project for which a Tree Preservation Plan is required."

***341.052 Tree Preservation General Requirements**

The following are basic provisions for the preservation of private and public trees during construction of development projects on one (1) or more acres of land, for apartment, townhome or condominium projects of four (4) or more units situated on any size parcel of land, and for protecting public trees under Section [509.14](#).

(a) All trees with a DBH of over six (6) inches shall be preserved, maintained and protected during construction, a tree's roots shall be protected, and the size of the Tree Protection Zone shall be, in accordance with *Best Management Standards and ANSI Standards for Arboriculture*, as may be amended from time to time.

(b) Trees on the property shall not be removed without prior written approval from the Commissioner of Urban Forestry ("Commissioner") or a designee and only if one (1) or more of the following situations apply:

- 1) The tree poses a risk. To verify that a risk exists, the City may require a tree risk assessment be performed by the Commissioner or designee or an International Society of Arboriculture (ISA) Certified Arborist with the ISA qualification.
- 2) The tree is planted too close to an existing structure, such that it is either damaging or has the clear potential to damage the structure.
- 3) The tree inhibits an infrastructure repair due to its proximity to the needed infrastructure repair. Trees should not be removed simply because a sidewalk is

Chapter 7:

Sustainability + Resiliency

Sustainability Integration

raised or cracked, unless it is determined that removal of the tree is necessary for the sidewalk repair.

- 4) The tree has structural defects (e.g., split trunk, poor branch attachments), is damaged to the point that it cannot recover and grow properly, or that it will grow in a misshapen or unsightly manner that could result in failure.
- 5) The tree is infested with an epidemic insect or disease where the recommended control is not applicable and removal is necessary to prevent transmission of the insect or disease to other trees. The City may require this condition to be verified by the Commissioner or designee or an ISA-Certified Arborist.
- 6) The Commissioner or a designee determines that the removal of the tree is necessary to carry out construction in compliance with approved plans.”

§ 341.053 Civil Penalties for Damaged Trees or Trees Removed Without Approval

(a) Any person, firm, or corporation required to submit a Tree Preservation Plan that damages a tree located in the development site, due to the failure to properly protect or maintain the tree during construction pursuant to Section 341.052, whether by negligence or otherwise, shall be charged one thousand dollars (\$1,000.00) per area of damage to the above ground portion of the tree. If the damage can be repaired or reduced following *Best Management Standards and ANSI Standards for Arboriculture*, as may be amended from time to time, the party responsible for the damage shall hire an ISA-Certified Arborist to repair or reduce the damage at the cost of the responsible party. If the damage to the tree is adequately repaired by the ISA-Certified Arborist, in the discretion of the Commissioner of Urban Forestry (“Commissioner”) or designee, the Commissioner may waive the civil fine.

(b) Any person, firm, or corporation required to submit a Tree Preservation Plan that harms a tree within the development site by failing to properly protect the roots in violation of Section 341.052 or division (e) of Section 352.05, such that an ISA-Certified Arborist believes the tree will fall or decline and die within two (2) calendar years of the date of completion of construction, shall be charged the full value of the tree as established using the Trunk Formula Method outlined in *The Guide for Plant Appraisal* by the Council of Tree and Landscape Appraisers, as may be amended from time to time, or other tree replacement analysis provided by similar publication.

(c) Any person, firm or corporation required to submit a Tree Preservation Plan that removes any tree located in the development site in violation of Section 341.052, shall be charged a civil fine of one thousand dollars (\$1,000.00) for each tree removed in addition to the full cost of any removed tree based on the replacement cost of the tree as established using the Trunk Formula Method outlined in *The Guide for Plant Appraisal* by the Council of Tree and Landscape Appraisers, as may be amended from time to time, or other tree replacement analysis provided by similar publication.”

Copley Tree Preservation Incentive Revision Recommendations

Copley Township also has an existing tree Planting Grant program. That program can be improved by:

1. Incorporate the existing Copley Tree Planting Grant Program with the existing Summit County Engineer & SWCD's Surface Water Management District Grant Program: [SWMD Grant Program \(14 x 11 in\)](https://www.summitengineer.net/14x11in) ([summitengineer.net](https://www.summitengineer.net/))

Chapter 7:

Sustainability + Resiliency

Sustainability Integration

- Identify Copley-contracted tree maintenance contractors to help maintain trees
- Link to existing heat island maps and prioritize areas for trees grants where most effective:

- [Tree Equity Score National Explorer](#)
- [Urban Heat Island Severity \(Data Source: The Trust for Public Land\) \(arcgis.com\)](#)

- Include items that other SWCDs do as part of their tree grant program. For example Franklin Soil & Water Conservation District:

<https://www.franklinswcd.org/columbus-tree-assistance-program>

- Tools (shovels, gloves, etc.)
- Standard Tree Planting Guidelines
- Links to maintenance documents, including deer damage



2. Build public awareness of the importance of tree maintenance through links and information on Copley's existing website:

- Have a Tree Maintenance Month. Time it with the Tree Grant program. Include social media posts with key facts about trees, such as:
 - [Why are trees important to the environment? \(Video\) | Blog \(citizensinmateoklv.com\)](#)
 - [Why Trees Are Important | One Tree Planted](#)
 - [Why Trees Are Important | One Tree Planted](#)
- Provide links to tree maintenance
 - [Tree Owner's Manual \(usda.gov\)](#)
 - [HOW to Prune Trees \(usda.gov\)](#)
 - [Private Property Tree Assistance | Ohio Department of Natural Resources \(ohiodnr.org\)](#)

3. Incentivize Woodlands through the Ohio Tree Farm Program and Other Ohio Programs

- <https://www.ohioforest.org/mpage/OhioTreeFarmHome>
- [Landowner Assistance | Ohio Department of Natural Resources \(ohiodnr.org\)](#)
- [Ohio Forestry | Natural Resources Conservation Service \(usda.gov\)](#)

Chapter 7: Sustainability + Resiliency

Sustainability Integration

The 2021 Study also identified priorities as outlined in the Nonpoint Source Implementation Strategic Plan (NPS-IS). Projects identified within critical areas are in conjunction with the NPS-IS plan requirements. Critical areas outlined within the plan include the Wolf Creek and Pigeon Creek.

For enhanced readability or to view this image in greater detail, scan the QR code to access the digital version of this study.



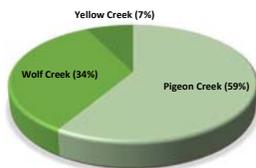
STORMWATER & GREENWAYS | SUMMARY

Copley Township is located in Summit County with 93% of the township draining into the Wolf Creek and Pigeon Creek watersheds, which are both headwaters of the Tuscarawas River, which then drains to the Ohio River and ultimately the Gulf of Mexico. The remaining 7% of the township drains to the Yellow Creek watershed, which is tributary to the Cuyahoga River ultimately draining to Lake Erie. Of these watersheds, a large majority of the township's water bodies and existing stormwater control measures (SCMs) are located in the Tuscarawas River Watershed - mainly within Pigeon Creek watershed.

In 2017, all the Ohio EPA watershed plans were determined to be non-conforming with the USEPA's methodology for watershed planning. Therefore, the Ohio EPA mandated new watershed plans for the entire state. These new watershed plans are called Nonpoint Source Implementation Strategy Plans (also called: NPS-IS plans or 9-Element plans) and shall be created for each 12-Digit Hydrologic Code (HUC 12) subwatershed. Copley has three HUC12 subwatersheds - Yellow Creek, Wolf Creek and Pigeon Creek.

As part of the last chapter in every NPS-IS plan, projects are identified and roughly described with a series of 14 points/questions. These project descriptions conceptually define projects in terms of costs, timelines, partnerships, water quality benefits, and funding potentials. These plans also document water quality impairments and potential partners for implementation.

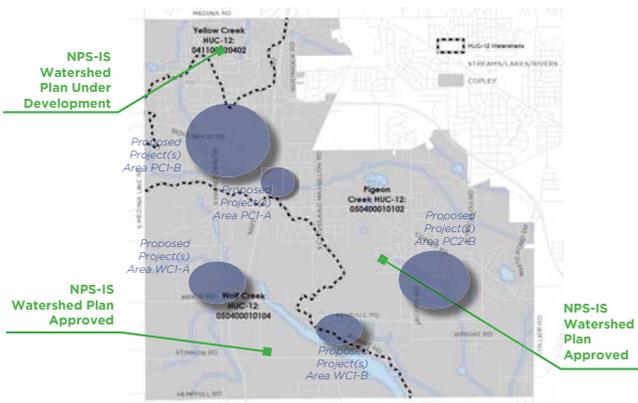
COPLEY WATERSHEDS BY AREA (ACRES)



An approved NPS-IS plan is required to apply for Ohio EPA/USEPA Section 319 stormwater and habitat improvement design & construction grants. Additionally, these regional watershed plans can score additional points for competitive grant applications such as:

- Clean Ohio Conservation Fund Grant applications,
- WRRSP grant application,
- OPWC,
- and other funding applications.

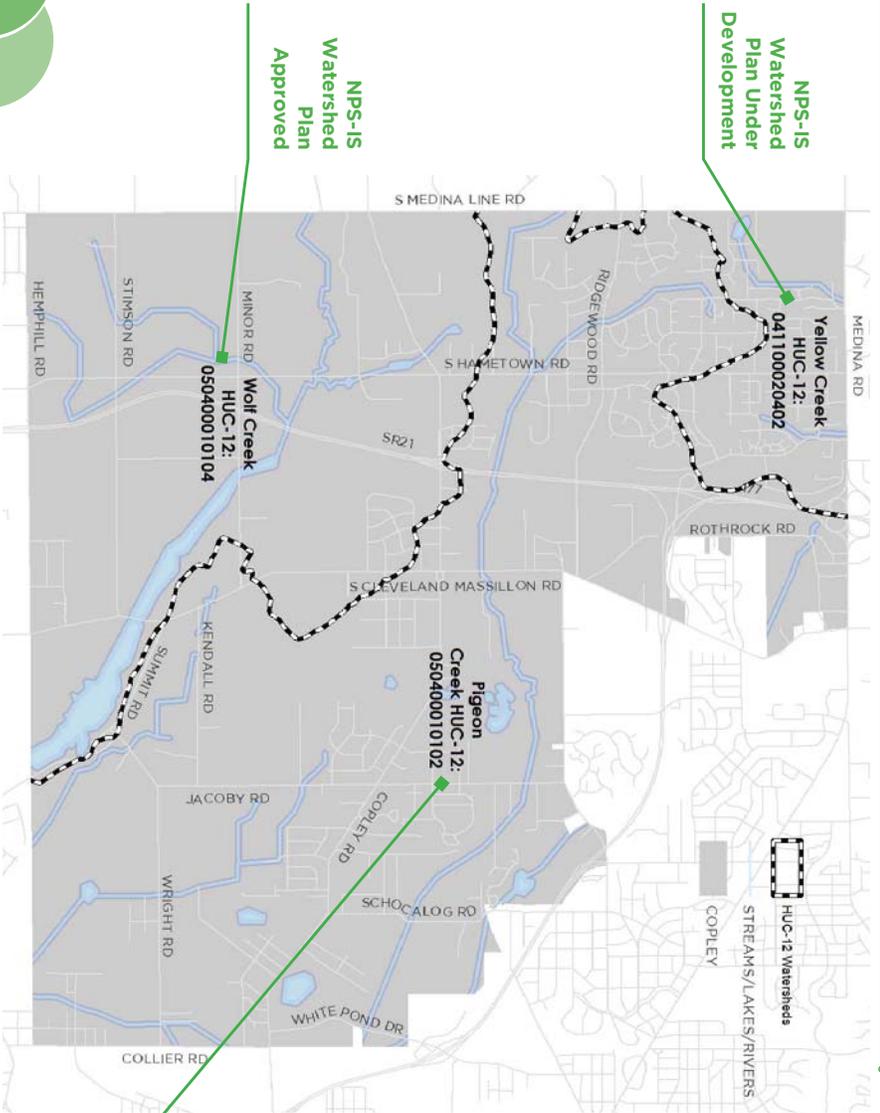
As mentioned previously, Copley is almost entirely within the Wolf Creek and Pigeon Creek HUC-12 watersheds. Both of these NPS-IS plans are currently approved by the USEPA and therefore only require slight modification to include Copley priorities projects for flood control, water quality improvements, and greenway restoration. The Yellow Creek NPS-IS plan is currently being drafted by the Summit County Soil and Water Conservation District (SCSWCD) and is estimated to be completed in 2022. Therefore the township would benefit most by having the Environmental Design Group team update the two completed NPS-IS plans and then have SCSWCD include Copley information into their Yellow Creek NPS-IS Plan. Copley can then utilize this information to apply for a multitude of grant applications for implementation.



Environmental Design Group



STORMWATER & GREENWAYS | EXISTING NPS-IS PLANS



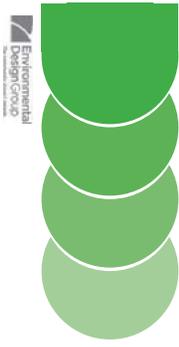
NPS-IS Watershed Plan Under Development

NPS-IS Watershed Plan Approved

NPS-IS Plan is a (Nine-Element) Nonpoint Source Implementation Strategic Plan approved by the USEPA. It is a watershed-based plan that identifies water quality issues for potential funding & grants.

NPS-IS Watershed Plan Approved

stormwater & greenways

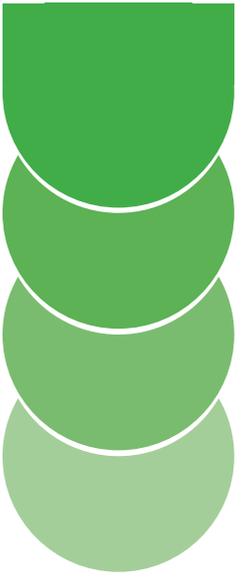
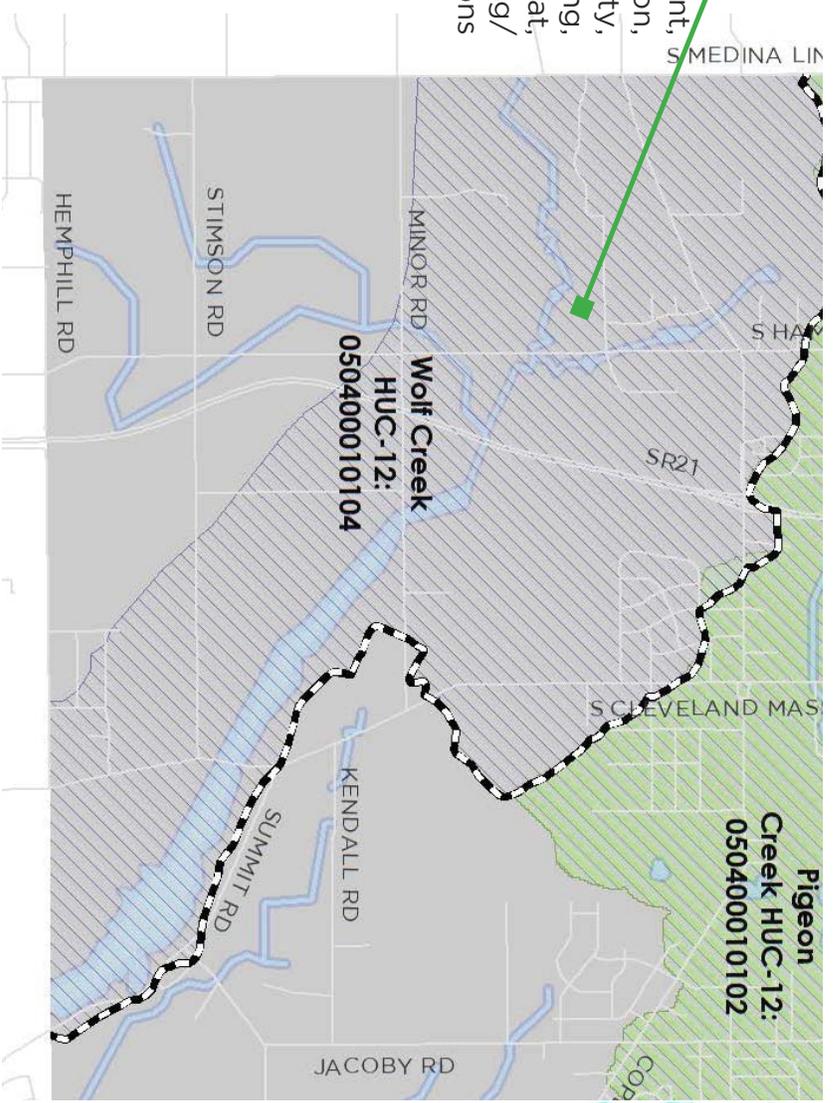


Environmental Design Group

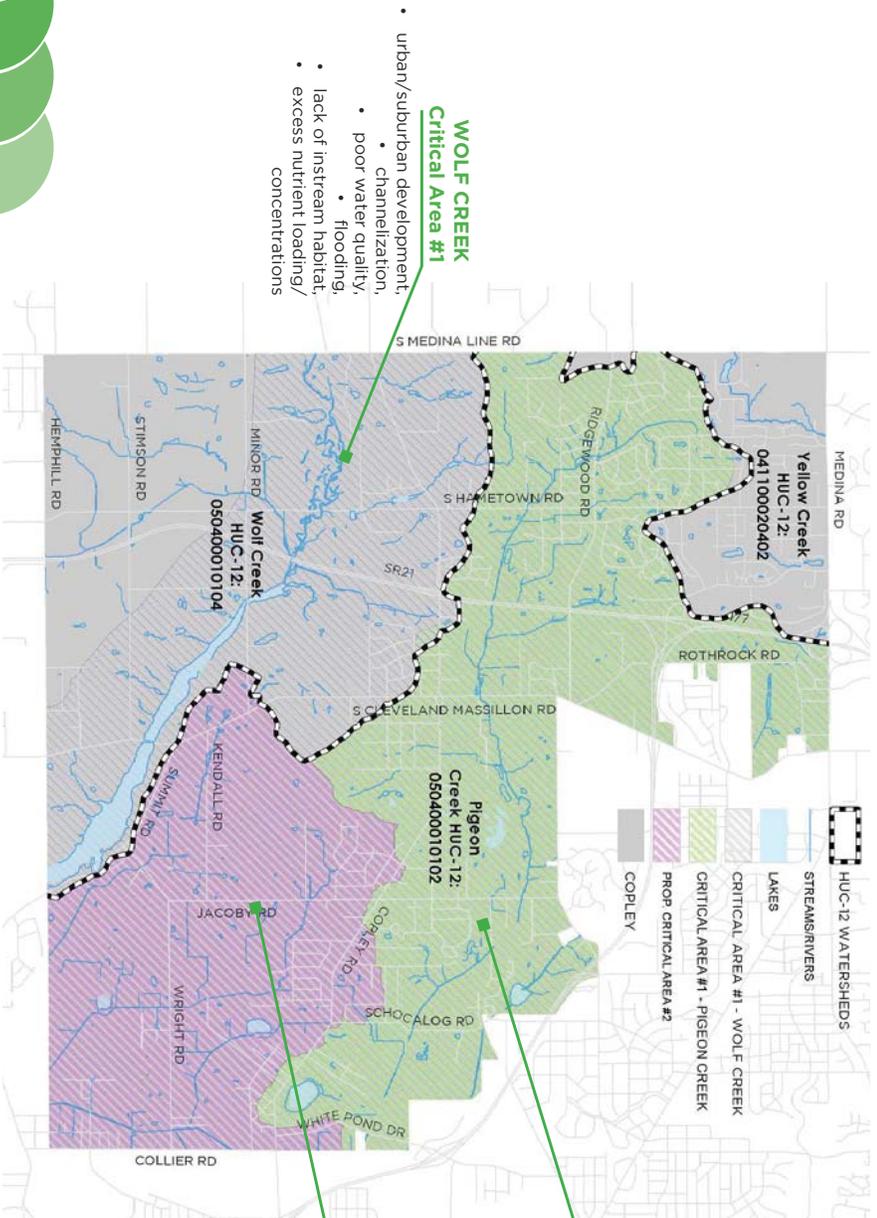


**WOLF CREEK
Critical Area #1**

- urban/suburban development,
 - channelization,
 - poor water quality,
 - flooding,
- lack of instream habitat,
- excess nutrient loading/concentrations



STORMWATER & GREENWAYS | PROPOSED NPS-IS CRITICAL AREAS



WOLF CREEK Critical Area #1

- urban/suburban development,
 - channelization,
 - poor water quality,
 - flooding,
- lack of instream habitat,
- excess nutrient loading/concentrations

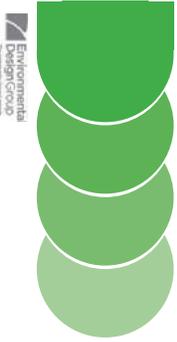
Pigeon Creek HUC-12: 060400010102

- urban/suburban development,
- channelization,
- poor water quality,
- flooding,
- lack of instream habitat,
- excess nutrient loading/concentrations
- poor riparian zone

PIGEON CREEK Proposed Critical Area #2

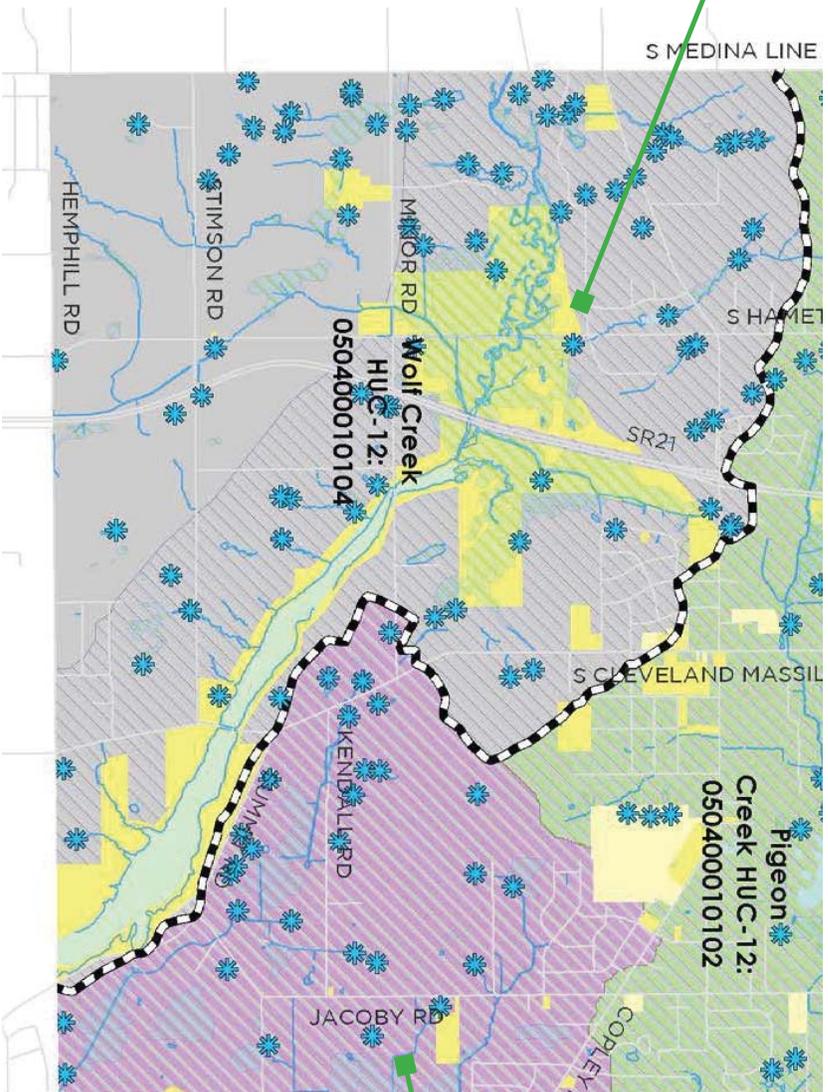
- poor water quality,
- flooding,
- channelization,
- lack of instream habitat,

stormwater & greenways

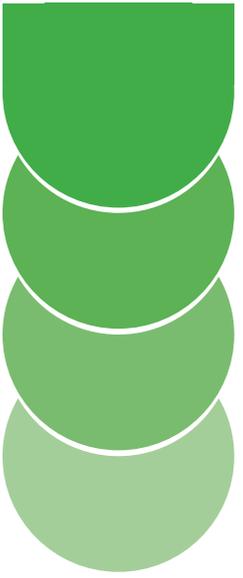


- lots of land owned by Barberton
- water levels highly controlled by Reservoir needs

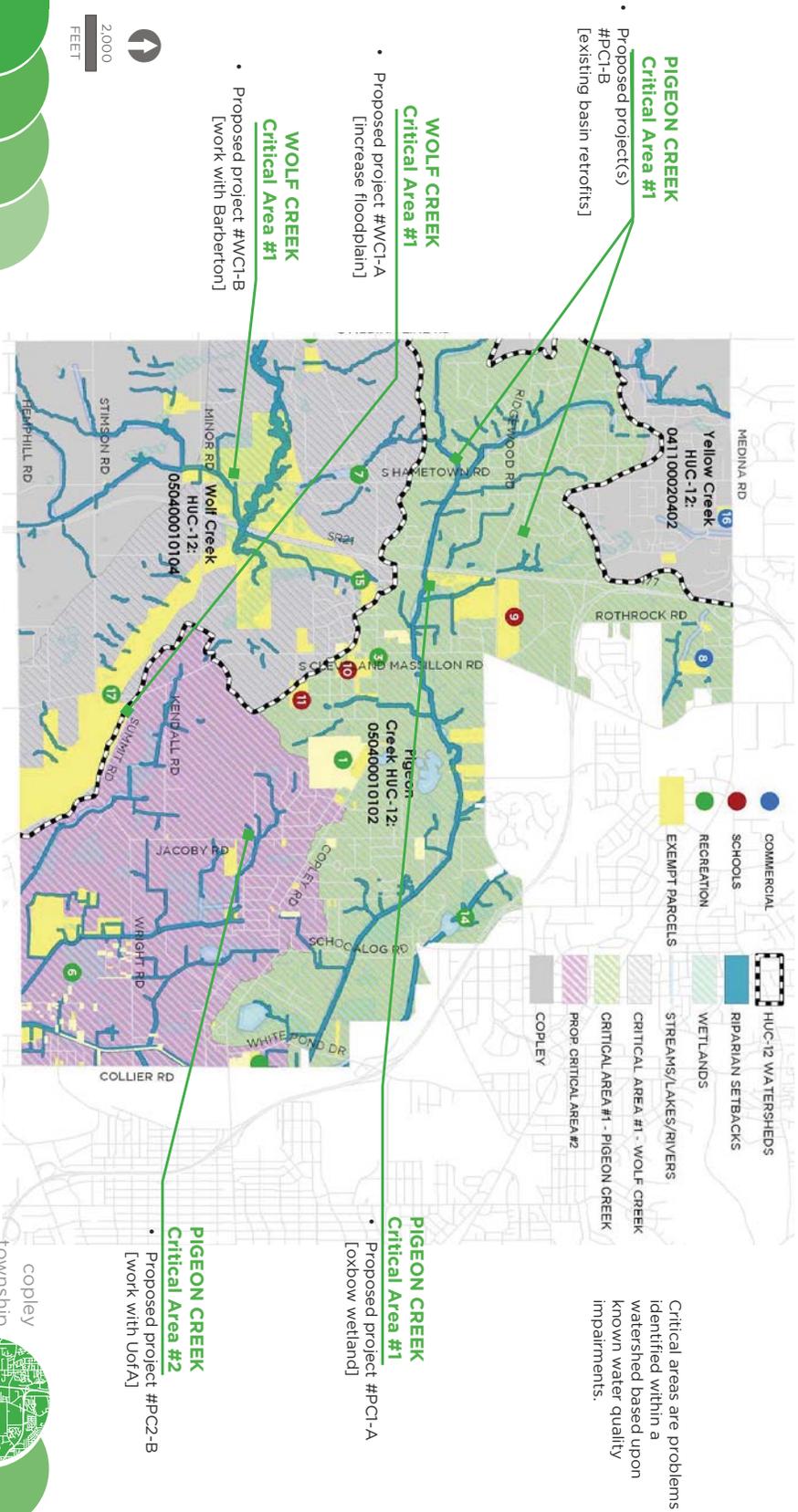
**WOLF CREEK
Critical Area #1**



2,000
FEET

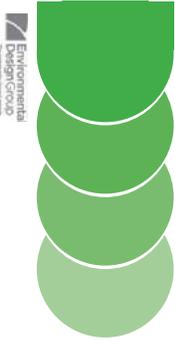


STORMWATER & GREENWAYS | PROPOSED NPS-IS CRITICAL AREA PROJECTS



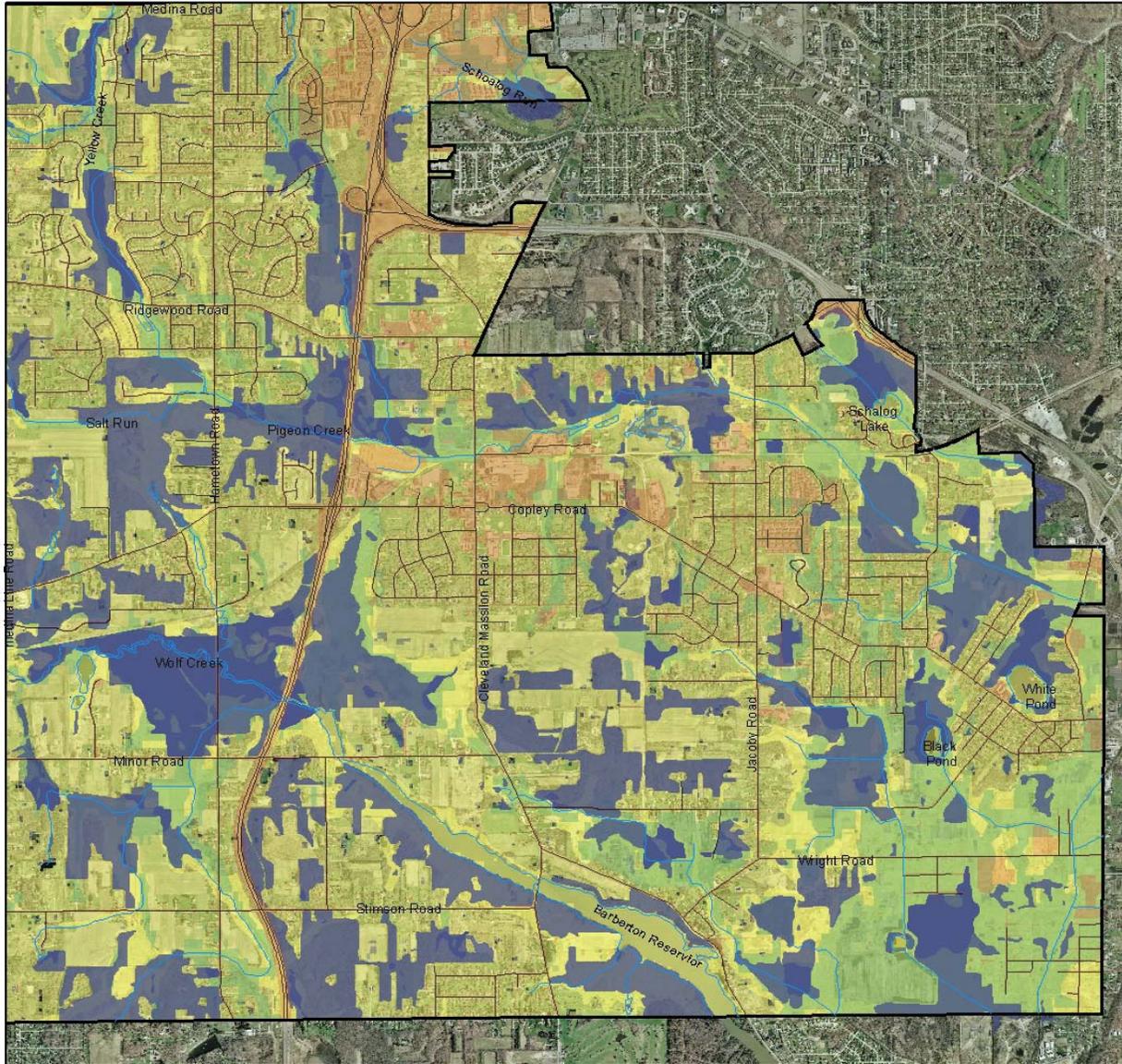
Critical areas are problems identified within a watershed based upon known water quality impairments.

stormwater & greenways



Chapter 7: Sustainability + Resiliency

Environmental Resources Map



Legend

- High quality natural areas
- Natural areas
- Disturbed/developed areas
- Low quality impervious areas

Source: Copley Township Natural Resource Study
Projection: State Plane Ohio North NAD 83



Chapter 7:

Sustainability + Resiliency

Environmental Resources

In the Copley Township Natural Resource Study (2007), completed for the initiated Land Use Plan, vegetation coverage, soils, groundwater and surface water in the Township was mapped and values were assigned to natural resources quantifying the integrity and function of the resources. Some of the metrics used included:

Successional State (rates the stability of a natural area or habitat by its successional state in relation to man-made disturbance.)

Rare Species (quantifies the density of rare species occurring within a habitat unit.)

Uniqueness of Habitat (measures the uniqueness of habitat and its scarcity relative to the geographic region.)

Patch Qualities (evaluates the effectiveness of natural areas to support and sustain healthy wildlife populations.)

Perimeter Adjacent Land Cover (addresses how land cover types are impacted by adjacent land uses.)

Hydrologic Function (measures the capability of a land cover to process runoff prior to entering aquatic habitats.)

Pollution Potential (measures point and National Pollution Standards pollution potential for land cover.)

Groundwater Interchange (measures groundwater pollution potential based on yield, soils with high permeability, and proximity to watercourses or water wells.)

Riparian Value (measures the type and quality of land cover located within the riparian corridor.)

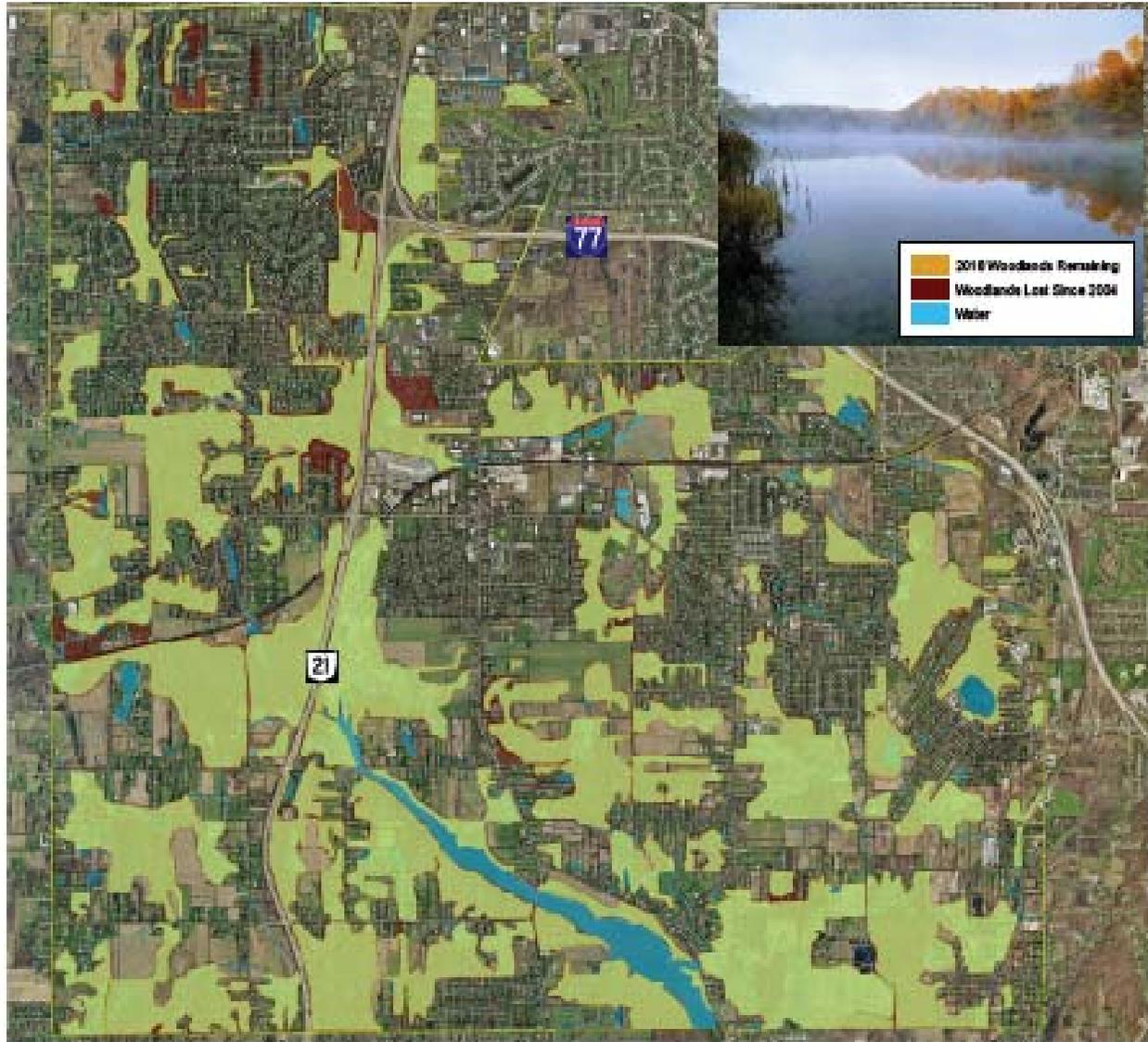
Erosion Value (measures potential for erosion based on degree slope and vegetation coverage.)

The following map shows environmental resources. The data can be used to prioritize preservation and restoration areas.

In 2018, data was obtained from Summit County Geographic Information System (GIS) environmental maps to highlight wetlands, riparians, floodplains, watersheds and steep slopes.

Chapter 7: Sustainability + Resiliency

Woodlands Map



Chapter 7:

Sustainability + Resiliency

Woodland Resources (Canopy Cover)

Woodland resources are aesthetically pleasing and contribute significantly to the rural and scenic character of Copley. Significant woodland resources were mapped using aerial photography. As of 2004, analysis of the larger tracts of woodland reveals that Copley only has 22% canopy cover and has experienced an additional decrease in canopy with new development.² The Township implemented new Tree Preservation and Landscape Planning Standards in 2012 in an effort to combat the decline of canopy in the Township due to development. It is the large tracts of woodlands that provide the most public health and safety benefits, as well as aesthetic and ecological benefits.

The presence of trees and the high percentages of canopy cover positively impact the health and vitality of our ecosystems. Woodlands are important environmental assets that provide a number of public health and safety functions.

Trees are a form of vegetative cover. Tree roots help to keep soil in place and reduce erosion. Tree cover, especially in areas of steep slopes, helps to significantly reduce stormwater runoff rates. Slowing runoff rates can reduce the incidence and severity of floods. Moreover, woodland resources increase groundwater recharge and promote watershed protection. A well-canopied area's ability to function as a buffer to protect water quality is drastically improved, as the trees simultaneously reduce runoff, soil erosion, and flooding and increase groundwater recharge.

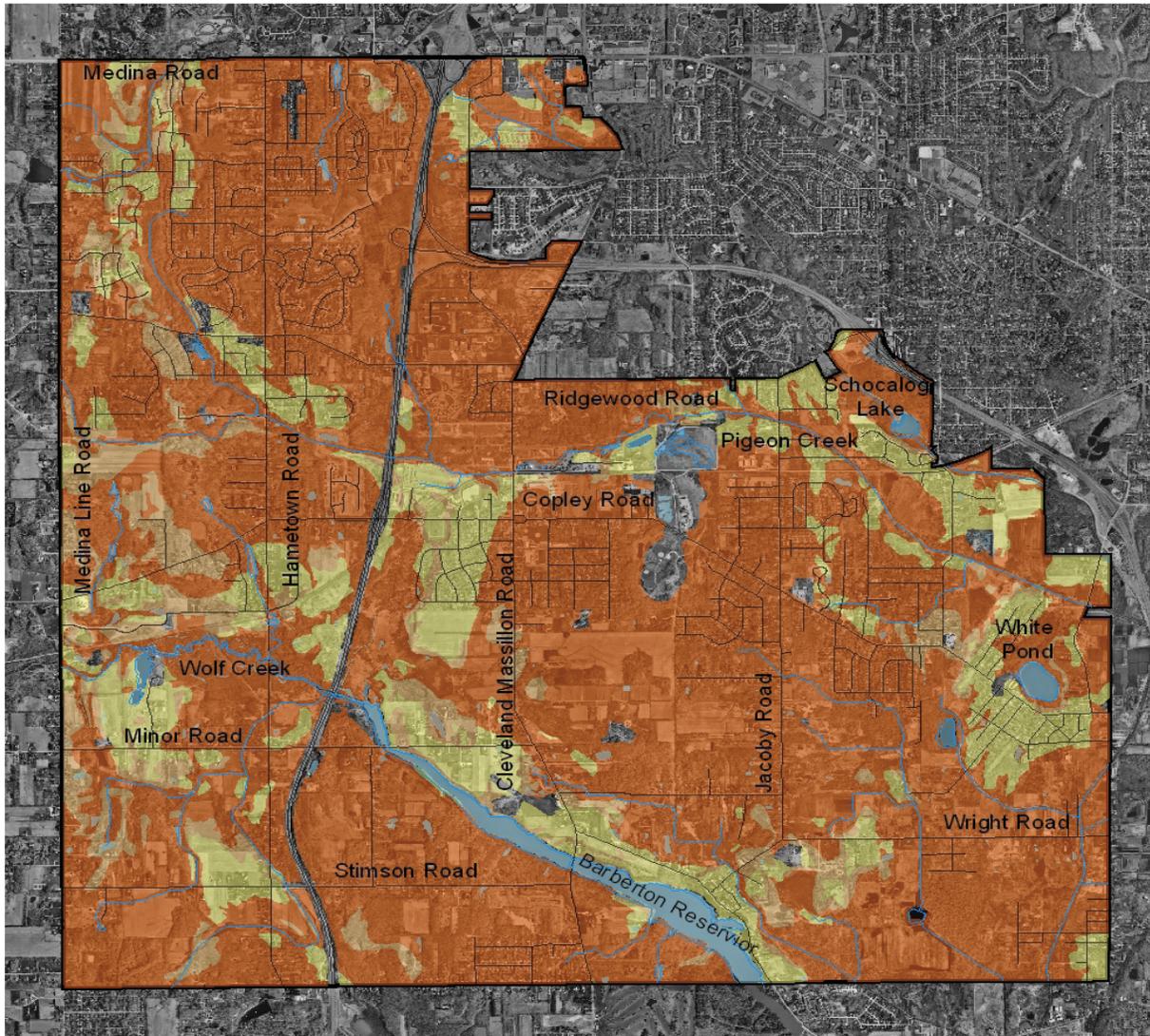
In addition, woodlands can collectively provide measurable improvements in air quality by filtering pollutants and lowering the incidence and severity of ozone production. Trees capture particulate matter and produce oxygen. Canopy cover helps to reduce local and global air pollution by ingesting carbon dioxide, nitrogen oxides, carbon monoxide and sulfur dioxides.



² Based on data provided by EnviroScience, Inc., ODNR lists Copley Township of having a 54% canopy cover in 1994. It is estimated that the township had approximately 22% canopy cover in 2004. The company used its methodology along with the County Department of Development data to get this figure and suggested a 32% decrease was largely contributed to the development of Creekstone, the Heritage Woods area and Montrose Park.

Chapter 7: Sustainability + Resiliency

Suitability for Septic Systems Map



Suitability for Septic Systems

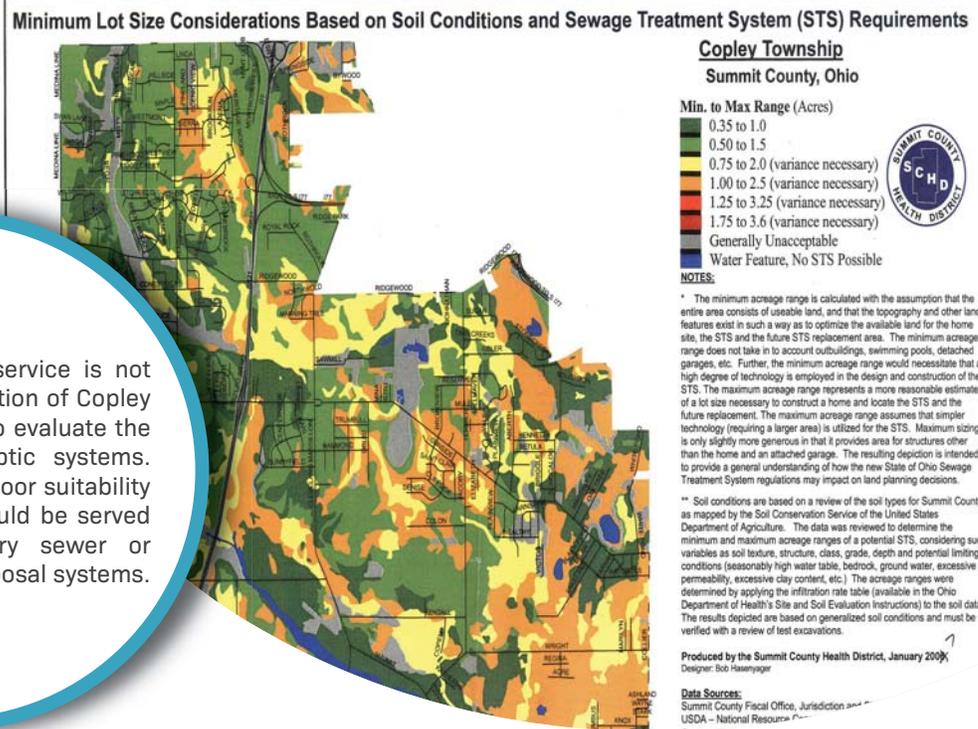
- Slight
- Moderate
- Severe

Source: Summit County Soil Survey
Projection: State Plane Ohio North NAD83

Chapter 7: Sustainability + Resiliency

Soils Suitable for Septic Systems

Since sanitary sewer service is not available to a large portion of Copley Township, it is useful to evaluate the soil capability for septic systems. Ideally, land with very poor suitability for septic systems should be served by centralized sanitary sewer or alternative sewage disposal systems.



Unfortunately, many of the soils suitable for septic systems are located on alluvial soils (formed by sediment deposited by flowing water) near streams and drainage ways. These alluvial soils tend to be sandy and well-drained, which is good for septic systems, but these areas pose other problems for septic tank absorption fields such as flooding and groundwater contamination. In areas not served by sewer systems, it is recommended that only low-density development will be allowed, in order to avoid potential public health problems should failing septic systems discharge off-lot. Proper placement, maintenance, and operation of home sewage disposal systems are critical to ensure proper functioning. Leaks from these systems can travel through the subsurface soils and contaminate groundwater supplies. Regular inspection, maintenance, and pump-out is necessary to avoid failing septic systems, yet local governments often refrain from aggressive enforcement of these activities in privately owned systems. In 2007, The Summit County Health Department mapped appropriate development densities for acceptable septic system performance. With ever changing technology, however, the importance of the suitability of soils issue may be overcome at some point in the future. Therefore, it should be noted that there are other environmental carrying capacity issues other than septic limitations that should be used to determine development densities. Additionally, Summit County Public Health initiated an Operation Permit program in May of 2015. Changes to the Ohio Administrative Code now require that no person shall operate a Home Sewage Treatment System without a valid Operation Permit. The goal of this program is to improve water quality in summit County and surrounding watersheds.

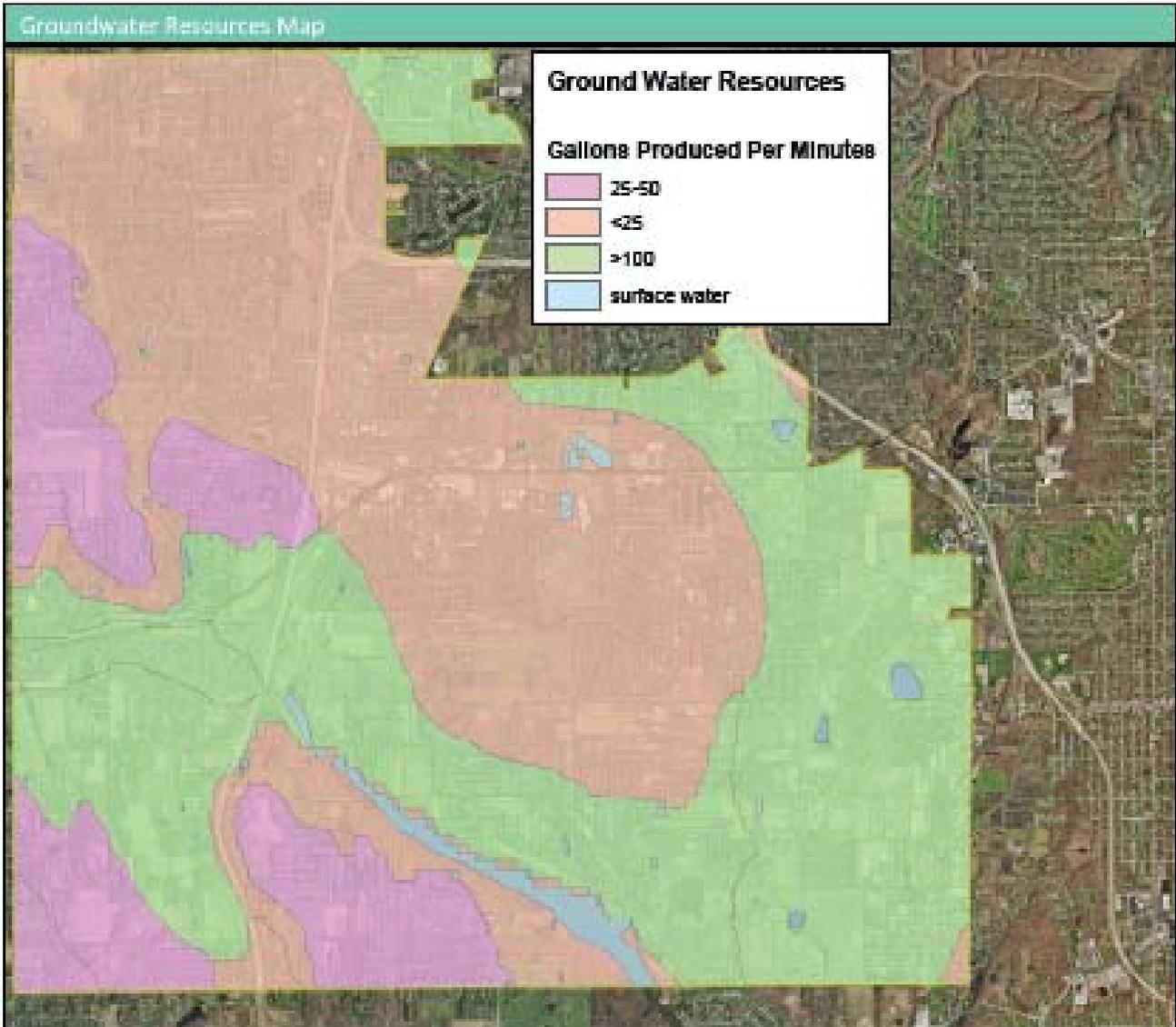
According to the Summit County Soil Survey, a majority (80%) of Copley is underlain by soils poorly suited for septic systems. Only 14% of the land within Copley has soils that have only slight limitations for septic tank absorption fields.

Percentage of Township Soil Suitable for Septic Systems	
Severe	72%
Moderate	8%
Slight	14%

Common limitations include a seasonal high water table, restricted permeability, poor natural drainage, the hazard of flooding, excess slope, and a shallow depth to bedrock. Soils with a very slow or moderately slow permeability along with restrictive layers such as bedrock are rated as having severe limitations for septic system use. Septic systems placed on slopes greater than 12% may result in erosion and seepage downslope. The high seasonal water table, common within poorly drained soil types, prevents the proper functioning of septic disposal fields for varying time periods.

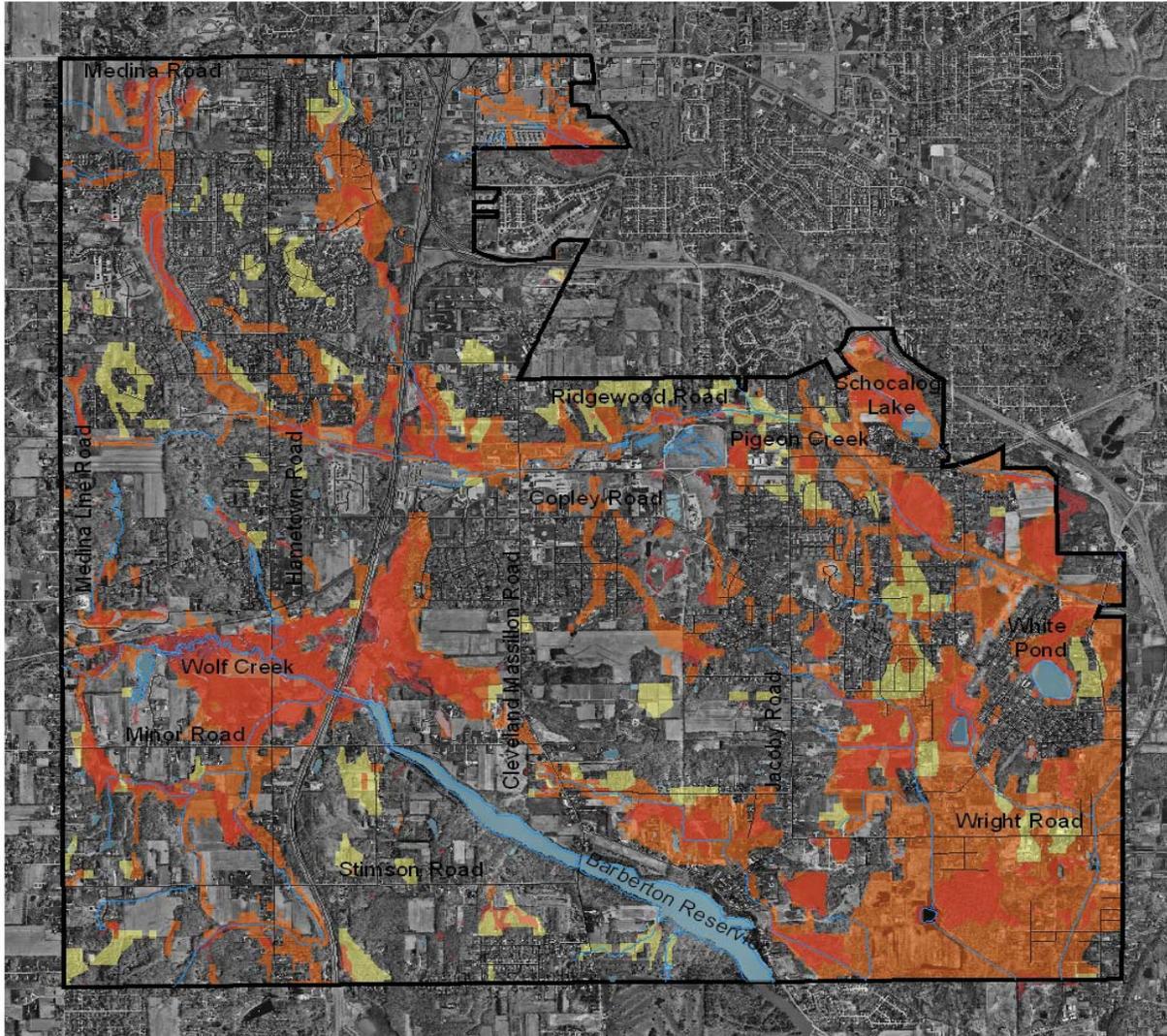
Chapter 7: Sustainability + Resiliency

Groundwater Resources Map



Chapter 7: Sustainability + Resiliency

Wetlands and Hydric Soils Map



- Wetlands
- Hydric Soils
- Non Hydric Soils with Hydric Inclusions

Source: Summit County Natural Resource Study,
Summit Soil Survey
Projection: State Plane Ohio North NAD83

Chapter 7:

Sustainability + Resiliency

Groundwater Resources

The terrain and geology of Copley Township is primarily a Sharon conglomerate laid down some 231 million years ago by glaciers that repeatedly moved into and receded from the area. Some of the deposits appear to be as recent as 10,000 years ago.

Groundwater resources are important to understand because they supply public drinking water and also because of their hydrologic connection to surface waters. The deposits left by glaciers that once covered Copley Township affect groundwater yield. Glacial outwash can offer substantial groundwater yields because of the large, interconnected pore spaces between the grains. Till, a poorly sorted mixture of particles ranging from clay to boulders, offers very poor yields due to the small pore spaces between the particles and soil compaction by the ice. The major groundwater supplies occur in two general types of formations: Glacial outwash in existing and ancient, now-buried valleys, and sandstone bedrock underlying till.

Groundwater represents an important source of potable water, which can become contaminated from pollution sources at the ground surface and underground. Cleanup of groundwater contamination can be extremely costly and difficult. Other potential sources of soil and groundwater contamination may exist, ranging from hazardous material sites and hazardous waste mishandled by businesses to leaking underground storage tanks.

There is an interchange between surface water and groundwater. Groundwater is recharged from infiltration. Given Copley Township's dependence upon groundwater for much of its drinking water, it is critical to protect groundwater resources and watercourses from which recharge is received.

By recognizing and incorporating the interchange between surface water and groundwater, a healthy environment will be provided to all citizens of the Township. Specifically, the quality and composition of groundwater can be affected by both natural processes and human activity.

Chapter 7:

Sustainability + Resiliency

Wetlands and Hydric Soils

The Army Corps of Engineers (Federal Register 1982) and the U.S. EPA (Federal Register 1980) both define wetlands as: “Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.”

Wetlands provide valuable environmental functions and social benefits that include filtration and purification of water, flood storage, ground water recharge, supporting diverse communities of flora and fauna, and recreational (hunting and fishing) and commercial use (fur and fish harvesting). To date, the State of Ohio has lost over 90% of its original wetlands due to draining, dredging, filling or excavating.

The National Wetlands Inventory (NWI) is a series of maps produced by the U.S. Fish and Wildlife Service based on analysis of aerial photographs. As such, these maps are usually conservative, and actual wetland boundaries are usually larger than what is shown on the NWI. In addition, some types of wetlands (wet meadows, lowland woods, and small vernal pools) are not discernible on these photographs and so are generally not shown on the NWI map. However, the NWI map is a standard secondary literature reference and starting point for wetland analysis.



Chapter 7:

Sustainability + Resiliency

NWI Wetlands Shown in Copley

Wetlands Code	Wetlands Type	Total Approximate Acreage
(PEM) Palustrine Emergent Wetland (Cattails, reeds and sedges)	Marsh	64
(PFO) Palustrine Forested Wetlands (forested)	Forested Wetlands	60
(PSS) Palustrine Scrub/Shrub (like a button bush swap)	Scrub/Shrub Wetlands	12
(PUB) Palustrine Unconsolidated Bottom (sand, mud and organic)	Ponds	109
Total		245

Copley’s wetlands comprise of about 245 acres as identified on the NWI maps, or less than 2 percent of the Township. Assuming the presence of other wetlands that are too small to be mapped by the inventory, probably no more than four percent of Copley’s land area is wetlands.

The Copley Bog area with its rich muck soils appears to be former wetlands and floodplains. This area has been identified by the South Summit Flood Task Force as an area where excess storm water might be returned after diverting from county ditches.

Another secondary source useful in wetland analysis is the County Soil Survey. Published by the Natural Resource Conservation Service, the Soil Survey contains maps, descriptions and technical characteristics of soils throughout the county. Some soils are listed as hydric soils, and some soil types are listed as non-hydric soils with hydric inclusions. According to the Natural Resource Conservation Service, the definition of a hydric soil is “a soil that formed under conditions of saturation, flooding or ponding long enough during the growing season to develop anaerobic conditions in the upper part.” Mapped hydric soils are an indication of the potential presence of wetland or their historical occurrence at a location.

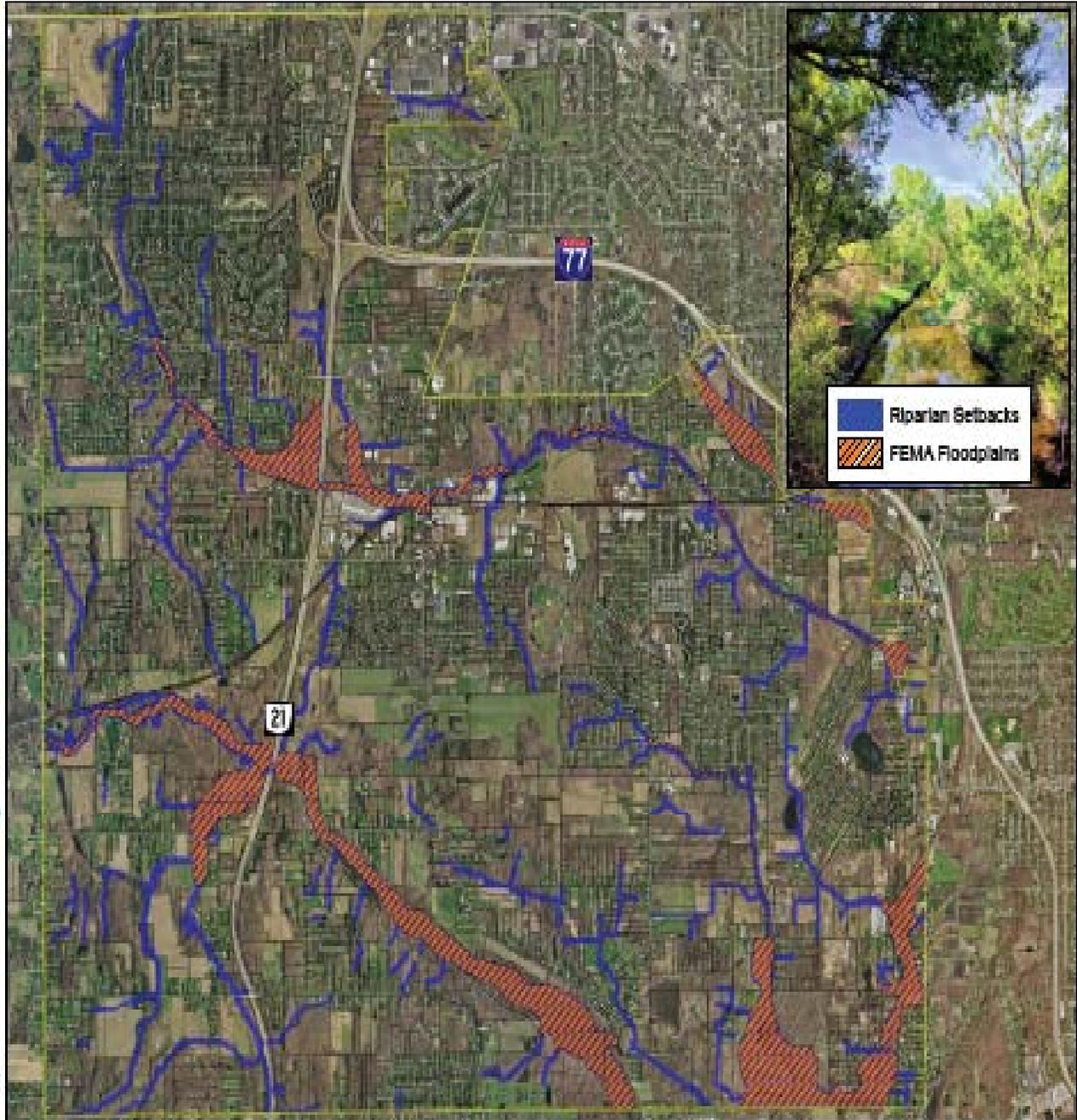
Although analysis of secondary sources such as the NWI maps and Soil Survey maps is a useful first step in wetland analysis, in almost all cases, legal wetland boundaries must be marked in the field by a trained wetland delineator. These mapped wetlands represent only a portion of the total amount of wetlands within Copley Township. This mapping should be considered an approximation of wetlands locations and sizes within the Township. It is intended for planning purposes to give Copley an idea of where wetlands might be; however, it should not be used as a substitute for a wetland delineation.

The presence of wetlands often coincides with the occurrence of hydric soils and non-hydric soils with hydric inclusions. Wetlands are delineated based on hydric soils, the presence of wetlands hydrology, and the dominance of hydrophytic vegetation. Hydric soils, as identified in the Soil Survey of Summit County, were also used as part of the study.

Over a fourth of Copley Township (27%) has hydric soils and 5.5% of the township has non-hydric soils with hydric inclusions. These soils are non-hydric, but can have small hydric soils in depressions, along drainage ways and in other areas.

Chapter 7: Sustainability + Resiliency

Riparian and Floodplains Map



Chapter 7:

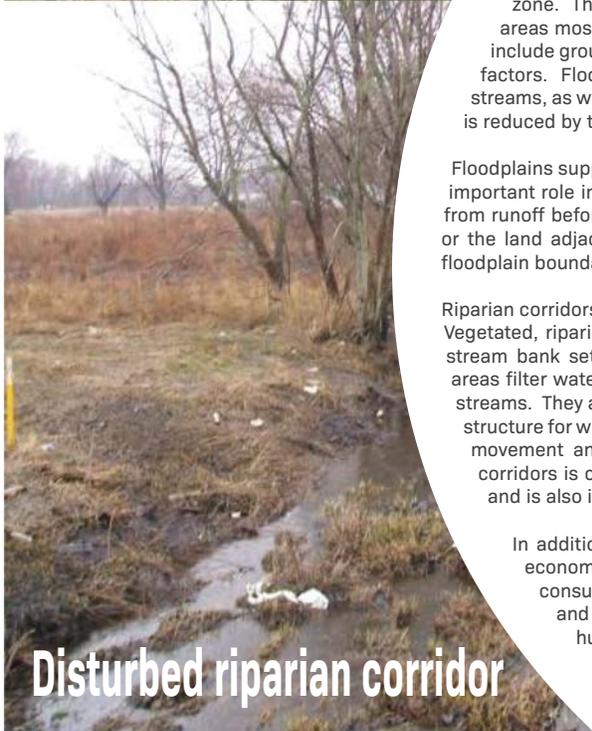
Sustainability + Resiliency

Riparian corridors within Copley were delineated based on Summit County GIS Mapping Resources. The riparian corridor includes all floodplains, steep slopes, and wetlands adjacent to streams or within the floodplains. The top of the valley slope was used as the riparian boundary in areas with well-drained topography. All small tributaries mapped as streams were included within the riparian corridor. In addition, other small, unmapped streams with obvious, well-defined valleys were included.

Floodplains and Riparian Corridors



Healthy riparian corridor



Disturbed riparian corridor

Floodplains are the areas adjacent to rivers and streams that are subject to periodic or regular flooding. They are defined by designated recurrence intervals at which a storm of a given magnitude could occur. For example, the 100-year flood has a one percent (one-in-100) chance of occurring in any given year. Due to periodic scouring of the areas, floodplains are very unstable and potentially dangerous areas for human use; however, they form a unique ecological niche, and support biotic communities that are adapted for occasional inundation. Floodplain wetlands absorb large volumes of water during high flows, reducing local flooding and delaying the release of water downstream. According to the Federal Emergency Management Agency (FEMA) floodplain, 6% of Copley lies within the flood hazard zone. The Floodplain map gives a general location of the floodplains and represents areas most likely to flood during the most severe storms. Factors influencing flooding include ground permeability/imperviousness, slope, and the presence of flood-mitigating factors. Flooding is increased where storm water runs directly off the land and into the streams, as with impermeable soils, development, and unvegetated steep slopes. Flooding is reduced by the presence of woods, wetlands, and permeable soils.

Floodplains support a diverse assemblage of plant and animal life. In addition, they serve an important role in water quality protection, since stream bank vegetation can filter pollutants from runoff before they enter a waterway. In some instances, the established riparian zone, or the land adjacent to the stream, extends beyond or does not have a mapped 100-year floodplain boundary.

Riparian corridors include stream banks and associated areas adjacent to a flowing waterway. Vegetated, riparian areas also function as stream buffer zones. There are many benefits of stream bank setbacks, including protection from erosion. In addition, vegetated riparian areas filter water pollutants (toxic chemicals, nutrients, and sediment) from runoff entering streams. They also function to prevent stream warming, and provide food, cover, and habitat structure for wildlife. The linear corridors provided by stream bank setbacks enhance wildlife movement and migration for sensitive species. Protection of existing natural riparian corridors is critical to the long-term health of streams and downstream receiving waters and is also instrumental in adding aesthetic and economic well-being to the community.

In addition to environmental importance, riparian corridors also possess significant economic value. Riparian corridors provide for recreational and health benefits, non-consumptive secondary benefits, cultural enhancement, increased property values, and an improved quality of life. In so contributing to human welfare, both directly and indirectly, riparian corridors represent part of the total economic value of natural resources.

Chapter 7:

Sustainability + Resiliency

Water Quality Designations for Copley

Waterway	Ohio EPA River Code	Aquatic Life Habitat Use Designation	Water Supply Use Designations	Recreational Use Designations
Cuyahoga River Watershed				
Yellow Creek <ul style="list-style-type: none"> ▪ RM 1.5 to mouth ▪ All other segments 	19-021	WWH, SRW WWH	AWS, IWS AWS, IWS	PCR PCR
Tuscarawas River Watershed				
Wolf Creek <ul style="list-style-type: none"> ▪ Akron-Wadsworth Rd (RM 6.4) to mouth ▪ At RM 5.12 ▪ All other segments 	17-540	MWH WWH, PWS WWH	AWS, IWS AWS, IWS AWS, IWS	PCR PCR PCR
Pigeon Creek <ul style="list-style-type: none"> ▪ Jacoby Rd (RM 5.2) to mouth ▪ All other segments 	17-543	MWH WWH	AWS, IWS AWS, IWS	PCR PCR
Schocalog Rd	17-544	WWH	AWS, IWS	PCR
Waterbodies				
Barberton Reservoir	OH10 28-367	EWB	PWS	PCR
Black Pond	-	EWB	PWS	PCR
Yellow Pond	-	EWB	PWS	PCR

Sources: Ohio Environmental Protection Agency Division of Surface Water, Appendices to the Year 2000 Ohio Water Resource Inventory (305 (b) Report), Ohio Environmental Protection Agency Division of Surface Water State of Ohio Water Quality Standards Chapter 3745-1 of the Administrative Code.

Chapter 7:

Sustainability + Resiliency

Surface Waters

The following table shows water quality designations for water bodies and watercourses in Copley. A given water quality designation does not necessarily reflect existing conditions or imply that it has been thoroughly sampled by the Ohio Environmental Protection Agency (Ohio EPA). Ohio EPA defines the following use designations:

1. Warmwater Habitats (WWH) are waters capable of supporting and maintaining a balanced, integrated, adaptive community of warmwater aquatic organisms having a species composition, diversity, and functional organization comparable to the 25th percentile for identified reference sites within each of Ohio's ecoregions.
2. Exceptional Warmwater Habitats (EWH) are capable of supporting and maintaining a balanced, integrated, adaptive community of warmwater aquatic organisms having species composition, diversity, and functional organization comparable to the 75th percentile for identified reference sites within each of the state's ecoregions. All lakes, ponds, and reservoirs except upground storage reservoirs¹ are automatically designated EWH.
3. Public Water Supplies (PWS) are waters that, with conventional treatment, are suitable for human intake meet federal regulations for drinking water. All publicly owned lakes and reservoirs, with the exception of Piedmont Reservoir, and all privately owned lakes and reservoirs used as a source of public drinking water or emergency water supply, are automatically designated PWS.
4. Agriculture Water Supplies (AWS) are suitable for irrigation and livestock watering without treatment.
5. Industrial Water Supplies (IWS) are suitable for commercial and industrial uses, with or without treatment. Criteria for the support of IWS designation varies with each type of industry.
6. Primary Contact Recreation (PCR) during the recreation season is suitable for full-body contact recreation such as, but not limited to, swimming, canoeing and scuba diving with minimal threat to public health as a result of water quality. All lakes, ponds, and reservoirs, except upground storage reservoirs and lakes and rivers meeting the definition of Bathing Waters, are designated Primary Contact Recreation waters.

¹ *Upground Storage Reservoirs* are formed by artificial barriers on two or more sides and which impound water or liquefied material pumped or otherwise imported from an exterior source. Lagoons are considered upground reservoirs. They are automatically designated Warmwater Habitats.

Chapter 7:

Sustainability + Resiliency



Surface Waters

Watercourses are defined as any perennial, ephemeral, or intermittent stream, river, or creek with a defined bed and bank that flows through or borders a landscape. An ephemeral stream is dry except during and shortly after rain/melt events. An intermittent stream is frequently flowing but with seasonal dry periods. A perennial stream is permanently flowing. Streams support a vast array of organisms and are important components of a number of inter-related ecological processes. It is important to protect watercourses for the following reasons:

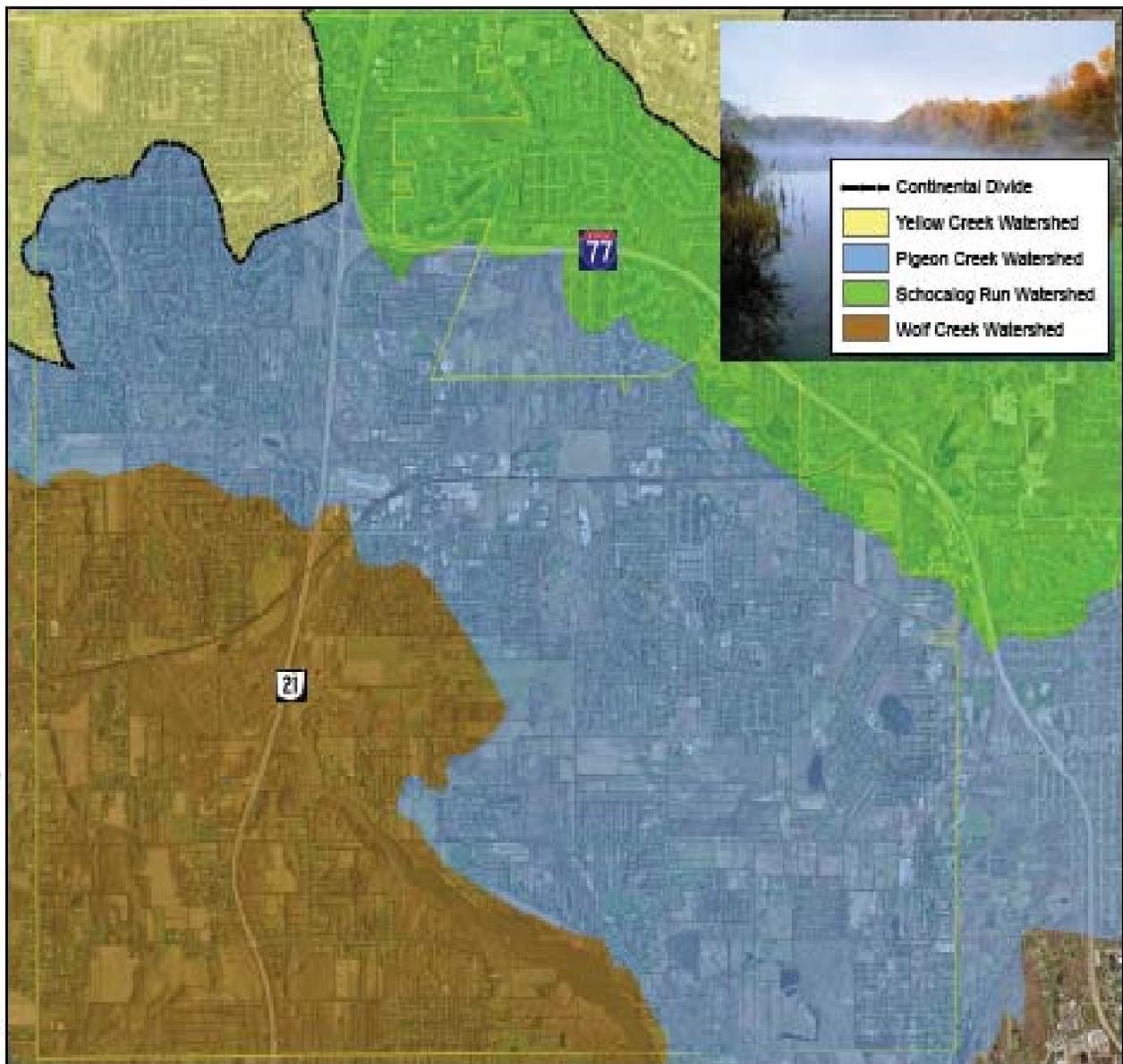
- Stormwater runoff and flood prevention are more easily accommodated by the presence of healthy streams, thereby protecting private property from flood damage.
- Aquatic and terrestrial wildlife habitat can be supported through forested buffers, and by shading water which moderates temperatures.
- Water quality is enhanced by filtering storm runoff and chemicals through forested buffers and riparian areas.
- Passive recreational opportunities are supported by natural corridors such as streams.

Chapter 7:

Sustainability + Resiliency

Watershed Map

As smaller streams come together and form larger rivers, their associated watersheds also join. In this manner, Pigeon Creek, Schocalog Run and Wolf Creek are part of the larger Tuscarawas River watershed, which is part of the Ohio River drainage basin. Yellow Creek is part of the Cuyahoga River watershed, which is part of the Lake Erie drainage basin. The continental divide runs through Copley between the Ohio River and the Lake Erie basins. Most of Copley drains into the Ohio River.



Chapter 7:

Sustainability + Resiliency

Watersheds

A “watershed” is defined as an area of land within a drainage divide from which precipitation (rain & snowmelt) drains via gravity to a body of water. All water on land eventually drains into a stream, river, pond or lake. This land area that drains into a particular stream or river is called a watershed.

A watershed is a dynamic system that includes land, soils, plants, wetlands, water bodies, land cover and people. These factors all affect the water flowing down through the watershed to the streams and rivers, influencing flooding, erosion, water quality, water temperature and habitat. A 2004 watershed study of the Wolf Creek and natural areas evaluation of Barberton Reservoir and Nature Preserve suggested that Copley and other communities in the watershed should be encouraged to further define general concerns and issues regarding growth and change, developing a series of alternative benchmarks, indicators, and options that could guide future development. A realistic combination of resource protection measures should be considered for implementation. The Table and Map below show watersheds delineated by Ohio Department of Natural Resources (ODNR) and subwatersheds delineated in the Summit County Natural Resource Study.



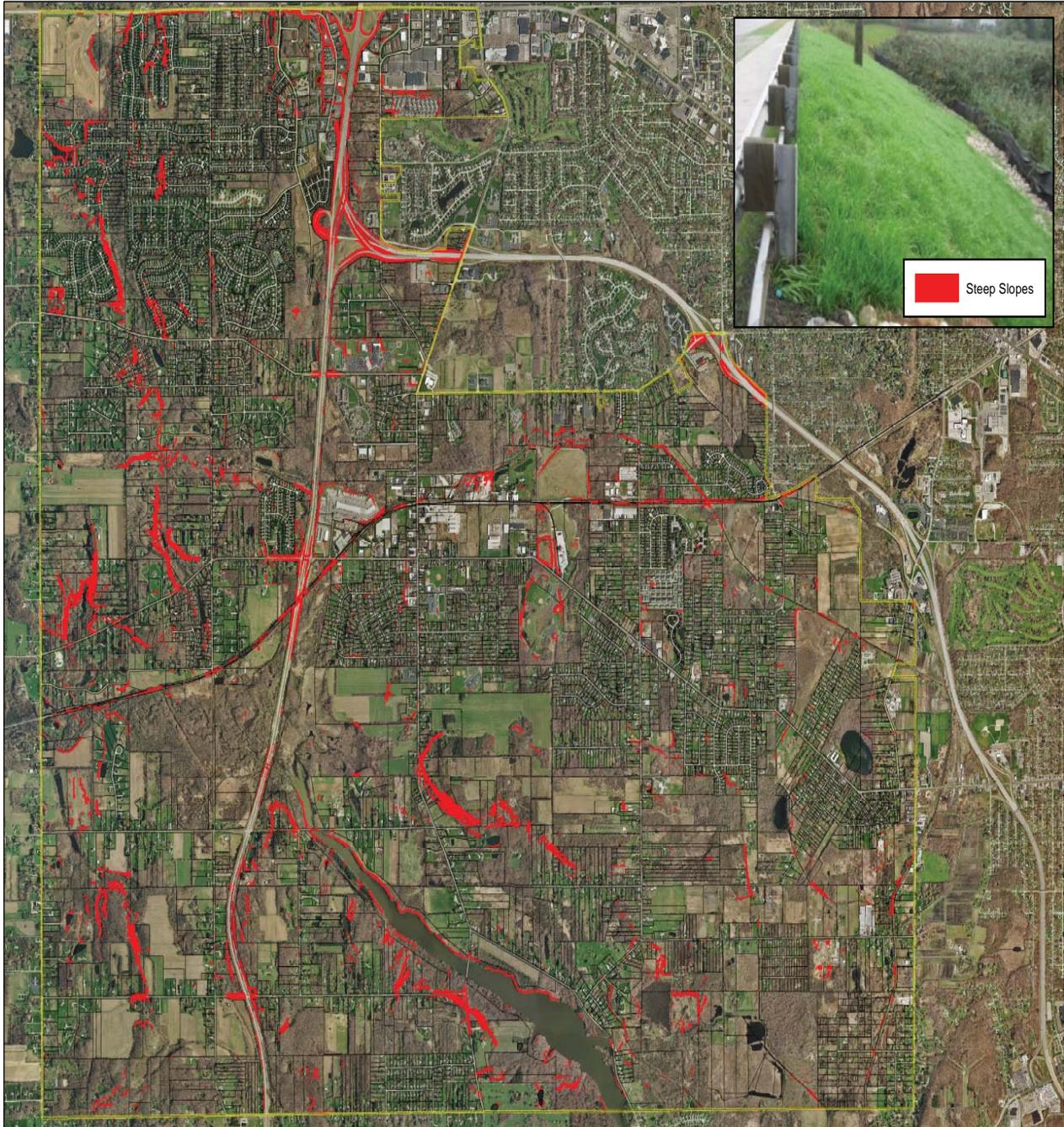
Barberton Reservoir

Watersheds in Copley

Basin	Watershed	Size of the Watershed (Acres)	Copley’s Percentage of Watershed	Percentage of Township
Tuscarawas River	Pigeon Creek	10,705	67%	54%
	Schocalog Run	5,224	14%	5%
	Wolf Creek (Barberton Reservoir only)	24,976 (18,626)	18% (24%)	34%
Cuyahoga River	Yellow Creek	19,863	5%	7%

Chapter 7: Sustainability + Resiliency

Steep Slopes Map

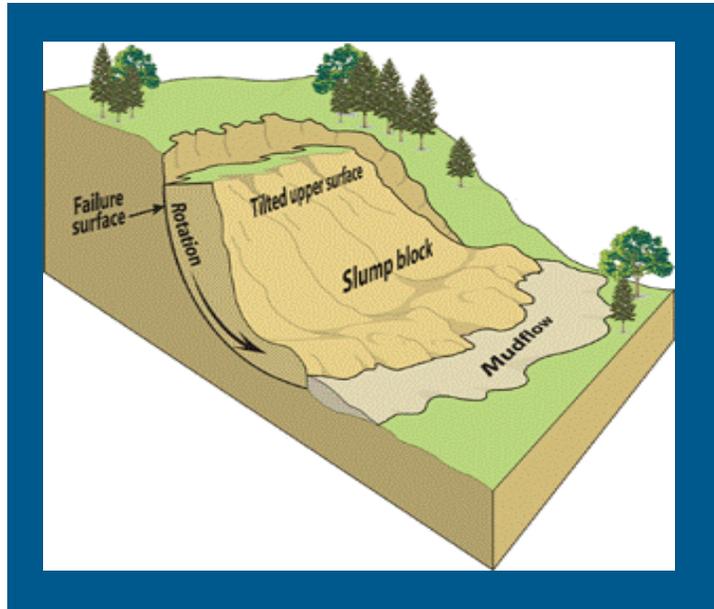


Chapter 7:

Sustainability + Resiliency

Land Cover

The most recent available satellite imagery dates back to 1994. Although dated, it can be used for planning purposes to identify general patterns of developed/undeveloped areas. The dataset illustrates conditions across Copley. Within certain limitations, land cover datasets are useful in determining general areas such as canopy cover. The category of agriculture/open space, however, is misleading as it includes land lot development. Map and Table show land cover data developed from ODNR 1994 satellite imagery.



Topography - Steep Slopes

While only two percent of Copley Township has slopes over twelve percent (12%), vegetated steep slopes are an important natural resource to be preserved because any significant disturbance to the hillside's environment may result in: landslides or land instability, unacceptable alteration in the drainage patterns, and loss of scenic value. When development takes place on or near steep slopes, vegetation cover is greatly reduced. Loss of this vegetative cover on steep terrain significantly increases soil instability, and thus the risk of erosion. Soil erosion and sedimentation into waterways pose several threats to public health and safety, which are difficult and expensive to correct. Property damage is commonly associated with development on steep slopes. Soil erosion and sedimentation into nearby waters increase the potential for flooding. Copley Township works to manage development in steep slope areas.

Land and Vegetation Cover

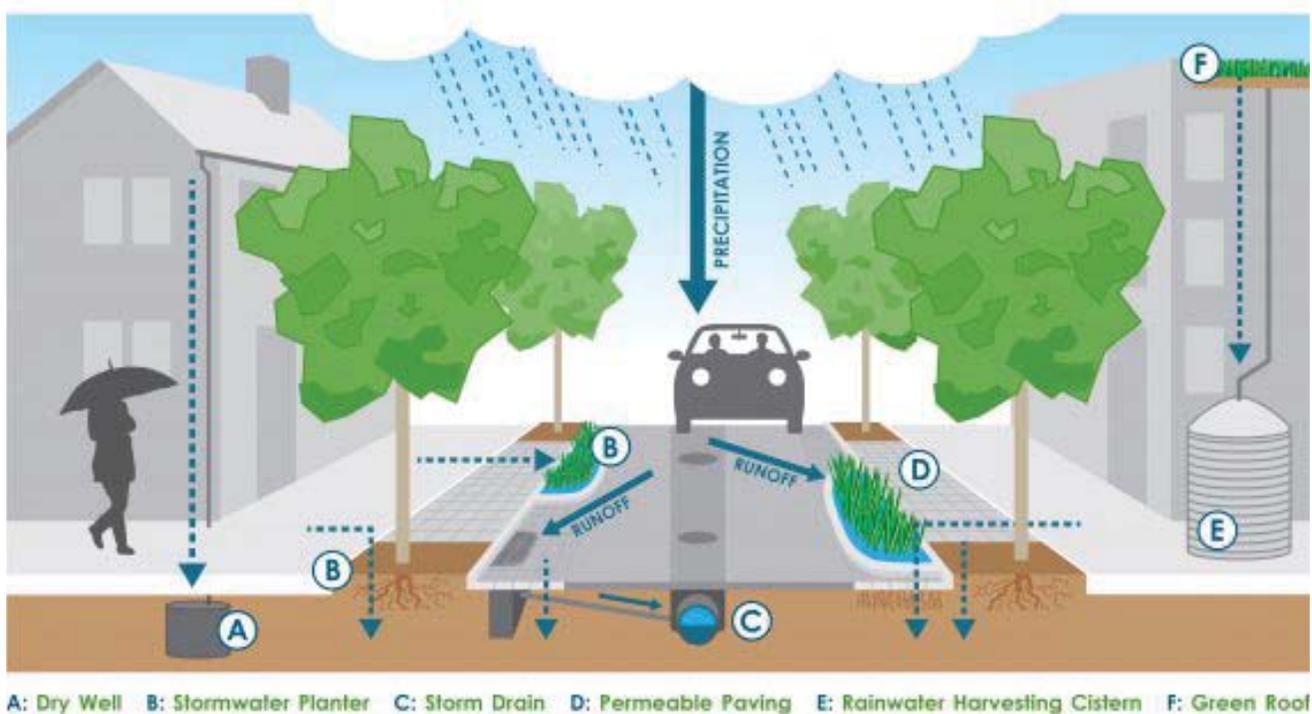
TYPE OF LAND COVER	% of Township
Wooded	54%
Non-Forested Wetlands	4%
Scrub/Shrub	<1%
Agriculture/Open Space	33%
Urban	8%
Open Water	1%

Source: ODNR 1994

Chapter 7:

Sustainability + Resiliency

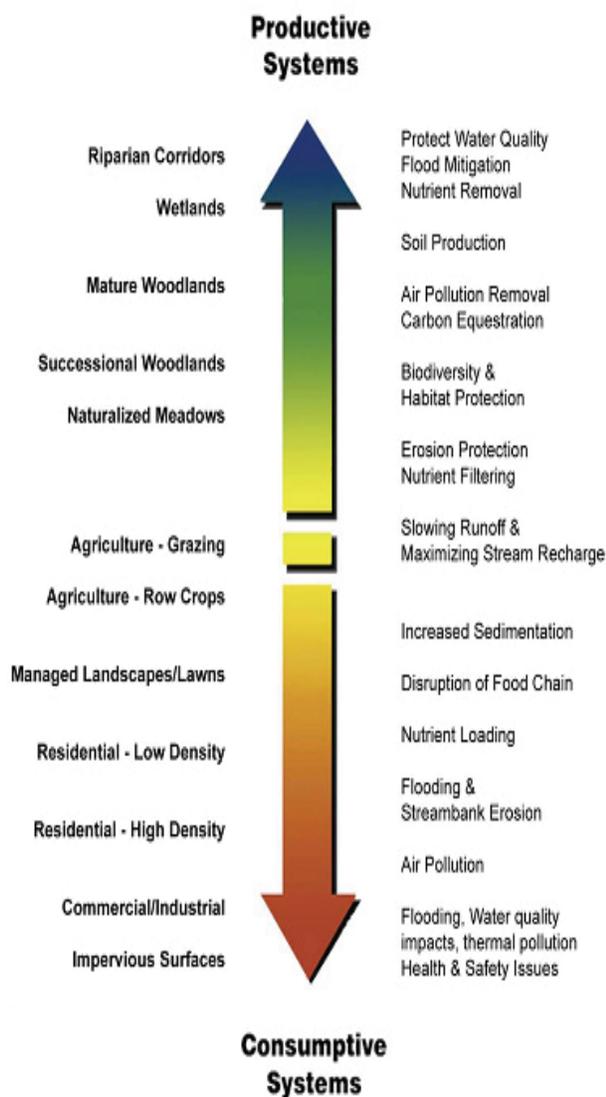
According to the World Resource Institute (2003), services provided by green infrastructure include soil formation; nutrient cycling; primary production - the production of organic compounds from atmospheric or aquatic carbon dioxide, principally through the process of photosynthesis - and carbon sequestering. Green infrastructure provisioning services include: food, fresh water, fuel, fiber, biochemical production and genetic stability. Green infrastructure regulating services include: climate regulation, disease regulation and water purification. Increasing green infrastructure increases recreation and ecotourism opportunities, aesthetic value and many social benefits related to health, education and individual well being. Green infrastructure can include large, interconnected patches of woodland and interior forest, stream corridors with indigenous habitat, natural channels, flood plains, riparian slopes, wetlands, and even successional areas.



Chapter 7: Sustainability + Resiliency

In 2007 Copley Township conducted an environmental analysis to provide a basis for wise land use regulation decisions. Baseline data and analysis regarding existing environmental conditions are intended to inform the planning process and serve as a base line for environmental planning.

Preservation and restoration of green infrastructure within communities is essential to maintaining natural ecological processes that impact air and water resources, habitat and species diversity.



Green infrastructure includes:

- ◇ Trees and Woodlands
- ◇ Streams and Lakes
- ◇ Wetlands
- ◇ Meadows
- ◇ Inorganic Habitat
- ◇ Living Organisms
- ◇ Soil, Water and Air

Green infrastructure is as important as the built or gray infrastructure and includes:

- ◇ Transportation Networks
- ◇ Storm Sewers
- ◇ Sanitary and Water Treatment Facilities
- ◇ Bridges and Culverts
- ◇ Buildings and Structures
- ◇ Impervious Paving

*Land is either a net **producer** of eco-benefits or a net **consumer** of eco-benefits.*

Chapter 7: Sustainability + Resiliency

Farmland

Most of Copley Township is prime farmland according to the Summit County Soil Survey. Prime farmland is based on potential farmland productivity which is primarily dependent on soil inherent quality and soil management, and is often expressed in terms of land capability, suitability and expected yield. These interpretations involve predictions about soil behavior or attributes that are based largely on a known or obtainable set of soil properties that are maintained or predicted for each kind of soil.

The impact that elevated land values have on deducing the profitability of farming has become a critical issue associated with farmland protection concerns throughout the state. The price of agricultural land for development use is in stark contrast to land for agricultural use. In this case, land value for future development is not determined by the land's agricultural worth. Land value is, instead, often determined by its location. Its value comes from where it is, rather than its physical productivity.

Given the farmland already lost, the need for genetic diversity and the need to become less dependent on fossil fuels transporting our food to market, local farming will be critical to future generations. For many, farmland is first and foremost a business, and the bottom line is profitability. Also, for many, it is more than "farmland". It is a direct connection to the earth, a way to teach children the meaning and breadth of that connection, a way to enhance a thriving family that includes past and future generations. It is a commitment to nurture and sustain community resilience. Sustainable niche farming can also create job opportunities -



Copley Backyard Farms



Chapter 7: Sustainability + Resiliency

Farmland

and keep dollars circulating in the community. The entrepreneurial success of these farms is direct marketing of food to consumers and developing cottage industries with unique products and services, which gives a better quality of life and more desirable community to reside.



Because Ohio's agricultural sector is changing, many farmers have searched for alternative farm based enterprises such as agritourism and the associated different methods of producing and marketing their products. Some farmers have been able to make this shift, creating farmers markets. According to the Center for Agriculture and the Environment, effective farmland policies tend to incorporate the basic premise that farms are more than just land. Successful programs leave the initiative with the farmer.

The Township supports working farms to the extent that if a development was proposed to be built on a contiguous lot or close to it, the farm use would not be required to change to accommodate a proposed development including, but not limited to dust, manure smell or spreading, fertilizer, animal noises, and corn cannons.

According to the 2024 Community Perspective Survey, Copley residents value open space and rural character and support policies which manage growth in the Township. Copley has 2,646 acres (20%) of land classified as agriculture according to Summit County Fiscal 2024 records.

Parcels were sorted for Current Agricultural Use Value (CAUV). However, not all agriculture parcels in the township are enrolled in the CAUV program and therefore, agricultural acres and the percentage is higher.

The Current Agricultural Use Value (CAUV) Program is a financial tool for property tax purposes. Farmland devoted exclusively to agriculture is not valued according to its current use but rather at its "highest and best" potential agricultural use. By permitting values to be set well below true market values, the CAUV program normally results in a substantially lower tax bill for working farms.

Farmland Survey

Copley Township launched a farm survey in 2024 to compile a more realistic idea of how much agriculture is going on in our township. The survey asked participants to indicate which description best fits how their land is currently being used for agriculture:

- A. BACKYARD GARDEN to help feed and care for myself/family and may or may not include chickens, rabbits, goats or other small animals.
- B. WORKING FARM/HOMESTEAD of less than 10 acres that includes crops and/or livestock.
- C. WORKING FARM of more than 10 acres.

Over 100 people participated in the survey -

Chapter 7: Sustainability + Resiliency

Farmland Survey

Copley Township launched a farm survey in 2024 to compile a more realistic idea of how much agriculture is going on in our township. The survey asked participants to indicate which description best fits how their land is currently being used for agriculture:

- A. BACKYARD GARDEN to help feed and care for myself/family and may or may not include chickens, rabbits, goats or other small animals.
- B. WORKING FARM/HOMESTEAD of less than 10 acres that includes crops and/or livestock.
- C. WORKING FARM of more than 10 acres.



Working Farms

Copley Township is home to over 70 working farms and/or homesteads which are actively utilizing their land for a wide variety of agricultural purposes; livestock, crops, apiaries, horticulture and small-family heritage farms. Family farms in Copley Township promote the preservation and economic sustainability of their land through innovative partnerships with but not limited to conservancies, wineries, nurseries and event centers.

Working Farms of More Than 10 Acres

Farming continues to be challenged by elements such as: weather, operating costs, infrastructure, aging operators, declining commodity prices. Despite these challenges, there are currently 42 working farms of more than 10 acres in Copley Township. Most of these farms, but not all, are currently enrolled in the CAUV program. These farms, many of which are generational, provide high quality food for livestock and humans, horticulture, a wide variety of livestock management, crop cultivation, sustainability and family values, as well as an income. Agri-tourism has given farmers the ability to protect their livelihood, educate the township youth, and encourage agriculture of all sizes, especially when supporting the smaller homestead farmers and backyard gardeners. Farmers cite their Copley Township neighbors as the greatest support of local agriculture in the community.

The working group helped to compile the following list of some of the farms of more than 10 acres in Copley Township. The majority of working farms are located Jacoby, Wright, Minor, S. Cleveland Massillon, Stimson, and Medina Line roads.

Working Farms/Homesteads of Less Than 10 Acres

Copley Township is the home of 30 working farms and homesteads of less than 10 acres. Most of these farms/homesteads, but not all, are currently enrolled in the CAUV program. These small-scale agricultural operations integrate both crop cultivation and livestock management and are designed to be self-sufficient by focusing on producing a variety of food products. Most of today's working farms and homesteads reflect a blend of traditional practices

Chapter 7: Sustainability + Resiliency

Working Farms/Homesteads of Less Than 10 Acres

and modern innovations when raising chickens, tending to vegetable gardens and harvesting fruit. Many of these small farms emphasize organic and sustainable practices contributing to the local economy and enhancing community resilience. Copley Township's local farm markets are thriving, offering residents food security, fresh, locally-grown produce and fostering the connection between consumers and producers.

The steering committee helped to compile the following list of some of the farms/homesteads of less than 10 acres in Copley Township. The majority of working/homestead farms are located on Coon, Minor, Stimson, and S. Cleveland Massillon roads.

Backyard Gardens

Some of our residents came to reside in Copley to realize the benefits of the land as a means to support their families with less impact on their budgets, resulting in many using their land for gardens and the raising of small animals. A backyard gardener has one (1) acre or less of space used for the purpose of gardening fruits, vegetables or flowers and the raising of chickens, rabbits, goats, bees or other small animals. The cultivation of these gardens provide sustenance; fresh vegetables, berries and fruits for the grower and family, as well as the benefit of meat, eggs, milk and honey.

Farming in Copley Township



Not surprisingly, 73.11% of the survey responders categorized the agriculture on their property as Backyard Garden, 10.92% as Working Farm/Homestead of less than 10 acres and 11.76% as Working Farm of more than 10 acres. However, the percentage that was surprising is that 4.20% listed themselves as falling into “all of the above” categories with many respondents citing the importance of the ability to have agriculture in our community. Throughout both surveys information gathered and the steering committee meeting, it was perfectly clear that the importance of agriculture in Copley Township is community supported. It doesn't matter if it is the larger working farms, the smaller working farms/homesteads or the backyard gardens, the community reaps the benefits of having local produce, eggs, honey, flowers, etc. To put it simply, Copley Township is participating in the world movement to self-sustainment by growing, buying, and eating local for the health of not only our planet but optimally ourselves. It has been said that the ability to sustain oneself

is one of the most important freedoms a people can have and let us not forget that farming, no matter how big or how small, raises the awareness of agriculture to the origins of our food.

Chapter 7:

Sustainability + Resiliency

Supporting the Future of Farming in Copley Township

One way to support future farming in our township would be to create initiatives that would help support farming for the next 10 years in Copley Township, as well as:

- continue to advocate for CAUV
- improve traffic education for the safety of all during equipment movement between farming locations
- identify township land for use as a Community Garden with access to water source and adequate parking
- develop farmstand guidelines
- create a homestead directory
- support and assist organizations and groups that:

Provide Educational Programs and Workshops:

- Initiative: Establish a series of workshops and educational programs focused on sustainable farming practices, soil health, water conservation, and advanced agricultural techniques.
- Implementation: Partner with local universities, agricultural extension services, and experienced farmers to deliver hands-on training and resources for new and existing farmers.

Give Support for Young and Beginning Farmers:

- initiative: Create a grant and mentorship program specifically for young and beginning farmers to provide financial support and guidance in starting and maintaining their farms.
- Implementation: Collaborate with local agricultural organizations, banks, and community leaders to develop and administer the program.

Improve Infrastructure Development:

- Initiative: Improve infrastructure for small farms, including access to high-quality irrigation systems, renewable energy sources, and modern storage facilities.
- Implementation: Seek funding through state and federal grants, and work with local government and private businesses to invest in infrastructure improvements.

Foster Community Engagement and Support:

- Initiative: Increase community involvement in local farming through farm tours, volunteer opportunities, and educational events that connect residents with the agricultural process.
- Implementation: Organize regular farm events, open houses, and school programs that highlight the importance of local agriculture and foster a deeper connection between farmers and the community.

Expand Local Food Systems:

- Initiative: Expand local food systems by developing more farmers markets, CSA programs, and farm-to-school partnerships to increase access to fresh, local produce.
- Implementation: Support the creation of new markets and distribution networks, and collaborate with local schools and businesses to integrate locally-grown food into their programs and services.

Developing initiatives and implementing them will give Copley Township a clear path to support the growth and sustainability of all size farms, homesteads and gardens thus ensuring that farming and food production will remain a vital and productive part of the community for years to come.

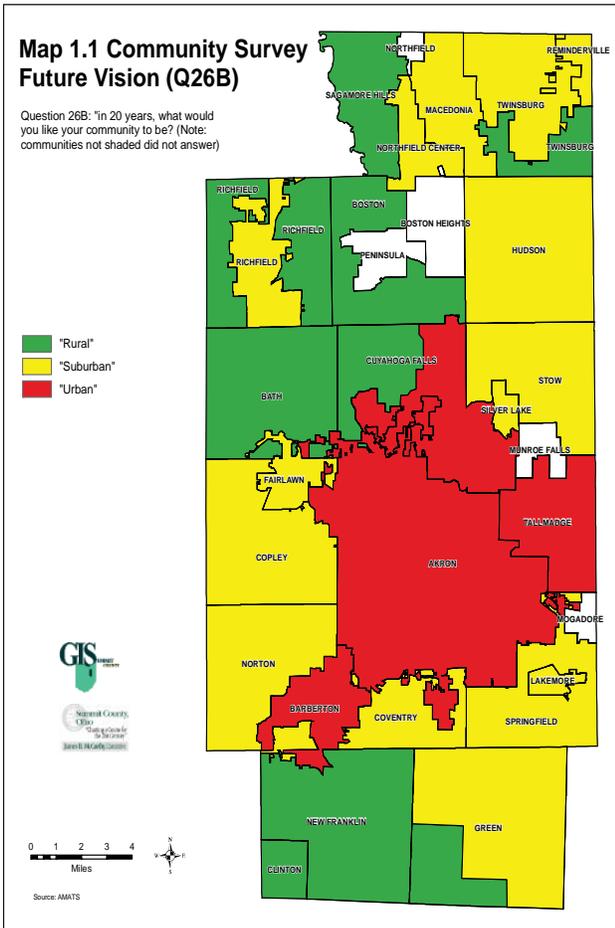
Chapter 8 Future Land Use

- 01 REGIONAL PLANNING EFFORTS
- 02 PLANNING CONCEPTS + DEVELOPMENT SCENARIOS
- 03 NEIGHBORHOOD MASTER PLAN
- 04 PROPOSED BOARDS + COMMISSIONS + FUTURE DOCUMENTS
- 05 MONTROSE MINI PLAN
- 06 FUTURE RESIDENTIAL BUILD OUT
- 07 FUTURE LAND USE MAP

Chapter 8: Future Land Use

Regional Planning Efforts

The Summit County General Land Use Plan (2006) is a policy plan intended to complement and strengthen local planning efforts. A citizen survey prioritized issues regarding maintaining and improving the quality of life in the County. Some of the items identified were:



- Controlling traffic congestion
- Preserving open space
- Promoting well-balanced subdivisions
- Providing water/sewer services
- Providing parks/recreational opportunities
- Controlling urban sprawl

The goals and objectives of the plan address:

- Cultural resources and historic preservation
- Adequate housing
- Land use incorporating Smart Growth Management Techniques
- Natural resource preservation
- Utilities and storm water management
- Economic development
- Transportation

Some of the recommended smart growth development options include:

- Open space conservation development
- Infill development
- Compact development
- Mixed-use development
- Transit oriented development
- Revitalization of older urbanized areas

A complete copy of the Summit County General Land Use Plan can be found on the County of Summit website at www.co.summit.oh.us.

Chapter 8:

Future Land Use

Planning Concepts-Planned Unit Development



The Ohio Revised Code provides four different ways a township may adopt and administer a Planned Unit Development (PUD). A PUD may be adopted as a “conditional use” in any district, an “overlay district,” a “floating district,” or established as a “unique” PUD district on a single property with regulations that will only apply to the subject parcel. In terms of implementing a PUD for conservation development, the Steering Committee identified the **PUD overlay** as the preferred methodology in Copley.

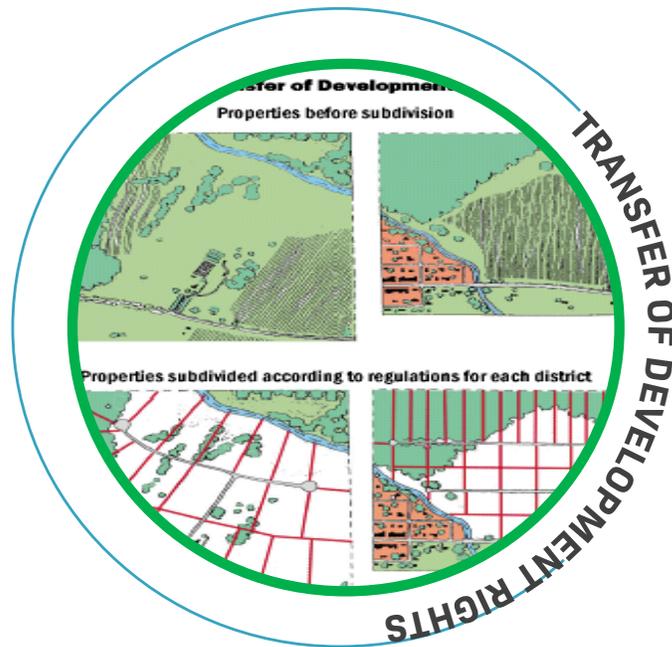
A PUD Overlay is not a term used in the statute, but is commonly used by planners to describe this method for a township or county to establish a PUD. A PUD overlay should not be confused with a standard zoning overlay district because they do not work the same way. Once a township establishes zoning regulations for a PUD Overlay in the Zoning Resolution and on the Zoning Map, the new PUD Overlay just sits there, while the pre-existing zoning continues to operate as though nothing happened. However, when a developer submits a PUD development plan and an application to have a PUD apply to his property, once the development plan is approved by the Zoning Commission, the Trustees, or both, the PUD automatically replaces the pre-existing zoning (which is then removed from the parcel on the Zoning Map).

In terms of using a PUD for any possible mixed use or compact development that might be considered in the future, the Steering Committee identified the **floating PUD** as the preferred methodology. The floating gets its name not from the statute, but from a zoning district which exists in the zoning text, but not on a zoning map. In this case, the PUD standards are amended into the Zoning Code. A landowner is required to apply for a zoning amendment to rezone his land to the PUD District on the F. Quite often, townships require simultaneous rezoning and development plan approvals. Development Plans submitted subsequent to the rezoning can be reviewed by the township Zoning Commission as is authorized in the Zoning Resolution.

Chapter 8:

Future Land Use

Planning Concepts - Transfer of Development Rights



Since 2009, Copley Township has been interested in Transfer of Development Rights (TDR) as a tool to help shift density from high priority open space to areas where growth is encouraged. Current development methods tend to involve landowners in a process that is not effective in controlling sprawl. TDR can be a key tool used in shifting density from one parcel to another. Currently, townships cannot approve the transfer of development rights. As a charter county, Summit County could have the ability to adopt TDR and the townships would not have to wait for authorization from the State. Copley Township could be a pilot TDR program for the County. In addition, many townships have approved non-contiguous subdivisions as a methodology of transferring development densities.

TDR tools were designed to encourage conservation of high value, natural, agricultural, and culturally significant open space while allowing for higher density residential and commercial development in the targeted development corridors or concept areas. TDR tools encourage developers to relocate development density, reduce densities in environmentally sensitive areas or reduce density in other areas desired for low density.

Chapter 8: Future Land Use

Planning Concepts - Transfer of Development Rights

Priority Conservation Areas



DEVELOPMENT RIGHTS

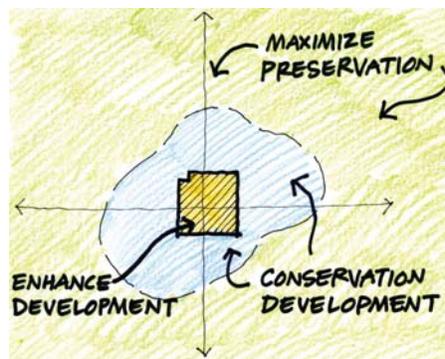


Priority Development Areas



An accepted approach is to identify two permitted densities in the development-redevelopment zone. If the developer purchases development rights from a conservation zone or credits from a bank, then a formula is used that increases density in the development zone. The profit from the increased density must be greater than the cost of purchasing the development rights. These cost comparisons are often the deciding factor in determining if a developer feels it is profitable to use transfer of development right tools.

Implementation across Copley's borders will require using intergovernmental cooperative agreements that deal with joint planning and zoning. Copley would have to work with the County and adjacent communities to identify significant areas within their boundaries where land protection from development is a priority or commonly known as the Sending Zone and identify the corridors where they would like to see redevelopment-development also known as the Receiving Zone. Landowners in the Sending Zone can allocate a number of development credits that can then be sold to developers, speculators or even the municipality. In return for selling their development credits, the landowner in the Sending Zone agrees to place a permanent conservation easement on their land. The purchaser of the development credits can apply them to achieve higher densities on another site or apply them for a use that would otherwise not be allowed on a property within the Receiving Zone.



Source: Countryside Program

Chapter 8:

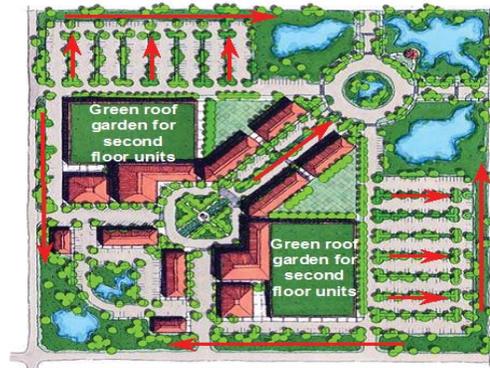
Future Land Use

Planning Concepts - Low Impact Design Guidelines

Conventional Design



Low Impact Design



Conservation Development is used to protect open space with higher densities where traditional development might otherwise occur. Low Impact Development (LID) guidelines are best used when development or redevelopment occurs within higher density or commercial/industrial areas. An effective LID approach to land use regulation provides flexible performance-based goals and design criteria while promoting opportunities for using innovative management practices and site planning techniques that can be incorporated to compensate for development disturbance. Innovative techniques related to planning and design for stormwater management grading, natural resource protection, and site layout are commonly integrated in low impact development approaches.

An important technique to minimize runoff and better manage drainage is to use LID principles of design in shaping land use in relation to natural resources at the site level. This includes using layout principles that preserve and protect natural features, reduce this discharge from impervious surfaces into surface waters, reduce sedimentation, and treat stormwater on-site by using natural features, such as woodland, riparian buffers and even meadows to store stormwater.

Low Impact Design objectives include:

- Reduce runoff
- Recharge groundwater
- Reduce stormwater volume
- Protect streams
- Protect water quality

These objectives can be attained by:

- Conserving natural areas through land planning and site design by minimizing disturbance from clearing and grading, preserving permeable soils, using alternative paving surfaces, disconnecting roof drains and minimizing the use of drainpipes.
- Strategic timing of stormwater release by using open drainage systems, maximizing flows over vegetated land before water enters streams or other water bodies, and determining best use of stormwater

detention times based on site location in the watershed to minimize peak flows.

- Integration of management practices related to storage, detention, and infiltration related to open drains, storage and bioretention areas, use of smaller pipes and culverts to encourage ponding and maximizing rooftop storage volumes.
- Prevention pollution in the watershed through the use of erosion control and stormwater best management practices, use of pre- and post-development runoff volumes, environmentally sound site maintenance practices, chemical storage, spillage regulations, and pavement sweeping.

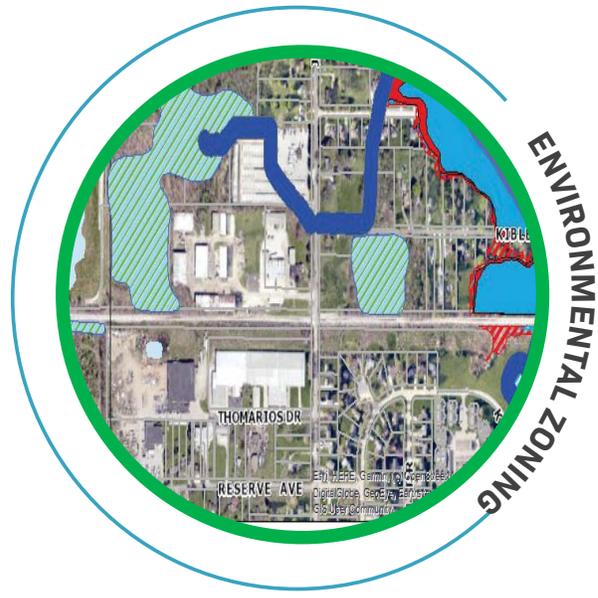
Chapter 8:

Future Land Use

Planning Concepts - Performance & Environmental Zoning



This type of zoning provides flexibility with the well-defined goals and rules found in conventional zoning. Whereas traditional land use zoning identifies what uses land can be put to within specified districts, Performance Zoning outlines the intensity of land use that is acceptable and how the use will perform in terms of items including noise, odor, stormwater, open space and other standards. Copley Township may establish a minimum criteria and/or checklist to be used when assessing whether a particular project is appropriate for a certain area and in ensuring that the end result adheres to an acceptable level of performance or compatibility.



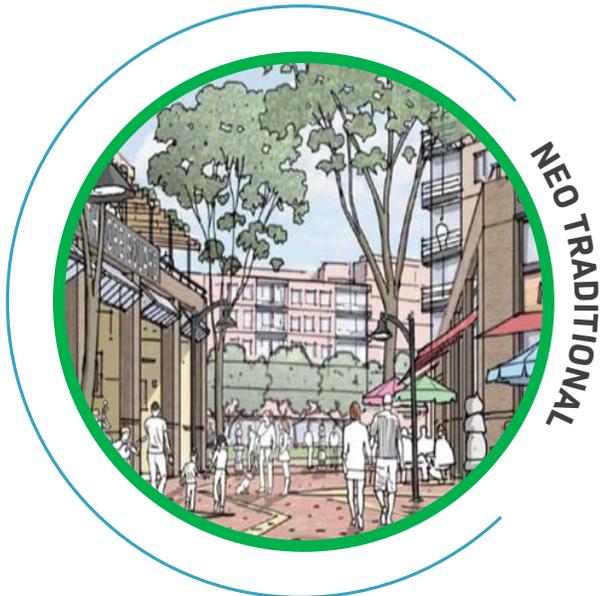
Communities may adopt Environmental Zoning to protect natural resources at the local level. Environmental Zoning encourages the review of projects based on their overall environmental impact. Principles provided by the Summit County Division of Planning/GIS which may be utilized to establish standards of Environmental Zoning include:

- Conservation Design
- Planned Unit Development (PUD)
- Transfer of Development Rights
- Riparian Overlay District
- Riparian Corridor Setback Requirements
- Wetland Setback Requirements
- Steep Slope Regulations
- Low Impact Design Standards

Chapter 8:

Future Land Use

Planning Concepts - Neo Traditional & Form-Based



Neotraditional (or Neo-traditional) means New Traditional. Neotraditional architecture is contemporary architecture that borrows from the past. Neotraditional buildings are constructed using modern materials like vinyl and mock-brick, but the building design is inspired by historic styles.

Neotraditional architecture does not copy historic architecture. Instead, Neotraditional buildings merely suggest the past, using decorative details to add a nostalgic aura to an otherwise modern-day structure.

A Form-Based Code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. A Form-Based Code is a regulation, not a mere guideline, adopted into a city, town, or county law. A Form-Based Code offers a powerful alternative to conventional zoning regulation.

Form-Based Codes address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. The regulations and standards in Form-Based Codes are presented in both words and clearly drawn diagrams and other visuals. They are keyed to a regulating plan that designates the appropriate form and scale (and therefore, character) of development, rather than only distinctions in land-use types.

This approach contrasts with conventional zoning's focus on the micromanagement and segregation of land uses, and the control of development intensity through abstract and uncoordinated parameters, including Floor Area Ratio, dwellings per acre, setbacks, parking ratios, traffic Level of Service, to the neglect of an integrated built form. Not to be confused with design guidelines or general statements of policy, Form-Based Codes are regulatory, not advisory. They are drafted to implement a community plan. They try to achieve a community vision based on time-tested forms of urbanism. Ultimately, a Form-Based Code is a tool; the quality of development outcomes depends on the quality and objectives of the community plan that a code implements.

Chapter 8: Future Land Use

Planning Concepts - Design Guidelines



Copley Township embraces the concept of using Design Guidelines to provide consistent design principles for residential and commercial structures. Residents felt that these guidelines would contribute to the creation of a neighborhood with a positive, cohesive sense of place, and can improve the overall character of the neighborhood by making it a more attractive, safe and inviting place to live, work and play. By developing criteria that reflect local design priorities and concerns, Copley can influence aesthetic and physical improvement requirements. Design Guidelines may guide redevelopment of areas, districts, structures, and amenities. Design Guidelines can also advise and assist property owners regarding how to maintain the character of a district or structure.

Design Guidelines are intended to facilitate the design review process by helping applicants and staff to identify and devise solutions for design issues early in the application process. In summary, Design Guidelines are intended to:

- Create a sense of place and enhance community identity;
- Promote neighborhood pride;
- Encourage high-quality development and creative design options;
- Provide clear and usable design direction to project applicants, developers, designers, and Township staff;
- Protect and enhance property values and community economic viability;
- Facilitate a clear and expeditious project review process;
- Evaluate projects for compliance with the design principles identified in this document. Although it is understood that not all design principles will be applicable to all projects, conformance with relevant principles is required.

Overall, Design Guidelines are intended to encourage consistent design while allowing for variety and innovation. Design Guidelines will go with the development, so no matter who the builder is, the results will be the same.

Chapter 8: Future Land Use

Planning Concepts - Checklist & Downzoning



Downzoning is used to reduce the permitted density of housing or the degree of proposed new construction in a designated neighborhood. Like zoning of all kinds, it simply places some boundaries on the extent to which property can be developed. Downzoning can be used to reduce the allowed development intensity to one that closer matches the appropriate conditions. Regardless, this can be a highly contentious option for the community as property owners may see this as a reduction or limitation of density and use. Additionally, Downzoning may cause numerous non-conformities.

Chapter 8:

Future Land Use

Planning Concepts - Green Infrastructure



The United States Environmental Protection Agency (EPA) refers to green infrastructure as a cost-effective, resilient approach to managing wet weather impacts that provides many community benefits. While single-purpose gray storm water infrastructure—conventional piped drainage and water treatment systems—is designed to move urban storm water away from the built environment, green infrastructure reduces and treats storm water at its source while delivering environmental, social, and economic benefits.

Copley Township can work with developers to encourage the use of green infrastructure during the development process. Such uses may include:

- Downspout Disconnection
- Rainwater Harvesting
- Rain Gardens
- Planter Boxes
- Bioswales
- Permeable Pavements
- Green Streets and Alleys
- Green Parking
- Green Roofs
- Urban Tree Canopy
- Land Conservation

Storm water runoff is a major cause of water pollution in urban areas. When rain falls on our roofs, streets, and parking lots in cities and their suburbs, the water cannot soak into the ground as it should. Storm water drains through gutters, storm sewers, and other engineered collection systems and is discharged into nearby water bodies. The storm water runoff carries trash, bacteria, heavy metals, and other pollutants from the urban landscape. Higher flows resulting from heavy rains also can cause erosion and flooding in urban streams, damaging habitat, property, and infrastructure.

When rain falls in natural, undeveloped areas, the water is absorbed and filtered by soil and plants. Storm water runoff is cleaner and less of a problem. Green infrastructure uses vegetation, soils, and other elements and practices to restore some of the natural processes required to manage water and create healthier urban environments. At the city or county scale, green infrastructure is a patchwork of natural areas that provides habitat, flood protection, cleaner air, and cleaner water. At the neighborhood or site scale, storm water management systems that mimic nature soak up and store water.

Chapter 8:

Future Land Use

Planning Concepts - Green Infrastructure



Downspout Disconnection

Water from the roof flows from this disconnected downspout into the ground through a filter of pebbles. This simple practice reroutes rooftop drainage pipes from draining rainwater into the storm sewer to draining it into rain barrels, cisterns, or permeable areas. You can use these areas to store storm water and/or allow storm water to infiltrate into the soil. Downspout disconnection could be especially beneficial to cities with combined sewer systems.



Rainwater Harvesting

This rainwater harvesting system is adapted to the architecture of the building and its surroundings. Rainwater harvesting systems collect and store rainfall for later use. When designed appropriately, they slow and reduce runoff and provide a source of water. This practice could be particularly valuable in arid regions, where it could reduce demands on increasingly limited water supplies.



Rain Gardens

A rain garden can be beautiful as well as functional. Rain gardens are versatile features that can be installed in almost any unpaved space. Also known as bio retention, or bio infiltration cells, they are shallow, vegetated basins that collect and absorb runoff from rooftops, sidewalks and streets. This practice mimics natural hydrology by infiltrating, and evaporating or transpiring-or “evapotranspiring”-stormwater runoff.

Chapter 8:

Future Land Use

Planning Concepts - Green Infrastructure



Planter Boxes

Planter boxes are an attractive tool for filtering stormwater as well as reducing the runoff that goes into a sewer system. Planter boxes are urban rain gardens with vertical walls and either open or closed bottoms. They collect and absorb runoff from sidewalks, parking lots, and streets and are ideal for space-limited sites in dense urban areas and as a streetscaping element.



Bioswales

Bioswales are essentially rain gardens placed in long narrow spaces such as the space between the sidewalk and the curb. Bioswales are vegetated, mulched, or xeriscaped channels that provide treatment and retention as they move stormwater from one place to another. Vegetated swales slow, infiltrate, and filter stormwater flows. As linear features, they are particularly well suited to being placed along streets and parking lots.



Permeable Pavements

Permeable pavement is a good example of a practice that catches water where it falls. Permeable pavements infiltrate, treat, and/or store rainwater where it falls. They can be made of pervious concrete, porous asphalt, or permeable interlocking pavers. This practice could be particularly cost effective where land values are high and flooding or icing is a problem.

Chapter 8:

Future Land Use

Planning Concepts - Green Infrastructure



Green Streets and Alleys

Green streets combine more than one feature to capture and treat stormwater. Green streets and alleys are created by integrating green infrastructure elements into their design to store, infiltrate, and evapotranspire stormwater. Permeable pavement, bioswales, planter boxes, and trees are among the elements that can be woven into street or alley design.



Green Parking

Parking lots are a good place to install green infrastructure that can capture stormwater that would usually flow into the sewer system. Many green infrastructure elements can be seamlessly integrated into parking lot designs. Permeable pavements can be installed in sections of a lot and rain gardens and bioswales can be included in medians and along the parking lot perimeter. Benefits include mitigating the urban heat island and a more walkable built environment.



Green Roofs

A green roof system atop a building helps manage stormwater and reduce energy costs for cooling. Green roofs are covered with growing media and vegetation that enable rainfall infiltration and evapotranspiration of stored water. They are particularly cost-effective in dense urban areas where land values are high and on large industrial or office buildings where stormwater management costs are likely to be high.

Chapter 8: Future Land Use

Planning Concepts - Green Infrastructure



Urban Tree Canopy

City trees, or tree canopy, soak up stormwater, provide cooling shade and help to slow traffic. Trees reduce and slow stormwater by intercepting precipitation in their leaves and branches. Many cities have set tree canopy goals to restore some of the benefits of trees that were lost when the areas were developed. Homeowners, businesses, and community groups can participate in planting and maintaining trees throughout the urban environment.



Land Conservation

Land conservation is another good tool for communities to use for reducing the risks of stormwater runoff and sewer overflows. The water quality and flooding impacts of urban stormwater also can be addressed by protecting open spaces and sensitive natural areas within and adjacent to a city while providing recreational opportunities for city residents. Natural areas that should be a focus of this effort include riparian areas, wetlands, and steep hillsides.

Chapter 8: Future Land Use

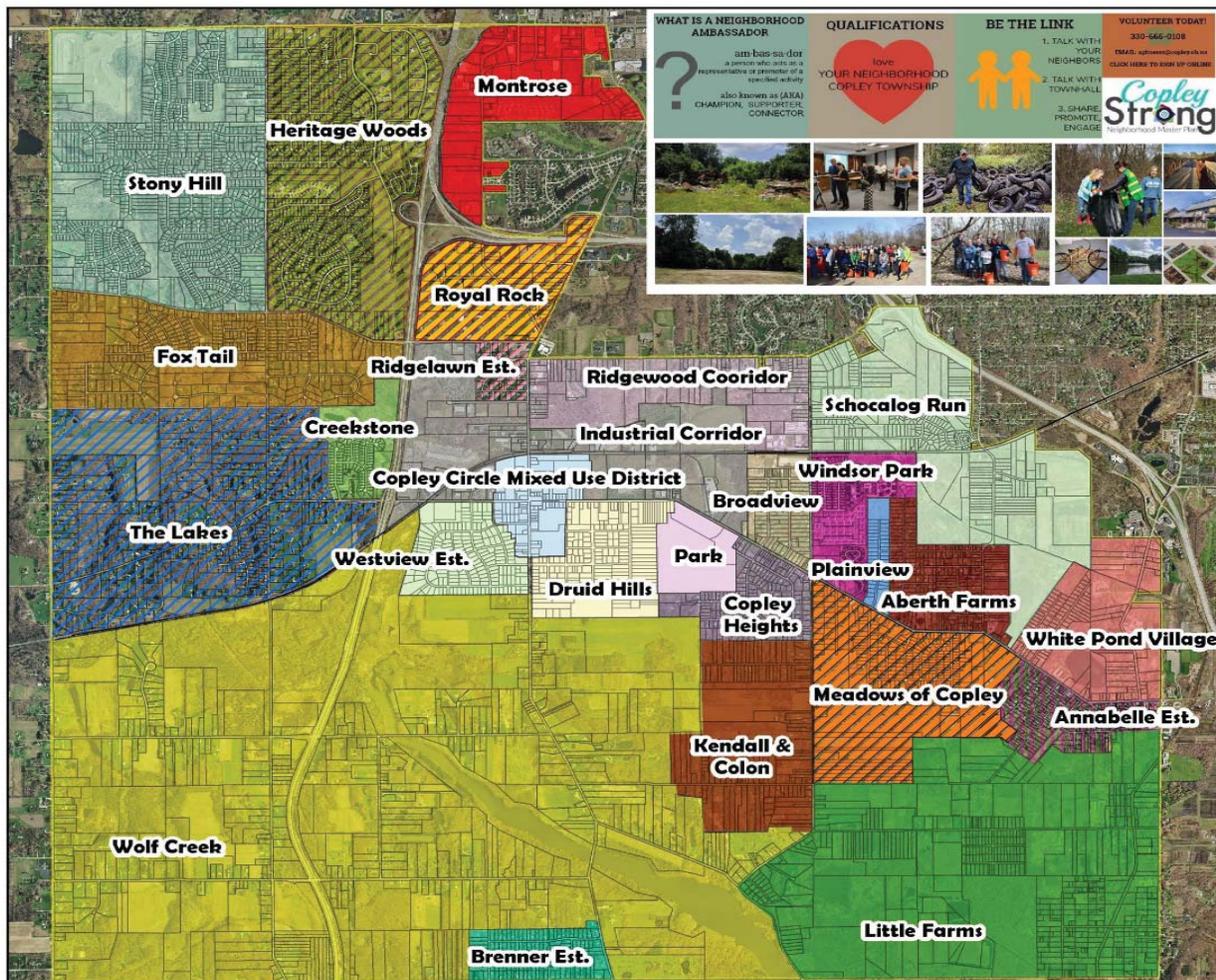
Neighborhood Master Plan Overview

NEIGHBORHOOD MASTER PLAN

Copley Township is comprised of twenty-seven neighborhoods, each encompassing their own unique history, style and population. Rich in agricultural elegance and craftsmanship, Copley strives to maintain a balance between preservation and development.

The Neighborhood Master Plan is being designed as a tool to collaborate with our residents and tailored to the needs and desires of each neighborhood. Throughout the Township, our residents are impacted by varied opportunities for growth, education and public service. What may work for one neighborhood may not fit the needs of another.

The Neighborhood Master Plan is designed to engage, educate and connect our residents with Township Officials in a personal way while also encouraging community spirit among residents within those neighborhoods.



Chapter 8: Future Land Use

Neighborhood Master Plan

ABERTH FARMS

The Aberth Farms Neighborhood of Copley is located in the northern portion of the Township. The area is bound by the Windsor Park and Schocalog Run neighborhoods to the north, open space to the east, Plainview Estates to the west and Copley Road to the south. Residential development characterizes this neighborhood. Aberth is an established allotment in Copley with development beginning in the late 1950's.

The Aberth Farms Neighborhood is zoned Residential-Medium Density (R-MD). The Residential-Medium Density (R-MD) District is established to accommodate single-family & two family residential dwellings at existing densities in the areas so defined. The object of the regulations in this District is to maintain the suburban character of the area and to discourage large concentrations of intensive development.



Chapter 8: Future Land Use

Neighborhood Master Plan

ANNABELLE ESTATES

The Annabelle Estates Neighborhood of Copley is located in the mideast portion of the Township. The area is bound by White Pond to the north, The City of Akron to the east, The Meadows of Copley Neighborhood to the west and Open Space Conservation to the south.

Residential development characterizes this neighborhood. Annabelle Estates is one of Copley's first allotments with development beginning in the late 1920's.

The Annabelle Estates Neighborhood is zoned Residential-Medium Density (R-MD) with a small portion dedicated to Commercial-Neighborhood Retail (C-NR) and Commercial-General Retail (C-GR).

The Residential-Medium Density (R-MD) District is established to accommodate single-family & two family residential dwellings at existing densities in the areas so defined. The object of the regulations in this District is to maintain the suburban character of the area and to discourage large concentrations of intensive development.

The Commercial-General Retail (C-GR) District is established to provide for a wide range of retail and service uses, including high intensity retail and service uses, such as large-scale retail establishments, that meet the shopping needs of the community and the region. This District is an appropriate location for developments featuring multiple retail and service uses on large sites with parking and drives for multiple tenants and coordinated signage and landscaping.



- The Department of Community & Economic Development -

Chapter 8: Future Land Use

Neighborhood Master Plan

BRENNER ESTATES NEIGHBORHOOD

The Brenner Estates Neighborhood is located in the southern portion of the Township. The area is bound by the Wolf Creek Neighborhood to the north, east, and west and the City of Norton to the south.

The neighborhood consists of residential parcels. Brenner Estates is an established allotment in Copley with development beginning in the late 1950's.

Brenner Estates is zoned Residential-Medium Density (R-MD).

The Residential-Medium Density (R-MD) District is established to accommodate single-family & two-family residential dwellings at existing densities in the areas so defined. The object of the regulations in this District is to maintain the suburban character of the area and to discourage large concentrations of intensive development.



Chapter 8: Future Land Use

Neighborhood Master Plan

BROADVIEW ESTATES

The Broadview Estates Neighborhood is located in the central portion of the Township. The area is bound by the Ridgewood Corridor to the north, the Copley Industrial Corridor to the west, Jacoby Road to the east and Copley Road to the south.

Residential and industrial development characterize this neighborhood.

Broadview Estates is zoned Residential-Medium Density (R-MD) with a small northern portion dedicated to industrial.

The Residential-Medium Density (R-MD) District is established to accommodate single-family & two-family residential dwellings at existing densities in the areas so defined. The object of the regulations in this District is to maintain the suburban character of the area and to discourage large concentrations of intensive development.

The Industrial (I) District is primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial or service activities which in their normal operations have little or no adverse effect on adjoining properties. Provision is also made for a wider range of assembling, fabricating, and manufacturing activities as conditionally permitted uses, provided they can meet the standards necessary to insure that the effects of their objectionable characteristics on adjoining properties can be minimized.



Chapter 8: Future Land Use

Neighborhood Master Plan

DRUID HILLS

The Druid Hills Neighborhood of Copley is located in the central portion of the Township. The area is bound by Copley Road to the north, the Copley Community Park to the east, Cleveland-Massillon Road to the west and the Wolf Creek Neighborhood to the south.

Residential development characterizes this neighborhood. Druid Hills is an established allotment in Copley with development beginning in the late 1940's.

Druid Hills is zoned Residential-Medium Density (R-MD). The Residential-Medium Density (R-MD) District is established to accommodate single-family & two-family residential dwellings at existing densities in the areas so defined. The object of the regulations in this District is to maintain the suburban character of the area and to discourage large concentrations of intensive development.



Chapter 8: Future Land Use

Neighborhood Master Plan

FOXTAIL

The Foxtail Neighborhood of Copley is located in the northwest quadrant of the Township. The area is bound by Ridgewood Road to the north, SR 21 to the east, Medina Line Road to the west and the Blue Bird Lake and Creekstone Neighborhoods to the south. The neighborhood is bordered by Medina County to the west.

Small residential development and large open parcels characterize this neighborhood. Foxtail is home to several residential subdivisions including Foxtail Estates, Belmar Estates and the Spruce Run Allotment.

The Foxtail Neighborhood is zoned Residential-Medium Density.

The Residential-Medium Density (R-MD) District is established to accommodate single-family & two-family residential dwellings at existing densities in the areas so defined. The object of the regulations in this District is to maintain the suburban character of the area and to discourage large concentrations of intensive development.



Chapter 8: Future Land Use

Neighborhood Master Plan

HERITAGE WOODS

The Heritage Woods Neighborhood of Copley is located in the north quadrant of the Township. The area is bound by Medina Road to the north, S. Hametown Road to the west, SR 21 to the east and Ridgewood Road to the south. The neighborhood is bordered by Bath Township to the North and the Montrose retail area to the east.

High density residential development has been progressive in this neighborhood since the 1990's and is characterized by multiple subdivisions including Arbor Chase, Heritage Woods, Kingsbury, Rotili Lane and several multi-family units. Additionally, the area is home to "Restaurant Hill" characterized by eateries, hotels, apartments and commercial establishments.

Heritage Woods is zoned Residential-Medium Density (R-MD) and includes the Planned Development District (PDD).

The Residential-Medium Density (R-MD) District is established to accommodate single-family & two-family residential dwellings at existing densities in the areas so defined. The object of the regulations in this District is to maintain the suburban character of the area and to discourage large concentrations of intensive development.

The Planned Development District (PDD) is located within the Heritage Woods Neighborhood. The District is a designed grouping of both varied and compatible land uses, such as housing, recreation, retail, and office centers all within one contained development.



Chapter 8: Future Land Use

Neighborhood Master Plan

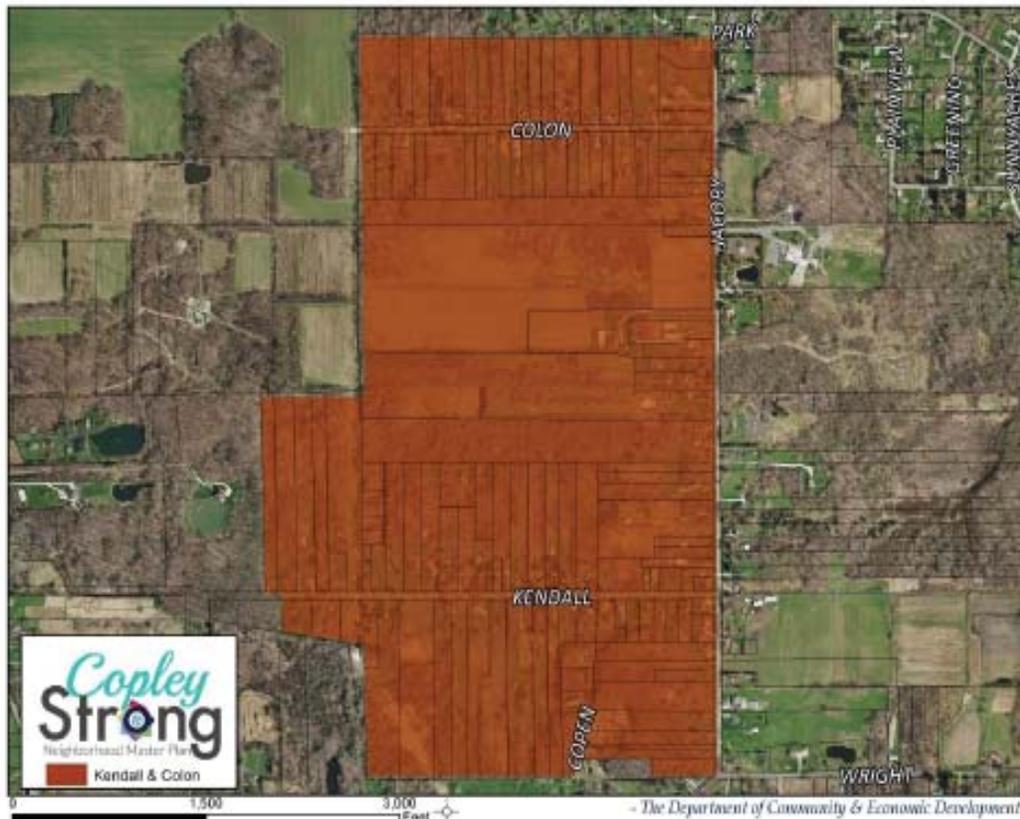
KENDALL & COLON

The Kendall & Colon Neighborhood of Copley is located in the south central portion of the Township. The area is bound by the Copley Heights neighborhood to the north, Jacoby Road to the east, the Wolf Creek neighborhood to the west and south.

Long, residential “bowling alley” lots characterize this neighborhood.

The land is zoned Residential-Medium Density (R-MD).

The Residential-Medium Density (R-MD) District is established to accommodate single-family & two-family residential dwellings at existing densities in the areas so defined. The object of the regulations in this District is to maintain the suburban character of the area and to discourage large concentrations of intensive development.



Chapter 8: Future Land Use

Neighborhood Master Plan

The LAKES

The Lakes Neighborhood of Copley is split between the northwest and southwest portions of the Township. The area is bound by State Route 21 and the Creekstone Neighborhood to the east, Medina Line Road to the west, the Wheeling and Lake Erie railway line to the south and the Foxtail Neighborhood to the north.

The neighborhood is bordered by Medina County to the west.

Residential development characterizes this neighborhood.

The Lakes Neighborhood is zoned residential encompassing both low and medium density use.

The Residential-Low District (R-LD) is established to provide for lower density residential development that will: (1) protect natural resources and maintain the environment and quality of life in the Township; (2) discourage concentrated living areas in the drainage area of the Barberton Reservoir where such concentration could create potential pollution of the reservoir and (3) discourage concentrated living areas in other areas where the irregularity of the land and the higher cost of providing central sewer facilities makes higher density development undesirable.

The Residential-Medium Density (R-MD) District is established to accommodate single-family and two-family residential dwellings at existing densities in the area so defined. The object of the regulations in this District is to maintain the suburban character of the area and to discourage large concentrations of intensive development.



Chapter 8: Future Land Use

Neighborhood Master Plan

LITTLE FARMS

The Little Farms Neighborhood is located in the southeast portion of the Township. The area is bound by the City of Akron to the east, the City of Norton to the south and the Copley residential neighborhoods, Kendall & Colon, Meadows of Copley and Annabelle Estates to the north and the Wolf Creek Neighborhood to the west.

Small farming and small residential development characterize this neighborhood. The Little Farms neighborhood is one of Copley's earliest allotments with development beginning in the late 1920's.

Little Farms is zoned for Residential-Open Space Conservation (O-C) with a small portion reserved for industrial use.

The Residential-Open Space Conservation (R-OC) District is established to achieve the following purposes:

To preserve and protect the values of distinctive geologic, topographic, botanic, historic and scenic areas;

To protect the ecological balance of an area;

To conserve natural resources, such as river valley and tracts of forest land; and,

To reduce the problems created by intensive development of areas having excessively high water tables, organic or other soils unsuitable for most types of urban development, or which are subject to flooding, or which are topographically unsuited for urban type uses.

The Industrial (I) District is primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial or service activities which in their normal operations have little or no adverse effect on adjoining properties. Provision is also made for a wider range of assembling, fabricating, and manufacturing activities as conditionally permitted uses, provided they can meet the standards necessary to insure that the effects of their objectionable characteristics on adjoining properties can be minimized.



Chapter 8: Future Land Use

Neighborhood Master Plan

THE MEADOWS OF COPLEY

The Meadows of Copley Neighborhood is located in the mideast portion of the Township. The area is bound by Copley Road to the north, Annabelle Estates to the east, Jacoby Road to the west and the Little Farms Neighborhood to the south. Residential allotments and large open lots characterize this neighborhood.

The Meadows of Copley is zoned Residential-Medium Density (R-MD) with a small portion dedicated to Residential-Open Space Conservation (O-C) and Commercial-Office/Retail (C-OR).

The Residential-Medium Density (R-MD) District is established to accommodate single-family & two-family residential dwellings at existing densities in the areas so defined. The object of the regulations in this District is to maintain the suburban character of the area and to discourage large concentrations of intensive development.

The Residential-Open Space (O-C) District, is established to achieve the following purposes:
To preserve and protect the values of distinctive geologic, topographic, botanic, historic and scenic areas;
To protect the ecological balance of an area;
To conserve natural resources, such as river valley and tracts of forest land; and,
To reduce the problems created by intensive development of areas having excessively high water tables, organic or other soils unsuitable for most types of urban development, or which are subject to flooding, or which are topographically unsuited for urban type uses.

The Commercial-Office/Retail District (C-OR) is established to create an environment primarily, but not exclusively, for the development of well-located and designed office building sites to accommodate professional offices, sales offices, non-profit organizations and limited commercial activities ancillary to the office uses, including provision for some retail use. This District does not permit large-scale retail establishments or other similar high intensity retail and service uses.



Chapter 8: Future Land Use

Neighborhood Master Plan

MONTROSE

The Montrose Neighborhood of Copley is located in the north quadrant of the Township. The area is bound by Medina Road to the north, SR 21 to the west, S. Cleveland-Massillon Road to the east and Rothrock Road to the South. The neighborhood is bordered by the City of Fairlawn to the east and south and Bath Township to the north.

Retail and commercial development characterize this neighborhood.

The Commercial-General Retail (C-GR) District is established to provide for a wide range of retail and service uses, including high intensity retail and service uses, such as large-scale retail establishments, that meet the shopping needs of the community and the region. This District is an appropriate location for developments featuring multiple retail and service uses on large sites with parking and drives for multiple tenants and coordinated signage and landscaping.

The Commercial-Office/Retail (C-OR) District is established to create an environment primarily, but not exclusively, for the development of well-located and designed office building sites to accommodate professional offices, sales offices, non-profit organizations and limited commercial activities ancillary to the office uses, including provision for some retail use. This District does not permit large-scale retail establishments or other similar high intensity retail and service uses/

The Commercial-Neighborhood Retail (C-NR) District, is established to accommodate individual and smaller groupings of retail and personal service businesses on relatively small lots of two (2) acres or less in proximity to residential districts that will primarily serve the residents of the immediate and nearby neighborhoods. This District does not permit large-scale retail establishments or other similar high intensity retail and service uses on large lots.

The Residential-Medium Density (R-MD) District is established to accommodate single-family & two-family residential dwellings at existing densities in the areas so defined. The object of the regulations in this District is to maintain the suburban character of the area and to discourage large concentrations of intensive development.

The Residential-High Density (R-HD) District is established to accommodate single-family residential dwellings with the objective of permitting a higher density of population where centralized sewer and water facilities are provided, and where positioning of homes can be used to buffer higher and lower density uses. A minimum of five (5) acres is required to establish an R-HD District. At least seventy-five percent (75%) of the lots must front on a local roadway or cul-de-sac street.



Chapter 8: Future Land Use

Neighborhood Master Plan

PLAINVIEW ESTATES

The Plainview Estates Neighborhood is located in the northeast portion of the Township. The area is bound by Windsor Park to the north and west, Aberth Farms to the east, and Copley Road to the south. Residential development characterizes this neighborhood.

Plainview Estates is an established allotment in Copley with development beginning in the late 1950's.

The Plainview Estates Neighborhood is zoned Residential-Medium Density (R-MD).

The Residential-Medium Density (R-MD) District is established to accommodate single-family & two-family residential dwellings at existing densities in the areas so defined. The object of the regulations in this District is to maintain the suburban character of the area and to discourage large concentrations of intensive development.



Chapter 8: Future Land Use

Neighborhood Master Plan

RIDGELAWN ESTATES

The Ridgelawn Estates Neighborhood of Copley is located in the north central portion of the Township. The area is bound by Ridgewood Road to the north, Cleveland-Massillon Road to the east, and the Copley Industrial Corridor to the west and south.

The Ridgelawn Estates is an established allotment in Copley with development beginning in the late 1950's.

Ridgelawn Estates is zoned Residential-Medium Density (R-MD) with a small portion dedicated to Commercial-Office/Retail (C-OR).

The Residential-Medium Density (R-MD) District is established to accommodate single-family & two-family residential dwellings at existing densities in the areas so defined. The object of the regulations in this District is to maintain the suburban character of the area and to discourage large concentrations of intensive development.

The Commercial-Office Retail (C-OR) District is established to create an environment primarily, but not exclusively, for the development of well-located and designed office building sites to accommodate professional offices, sales offices, non-profit organizations and limited commercial activities ancillary to the office uses, including provision for some retail use. This District does not permit large-scale retail establishments or other similar high intensity retail and service uses.



Chapter 8: Future Land Use

Neighborhood Master Plan

ROYAL ROCK

The Royal Rock Neighborhood of Copley is located in the northwest portion of the Township. The area is bound by I-77 to the north, Cleveland-Massillon Road to the east, SR 21 to the west and Ridgewood Road to the south.

The area encompasses the Royal Rock Subdivision established in the late 1990's.

The land is zoned Residential-Medium Density (R-MD) with a small portion dedicated to Commercial-Office/Retail (C-OR).

The Residential-Medium Density (R-MD) District is established to accommodate single-family & two-family residential dwellings at existing densities in the areas so defined. The object of the regulations in this District is to maintain the suburban character of the area and to discourage large concentrations of intensive development.

The Commercial-Office Retail (C-OR) is established to create an environment primarily, but not exclusively, for the development of well located and designed office building sites to accommodate professional offices, sales offices, non-profit organizations and limited commercial activities ancillary to the office uses, including provision for some retail use. This District does not permit large-scale retail establishments or other similar high intensity retail and service uses.



Chapter 8: Future Land Use

Neighborhood Master Plan

SCHOCALOG RUN

The Schocalog Run Neighborhood of Copley is located in the mid east portion of the Township neighboring the cities of Fairlawn to the north and Akron to the east.

The area is characterized by a mix of commercial, residential and open space conservation. The Stone Creek Neighborhood highlights residential use in this area.

The land includes a mix of zoning with a small portion dedicated to Commercial-General Retail (C-GR) and the remainder dedicated to residential space inclusive of High, Medium and Conservation densities.

The Residential-High Density (R-HD) District is established to accommodate single-family residential dwellings with the objective of permitting a higher density of population where centralized sewer and water facilities are provided, and where positioning of homes can be used to buffer higher and lower density uses.

The Residential-Medium Density (R-MD) District is established to accommodate single-family & two-family residential dwellings at existing densities in the areas so defined. The object of the regulations in this District is to maintain the suburban character of the area and to discourage large concentrations of intensive development.

The Residential-Open Space (R-OC) District, is established to achieve the following purposes:
To preserve and protect the values of distinctive geologic, topographic, botanic, historic and scenic areas;

To protect the ecological balance of an area:

- ◇ To conserve natural resources, such as river valley and tracts of forest land; and,
- ◇ To reduce the problems created by intensive development of areas having excessively high water tables, organic or other soils unsuitable for most types of urban development, or which are subject to flooding, or which are topographically unsuited for urban type uses.



- The Department of Community & Economic Development -

Chapter 8: Future Land Use

Neighborhood Master Plan

STONY HILL

The Stony Hill neighborhood of Copley is located in the northwest quadrant of the Township. The area is bound by Medina Road to the north, S. Hametown Road to the east, Medina Line Road to the west and Ridgewood Road to the south.

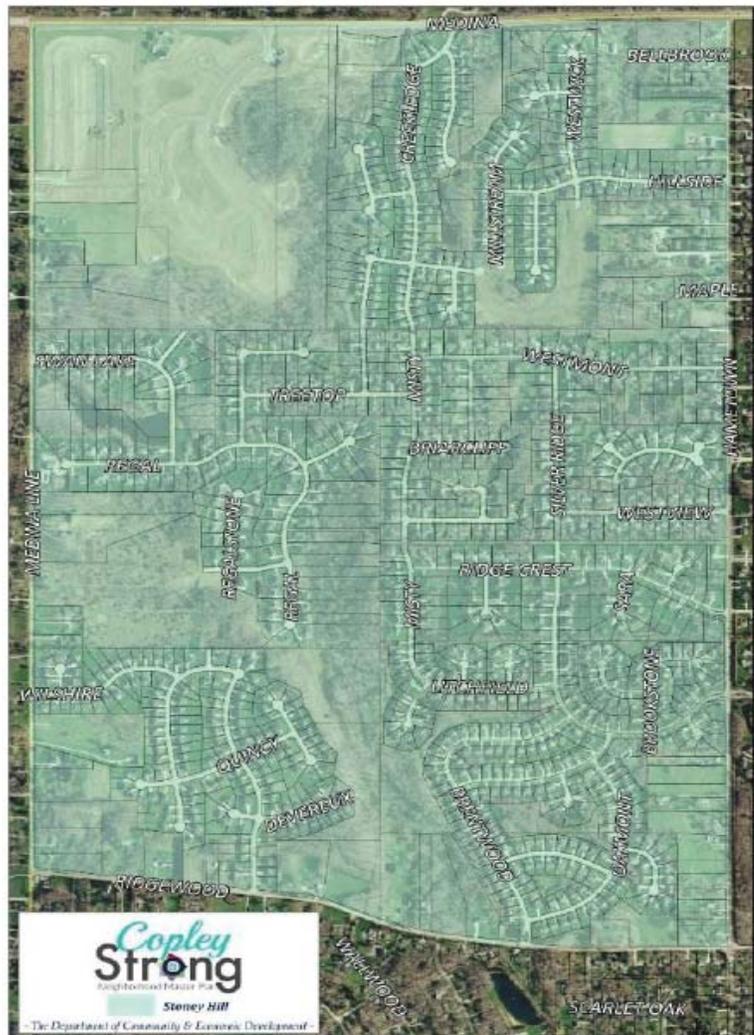
The neighborhood is bordered by Sharon Township, located in Medina County to the west and Bath Township to the north.

Residential development has been progressive in this neighborhood since the early 2000's and is characterized by multiple subdivisions including The Preserve at Miller's Farm, Swan Lake, Wedgewood, and West Ridge Estates.

The Stony Hill Neighborhood is zoned Residential. The area is comprised of subdivisions which are both medium density and high density use.

The Residential-Medium Density (R-MD) District is established to accommodate single-family & two-family residential dwellings at existing densities in the areas so defined. The object of the regulations in this District is to maintain the suburban character of the area and to discourage large concentrations of intensive development.

The Residential-High Density (R-HD) District is established to accommodate single-family residential dwellings with the objective of permitting a higher density of population where centralized sewer and water facilities are provided, and where positioning of homes can be used to buffer higher and lower density uses.



Chapter 8: Future Land Use

Neighborhood Master Plan

WESTVIEW ESTATES

The Westview Estates Neighborhood of Copley is located in the central portion of the Township. The area is bound by Copley Road to the north, Cleveland-Massillon Road to the east, and the Wolf Creek Neighborhood to the south and west.

Residential development characterizes this neighborhood. The Westview Estates Allotment is one of Copley's mature allotments with development beginning in the late 1950's.

The Westview Estates Neighborhood is zoned Residential-Medium Density (R-MD).

The Residential-Medium Density (R-MD) District is established to accommodate single-family & two-family residential dwellings at existing densities in the areas so defined. The object of the regulations in this District is to maintain the suburban character of the area and to discourage large concentrations of intensive development.



- The Department of Community & Economic Development -

Chapter 8: Future Land Use

Neighborhood Master Plan

WHITE POND VILLAGE

The White Pond Village Neighborhood of Copley is located in the southwest portion of the Township. The area is bound by the City of Akron to the north and east, Plainview Estates to the west and Copley Road to the south.

Residential development characterizes this neighborhood. The Marks Subdivision, located in this neighborhood, is one of Copley's mature allotments with development beginning in the late 1950's.

The Residential-Medium Density (R-MD) District is established to accommodate single-family & two-family residential dwellings at existing densities in the areas so defined. The object of the regulations in this District is to maintain the suburban character of the area and to discourage large concentrations of intensive development.

The Residential-Open Space (R-OC) District, is established to achieve the following purposes: To preserve and protect the values of distinctive geologic, topographic, botanic, historic and scenic areas;

- ◇ To protect the ecological balance of an area;
- ◇ To conserve natural resources, such as river valley and tracts of forest land; and,
- ◇ To reduce the problems created by intensive development of areas having excessively high water tables, organic or other soils unsuitable for most types of urban development, or which are subject to flooding, or which are topographically unsuited for urban type uses.



- The Department of Community & Economic Development -

Chapter 8: Future Land Use

Neighborhood Master Plan

WINDSOR PARK

The Windsor Park Neighborhood of Copley is located in the south central portion of the Township. The area is bound by Windsor Park to the north, the Plainview Neighborhood to the east, Jacoby Road to the west and Copley Road to the south.

Residential development characterizes this neighborhood. The Aberth Allotment is one of Copley's mature allotments with development beginning in the late 1950's.

The land is zoned Residential-Medium Density (R-MD) with a portion dedicated to Residential-Single/Multi-Family (R-S/MF).

The Residential-Medium Density (R-MD) District is established to accommodate single-family & two-family residential dwellings at existing densities in the areas so defined. The object of the regulations in this District is to maintain the suburban character of the area and to discourage large concentrations of intensive development.

The Residential-Single/Multi Family (R-S/MF) District, is established to accommodate single, two and multi-family residential dwellings. The object of this District is to permit a higher density of population where centralized sewer and water facilities can be economically provided, and where multi-family dwellings can be used to buffer other uses from commercial uses, highways, or railways.



Chapter 8: Future Land Use

Neighborhood Master Plan

WOLF CREEK

The Wolf Creek Neighborhood of Copley is located in the southwest quadrant of the Township. The area is partially bound by residential neighborhoods to the east, Medina Line Road to the west, the City of Akron to the south and the Wheeling and Lake Erie railway line to the north.

The neighborhood is bordered by Sharon Township, located in Medina County, to the west.

Large residential lots, rural landscape and scenic views of the Barberton Reservoir characterize this neighborhood.

The land is zoned residential encompassing both low and medium density use.

The Residential-Low Density (R-LD) District is established to provide for lower density residential development that will: (1) protect natural resources and maintain the environment and quality of life in the Township; (2) discourage concentrated living areas in the drainage area of the Barberton Reservoir where such concentrations could create potential pollution of the reservoir and (3) discourage concentrated living areas in other areas where the irregularity of the land and the higher cost of providing central sewer facilities makes higher density development undesirable.

The Residential-Medium Density (R-MD) District is established to accommodate single-family & two-family residential dwellings at existing densities in the areas so defined. The object of the regulations in this District is to maintain the suburban character of the area and to discourage large concentrations of intensive development.



Chapter 8: Future Land Use

Neighborhood Master Plan

The following neighborhoods are primarily comprised of commercial, industrial and public space parcels. There is an opportunity for mixed-use and live-work use growth and development in these neighborhoods.



The Copley Circle Neighborhood is located in the central portion of the Township and comprises the Copley Circle Mixed Use District.



The Copley Industrial Corridor is centrally located and adjacent to the Wheeling and Lake Erie railway.



The Ridgewood Corridor borders the City of Fairlawn and is comprised of commercial parcels and parcels conducive to live-work opportunities.



Areas located along major thoroughfares and existing uses are appropriate sites for Mixed Use Development. In Copley Township, parcels abutting Copley Road/SR 21 and S. Cleveland Massillon/Rothrock provide the elements necessary for successful mixed use including traffic volume, access and a variety of adjacent uses including residential, office and commercial.

Chapter 8: Future Land Use

Proposed Boards & Commissions / Future Documents

In addition to reviewing planning tools, the Land Use Plan suggests proposed boards, commissions and documents which support development + redevelopment.

The Trustees could establish a structure of professional boards, commissions, or ad hoc committees to oversee, advise, or handle certain tasks to accomplish goals and initiatives of the Township.

The Board of Trustees may also need to commission other planning documents to assist in the development or creation of some of the ideas and concepts proposed.

Below are the proposed Boards & Commissions and the documents they may be responsible for implementing and managing.

Proposed Boards & Commissions

Economic Redevelopment Position

Copley Township would create a position or hire a consultant to conduct an economic redevelopment feasibility study, identifying potential for economic revitalization for older or under-performing retail/office/industrial properties or corridors. Studies might determine the commercial development potential of the area and identify market conditions necessary for redevelopment to occur. The position would also work with landowners, developers, lenders and government authorities on future projects.

Future Documents

Cleveland-Massillon and Ridgewood Corridor Plan

Copley Township would develop a plan that looks at the corridor as a viable business/commercial corridor. The plan would look at zoning, parcel sizes, transportation, and infrastructure. This study might be combined with the Copley Square Historical District Plan and the Copley Road Corridor Plan.

Copley Road Corridor Plan

Copley Township would develop a plan that looks at the corridor as a viable business/commercial corridor. The plan would look at zoning, parcel sizes, transportation, and infrastructure.

Cost of Community Service Study

To justify open space preservation, a Cost of Community Services (COCS) study would show that greenways and farmland generate more in local revenues than they require in services. A COCS study would be useful to Copley Township to help to justify money spent on preservation.

Farmland Preservation Committee

A committee would be created to develop, implement and evaluate farmland preservation tools. The committee would identify and assess the challenges farmers and farmland owners are facing, their future plans/needs, the level of public support for new and existing programs and policies. It would identify techniques and issues that are barriers to profitable farming, recommend methods to ensure the long-term viability of agriculture, and evaluate the cost to fund farmland protection and identify potential local, state, and federal sources of funding for farmland protection.

Farmland Preservation Plan

Copley Township would develop a Farmland Preservation Plan to save farmland for future generations and to help farmers create profitable new farm activities.

Chapter 8:

Future Land Use

Proposed Boards & Commissions / Future Documents

Proposed Boards & Commissions

Historic Preservation Committee

Copley Township can work with the Copley Historical Society to develop a plan for identifying, protecting and promoting Copley’s historic sites and structures.

Montrose Joint District Group

The purpose of this group would be to provide collaboration and continuity for this retail district. This could include both regional marketing efforts through design and signage standards. This group would be made of the three communities that make up the Montrose area - Copley, Bath, and Fairlawn. Each community could appoint members to the group.

Housing Advisory Board

Copley Township can establish a Board to help make recommendations on issues affecting affordable housing development and in developing new programs and policies in order to foster the development and preservation of attainable housing.

Parks and Recreation Committee

This committee would oversee planning and oversight of both passive and active parks and recreation activities. The committee could support the trustees and staff by spearheading certain projects and events such as park and open space acquisition, preparation of plans and reports, and organizing various events.

Future Documents

Historic Preservation Plan

Copley Township can develop standards for design and zoning in identified areas of the Township. Historic designations and funding opportunities could be investigated to support efforts of the Committee.

Montrose Study

A Montrose study could look at design standards, signage, landscaping, transportation and circulation, new development and redevelopment opportunities within the Township and adjacent communities in the Montrose area.

Future Build Out Plan

Copley Township can incorporate a study to identify existing attainable housing in the Township and areas which would support the incorporation of future attainable housing.

Parks and Recreation Plan

Copley Township would develop a Parks and Recreation Plan identifying areas to be acquired for passive and active recreation and possible funding sources.

Chapter 8:

Future Land Use

Proposed Boards & Commissions / Future Documents

Proposed Boards & Commissions

Scenic Byway Committee

Copley Township would create a steering committee as part of the Trail and Greenway Committee to put together a Scenic Byway Plan and application with ODOT.

Future Documents

Scenic Byway Plan

Copley Township would develop and submit an application for an Ohio Byway designation based on one of the following outstanding intrinsic qualities: scenic, natural, historical, cultural, recreational, and/or archaeological.

Trails and Greenway Committee

This committee can work in conjunction with the Parks and Recreation Committee. The committee would be designated to spearhead a Trail and Greenway Plan for the Township. The committee would begin work by reviewing the plan developed by the Summit County Trails and Greenway Plan to find opportunities for connecting regional trail networks.

Greenway Plan

Copley Township would develop a Township wide greenway implementation plan to protect corridors of open space and to provide recreational opportunities. This study might be combined with a Parks and Recreation Plan.

Chapter 8: Future Land Use

Montrose Mini Plan

Summary

Kimley-Horn is tasked with supporting Copley Township staff with various items within the Comprehensive Land Use Plan Update. The primary objective of the Montrose Mini-Plan task is to establish key principles for the neighborhood mini placemaking plan, including physical and code improvements; and create a physical placemaking concept plan around the Montrose Neighborhood to enhance a sense of place/placemaking within the public right-of-way, increase multi-modal connectivity, and evaluate current zoning with respect to encouraging new development and new development patterns.

Presentation and Input Exercises

The Kimley-Horn team presented information gathered about the neighborhood including land use, zoning, circulation, parking, mobility features and visual analysis of the existing buildings and landscape.

Exercise #1: Assets & Issues Identification (Citizen Input)

The Kimley-Horn team then asked workshop participants what they felt was the assets and issues with the Montrose Neighborhood.



What Participants Said...

- Many said there was too much pavement/parking.
- Existing area should require traffic impact studies for road changes.
- Existing development & buildings need to mutually integrate/connect to encourage shopping.
- Existing area is dangerous after dark due to vacancy and lack of lighting.

Chapter 8: Future Land Use

Montrose Mini Plan

- Existing 4-way stop intersections make road navigation difficult.
- Future development should **not** be an automobile-centric experience.
- Future development should provide a more walkable experience.
- Further development desired west of State Route 18 to connect with other parts of Copley.
- Future Development should encourage residents to patronize area.
- A large amount of existing undeveloped land is unused.
- One citizen did not think there should be a cemetery within the existing area.

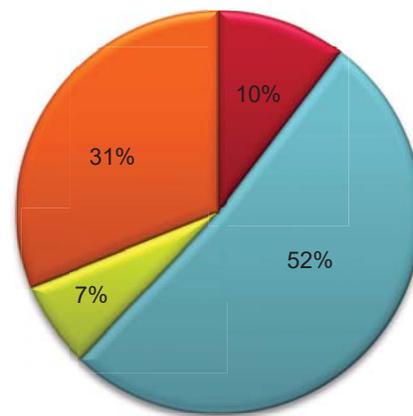
Exercise #2: What Makes a Great Place & Placemaking Elements (Citizen Input)

The Kimley-Horn team then asked workshop participants what they wanted the Montrose Neighborhood Places and Spaces to be like. Participants were provided 3 dots and requested to place those dots on the placemaking type and image they would like to see in Montrose.

What Participants Said...

Per this chart below, voting shows the majority favor “Places for People”. This subcategory included several feature options. Most votes were cast toward a revitalized impervious area featuring concrete pavers, decorative lighting, vegetation, and picnic tables.

Placemaking Preferences



- Landscape
- Places for People
- Branding/Identity
- Connectivity/Safety

Chapter 8:

Future Land Use

Montrose Mini Plan

Exercise #3: Circulation, Parking, Mobility, Zoning (Citizen Input)

The Kimley-Horn team then asked workshop participant's input on Township directed changes within the Montrose Neighborhood.

What Participants Said...

- Proposed area should prioritize signage and dedicated entrances.
- Proposed area should be a destination. Currently there is no clear destination within the existing area.
- A higher percentage of existing area should be open space.
- Citizens favor mixed-use spaces.
- In lieu of the sprawling impervious surfaces, citizens prefer a 3-story-tall, mixed-use development.
- Pinecrest mixed-use development located in Cleveland's Orange Village is a good case study for proposed area.
- Proposed area could feature plazas placed nearer to right-of-way. Park cars *behind* commercial space.
- Connect proposed area to the new golf course housing development.
- Proposed area would benefit from outbuilding(s) in parking lots.
- Proposed area should have more sidewalks and bus stops, specifically at the Interstate 77 underpass.
- One citizen would prefer to develop existing area and direct open spacing plans to other areas in Copley.
- Citizens would prefer to replace impervious surfaces with more pervious surfaces.
- Merchants should be within a 10-minute walk of new residential development(s).
- One citizen desires a Meijer franchise to come to existing area *before* another area utilizes this opportunity.
- Citizens enjoy the visual break-up landscaping provides area.
- Proposed area should feature lively spaces to draw patrons.
- Proposed area should reuse/repurpose vacant parking lots.
- Bring more businesses to area by cleaning up area and making it more desirable.
- Citizens believe that open spaces and plazas will attract more patrons during the evening.
- Proposed area should have bike racks, bike trails, and bike lanes.
- Retail mixed-use tax base could provide community funding.

Montrose Mini Plan

Review allowable uses and allow housing

Increase height minimums

Decrease parking mins and rethink shared parking

Increase % of required open space

Increase landscape minimums in parking areas, review req. for setbacks, fencing and screening.

Include requirements/percentages for parks, plazas, trails.

Design guidelines

For enhanced readability or to view this image in greater detail, scan the QR code to access the digital version of this study.



Copley Township - Montrose Neighborhood Mini-Plan

Comprehensive Land-Use Plan Update Support Services

Kimley»Horn

Expect More. Experience Better.

INDEX

GOALS + OBJECTIVES

MONTROSE TODAY

- Existing Conditions
- Land Use and Zoning
- Circulation, Parking, Mobility

ASSETS, ISSUES, AND OPPORTUNITIES

- Town Hall Meeting

MONTROSE TOMORROW

- Mini-Plan - Public Response Preferences
- Mini-Plan - Circulation, Parking, Mobility
- Mini-Plan - Future Land Use and Zoning Opportunities

GOALS + OBJECTIVES

- To create a physical placemaking concept plan around the Montrose Neighborhood to enhance a sense of place/placemaking within the public right-of-way, increase multi-modal connectivity, and evaluate current zoning with respect to encouraging new development and new development patterns
- To establish key principles for the neighborhood mini placemaking plan, including physical and code improvements

MONTROSE TODAY FOCUS AREA



The Montrose Neighborhood of Copley is located in the North quadrant of the Township. The area is bound by Medina Road to the north, SR 21 to the west, S. Cleveland-Massillon Road to the east and Rothrock Road to the South. The neighborhood is bordered by the City of Fairlawn to the east and south and Bath Township to the north.

The Montrose Neighborhood stands as a vital commercial hub in Copley, playing a pivotal role as a significant economic driver for the broader region. Presently, the development landscape in Montrose features large retail stores and single-building parcels with extensive feeder streets, lacking essential pedestrian accommodations. This existing layout does not align with the evolving trends in commercial development, evident in vacant stores and empty parking lots.

Kimley»Horn

MONTROSE TODAY
EXISTING CONDITIONS



- Lack of connectivity
- Lack of accommodation for cyclists and pedestrians
- Wide-drive aisles
- Inconsistent signage
- Lack of landscaping
- Large amounts of impervious surface



- Metro bus stop experience for riders could be improved
- Inconsistent signage
- Lack of brand identity
- Large setback areas could accommodate sidewalks and trails without changing the road configuration

MONTROSE TODAY
LAND USE + ZONING
C-GR

Established to provide for a wide range of retail and service uses, including high intensity retail and service uses, such as large-scale retail establishments that meet the shopping needs of the community and the region. This District is an appropriate location for developments featuring multiple retail and service uses on large sites with parking and drives for multiple tenants and coordinated signage and landscaping.

PERMITTED USES

- Retail goods and personal services
- Restaurants and Nightclubs
- Accessory uses normally and regularly associated with the principal uses listed above
- Offices of governmental agencies
- Signs

PERMITTED USES WITH ADDITIONAL RESTRICTIONS

- Air-conditioning, cabinet making, carpentry, heating, plumbing, painting, roofing, sheet metal, upholstery
- Dry cleaning, cleaning and dyeing, and laundry service.
- Repair services for machinery and equipment establishments

CONDITIONALLY PERMITTED USES

- Bed and Breakfast
- Churches
- Clubs and Lodges
- Day Care Center
- Drive-up Window Facility
- Gasoline Service Station
- Transient Hotels
- Life Care Facility
- Recreational Facility
- Schools / Educational Facilities
- Theatre and assembly uses

PROHIBITED USES

- Any proposed use that is not listed in the C-GR District as a permitted or conditional use, and not in accordance with the Comp. Land Use Plan, current or future JEDD agreement, or detrimental to or endanger the public health, safety or general welfare, and is not substantially similar, as regards its land-use impacts on surrounding properties

Height Regulations: Less than or equal to 35' high

MONTROSE TODAY
LAND USE + ZONING

C-HS

Established primarily to provide for retail and service uses that are typically located near major thoroughfares and that are compatible with, but not exclusively for, highway travel and the accommodation of all night and rest stop services. This District is not intended to accommodate large-scale high intensity retail and service uses.

PERMITTED USES

- Highway-oriented services and retail, including, but not limited to gasoline service stations and restaurants.
- Smaller retail goods and personal services
- Accessory uses normally and associated with the principal uses
- Signs
- Offices of governmental agencies

PERMITTED USES WITH ADDITIONAL RESTRICTIONS

- None listed

CONDITIONALLY PERMITTED USES

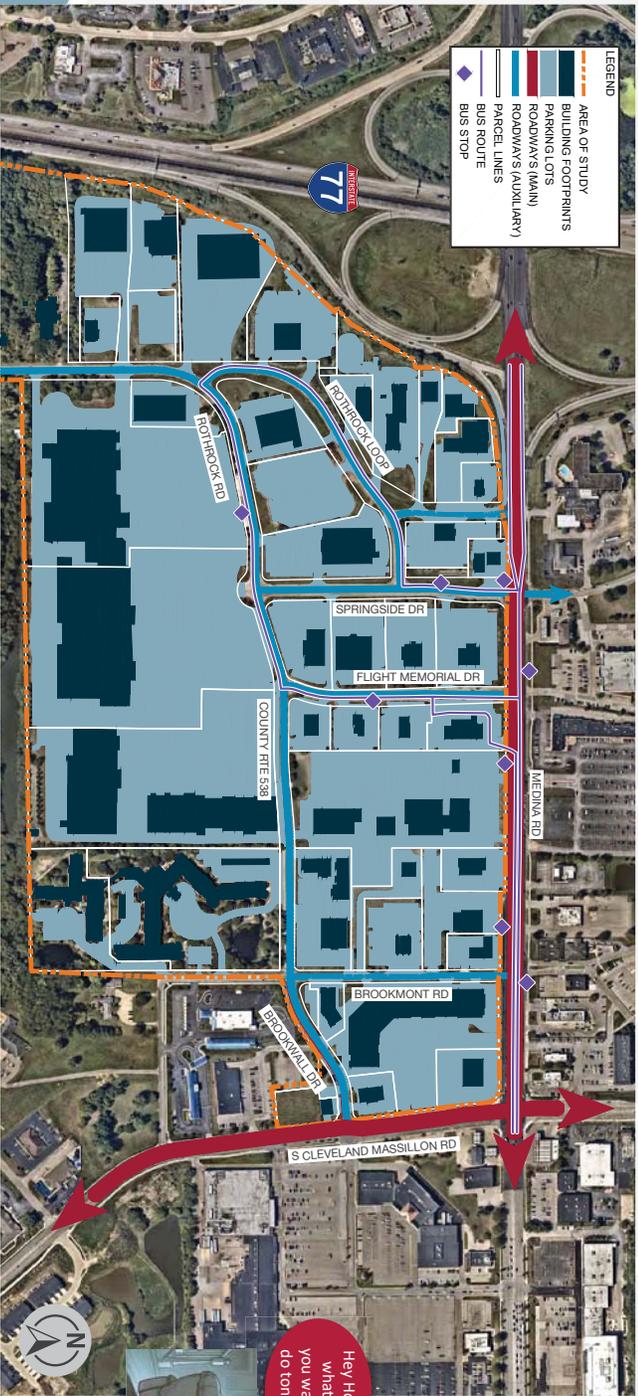
- Drive-up Window Facilities
- Truck Servicing, including the provision of fuel, food and sleeping rooms
- Wind Turbines
- Transient Hotels

PROHIBITED USES

- Any proposed use that is not listed in the C-HS District as a permitted or conditional use, and not in accordance with the Comp. Land Use Plan, current or future JEDD agreement, or detrimental to or endanger the public health, safety or general welfare, and
- Is not substantially similar, as regards its land-use impacts on surrounding properties

Height Regulations: Less than or equal to 35' high

MONTROSE TODAY CIRCULATION, PARKING, MOBILITY FEATURES



Large areas of impervious surface are a defining character element of the study area – there are significant opportunities to improve the visual quality of the study area through increased landscaping and increases in the amount and quality of required open space provided.



Hey Honey, what do you want to do tonight?

We could go to that new parking lot

(NOT TO SCALE)

Kimley»Horn

MONTROSE TODAY CIRCULATION, PARKING, MOBILITY FEATURES



PARKING REQUIREMENTS

RETAIL	- Vehicle - 1 per 250 gsf - Bicycle - 2, or 1 per 5000sf	9.03.A – TABLE A
SPACE SIZE	9' x 18'	9.03.C.1
SETBACKS	Minimum Twenty (20) feet from public right-of-way	
LANDSCAPE, SCREENING, BUFFERING	Parking facilities, shall have an area exceeding five percent (5%) of the actual area of parking spaces for landscaping	9.06.B.2
SHARED	Available	9.02.G.3

Required parking counts per Gross Square Foot (gsf) are high, parking space size is adequate and efficient, minimum setback could be increased and accommodations for pedestrians and cyclists could be introduced, and landscaping requirements are very low. Availability of shared parking and requirements for bicycle parking are positives for any mixed-use redevelopment scenario in the focus area.

MONTROSE TODAY CIRCULATION, PARKING, MOBILITY FEATURES



The focus area is nearly devoid of accommodations for pedestrians and cyclists. Akron Metro riders must walk in the street, or alongside of the street in the grass, and transit waiting environments lack shelter or other accommodation.



ASSETS, ISSUES, OPPORTUNITIES

Kimley-Horn presented the previous information to approximately 25 participants at an in-person Town Hall.

At the Town Hall meeting, the following comments were received about the study area:

- Existing area should require traffic impact studies
- Further development desired west of I-77
- Existing 4-Way Stop Sign Intersections make road navigation difficult
- Large amount of land around land south of focus area is unused and undeveloped
- Existing spaces need to be mutually integrated/connected
- Any proposed improvements should encourage residents to patronize area
- Existing area is dangerous after dark
- Proposed area should provide a more walkable experience
- Proposed area should not be an automobile-centric experience
- Create a destination
- Work with Bath and Fairlawn and solve the area's problems together



Kimley»Horn

MONTROSE TOMORROW MINI-PLAN - PUBLIC

Through collaboration with staff, mapping and analysis, on site observation, and public engagement, a number of recommendations were considered in the development of the Concept Plan of the Montrose Neighborhood to enhance a sense of place/placemaking within the public right-of-way, and increase multi-modal connectivity and safety.

Recommendation – Preliminary Design and Engineering Study

Further define and refine improvements within the public right-of-way for:

- Pedestrian and bicycle accommodation
- Increased landscaping
- Increased connectivity and safety
- Define potential project costs
- Identify funding and implementation strategy

Recommendation – Branding, Wayfinding, Signage Master Plan

Develop unified design vision for branding Copley's Montrose Neighborhood to provide visitors and potential future residents with a welcoming and easy navigational experience.

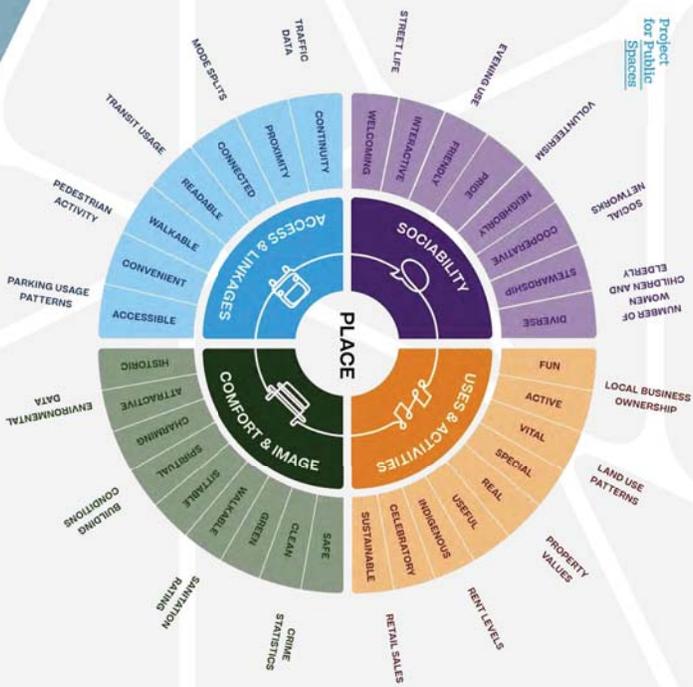
REALM

Recommendation – TWP to engage/collaborate with Bath and Fairlawn, and perform a joint traffic safety and connectivity analysis to jointly examine:

- Market Street
- Cleveland-Massillon Road
- I-77, SR 18 - Medina Road Interchange
- Multimodal Connectivity and Safety
- Sustainability and Placemaking
- Re-imagine Rothrock Loop - Allow car traffic; restrict truck traffic:
 - Weight and Size Restrictions
 - Designate Truck Routes – Cleve-Mass, SR 18
 - Time-Based Restrictions
 - Narrow Lanes and Traffic Calming
 - Roundabouts and Tight Turns
 - Height and Length Restrictions - put a gateway element over the road that trucks can't get past
- Environmental Zoning - Create low-emission or environmental zones for heavy trucks
- Weight-Sensitive Road Surfaces - Use road surfaces that are more sensitive to heavy vehicles (e.g., cobblestone streets)

MONTROSE TOMORROW PLACEMAKING

Project
for Public
Spaces



TOWN HALL PARTICIPANT-VOTED PREFERENCES



BRANDING + IDENTITY



CONNECTIVITY + SAFETY



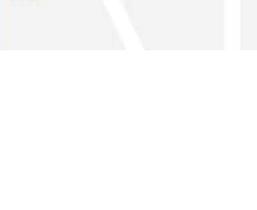
LANDSCAPE



PLACES FOR PEOPLE

Kimley»Horn

MINI-PLAN - PUBLIC REALM



Kimley»Horn

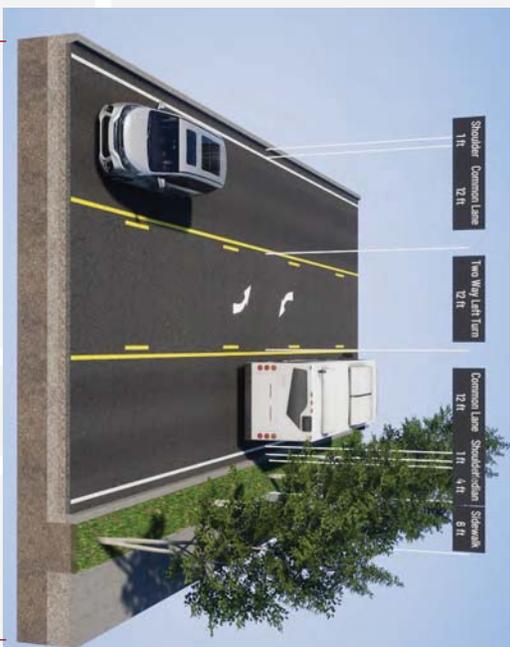
MONTROSE TOMORROW CIRCULATION, PARKING, MOBILITY FEATURES

ROAD DIET - FLIGHT MEMORIAL DRIVE

The existing street network seems very wide for the traffic observed upon our site visits, yet the community expressed concern over traffic stacking and congestion near recent drive-thru establishments. The extra width could be used to accommodate pedestrians and cyclists, and introduce street trees, pedestrian lighting and other amenities. A traffic impact study of the focus area would help determine the impact of a existing, recent, and future development on the surrounding transportation network, the findings and recommendations of the study could be used to determine if any improvements or mitigations are necessary to accommodate the additional traffic generated by the development.



EXISTING CONDITION



PROPOSED IMPROVEMENTS

Kimley»»Horn

MONTROSE TOMORROW
MINI PLAN - FUTURE LAND USE + ZONING



PROPOSED IMPROVEMENTS

(NOT TO SCALE)



Kimley»Horn

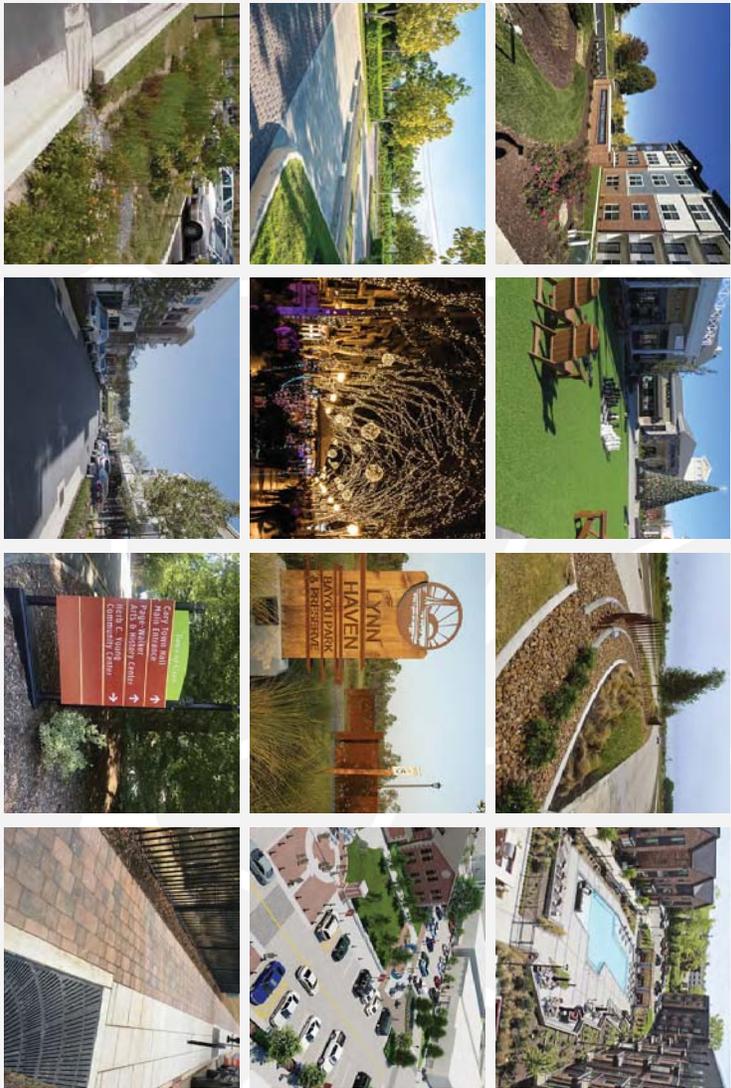
MONTROSE TOMORROW FUTURE LAND USE + ZONING

Similarly, through collaboration with staff, mapping and analysis, on site observation, industry research and knowledge of best practices, and public engagement to determine community preference for the physical future of the area recommendations were considered after evaluating current zoning focusing on encouraging new development and new development patterns.

The Mini-Plan envisions redevelopment into a mixed-use community to improve full-day activity in the study area. The future land use (high-level zoning) recommendations outlined here are a potential step towards encouraging land use changes that support and encourage reinvestment and redevelopment. Future zoning changes would necessitate collaboration with the JEDD given the Township's obligation to maintain the existing zoning of the properties devoted to business, commercial or industrial uses, within the District.

The focus area's current zoning, while providing a straightforward approach to land use regulation, has one major drawback: its tendency to create rigid, single-use zones, leading to spatial inefficiencies and the segregation of different land functions. Referred to as Euclidean zoning - this form of zoning does prevent incompatible land use but can contribute to urban sprawl and lack of mixed-use development, hindering the creation of more walkable and sustainable communities.

Additionally, Euclidean zoning may not adequately address modern urban complexities, such as the demand for flexible, adaptable spaces and the promotion of diverse, inclusive neighborhoods. A more flexible and context-sensitive zoning approach is recommended along the corridor to address the dynamic challenges of contemporary urban/suburban development and increase land use options.



Kimley»Horn

MONTROSE TOMORROW

WHY MIXED USE?

Mixed-use developments are designed to incorporate a variety of different land uses within a single project. This concept has gained popularity due to several reasons:

1. **Efficient land use:** Mixed-use developments maximize the efficient use of land by combining residential, commercial, and recreational spaces in one location. This helps to minimize urban sprawl and reduce the need for extensive infrastructure development.
2. **Increased convenience:** By providing a mix of residential, commercial, and recreational spaces, mixed-use developments create a more convenient and walkable environment. Residents can easily access amenities such as shops, restaurants, parks, and entertainment options within close proximity, reducing the need for long commutes.
3. **Vibrant and lively communities:** Mixed-use developments create a vibrant and lively atmosphere by bringing together people from different backgrounds and interests. The combination of residential, commercial, and recreational spaces fosters social interaction and community engagement.
4. **Economic benefits:** Mixed-use developments can have positive economic impacts by attracting businesses, creating jobs, and increasing property values. The combination of residential and commercial spaces can support local businesses and contribute to the local economy.
5. **Environmental sustainability:** By promoting walkability and reducing the dependence on cars, mixed-use developments can help reduce traffic congestion and lower carbon emissions. Additionally, the integration of green spaces and sustainable design practices can contribute to environmental sustainability.

Overall, mixed-use developments offer a holistic and integrated approach to urban planning, creating vibrant, convenient, and sustainable communities.

MIXED-USE

BALANCED

- Common approach - 60-40 or 70-30 ratio, residential equals 60-70% of the development, with commercial (retail, office, etc.) accounting for 30-40%

RESIDENTIAL DOMINANT

- In urban or suburban contexts - 75-25 split (residential to commercial) might be used, with a focus on maximizing housing to ensure a stable, long-term revenue stream
- Commercial spaces in this model are often smaller in scale, catering to neighborhood-serving businesses (e.g., restaurants, cafes, essential services) that complement the residential population

COMMERCIAL DOMINANT IN HIGH-DEMAND AREAS

- In some city-center locations with strong demand for office space or retail, the ratio could lean more heavily on commercial, such as 50-50 or 40-60 (housing-commercial)
- This might be financially sustainable where commercial tenants pay higher rents or where a vibrant retail environment boosts residential property values

MONTROSE TOMORROW

FUTURE LAND USE + ZONING

MONTROSE MINI PLAN

Recommendation - Consider creating a new mixed overlay to encourage conversion of under-performing single use retail within the Montrose Neighborhood centers into mixed-use spaces through revisions and adjustments to the Zoning Ordinance.

- Provide for greater flexibility within the focus area to provide mixed use areas
- Encourage a more creative, varied, efficient, and attractive development pattern
- Provide an effective means of responding to site conditions, including environmentally sensitive conditions and sustainability
- Promote a walkable community with pedestrian-oriented buildings and open spaces
- Promote a walkable community with accommodations for cyclists and pedestrians within and along the public right-of-way
- Create and support lively, human-scaled activity areas and gathering places for the community by encouraging civic uses, plazas, and a mix of uses
- Integrate new development and adaptive reuse by allowing a mix of compatible uses that provide for community-benefiting services as well as a variety of living opportunities

Review allowable uses and allow housing

Increase height minimums

Decrease parking minimums and rethink shared parking

Increase % of required open space

Increase landscape minimums in parking areas, re-view required for setbacks, fencing and screening

Include requirements/percentages for parks, plazas, trails.

Design guidelines

Chapter 8: Future Land Use

Montrose Multi Modal Plan

Connecting Communities

Bath and Copley Townships, in partnership with the City of Fairlawn, received a Connecting Communities Grant from the Akron Metropolitan Area Transportation Study (AMATS) to study how improvements to the district could improve access, safety, and character of the district. The consulting firm, Environmental Design Group of Akron, was selected to lead the planning effort for the project along with key members from the three communities, AMATS, Summit County Engineer's office, and Metro RTA.

In 2015, EDG completed the Montrose Multi-modal transportation planning study using the Connecting Communities Initiatives and complete streets principles to make recommendations to improve pedestrian and bicycle access through the study area, transit and vehicle access to retail, parking access, corridor aesthetics and signage, sustainability and environmental impact, including storm water problems.

Through the process, a series of recommendations were proposed:

For enhanced readability or to view the images in greater detail, scan the QR code to access the digital version of this study.



Chapter 8: Future Land Use

Montrose Multi Modal Plan

- 1 SR 18 STREETScape (NORTH)
- 2 ROTHROCK ROAD/
SPRINGSIDE DRIVE
ROUNDAABOUT
- 3 ROTHROCK ROAD/
BROOKWALL DRIVE
STREETScape
(NORTH)
- 4 SPRINGSIDE DRIVE
STREETScape (WEST
/NORTH)
- 5 CLEVELAND MASSIL-
LON ROAD STREETS-
CAPE (WEST)



MONTROSE MULTI-MODAL PLAN

Environmental
Design Group

Chapter 8: Future Land Use

Montrose Multi Modal Plan

- 1 FLIGHT MEMORIAL DRIVE/BROOKWALL DRIVE ROUNDABOUT
- 2 SPRINGSIDE DRIVE STREETSCAPE (SOUTH/WEST)/PRIVATE DRIVE STREETSCAPE (SOUTH)
- 3 FLIGHT MEMORIAL DRIVE STREETSCAPE (SOUTH/EAST)/PRIVATE DRIVE STREETSCAPE (SOUTH)
- 4 INTERNAL TRAIL NETWORK



MONTROSE MULTI-MODAL PLAN

Environmental Design Group

Through a series of public, stakeholder, and business owner meetings as well as a public survey, needs and concerns were identified. Some of the identified issues included impacts from haphazard development patterns, traffic volumes, frequent curb cuts, lack of sidewalks, extensive parking lots, and negative visual appeal, all added to many peoples' negative views of the district. These comments supported the demand to improve the area.

Through the public engagement process, a series of recommendations were proposed. →

1. Improved character, access, and safety of pedestrians along SR 18 as well internal roadway networks through streetscape, inclusive of buried utilities, pedestrian ways and crossings, and roadway enhancements.



Chapter 8: Future Land Use

Montrose Multi Modal Plan

2. Improved vehicular safety and flow at targeted areas including proposed roundabouts at the intersection of Rothrock and Springside Drive and Flight Memorial and Brookwall Drive.



3. Addition of widened sidewalks and trails to safely connect the district for pedestrians.



4. Usage of on-street signage and striping on lower volume roads to promote bicycling.
5. Infill development at strategic locations to improve scale and character.

Chapter 8: Future Land Use

Future Residential Build Out



MEMORANDUM – Build Out Mapping

To: Copley Township
From: Katherine Holmok, PLA
Kimley-Horn and Associates, Inc.
Date: 8/26/2024, revised 11/1/2024
Subject: Copley Township Comprehensive Land Use Plan Update – Build Out Mapping

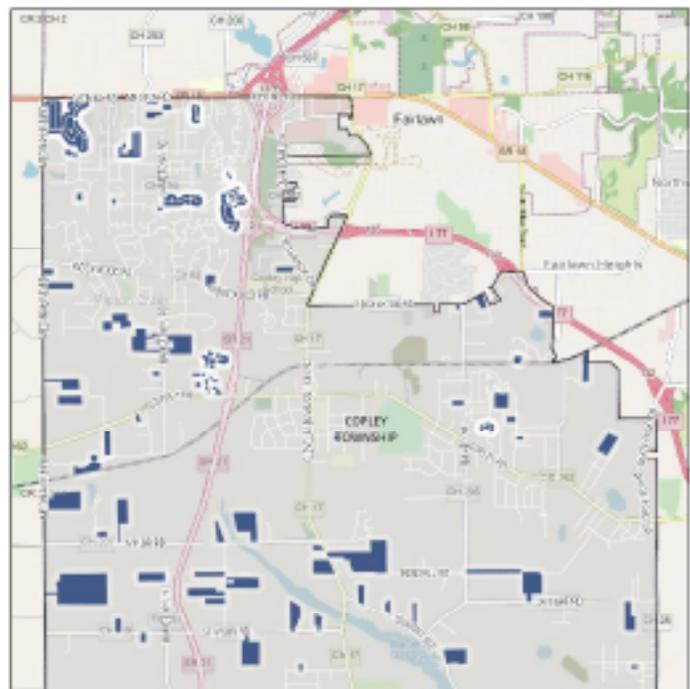
Summary

Kimley-Horn is tasked with supporting Copley Township staff with various items within the Comprehensive Land Use Plan Update. The primary objective of the Build Out Mapping Task is two-fold. One subtask is to update the 2009 Build Out Map with updated GIS layers (steep slopes, FEMA floodplains, Wetlands, and Riparian Setback) and current zoning code to determine the number of residential parcels available for development. Secondly, is to create a map of residential



map documents being used

Built



For enhanced readability or to view this image in greater detail, scan the QR code to access the digital version of this study.



Chapter 8: Future Land Use

Future Residential Build Out



the year attribute of the building construction (resyrbtl) from 2009 to 2023. Based on these queries, there have been 607 residential properties developed in Copley Township between 2009–2023. This information is shown on Figure 1.

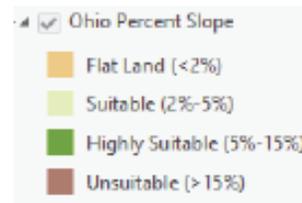
Environmentally Sensitive Areas

The Kimley-Horn team utilized publicly available GIS information listed below and merged into a singular shapefile (Copley-EnvironSensitive). The area in Copley Township that is Environmentally Sensitive is approximately 2,971 acres of the 13,282 acres in Copley (22%).

GIS Files Utilized

Wetlands: National Wetland Inventory (NWI) data layer authored by the US Fish & Wildlife dated 08/03/2022 was obtained via ARCGIS Online portal. The layer was queried to show the swamps, marshes, bogs, and Prairies.

Steep Slopes: Slopes data raster layer was obtained via ARCGIS Online portal authored by the USGS (United States Geological Survey) dated 03/21/2023. The raster layer was exported to a polygon layer based on the raster color and queried for slopes > 15% (gridcode 158 to 182).



Riparian Setbacks: Riparian Setbacks data layer was obtained via ARCGIS Online portal authored by the Summit County GIS Department dated 04/02/2020.

Flood Plains: National Flood Hazard Layer (NFHL) Inventory data layer authored by FEMA dated 08/17/2024 was obtained via the ARCGIS Online portal. The layer was queried to identify the different zones of hazard (A & AE) within the township.

Source Water Protection: The Drinking Water Source Water Protection data layer authored by Ohio EPA was obtained via ARCGIS Online portal. This was not included in the 2021 mapping but is recommended to be included in this update.

Chapter 8: Future Land Use

Future Residential Build Out



Chapter 8: Future Land Use

Future Residential Build Out

Kimley»Horn

Page 4



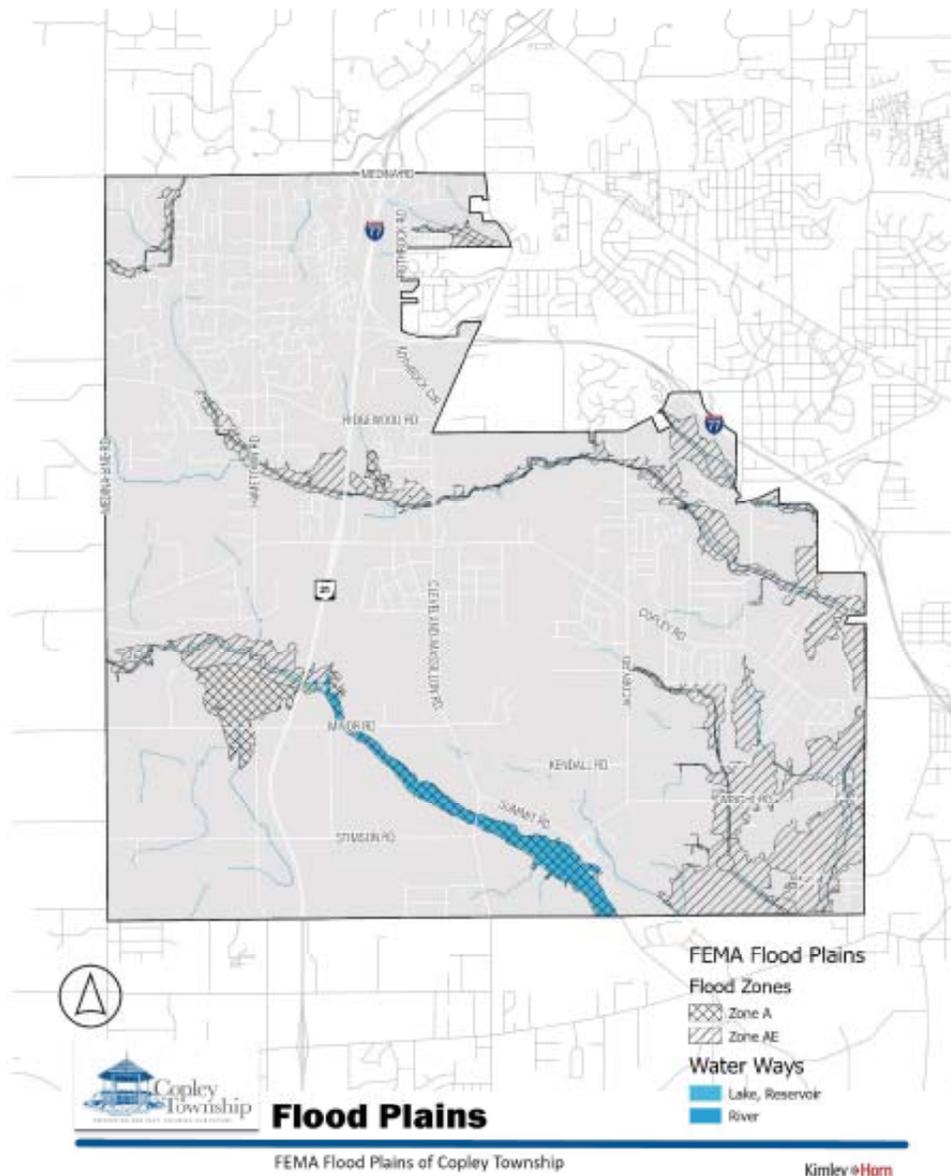
Chapter 8: Future Land Use

Future Residential Build Out



Chapter 8: Future Land Use

Future Residential Build Out

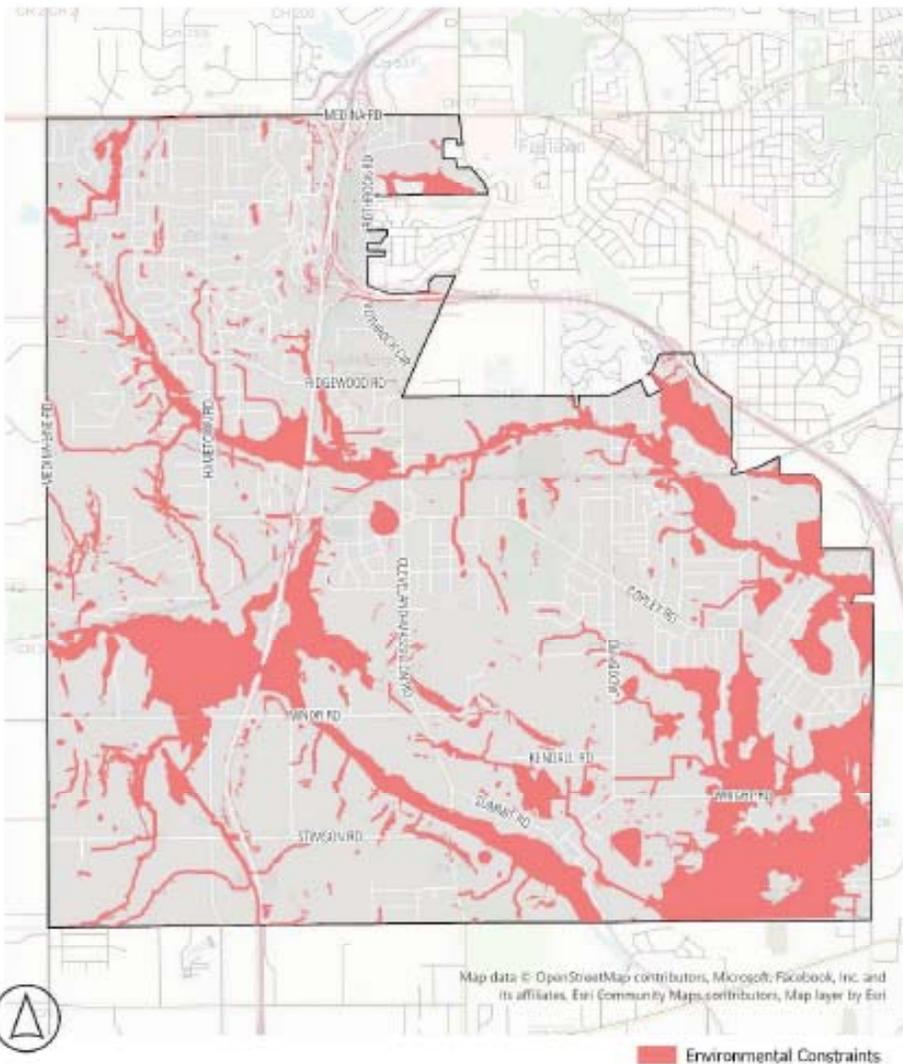


Chapter 8: Future Land Use

Future Residential Build Out

Kimley»Horn

Page 7



Environmental Constraints

Riparian Setbacks, Wetlands, Steep Slopes (>15%), Floodplain, Drinking Water Source Protection Areas

Kimley»Horn

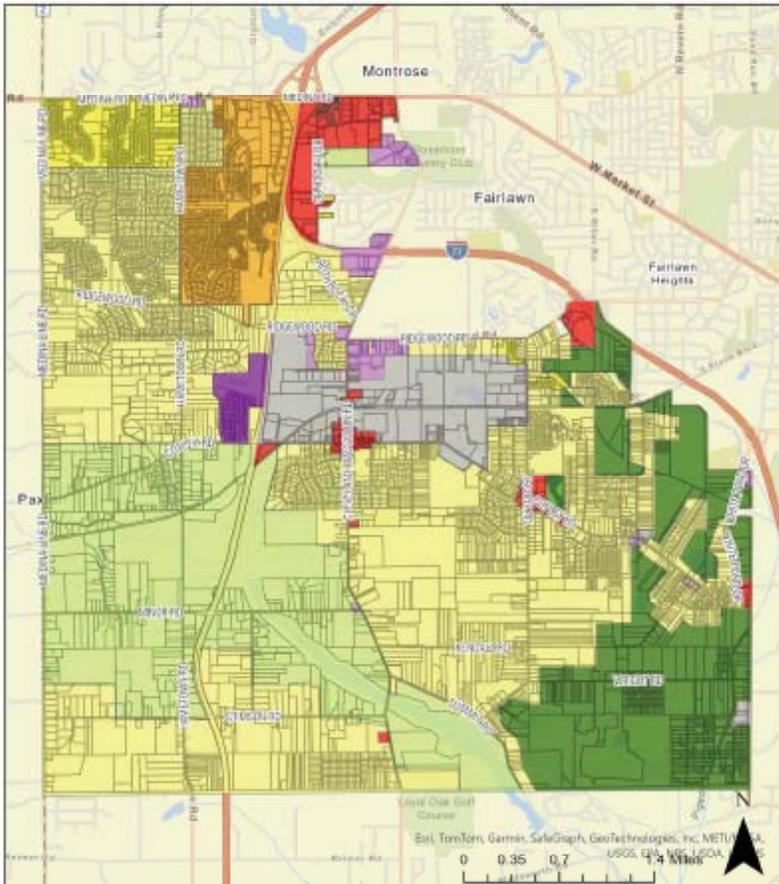
Chapter 8: Future Land Use

Future Residential Build Out



Page 8

Our team then digitized the 2018 Copley Zoning map to create a Shapefile (Copley-Zoning).



Zoning (2018)

Kimley-Horn

kimley-horn.com

3875 Embassy Pkwy | Suite 280, Akron, OH 44333

216.505.7775



Chapter 8: Future Land Use

Future Residential Build Out

Zoning code that allows for residential development without variance are shown in the below table, including the density allowed without variance.

Zoning Code	Zoning	Res (Y/N)	Minimum Lot Area	Vacant Acres	# of pot. houses
OD	Overlay District	n			
C-OR	Commercial Office Retail	n			
C-OR-R	Commercial Office Rezoning	n			
C-OR-C	Commercial Office Retail Cond.	n			
C-GR	Commercial Genl Retail	n			
C-GR-R	Commercial Genl Retail Reson	n			
C-HS	Commercial Highway Services	n			
C-NR	Commercial Nigh Retail	n			
I	Industrial	n			
O-C	Open Space Conservation	y	5 acres	Excluding Sensitive Acreage	
				88 (114 parcels)	17
				Including Sensitive Acreage	
				287 (232 parcels)	53
PDD	Planned Development District	n			
PRDD	Planned Residential Development District	y	50 acres minimum. 2 dwellings acre gross	Excluding Sensitive Acreage	
				0.97 (2 parcels)	1
				Including Sensitive Acreage	
1.38 (2 parcels)	2				
R-LD	Residential Lower Density	y	1.5 acres	Excluding Sensitive Acreage	
				356 (87 parcels)	237
				Including Sensitive Acreage	
430 (89 parcels)	286				
R-MD	Residential Medium Density	y	0.5 acres for areas with water/ sewer or 1.5 acres without	Excluding Sensitive Acreage	
				623 (308 parcels)	1,248 - 415
				Including Sensitive Acreage	
749 (314 parcels)	1,488 - 468				
R-HD	Residential Higher Density	y	5 acres min.; 0.21 (9,000 sf) for areas with water/ sewer or 1.5 without	Excluding Sensitive Acreage	
				18 (14 parcels)	85 - 12
				Including Sensitive Acreage	
18 (14 parcels)	80 - 12				
R-S/MF	Residential Single/Multi-Family	y	0.5 acres for areas with water/ sewer or 1.5 acres without	Excluding Sensitive Acreage	
				2 (4 parcels)	4-1
				Including Sensitive Acreage	
2 (4 parcels)	4-1				

Chapter 8: Future Land Use

Future Residential Build Out



Page 10

The Kimley-Horn team utilized the downloaded the Summit County Tax Parcel Shapefile (dated 12/19/2023) from the Summit County to perform a tabular query for vacant parcels based on Land Use Classification as Vacant (100, 110, 300, 400, 500). Our team then overlayed the vacant land parcels with the residentially zoned areas and the environmentally sensitive areas to understand the location and number of potential future residential structures that can be constructed.

Chapter 8:

Future Land Use

The Department of Community & Economic Development recommended the following update to the Future Land Use Map based on public engagement, inter-department and external agency feedback.

Future Land Use Plan Map

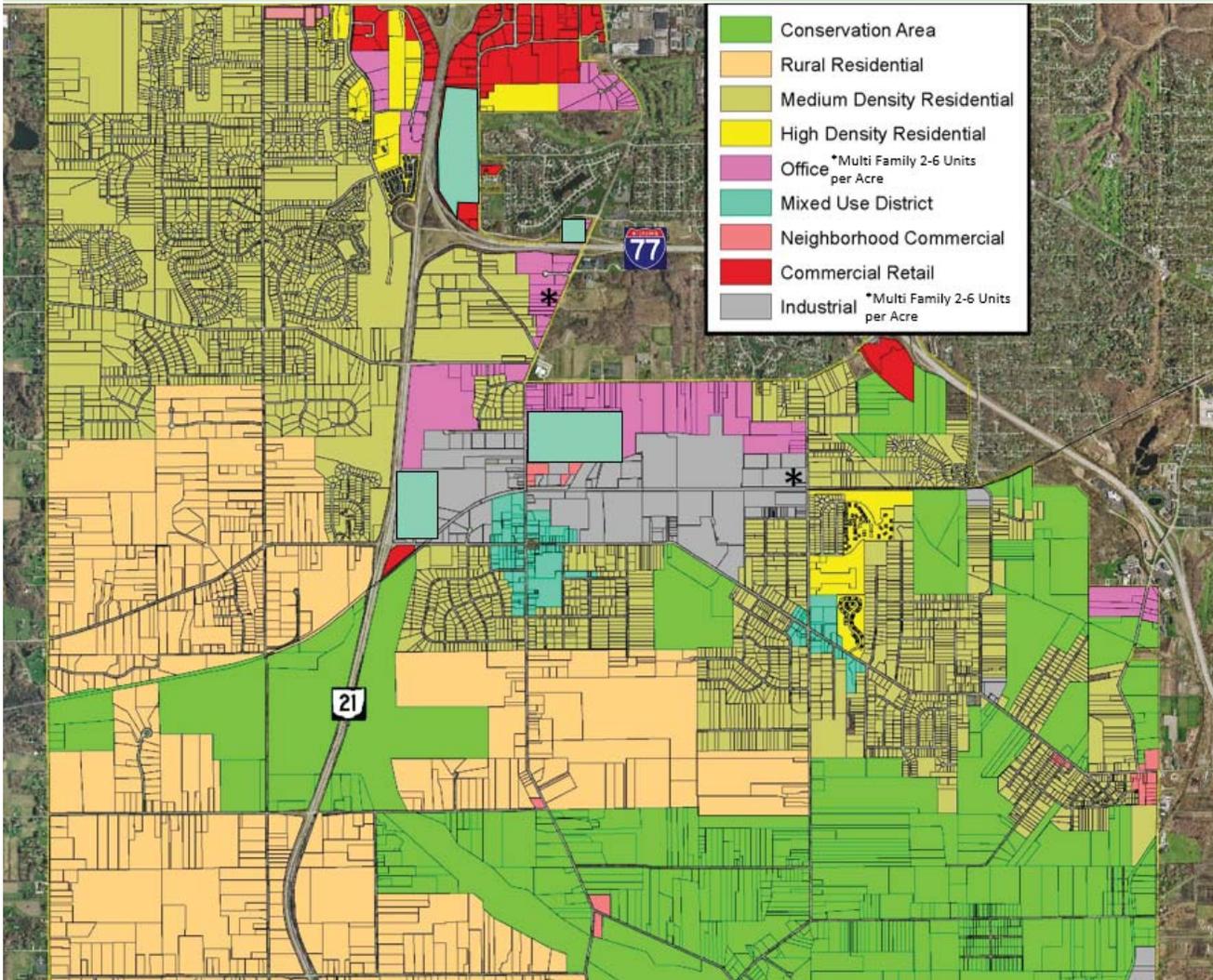
The Updates represented in the 2026-2036 Comprehensive Land Use Plan are designed to reflect the goals and vision expressed by residents and stakeholders of our community for managed and sustainable growth in the township and are reflected in the Future Land Use Plan Map.

Based on the 2016 + 2024 Community Perspective Survey, residents strongly indicated their satisfaction with the way in which their residential land is utilized and expressed a desire for policies which support managed growth. Therefore, the Future Land Use Plan Map reflects small changes to the following areas of the Township:

1. Copley Square Area - Increase the Mixed Use area to incorporate more residential neighborhoods.
2. Ridgewood Rd./Cleveland Massillon - Updates designed to reflect the desire of this area to be utilized as the “Medical/Office Corridor” for the Township.
3. Industrial Corridor - Updates designed to reflect the desire of this area to be utilized as a “Tech Corridor” for the Township.
4. Montrose Area - Identified specific parcel use on map to better reflect the desire of residential versus commercial and office versus commercial retail.
5. Addition of low density (2-6 units per acre) multi family as an option in the office use category.
6. Change of several parcels along SR-18 from office to neighborhood retail.
7. Addition of mixed use along Copley Rd/SR 21 and S. Cleveland Massillon/Rothrock.

Chapter 8: Future Land Use

Future Land Use Plan Map



Parcels 1700135, 1700158, 1702590, 1702051, 1702589
Proposed: Neighborhood Commercial

Parcels 1502649, 1502218, 1502217, 1501456, 1502668, 1501575, 1501305, 1502482,
1500531, 1501170, 1502054, 1500413, 1500391 1502482
Proposed: Add Low Density Multi Family (2-6 units per acre)

Parcels 1501035, 1503870, 1503066, 1508365, 1508366, 1502387, 1502296, 1503867,
1501582
Proposed: Mixed Use

Chapter 9:

Definitions

ABBREVIATED STORM WATER POLLUTION PREVENTION PLAN (ABBREVIATED SWP3): The written document that sets forth the plans and practices to be used to meet the requirements of this regulation.

ACRE: A measurement of area equaling 43,560 square feet.

ADAPTIVE REUSE: Substantial improvement of a building or buildings for the purpose of incorporating a new type of development.

ADVERSE IMPACT: Any harmful effect on receiving waters, including their quality, quantity, surface area, aesthetics or usefulness for human or natural uses. Such deleterious effect is or may potentially be harmful or injurious to human health, welfare, safety or property, or which unreasonably interferes with the enjoyment of life or property, including outdoor recreation.

AFFORDABLE HOUSING: Dwellings available at a cost of no more than 30% of gross household income to households at or below 80% of the County median income as reported by the U.S. Department of Housing and Urban Development (HUD).

AGRICULTURAL LANDS: Land primarily devoted to commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed, trees, fish in upland hatcheries, or livestock and that has long-term commercial significance for agricultural production.

APPLICANT: Any person who executes the necessary forms to procure official approval of a project or a permit to carry out a project.

AQUIFER: A geological formation, group of formations or part of a formation composed of rock, sand or gravel capable of storing and yielding groundwater to wells and springs.

ARCHEOLOGICAL SITE: Any area where artifacts, remains or any other evidence of a historical or prehistorical nature of 100 years old or more are found below or on the surface of the earth. These artifacts must have archaeological significance. Artifacts may include, but are not limited to: objects of antiquity, Native American, colonial or industrial relics, or fossils.

BEST MANAGEMENT PRACTICES (BMPs): Schedule of activities, prohibitions of practices, maintenance procedures, and other management practices (both structural and non-structural) to prevent or reduce the pollution of water resources and wetlands. BMPs also include treatment requirements, operating procedures, and practices to control facility and/or construction site runoff, spillage, or leaks; sludge or waste disposal; or drainage from raw material storage. BMPs for construction are outlined in "Rainwater and Land Development, Ohio's Standard for Stormwater Management, Land Development, and Urban Stream Protection," prepared by the Ohio Department of Natural Resources.

BIORETENTION SYSTEMS: Rain gardens, vegetated swales, trenches, and infiltration basins used to minimize stormwater infrastructure and improve the quality of groundwater.

BOND: Contract to pay a specified sum of money (the principal or face value) at a specified future date (maturity) plus interest paid at an agreed percentage of the principal.

BROWNFIELD: an abandoned, idled, or under-used industrial, commercial, or institutional property where expansion or redevelopment is complicated by known or potential releases of hazardous substances or petroleum. Per the Ohio Department of Development

CAPACITY: The maximum number of vehicles, which can travel on a given section of roadway during a specific time period.

Chapter 9:

Definitions

CAPITAL IMPROVEMENT PROGRAM (CIP): A plan for future capital expenditures which identifies each capital project, its anticipated start and completion, and allocates existing funds and known revenue sources.

CATEGORY 1 WETLANDS: Those wetlands classified by the Ohio EPA as Category 1 wetlands under OAC 3745-1-54(C)(3), in accordance with generally accepted wetland functional assessment methods acceptable to the U.S. Army Corps of Engineers and Ohio EPA at the time of application of this regulation.

CATEGORY 2 WETLANDS: Those wetlands classified by the Ohio EPA as Category 1 wetlands under OAC 3745-1-54(C)(2).

CATEGORY 3 WETLANDS: Those wetlands classified by the Ohio EPA as Category 3 wetlands under OAC 3745-1-54(C)(3), in accordance with generally accepted wetland functional assessment methods acceptable to the U.S. Army Corps of Engineers and Ohio EPA at the time of application of this regulation.

CENTRALIZED SEWER/WATER SYSTEM: System where individual lots are connected to a common sewage and/or water system whether publicly or privately owned and operated

CLEARING: Any activity which removes the vegetative ground cover.

CLUSTER DEVELOPMENT: A form of development that permits a reduction in lot area requirements, frontage and setbacks to allow development on the most appropriate portions of a parcel of land in return for provision of a compensatory amount of permanently protected open space within the property subject to a development application.

COMMERCIAL: Describes business enterprises engaged in the buying, selling, or production of non-industrial goods and services such as retail or offices.

COMMON AREA: Any land area, and associated facilities, within a development that is held in common ownership by the residents of the development through a Homeowners' Association, Community Association or other legal entity, or which is held by the individual members of a Condominium Association as tenants-in-common.

COMPOSTING: The biological decomposition of organic materials which are limited to yard waste (leaves, grass, wood chips and a soil mix) and food wastes, such as egg shells, coffee grounds and filters, and vegetable trimmings, or other kinds of waste deemed acceptable for composting by the Summit Soil and Water Conservation District.

CONDITIONAL USE: Uses that may be permitted in an area if certain conditions are present, or if certain conditions are met.

Conservation Development: A contiguous area of land to be planned and developed as a single entity, in which housing units are accommodated under more flexible standards, such as building arrangements and setbacks, than those that would normally apply under single-family district regulations, allowing for the flexible grouping of houses in order to conserve open space and existing natural resources.

CONSERVATION EASEMENT: A legal interest in land which restricts development and other uses of the property in perpetuity for the public purpose of preserving the rural, open, natural or agricultural qualities of the property as authorized by O.R.C. §§ 5301.67 through 5301.70.

CONSTRUCTION ENTRANCE: The permitted points of ingress and egress to development areas regulated under this regulation.

CONTAMINATION: An impairment of water quality by chemicals, radionuclides, biologic organisms, or other extraneous matter whether or not it affects the potential or intended beneficial use of water.

CRITICAL AREA: The land area at the top of bank of a stream or wetland boundary.

Chapter 9:

Definitions

CURRENT AGRICULTURAL USE VALUE (CAUV) Program: The Current Agricultural Use Value (CAUV) Program was implemented within the State of Ohio to save open spaces and to permit the valuing of farmland on its ability to produce income rather than on market value. The CAUV law can provide significant tax saving benefits to those involved in agricultural production if qualifications are met.

DAMAGED OR DISEASED TREES: Trees that have split trunks, broken tops, heart rot, insect or fungus problems that will lead to imminent death, undercut root systems that put the tree in imminent danger of falling, lean as a result of root failure that puts the tree in imminent danger of falling, or any other condition that puts the tree in imminent danger of being uprooted or falling into or along a watercourse or onto a structure.

DEFINED CHANNEL: A natural or man-made depression in the terrain which is maintained and altered by the water and sediment it carries.

DENSITY: The number of families, persons, or dwelling units of land usually expressed as “per acre” which describes the intensity of development. For the purposes of this document, we are defining the following density classifications.

DEPT of FORESTRY: Open space includes all unbuilt areas, whether publicly or privately owned, protected or unprotected. Open space lands include forests and grasslands, farms and ranches, streams and rivers, and parks. They provide ecosystem services, support agricultural and forest production, and offer opportunities for recreation.

DESIGN GUIDELINES: An element of the Development Regulations describing those standards and regulations which directs the appearance of development and redevelopment projects, site and street design and seeks to preserve and/or enhance the aesthetic qualities of an area.

DESIGNATED WATERCOURSE: A watercourse within the Township that is in conformity with the criteria set forth in this regulation.

DETENTION: A practice designed for temporary storage of storm water with a controlled release rate. Generally detention basins will be “dry” between storm events.

DEVELOPMENT AREA: A parcel or contiguous parcels owned by one person or persons, or operated as one development unit, and used or being developed for commercial, industrial, residential, institutional, or other construction or alteration that changes runoff characteristics.

DEVELOPMENT CHECKLIST: By establishing a development checklist of Township requirements, a clear and predictable outline can be established. This reduces staff time and resources by having to request additional information, boards denying applicants because of lack of information as well as developers having a better understanding of what is to be expected.

DEVELOPMENT PERFORMANCE STANDARDS: An element of the Development Regulations describing those standards and regulations which directs and specifies the quality level of the development process to minimize adverse impacts to the land, wildlife and community.

DEVELOPMENT REGULATIONS: Describes the umbrella title that encompasses various elements, which together, regulate all development and redevelopment.

DEVELOPMENT: To make a site or area available for use by physical alteration. Development includes but is not limited to: providing access to a site, clearing of vegetation, grading, earth moving, providing utilities and other services such as parking facilities, storm water management and erosion control systems, and sewage disposal systems, altering landforms, or construction of a structure on the land.

Chapter 9:

Definitions

DISCRETIONARY REVIEW PROCESS: A Development Regulation procedure that affords staff the opportunity to closely examine those developments proposed in areas of concern to the community.

DISTURBED AREA: An area of land subject to erosion due to the removal of vegetative cover and/or soil disturbing activities.

DOWNZONING: Rezoning of a tract of land to less-dense or intensified use. Downzoning is used to curb sprawl and direct growth to designated areas.

DRAINAGE: (1) The area of land contributing surface water to a specific point, and/or its watershed. (2) The removal of excess surface water or groundwater from land by surface or subsurface drains.

EASEMENT: A right or privilege that a person or agency may have on another's land.

EROSION AND SEDIMENT CONTROL: The control of soil, both mineral and organic, to minimize the removal of soil from the land surface and to prevent its transport from a disturbed area by means of wind, water, ice, gravity, or any combination of those forces.

EROSION: The process by which the land surface is worn away by the action of wind, water, ice, gravity or any combination of those forces.

ESTABLISHMENT: A place of business including the possessions and employees.

FACILITY: Something that is built, installed, or established for a particular purpose.

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA): The agency with overall responsibility for administering the National Flood Insurance Program.

FINAL PLAT: The mylar containing all details of the subdivision that is recorded with the county fiscal office.

FINAL STABILIZATION: All soil disturbing activities at the site have been completed and a uniform perennial vegetative cover with a density of at least 80% coverage for the area has been established or equivalent stabilization measures, such as the use of mulches or geotextiles, have been employed.

FIRST FLUSH: The delivery of a large load of pollutants during the early part of storms due to rapid runoff of accumulated pollutants. The first flush in these guidelines is defined as the runoff generated from a one year 24 hour storm event from land which has been made more impervious from pre-development conditions through land grading and construction/ development activities.

FLOODPLAIN: For a given flood event, that area of land temporarily covered by water which adjoins a watercourse.

FLOODWAY FRINGE: The portion of a floodplain that is inundated by floodwaters but is not within a defined floodway. Floodway fringes serve as temporary storage for floodwaters.

FLOODWAY: The channel of a river or other watercourse and the adjacent land areas that are extremely hazardous due to the velocity of storm waters which carry debris and projectiles and have erosion potential such that these areas must be reserved to carry and discharge flood waters or flood flows so that confinement of flood flows to the floodway area will not result in substantially higher flood levels and flow velocities.

FORM-BASED CODE: A land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. A form-based code is a regulation, not a mere guideline, adopted into city, town, or county law.

Chapter 9:

Definitions

FRAGMENT: A relatively homogeneous type of habitat that is spatially separated from other similar habitats and differs from its surroundings.

GOAL: Broad statements of the direction the Township wishes to proceed. For example, “Balance development and the need for services with protection of natural resources and rural character.” A long range aspiration that is intended to direct a general course of action or set direction toward an ideal end state that may or may not be achievable.

GREY WATER: All domestic wastewater except toilet discharge water.

GROUNDWATER PROTECTION OVERLAY DISTRICT: The Township zoning district defined to overlay other Township zoning districts. This district may include specifically designated recharge areas that collect precipitation or surface water and carry it to aquifers.

GROWTH: New development or intensification of existing development.

GRUBBING: The removal of the vegetative underground root structure.

HABITAT FRAGMENTATION: Breaking up of previously continuous habitat or ecosystems into spatially separated and smaller areas. Habitat fragmentation results from land uses associated with forestry, agriculture and settlement, but can also be caused by natural disturbances like wildfire, wind or flooding. Suburban and rural development commonly change patterns of habitat fragmentation of natural forests, grasslands, wetlands and coastal areas as a result of adding fences, road, houses, landscaping and other development activities to the area.

HABITAT: Physical features, topography, geology, stream flow, and biological characteristics, vegetation cover, other species, needed to provide food, shelter and reproductive needs of animal or plant species.

HAZARDOUS MATERIAL: A material in one or more of the following categories: an ignitable gas, liquid or solid which may cause fires through friction, absorption of moisture, or which has low flash points (e.g., white phosphorous and gasoline); an explosive or reactive gas, liquid or solid which will vigorously and energetically react uncontrollably if exposed to heat, shock, pressure or combinations thereof (e.g., dynamite, organic peroxides and ammonium nitrate); a carcinogenic gas, liquid, or solid which is normally considered to be cancer causing or mutagenic (e.g., PCB’s in some waste oils); a highly toxic gas, liquid or solid so dangerous to man as to afford an unusual hazard to life (e.g., chlorine gas); a moderately toxic gas, liquid, or solid which through repeated exposure or in a single large dose can be hazardous to man; or a corrosive material, whether acid or alkaline, which will cause severe damage to human tissue, or in case of leakage might damage or destroy other containers of hazardous materials and cause the release of their contents (e.g., battery acid and phosphoric acid).

HIGH DENSITY: Any zoning that allows lot size or densities of up to 3 units per acre single family, 12 units per acre multi family.

HISTORIC STRUCTURE: Any building, structure or site which is now listed or is qualified to be listed on the National or State Registers of Historic Places as determined by the State Historic Preservation Officer in consultation with the applicable local historical commission.

HOMEOWNERS ASSOCIATION: An organization of homeowners residing within a particular development whose major purpose is to maintain and provide community facilities and services for the common enjoyment of the residents.

HUNDRED-YEAR FLOODPLAIN: Any land susceptible to being inundated by water from a base flood. The base flood is the flood that has a one percent or greater chance of being equaled or exceeded in any given year. For the purposes of this regulation, the hundred-year floodplain shall be defined by FEMA and approved by the County of Summit Department of Building Standards.

Chapter 9:

Definitions

HYDROGEOLOGIC ANALYSIS: A study by a hydrogeologist to collect information of the subsurface and geologic conditions, including the type and thickness of geologic materials, the occurrence of ground water, how it flows in pore spaces and fractures, and the quantity and quality of the ground water. The analysis of the data collected in the investigation of a site can be used: to select the location of a well where a sufficient quantity of ground water exists for the intended purpose; to identify environmentally-sensitive groundwater recharge areas; and to identify an area where potential or known contamination could be drawn into a well or spring.

IMPERVIOUS COVER: Any paved, hardened, or structural surface, regardless of its composition, that cannot effectively absorb or infiltrate water, including, but not limited to, buildings, roads, driveways, parking lots, loading/unloading areas, decks, patios and swimming pools.

INFILL: The development of new residential, commercial or other land uses on vacant or underutilized sites within existing areas that are substantially developed.

INFRASTRUCTURE: Facilities and services needed to sustain residential, commercial and industrial development including, but not limited to water supply and distribution facilities, sewage collection and treatment facilities, streets and roads, communications, energy, and public facilities such as schools and fire stations.

INITIATIVES/OBJECTIVES: Specific actions or programs that the Township will take to carry out the policies and pursue its goals. For example, “Incorporate conservation development into the zoning resolution based on public health and safety, making conservation development preferable or permitted.” Many of the initiatives will be depicted on a Future Land Use Plan map, which will provide the basis for zoning updates. However, the Plan itself will identify other potential initiatives and will describe the rationale for the goals, policies, and initiatives.

INTENSITY OF USE: The manner in which land is used, zoned, or planned. The more a site or area is developed and the busier the activities associated with that development are, the more intense the use is considered to be. The most intense use of land is heavy industrial uses, with the least intensive use being open space. Generally refers to a hypothetical scale which places rural uses as least intense, proceeding through residential densities, commercial uses to industrial uses.

INTERMITTENT STREAM: A natural channel that may have some water in pools but where surface flows are non-existent or interstitial for periods of one week or more during typical summer months.

INVASIVE SPECIES: Invasive plant species are non-native (or alien) to the ecosystem under consideration and whose introduction causes or is likely to cause economic or environmental harm or harm to human health. They are usually characterized by fast growth rates, high fruit production, rapid vegetative spread and efficient seed dispersal and germination. Since these plants are not native to Ohio, they lack the natural predators and diseases which would naturally control them in their native habitats. Some of the top invasive non-native plants include: bush honeysuckles (Amur, Morrow and Tatarian), buckthorn (glossy and common), garlic mustard, purple loosestrife, common reed grass, reed canary grass, autumn and Russian olive, multiflora rose, Japanese honeysuckle, narrow-leaved cattail, Canada thistle and tree-of-heaven. For more information, see the website for the Ohio Department of Natural Resources Division of Natural Areas and Preserves.

JOINT ECONOMIC DEVELOPMENT DISTRICT (JEDD): An arrangement in Ohio where one or more municipalities and a township agree to work together to develop township land for commercial or industrial purposes. The benefit to the municipality is that they collect a portion of the taxes levied in the JEDD without having to annex it. The benefits to the township are that it does not lose prime development land and the township can negotiate for other services such as water, sewer, or police and fire.

Chapter 9:

Definitions

KNOWLEDGE-BASED SECTOR: This sector includes industries that create and disseminate knowledge. These industries include educational institutions, high-tech services such as computer programming and data processing, and professional services such as marketing and law firms.

LAND USE BUFFER: Land area used to separate or visibly shield and/or screen one use from another.

LANDSCAPE ARCHITECT: A Professional Landscape Architect registered in the State of Ohio.

LARGER COMMON PLAN OF DEVELOPMENT OR SALE: A contiguous area where multiple separate and distinct construction activities may be taking place at different times on different schedules under one plan.

LEED: U.S. Green Building Council's Leadership in Energy and Environmental Design Green Rating System. Programs offered for commercial projects include Platinum, Gold, Silver and Basic certification levels. LEED for Homes is the residential program.

LEVEL OF SERVICE (LOS): A standardized, qualitative measure usually applied to vehicle operating conditions on a roadway based on criteria including speed, travel time, traffic interruptions, freedom to maneuver, safety, driving comfort and convenience and operating costs.

LOW DENSITY: Any zoning that allows lot size or densities of 1 unit per 1.5 acres or more.

LOW IMPACT DESIGN (LID) GUIDELINES: An effective LID approach to land use regulations provides flexible performance-based goals and design criteria while promoting opportunities for using innovative management practices and site planning techniques that can be incorporated to compensate for development disturbance. Innovative techniques related to planning and design for stormwater management, grading, natural resource protection, and site layout are commonly integrated in low impact development approaches.

MAXIMUM EXTENT PRACTICABLE: The level of pollutant reduction that site owners of small municipal separate storm sewer systems regulated under 40 CFR Parts 9, 122, 123, and 124, referred to as NPDES Storm Water Phase II, must meet.

MEDIUM DENSITY: Any zoning that allows densities up to 2 units per 1 acre single family, 6 units per acre multi family.

MIDDLE DENSITY: Reflects range of housing types that fall between single family and large apartment complexes. It includes uses such as Duplexes, Triplexes and Quadplexes.

MINI-PARK: A very small open space area with limited recreational amenities, such as a tot-lot, for the use of nearby residents.

MITIGATION: Appropriate measures which, at a minimum, offset any adverse impacts of a proposed development.

MIXED USE DEVELOPMENT: Development permits compact, neighborhoods where residential, commercial and civic buildings could be within close proximity to each other.

MULTI GENERATIONAL: consisting of or relating to more than one generation typically residing within the same household or on the same property

NATURAL SUCCESSION: A gradual and continuous replacement of one kind of plant and animal group by a more complex group. The plants and animals present in the initial group modify the environment through their life activities thereby making it unfavorable for themselves. They are gradually replaced by a different group of plants and animals better adapted to the new environment.

Chapter 9:

Definitions

NEOTRADITIONAL DEVELOPMENT: A term used to describe development which focuses on the restoration of towns within coherent metropolitan regions, the reconfiguration of sprawling suburbs into communities of neighborhoods and diverse districts, the conservation of natural environments, and the preservation of our built legacy.

NITROGEN: A nutrient, which when released may stimulate the growth of aquatic organisms. Such organisms upon decomposition, can adversely affect the ecological quality of the waters by depleting its supply of dissolved oxygen.

NON-CONFORMING USE: A non-conforming use is the existence of a property that does not comply with, nor conform to, the present zoning status for its location.

NOXIOUS WEED: Any plant species defined by the Ohio Department of Agriculture as a “noxious weed” and listed as such by the Department. For the purposes of this regulation, the most recent version of this list at the time of application of this regulation shall prevail.

NPDES: National Pollutant Discharge Elimination System. A regulatory program in the Federal Clean Water Act that prohibits the discharge of pollutants into surface waters of the United States without a permit.

OHIO ENVIRONMENTAL PROTECTION AGENCY: Referred throughout this regulation as the “Ohio EPA.”

OHIO RAPID ASSESSMENT METHOD: A multi-parameter qualitative index established by the Ohio Environmental Protection Agency to evaluate wetland quality and function.

OPEN SPACE: Land set aside and permanently restricted for conservation, agriculture or recreation purposes by the Township, nonprofit conservation organization or land trust, homeowners association or person. Open space may include woodlands, pastures, trails, historic sites and similar areas as appropriate to the site, but shall not include structures such as tennis courts, buildings or swimming pools. Open Space may be open for public use or access to such areas may be restricted.

ORDINARY HIGH WATER MARK: The point of the bank or shore to which the presence and action of surface water is so continuous as to leave a district marked by erosion, destruction or prevention of woody terrestrial vegetation, predominance of aquatic vegetation, or other easily recognized characteristic. The ordinary high water mark defines the bed of a watercourse.

PARCEL: A tract of land occupied or intended to be occupied by a use, building or group of buildings and their accessory uses and buildings as a unit, together with such open spaces and driveways as are provided and required. A parcel may contain more than one contiguous lot individually identified by a ‘Permanent Parcel Number’ assigned by the Summit County Fiscal Office.

PEAK FLOW: The maximum rate of flow of water at a given point and time resulting from a storm event.

Chapter 9:

Definitions

PEDESTRIAN FRIENDLY: Developments that are designed first for pedestrians then for the movement of vehicles. These developments are often mixed use in nature with wide sidewalks and landscaping and buildings that are in scale with pedestrians.

PERENNIAL STREAM: A natural channel that contains water throughout the year except possibly during periods of extreme drought.

PERFORMANCE STANDARDS: A regulatory approach which accents the manner in which a proposed use affects adjacent uses and property, and the manner in which a use is conducted. It is usually distinguished from more traditional zoning which separates use by type, rather than how a particular zone is carried out.

PERMEABLE PAVERS: Permeable pavement surfaces include a variety of materials ranging from traditional asphalt, concrete, gravel or pavers used for roadways or parking areas and which allow water to flow through to the subbase underneath, which must be engineered to accommodate temporary water storage and filtration.

PHASING: Clearing a parcel of land in distinct sections, with the stabilization of each section before the clearing of the next.

PHOSPHOROUS: A nutrient, which when released into fresh surface water bodies, may stimulate the growth of aquatic organisms. Such organisms, upon decomposition, can adversely affect the ecological quality of the water body by depleting its supply of dissolved oxygen.

PLACE: what gives space meaning, personality and a connection to a cultural or personal identity

PLANNED UNIT DEVELOPMENT (PUD): A planning technique that provides increased flexibility for the developer of large-scale projects in exchange for a higher quality of development. Mixed use, innovative housing types, open space and recreational facilities are often included.

POLICIES: The general statements of guidance to decision makers in choosing future actions in support of the goals. For example, "Decide on a rezoning request based upon the Land Use Plan and goals."

POLLUTION: NON-POINT SOURCE pollution is generated by various land use activities rather than from an identifiable or discrete source, and is conveyed to waterways through natural processes, such as rainfall, storm runoff, or ground water seepage rather than direct discharge.

POLLUTION: POINT SOURCE pollution is traceable to a discrete point or pipe.

POLLUTION: Any contamination or alteration of the physical, chemical, or biological properties of any waters that will render them harmful or detrimental to: public health, safety or welfare; domestic, commercial, industrial, agricultural, recreational, or other legitimate beneficial uses; livestock, wildlife, including birds, fish or other aquatic life.

PRELIMINARY PLAN: A drawing of a major subdivision for the purpose of study and review and which, if approved, permits proceeding with the preparation of the final plat.

PRIMARY CONTAINMENT FACILITY: A tank, pit, container, pipe or vessel of first containment of a liquid or chemical.

PROFESSIONAL ENGINEER: A Professional Engineer registered in the State of Ohio.

PUBLIC AMENITY: Those features, services, and facilities that serve or enhance the experience of citizens in public spaces.

PUBLIC FACILITIES: Any building or service center purchased with public funds, used to serve the public or available for community activities such as the Town hall, library, schools, community centers, trail-heads, and parking lots.

Chapter 9:

Definitions

RAINBARRELS AND CISTERNS: Cisterns are designed to store stormwater for irrigation during dry periods, rather than channeling it away. Cistern collection systems may be designed to be installed beneath permeable pavement areas allowing for maximum storage capacity. Rain barrels are smaller and are designed to collect individual residential stormwater from roof drainage.

RAINWATER AND LAND DEVELOPMENT: Ohio's standards for storm water management, land development, and urban stream protection. The most current edition of these standards shall be used with this regulation.

REDEVELOPMENT: Reconstruction, reuse or change in use of any developed property including but not limited to the following: reconstruction, additions or alterations of already developed land that does not intensify use over what is allowed by zoning and other land use regulations.

RELEASE: Any unplanned or improper discharge, leak, or spill of a potential contaminant including a hazardous material.

RENEWABLE ENERGY: Energy obtained from sources that are essentially inexhaustible (unlike, for example, fossil fuels, of which there is a finite supply). Renewable sources of energy include conventional hydroelectric power, wood, waste, geothermal, wind, photovoltaic, and solar thermal energy.

RETAIL: The selling of goods, wares, or merchandise directly to the ultimate consumer or persons without a resale license.

RETENTION: A practice designed to store storm water runoff by collection as a permanent pool of water without release.

RIPARIAN AREA: A transitional area between flowing water and terrestrial ecosystems, which provides a continuous exchange of nutrients and woody debris between land and water. This area is at least periodically influenced by flooding. Riparian areas, if appropriately sized and managed, help to stabilize banks, limit erosion, reduce flood size flows and/ or filter and settle out runoff pollutants, or perform other functions.

RIPARIAN SETBACK: The real property adjacent to a designated watercourse to protect the riparian area and stream from impacts of development, and streamside residents from impacts of flooding and land loss through erosion. The Riparian Setback are those lands located in the area defined by the criteria set forth.

RIPRAP: A combination of large stone, cobbles and boulders used to line channels, stabilize storm sewer outfalls and reduce runoff velocities.

RUNOFF: The portion of rainfall, melted snow, or irrigation water that flows across the ground surface and is eventually conveyed to water resources or wetlands.

SECONDARY CONTAINMENT FACILITY: A second tank, catchment pit, pipe, or vessel that limits and contains liquid or chemical leaking or leaching from a primary containment area; monitoring and recovery are required by state regulations.

SEDIMENT: The soils or other surface materials that are transported or deposited by the action of wind, water, ice, gravity, or any combination of those forces, as a product of erosion.

SEDIMENTATION: The deposition or settling of sediment.

SETBACK: A designated transition area around water resources or wetlands that is left in a natural, usually vegetated, state so as to protect the water resources or wetlands from runoff pollution. Soil disturbing activities in this area are restricted by this regulation.

Chapter 9:

Definitions

SHALLOW/SURFICIAL AQUIFER: An aquifer in which the permeable medial (sand and gravel) starts at the land surface or immediately below the soil profile.

SITE DESIGN: Refers to the placement of buildings, parking, paths, streets, and landscaping on a parcel of land usually depicted by a site plan.

SMART GROWTH: Environmentally-sensitive land development with the goals of minimizing dependence on auto transportation, reducing air pollution, and making infrastructure investments more efficient.

SOIL AMENDMENTS: Any material added to a soil to improve its physical properties, such as water retention, permeability, water infiltration, drainage, aeration and structure. There are two broad categories of soil amendments: organic and inorganic. Organic amendments come from something that is or was alive and include sphagnum peat, wood chips, grass clippings, straw, compost, manure, biosolids, sawdust and wood ash. Inorganic amendments are either mined or man-made and include vermiculite, perlite, tire chunks, pea gravel and sand. Organic amendments improve soil aeration, water infiltration, and both water- and nutrient-holding capacity.

SOIL AND WATER CONSERVATION DISTRICT: An entity organized under ORC Chapter 1515 referring to either the Soil and Water Conservation District Board or its designated employees, hereinafter referred to as the Summit County Soil and Water Conversation District (SWCD).

SOIL DISTURBING ACTIVITY: Clearing, grading, excavating, filling, or other alteration of the earth's surface where natural or human made ground cover is destroyed and that may result in, or contribute to, erosion and sediment pollution.

SPACE: location, physical space and physical geography

SPILL RESPONSE PLANS. Detailed plans for control, recontainment, recovery, and cleanup of hazardous material releases, such as during fires or equipment failures.

SPOT ZONING: Spot zoning occurs when a small area of land or section is zoned differently from that of adjacent properties.

SPRAWL: Large lot, low density development that consumes open space. A pattern of development characterized by unplanned growth which does not take into account long term zoning and land use planning and management principles. In particular, it results in the use of undeveloped land without account for use of growth activity centers, transportation and water resource infrastructure needs. It further does not result in the benefits of reuse, redevelopment, in-fill and mixed use land use techniques, as well as incentive based programs (i.e. development agreements and TDR).

STABILIZATION: The use of Best Management Practices (BMPs), such as seeding and mulching, that reduce or prevent soil erosion by water, wind, ice, gravity, or a combination of those forces.

STEEP SLOPE, EXTREME: Any land area where the greatest amount of slope over any one hundred (100) foot distance is greater than thirty (30%) percent.

STEEP SLOPE: Any land area where the greatest amount of slope over any one hundred (100) foot distance is greater than twelve (12%) percent.

STORMWATER POLLUTION PREVENTION PLAN (SW3P): The plan which describes all the elements of the stormwater strategy implemented during and after construction. The plan addresses erosion control and abatement of excess stormwater runoff quality.

STORMWATER QUALITY TREATMENT: The removal of pollutants from urban runoff and improvement of water quality, accomplished largely by deposition and utilizing the benefits of natural processes.

Chapter 9:

Definitions

STORMWATER TREATMENT PRACTICES (STPs): Measures, either structural or nonstructural, that are determined to be the most effective, practical means of preventing or reducing point source or nonpoint source pollution inputs to stormwater runoff and water bodies.

STREAMS: A surface watercourse with a well-defined bed and bank, either natural or artificial, which confines and conducts continuous or periodic flowing water in such a way that terrestrial vegetation cannot establish roots within the channel. Further, a stream must appear on at least one of the following maps: USGS topographical map, Summit County Riparian Setback map, or soils maps located in the Soil Survey for Summit County, Ohio, USDA, Natural Resources Conservation Service (RCS).

STREETSCAPE: Refers to an overall view of a street or to the visual character of a street as determined by elements such as building scale and design, access, amenities, street width, landscaping, open space and view.

STRIP COMMERCIAL DEVELOPMENT: Continuous or intermittent linear roadside development located outside designated growth centers, generally one store deep. Strip development is generally characterized by multiple roadway access points, highly visible off-street parking; an assortment of commercial uses with direct access to abutting roads.

SUBDIVISION: A tract of land that has been divided into separate lots for sale and development.

SUBSTANTIAL DAMAGE: Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition, would be equal to, or would exceed, 50% of the market value of the structure before the damage occurred.

SUMMIT COUNTY SUBDIVISION REGS: Open Space. That portion of land within a Subdivision devoted to public and/or private recreational facilities, or undeveloped land. Open Space shall not include land in private yards, areas set aside for public facilities, driveways, parking lots, or other surfaces set aside for vehicular travel, and not more than 80% of land counted as Open Space may be covered by water.

SUSTAINABLE DEVELOPMENT: Meeting the needs of the present without endangering the ability of future generations to meet their needs. A move to benchmark the synergies among the following areas will serve to note that an improvement or decline in one area contributes to an improvement or decline in connected areas. Areas include: A vibrant, caring, just society; a healthy, nurturing environment; and a diverse, growing economy.

TIME-OF-TRAVEL DISTANCE: The distance that groundwater will travel in a specified time. This distance is generally a function of the permeability and slope of the aquifer.

TOWN CENTER: A small, compact center with a core of mixed-use residential, commercial and community service uses. These centers incorporate local-scale economic and social functions that are integrated with housing. The center has a recognizable center and pedestrian scale and orientation.

TOWNSHIP: Throughout this regulation, this shall refer to the Township, an unincorporated subdivision in the State of Ohio, its designated representatives, boards, or commissions.

TRANSFER OF DEVELOPMENT RIGHTS (TDR): The conveyance of development rights by deed, easement, or other legal instrument authorized by local law to another parcel of land and the recording of that conveyance. It may cause the creation of sender zones for development credits and receiver zones for these additional credits. This effectively reduces the density in the sender zones and increases the density in the receiver zones.

Chapter 9:

Definitions

TREE BOX FILTERS: Mini-bioretenion systems installed beneath trees that can be very effective at controlling runoff, especially when distributed throughout the site. Runoff is directed to the tree box, where it is cleaned by vegetation and soil before entering a catch basin. The runoff collected in the tree-boxes helps irrigate the trees. Tree box filters are ideal for situations where infiltration is undesirable or not possible, such as with clay soils, karst topography, high groundwater conditions, close proximity to buildings, steep slopes, contaminated soils, brownfield sites, highly contaminated runoff, maintenance facilities, and gas stations.

UNSTABLE SOILS: A portion of land determined by the Township to be prone to slipping, sloughing, or landslides, or otherwise identified by the U.S. Department of Agriculture Natural Resource Conservation Service methodology as having low soil strength.

UTILITIES: Facilities serving the public by means of a network of wires or pipes, and structures ancillary thereto. Included are systems for the delivery of natural gas, electricity, telecommunications services, and water for the disposal of sewage.

VARIANCE FOR A RIPARIAN SETBACK: A modification of the enforcement of the Riparian Setback regulations which will not be contrary to the public interest and where, due to conditions peculiar to this property and not the result of the action of the applicant, a literal enforcement of the regulation would result in undue hardship to the applicant.

VISIONING: A process of citizen involvement to determine values and ideals for the future of a community and to transform those values and ideals into manageable and feasible community goals.

WALKABILITY: The extent to which the built environment is walking friendly which is based on land use mix; street connectivity; residential density orientation and placement of homes; places to go to near the majority of homes; and street designs that work for people accessible within 20 minutes by means other than vehicular

WATER RESOURCE: Any public or private body of water including lakes and ponds, as well as any brook, creek, river, or stream having banks, a defined bed, and a definite direction of flow, either continuously or intermittently flowing.

WATERCOURSE: Any natural, perennial, or intermittent, channel, creek, stream, river, or brook having banks, a defined bed, and a definite direction of flow, either continuously or intermittently flowing.

WATERSHED DELINEATION: Mapping of a watershed requires identification of the topography and the accumulation and direction of surface water runoff and exit through the lowest “pour point” of a drainage boundary.

WATERSHED: The total area above a given point on a watercourse that contributes water to its flow.

WELL: Any excavation made by digging, boring, drilling, driving, or other method for the purpose of removing ground water from an aquifer, except a monitoring well used to extract samples of ground water or for the purpose of determining the quality, quantity, or level of ground water.

WETLAND SETBACK: Those wetland areas within the Township that fall within the setback area set forth by all applicable requirements.

Chapter 9:

Definitions

WETLANDS: Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, and similar areas. (40 CFR 232, as amended). Wetlands shall be delineated by a site survey approved by the Township using delineation protocols accepted by the U.S. Army Corps of Engineers and the Ohio EPA at the time of application of this regulation. If a conflict exists between the delineation protocols of these two agencies, the delineation protocol that results in the most inclusive area of wetlands shall apply. In reviewing this wetland delineation, the Township may consult with a representative of the Ohio Environmental Protection Agency, Division of Surface Water; the U.S. Army Corps of Engineers; the Summit County Soil and Water Conservation District; or other technical experts as necessary. Any costs associated with such consultations may be assessed to the applicant or their designated representative.

ZONING: A map and ordinance text which divides a political subdivision into land use “zone” and specifies the types of uses, setbacks, lot size, and size restrictions for buildings within that zone.