



The Copley Community Improvement Corporation (CIC), is a non-profit organization designed to advance, encourage and promote industrial, economic, commercial and civic development of Copley Township. The CIC is requesting proposals for the development of the following parcels 1502620, 1500653, 1503348, 1502969 and 1503369, totaling 1.5 acres near Copley Circle with frontage on Cleveland-Massillon Road & the East bound leg of Copley Road.

Project Background & Goals:

The CIC has acquired and assembled parcels to enable redevelopment near Copley Circle. The desired redevelopment of this 1.5 acre tract should accomplish the following goals:

- The architectural character should provide some connection to the past heritage of this location. The site was the former Town hall, Local Post Office and home to a constable.
- Provide a gathering place for Copley Residents and the public.
- Provide opportunities for local businesses to thrive.
- Provide an anchor activity or tenant that will attract shoppers/ visitors.
- Spark new energy into Copley Circle, sparking further re-development of surrounding privately owned properties and Copley Circle
- Create opportunities for economic development

Additional Information:

- 80 car parking lot maintained by Copley Township is adjacent to the 1.5 acre tract. The parking abuts the parcel along the East property line. The parking lot has its own stormwater retention facility and may be able to pick up some additional capacity for this tract. The successful developer can research this in more detail. that can be utilized by the development.
- Commitment from Copley Township Board of Trustees to work with the successful developer to enhance and review the Copley Circle park area
- This project is a first new development in the Copley Circle area and will draw considerable attention from local residents. It is understood that the CIC board will take extra effort to ensure the project developer and project scope is something the community will be proud of for years to come.

Financial Considerations:

- CIC's land basis for the combined parcels is approximately \$750,000.
- The CIC is willing to continue to discuss the land value based on project details and projected pro-forma. The CIC would be willing to back into a value for the land with the right development concept and project financials as submitted by the developer.

Enclosures:

- Copley Circle Conceptual Design Package
 - o Project Goals
 - o Area Development Project for inspiration
 - o Development renderings
 - o Copley Circle re-development renderings
- Zoning - Copley Circle Mixed Use Overlay District (Article 4)
- Utility information based on public data
- Copley Township Board of Trustees letter
- Parcel Aerial with notes
- Some Parcel Surveys

- Site plan for 200 unit apartment home development on Cleveland Massillon Rd to the north of Copley Circle Area

Key Dates:

- September 17, 2025: Copley Community Improvement Corporation Board Meeting with public review of RFP package at 6pm at Copley Town Hall
- February 17, 2026: Request for proposal responses submitted to Community Development Coordinator, Megan Sutherland at MSutherland@copley.oh.us

Deliverables:

- Sketch plans including elevations
- Property usage ideas and any zoning implications
- Proforma financials including assessment of property values
- Timeline milestone schedule for the re-development.
- Memorandum of understanding that spells out the project scope, cost and what the CIC contribution will be to make sure the vision comes to reality.