

Concord Town Center

November 18, 2016

Concord Town Center

Credits

Concord Township (Twp)

Board of Trustees:

Chairman - Connie N. Luhta
Vice Chairman - Paul R. Malchesky
Trustee - Christopher A. Galloway
Fiscal Officer - Amy L. Dawson

Administration:

Township Administrator - Kathy Mitchell

Zoning Department:

Zoning Department Director / Zoning Inspector - Bruce Bullard
Planner / Assistant Zoning Inspector - Heather Freeman, AICP

Concord Township - City of Painesville Joint Economic Development District (JEDD)

Board of Directors:

Chairman - James Robert O'Leary, Attorney
City Representative - Douglas L. Lewis, Assistant City Manager, City of Painesville
Business Representative - Richard J. Frenchie, University Hospitals Board of Trustees and Chair of Leadership Council at Geauga Medical Center, FACHE, MBA
Employee Representative - Katie Jenkins, Ward 2 Councilwoman, City of Painesville
Township Representative and Treasurer - Christopher A. Galloway, Concord Township Trustee

Others:

Administrator, Concord Township/JEDD - Kathy Mitchell
Attorney, Concord Township and Concord-Painesville JEDD - Michael C. Lucas

Prepared By:

Risinger + Associates (R+A)

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Identifying + Aligning The 2015 Comprehensive Plan With The Concord Town Center Vision

1.0

VISION:

Risinger + Associates (R+A) was engaged by The Concord-Painesville Joint Economic Development District (JEDD) and Concord Township (Twp) to identify, articulate and align the Concord Town Center with the key elements and actions to guide its implementation.

This report is organized into three sections: Vision, Visualization, and Articulation, for use towards successful implementation of the Concord Town Center.

Concord Township, Ohio

Concord-Painesville
Joint Economic
Development District

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Refining The Vision For The Concord Town Center

1.1

VISION: The Vision Process

To assist the JEDD and Concord Township in establishing a vision for the Concord Town Center, R+A posed a series of questions to the team.

R+A asked questions, such as “What type of development does Concord want?” and “What does this look like or resemble?” These questions prompted conversations that explored both quantitative and qualitative ideas as well as visual and conceptual ideas.

Informed by answers to questions like these and the 2015 Vision for the Corridor, the feedback set the stage for developing a master plan that refined the 2015 Comprehensive Plan New Town Center Model vision.

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Concord Town Center: The Vision Process

Vision For The Corridor

Dating back to 2006, the Concord Township Board of Trustees commissioned a Committee to study the Concord Business Corridor and the best use of land for this area, and to structure development that would be desirable for the Township's residents and appealing to visitors.

It was a vision for the next 100 years. As part of this vision for the Corridor the Committee recommended a Town Center at the corner of Auburn Road and Capital Parkway.

This Town Center development would be a mixed use concept including various types of retail, businesses offices, restaurants and eventually, residential. Intermixed in this would be greenspace for community gathering.

While this remains in the conceptual mode at present, we are very hopeful that developers will realize this area's development potential and seize upon the opportunity.

JEDD Website

Identify

Define

Analyze

Convey



Defining The Vision

What type of development does Concord want?

What does this look like or resemble or model?

What is the catalyst for development?

What is Concord's brand?

Does planning + zoning align and support your brand?

Branded Communities?

Hudson | Mentor | Streetsboro | Brecksville

Goals + Objectives

Vision

What Does Concord Want To Achieve?

What Does The Result Look Like + Include?

Articulation

What Are The Community Goals + Objectives?

What Are The Town Center Goals + Objectives?

Visualization

What Requirements + Plans Are Needed To Convey Goals?

Implementation

What Implementation Process Is Best For Concord?

Concord Town Center: The Vision Process

Development Goals + Objectives

Process

A JEDD Development Plan

B JEDD Land Control



Implementation

By Developers As Development Occurs

JEDD Issues RFP To Select Developers For Implementation

Understanding The Market To Shape The Concord Town Center

12

VISION: Demographic Data

The goal of analyzing data in the context of strategic planning and development is to provide objective information about the market and all it encompasses to use as a basis for shaping the town center plan.

Most efforts begin with defining a “market” based on distances from a location in either miles or minutes of drive time. These routine data reporting approaches may be effective for simple initiatives, but fall short of usefulness when development goals include a diverse variety of potential tenants and participants. The industry standard reports are often devoid of sensitivities to geographic, political and behavioral patterns and influences that can dramatically impact the viability and objectivity of a defined market, and thus misrepresent opportunity and value.

For the purposes of this study, R+A utilized an analytic process, rooted in data, to understand and then convey in-depth findings specific to each potential owner and/or tenant’s market beyond the overall market data already assembled by the JEDD. The main objective was to acquire as much in-depth and locally-specific information as possible in an effort to define an appropriate Catchment Area.

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Concord Town Center: Demographic Data

Concord Catchment Area Definition

The R+A-defined Concord Catchment Area provides a logical, appropriate trade area boundary representing likely users of resources, programs and services. The Concord Catchment Area defines the zone from which intelligence was gathered in a strategic and meaningful manner, and compared against data from Concord Township, Lake County and where available and/or appropriate, the State of Ohio.

This information was analyzed in the context of the location and project opportunity, vision and goals to arrive at highest and best use solutions. This method revealed trends and unexpected findings, at times specific to a particular potential tenant's needs, which triggered additional research, analysis and reporting. Ultimately, the solutions that have resulted will serve all potential tenants, participants and, in particular, neighborhoods, and surrounding communities at the highest level possible.

The Concord Catchment Area was defined to realistically define the likely areas surrounding Concord Township and JEDD Corridor that would have a high probability of impacting and predicting utilization and patronage of businesses, services and resources associated with the initiative.

For the Concord Township and the JEDD, this process required multiple analyses to define a reasonable Concord Catchment Area that would be sensitive and responsive to local dynamics without unreasonable assumptions about cannibalization of neighboring community markets, as well as taking into consideration significant geographic factors and traffic patterns that have long been established.

Drive Time Methods were examined and dismissed for a variety of factors. The Northern limiting boundary of Lake Erie, the existence of Interstates 90 and 2, the Chagrin River Valley and the influence of neighboring Mentor, Painesville, and Madison are a few examples of how traditional drive-time and distance measures for market defining are inadequate and thus misleading.

Data Sources

The data qualified for this analysis was obtained from publicly-available as well as private national, state, and local sources that follow industry standard techniques and requirements for measurement and reporting. Some of the sources utilized typically provide the same data as part of the more routine miles or drive-time analysis. However, once analyzed in the context of the Concord Catchment, different trends emerge that provide a more specific result and exclude areas of communities that are less likely to frequent the corridor for resources, programs and services.



Concord Town Center: Demographic Data

Existing JEDD Corridor Trade Area



JEDD Website Map of Concord Business Corridor



Concord Town Center: Demographic Data

Concord Catchment / Trade Area

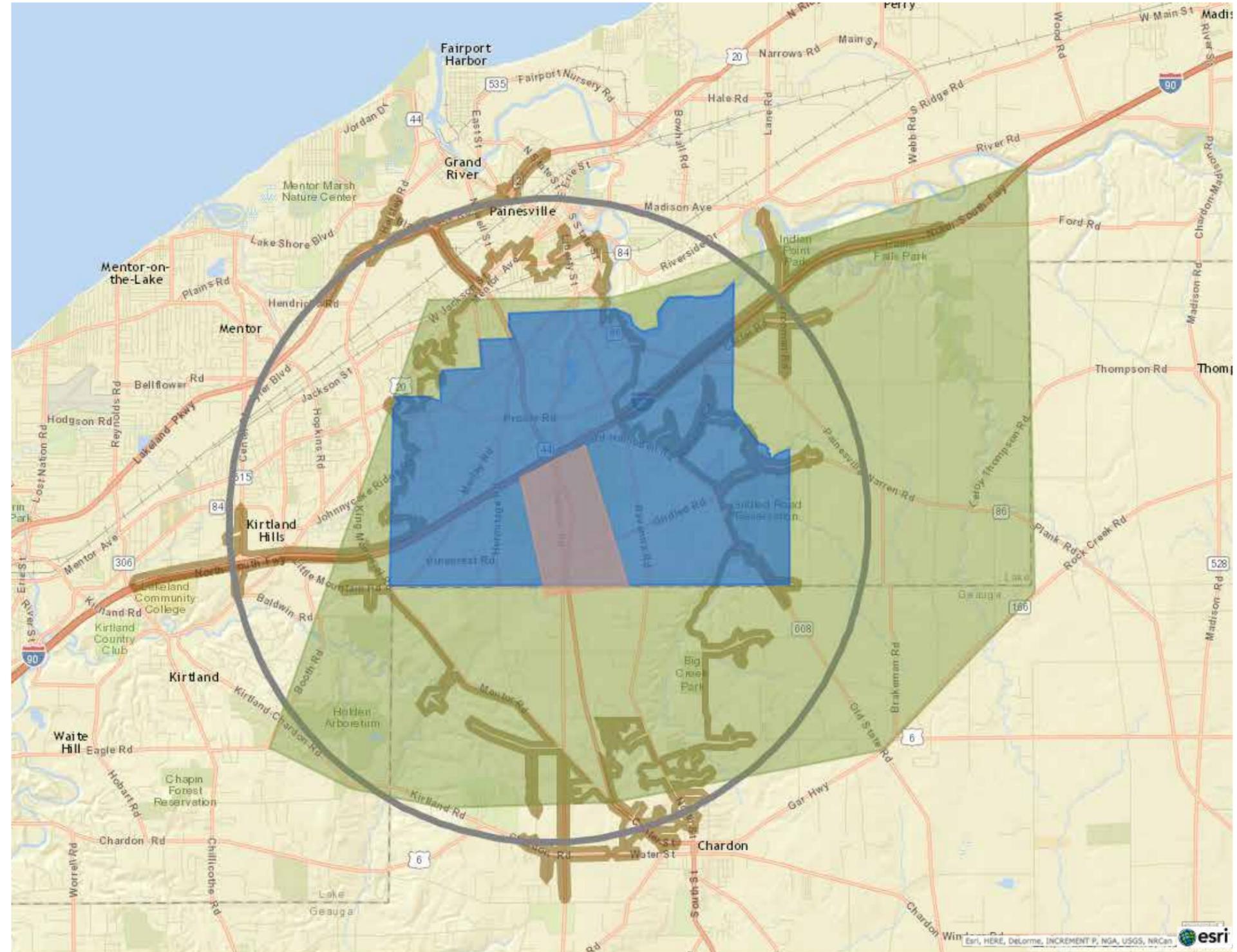
- J** JEDD Corridor
- T** Township
- C** Concord Catchment / Trade Area
- 5 mi** 5-Mile Radius
- 10 min** 10-Minute Drive Time

Why A Custom Catchment?

Identifies Underserved Service Area With Limited Existing Retail, Hospitality + Higher Ed Services

Incorporates Local Driving Patterns

Excludes Populations That Are Served By Neighboring Service Areas + Corridors

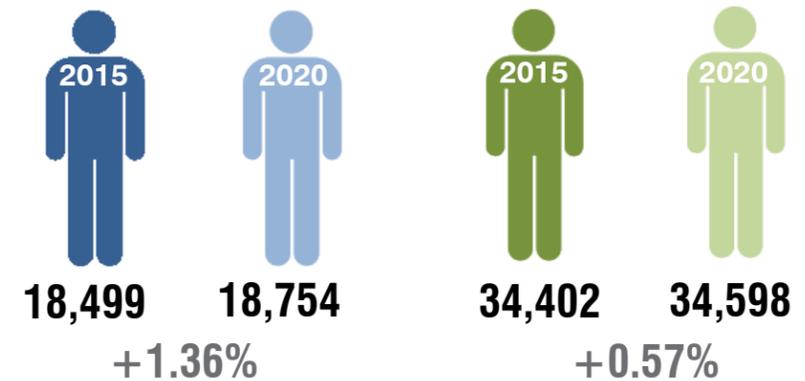
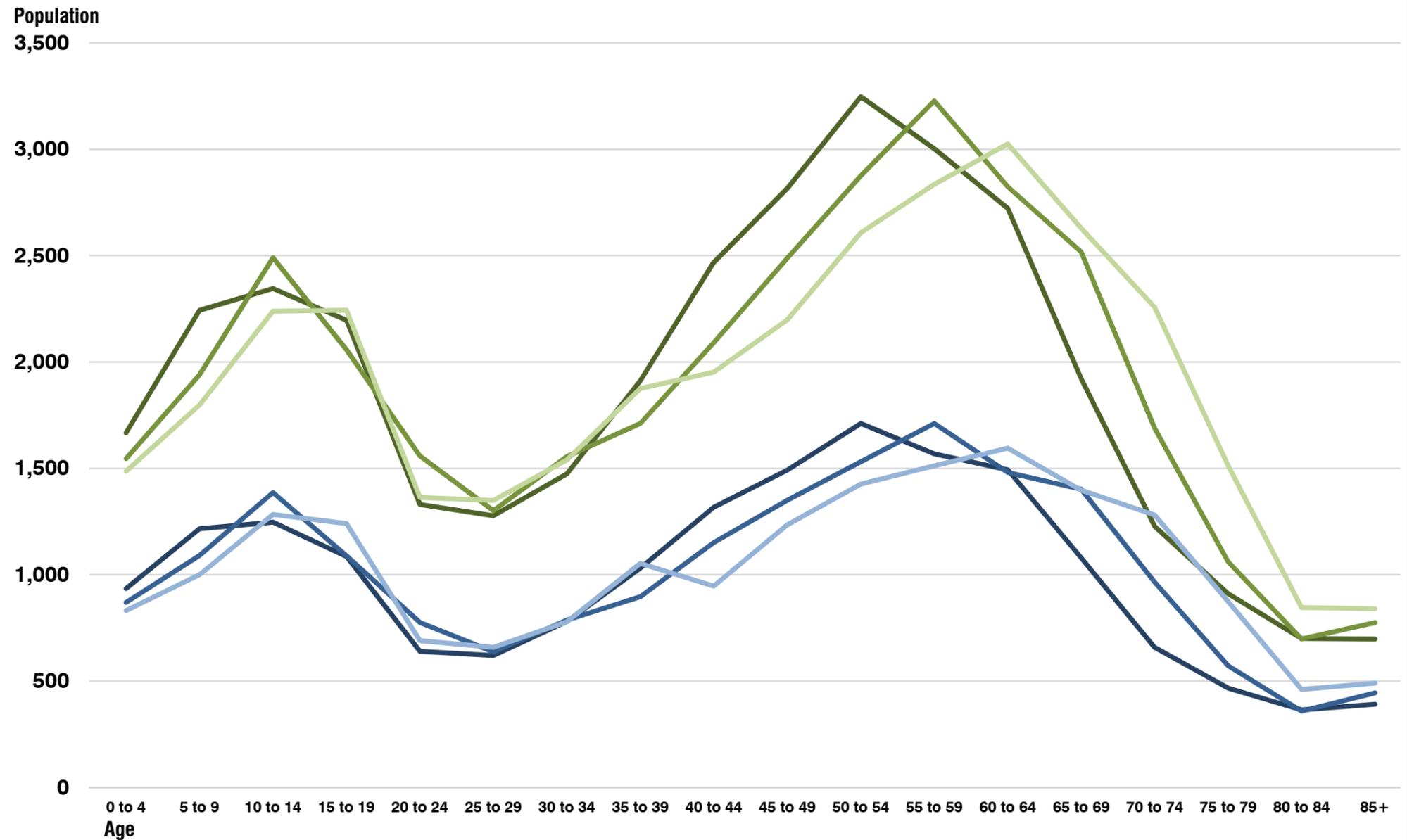


Concord Town Center: Demographic Data

Total Population Data

Analysis of Population provides an understanding of the magnitude of potential populations served, as well as a look into future trends, to be able to develop strategic development efforts. Population findings for the Concord Catchment Area suggest stability in the market place, particularly of interest in the context of predicted declining populations in neighboring Mentor, and across Ohio.

Analysis of Population by Age provides insight into the nature of populations served, and can offer insights into populations worth targeting to attract to the area. Residential and retail facilities, services, programs, and providers offering value to older adults will be particularly valuable for a successful solution. Additionally, attracting younger adults and younger families to the area may strengthen the solution.



Concord Town Center: Demographic Data

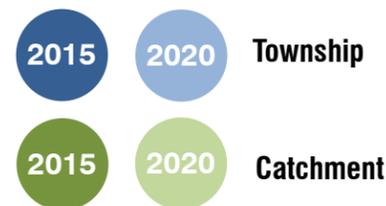
Total Households, Value + Income

Data on Total Households, which most often mirrors total population data, further substantiates the stability of the Concord Catchment Area with modest future growth predicted.

Median Household Income reflects levels of income that is less influenced by pockets of either wealth or poverty. Both Concord Township and the larger Concord Catchment Area reveal levels of income significantly higher than that found in surrounding communities and the State in general.

Home Value serves as a another financial variable indicative of income, permanence and local investment. Data would be expected to mirror patterns observed in other income-related variables. Home Value appears to be quite high in the context of Household Income. This may be indicative of elevated real estate value in the area as well as a willingness among residents to invest in their housing and property as a sign of stability within the community.

	Township			Catchment		
	2015	2020	% Change	2015	2020	% Change
Total Households	7,246	7,367	+1.64%	13,425	13,551	+0.93%
Average Value	\$253,753	\$284,359	+10.76%	\$241,247	\$271,788	+11.24%
Median Value	\$225,798	\$254,463	+11.26%	\$213,215	\$242,336	+12.02%
Average HH	\$107,503	\$122,841	+12.49%	\$98,304	\$113,598	+13.45%
Median HH	\$ 83,741	\$ 95,456	+12.27%	\$76,654	\$ 88,748	+13.63%



Concord Town Center: Demographic Data

2016 Housing Characteristics

Home Value

< \$50,000	129
\$50,000 - \$99,999	178
\$100,000 - \$149,999	735
\$150,000 - \$199,999	953
\$200,000 - \$249,999	1,127
\$250,000 - \$299,999	814
\$300,000 - \$399,999	1,272
\$400,000 - \$499,999	798
\$500,000 - \$749,999	440
\$750,000 - \$999,999	50
\$1,000,000+	20

Tipping Point

Median Home Value	\$258,354
Average Home Value	\$291,697



The Tipping Point represents the benchmark threshold where pricing may begin for the multi-family market segment in the new town center.

Housing Units

Owner Occupied HUs	6,516
Renter Occupied HUs	73
Total Housing Units	7,552
Vacant Housing Units	298

ACS Housing

1 Detached Unit in Structure	5,988
1 Attached Unit in Structure	908
2 Units in Structure	74
3 or 4 Units in Structure	74
5 to 9 Units in Structure	278
10 to 19 Units in Structure	90
20 to 49 Units in Structure	0
50+ Units in Structure	0
Mobile Homes	28
Boat/RV/Van	0

Total Housing Units	7,440
Total Households	7,021



Concord Town Center: Demographic Data

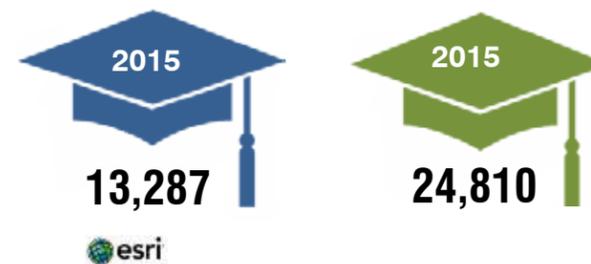
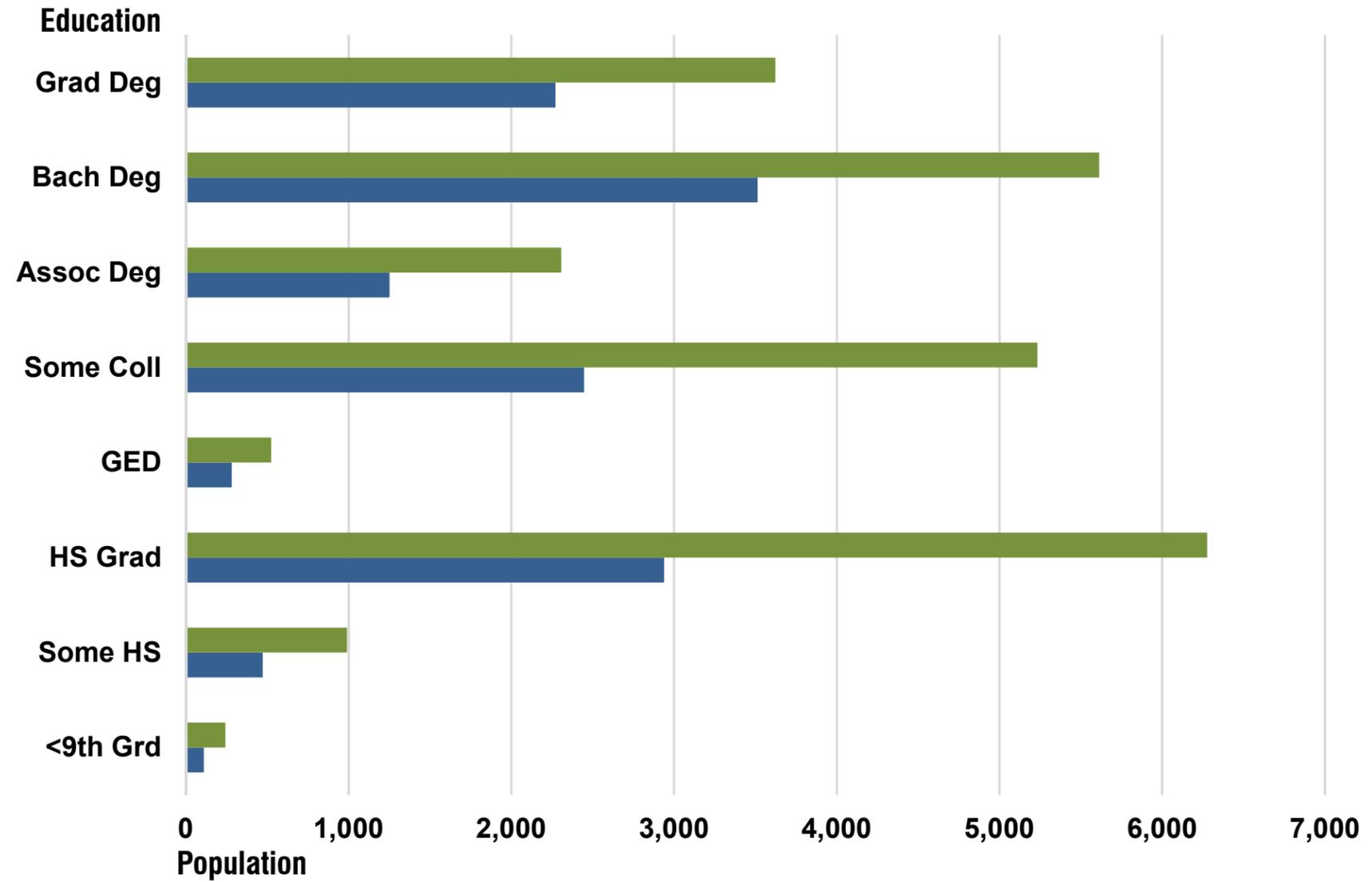
Total Population, Education Attained

Education Attained is a variable often used as an indication of the stability of a region in terms of employability within the population, investment in human resources and opportunity for personal advancement.

Additionally, Education Attained is a valuable statistic providing potential partners from K-12 and Higher Education insight into the perceived value of education in the area measured.

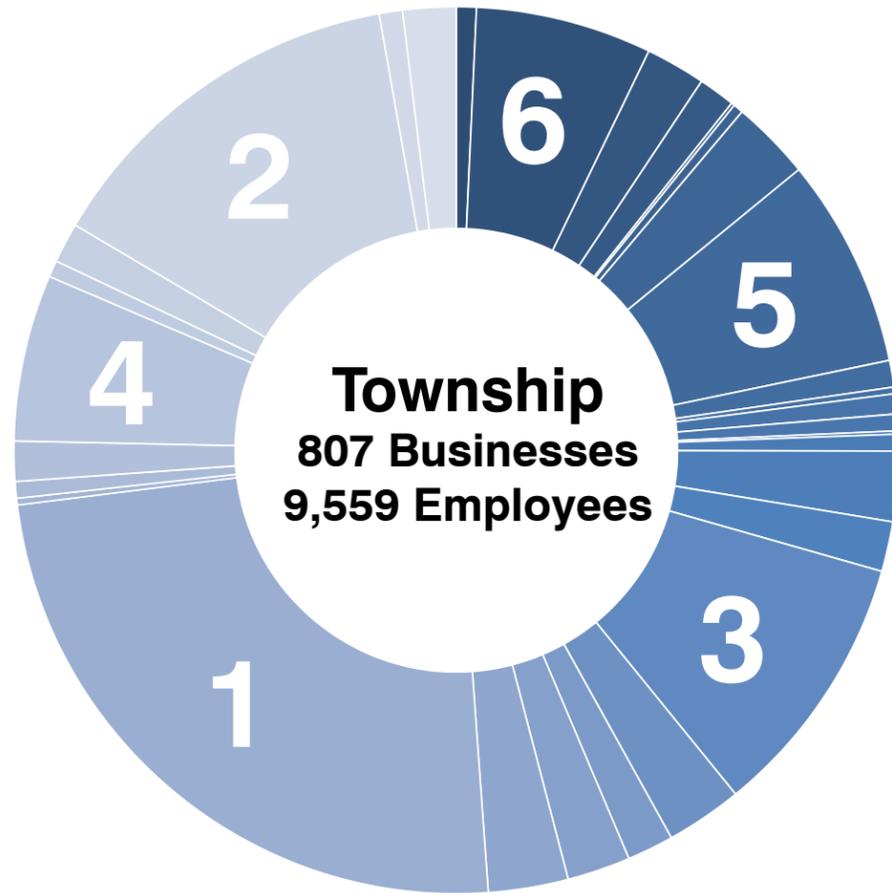
Both the Township and Concord Catchment Area represent significant opportunities to incorporate higher education and training services, programs and resources for area residents.

Current trends further suggest that addressing the needs of adult learners is likely to represent an additional option to help meet the needs of the community and surrounding area.



Concord Town Center: Demographic Data

Total Businesses + Employees By Type



1 - Service
199 Businesses
3,801 Employees

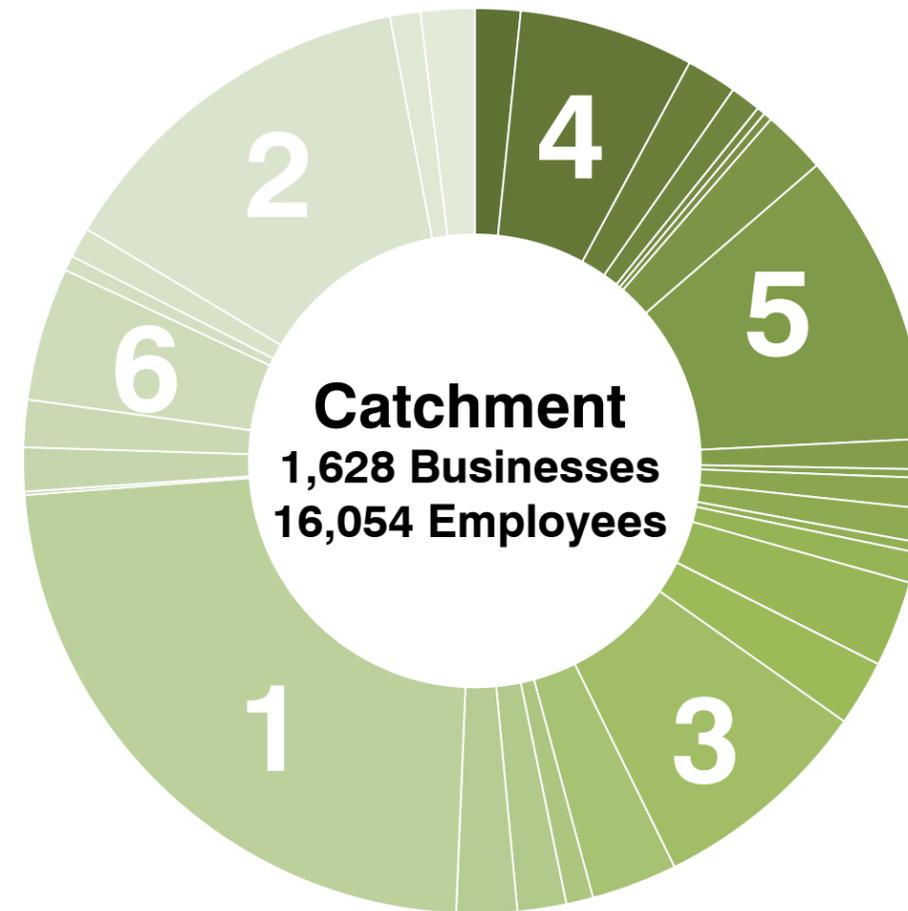
2 - Other Service
113 Businesses
996 Employees

3 - Financial/Ins/RE
80 Businesses
268 Employees

4 - Retail Trade
63 Businesses
614 Employees

5 - Construction
53 Businesses
311 Employees

6 - Health Services
50 Businesses
987 Employees



1 - Service
384 Businesses
4,407 Employees

2 - Other Service
223 Businesses
1,612 Employees

3 - Retail
175 Businesses
1,898 Employees

4 - Finance/Ins/RE
132 Businesses
441 Employees

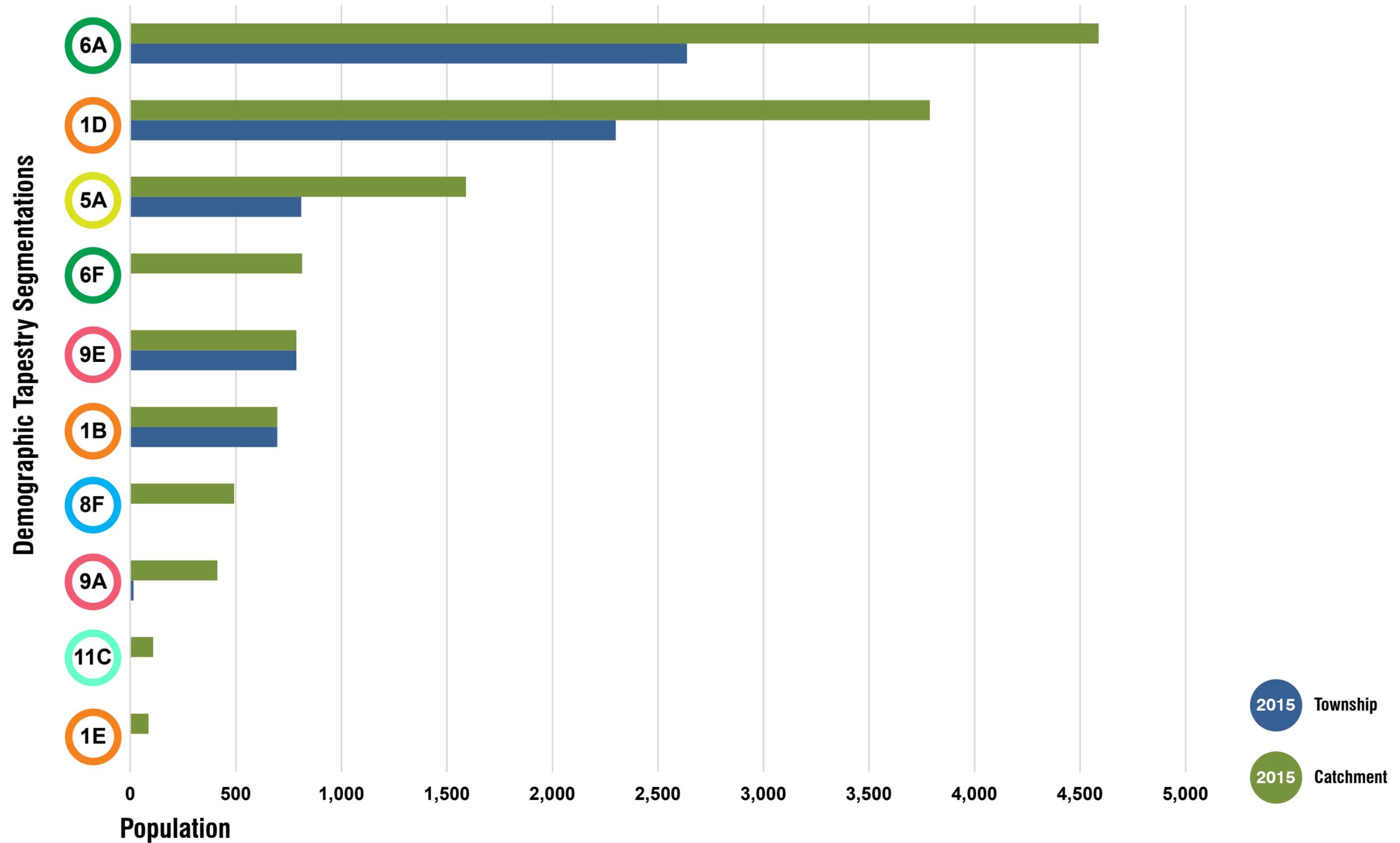
5 - Construction
104 Businesses
497 Employees

6 - Health Services
79 Businesses
1,245 Employees



Concord Town Center: Demographic Data

ESRI Demographic Tapestry Segmentations



Concord Town Center: Demographic Data

Demographic Community Comparison

	Concord 2015 - Township	Hudson 2015 - City	Mentor 2015 - City	Brecksville 2015 - City
Median Age	47.1	44.3	46.2	49.3
Median HH Income	\$83,741	\$124,988	\$66,073	\$97,013
Median Home Value	\$225,798	\$335,515	\$174,580	\$267,415

Top Tapestry Segments

	Total 79%	Total 92%	Total 57%	Total 100%
1B Professional Pride	6A 34%	1B 46%	5C 21%	1D 55%
1D Savvy Suburbanites	1D 28%	1D 32%	5A 19%	9B 27%
1E Exurbanites	5A 12%	9B 14%	1D 17%	1E 18%
5A Comfortable Empty Nesters				
5C Parks and Rec				
6A Green Acres				
9B Golden Years				



Concord Town Center: Demographic Data

Tapestry Segmentation Details

Concord Catchment: 4,588 Households (34%)



LifeMode Group: Cozy Country Living
Green Acres

6A

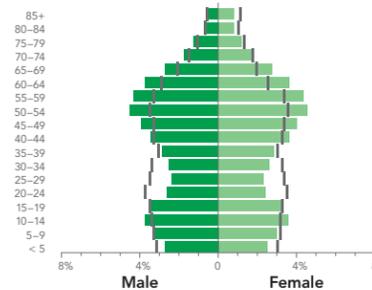
Households: 3,794,000
Average Household Size: 2.69
Median Age: 43.0
Median Household Income: \$72,000

LifeMode Group: Cozy Country Living
Green Acres



AGE BY SEX (Esri data)

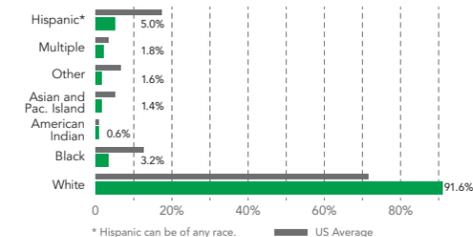
Median Age: 43.0 US: 37.6
Indicates US



RACE AND ETHNICITY (Esri data)

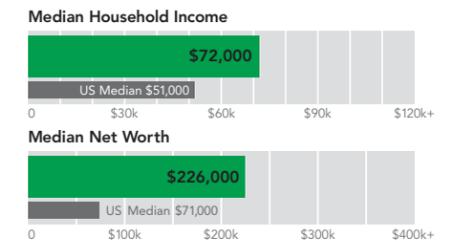
The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: 24.0 US: 62.1



INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.



WHO ARE WE?

The Green Acres lifestyle features country living and self-reliance. They are avid do-it-yourselfers, maintaining and remodeling their homes, with all the necessary power tools to accomplish the jobs. Gardening, especially growing vegetables, is also a priority, again with the right tools, tillers, tractors, and riding mowers. Outdoor living also features a variety of sports: hunting and fishing, motorcycling, hiking and camping, and even golf. Self-described conservatives, residents of Green Acres remain pessimistic about the near future yet are heavily invested in it.

OUR NEIGHBORHOOD

- Rural enclaves in metropolitan areas, primarily (not exclusively) older homes with acreage; new housing growth in the past 10 years.
- Single-family, owner-occupied housing, with a median value of \$197,000.
- An older market, primarily married couples, most with no children.

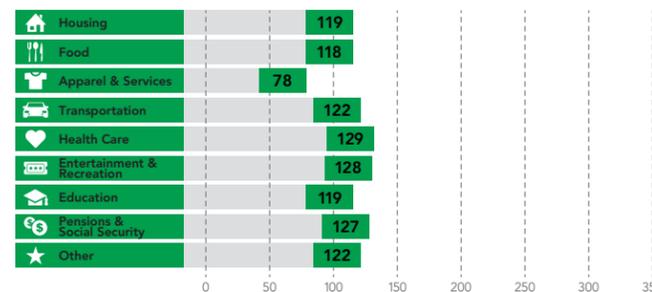
SOCIOECONOMIC TRAITS

- Education: 60% are college educated.
- Unemployment is low at 6% (Index 70); labor force participation rate is high at 67.4% (Index 108).
- Income is derived not only from wages and salaries but also from self-employment (more than 15% of households), investments (30% of households), and increasingly, from retirement.
- They are cautious consumers with a focus on quality and durability.
- Comfortable with technology, more as a tool than a trend: banking or paying bills online is convenient; but the Internet is not viewed as entertainment.
- Economic outlook is professed as pessimistic, but consumers are comfortable with debt, primarily as home and auto loans, and investments.

Note: The index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MR.

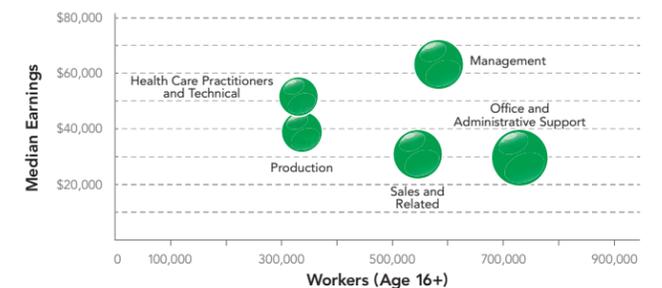
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



Concord Town Center: Demographic Data

Tapestry Segmentation Details

Concord Catchment: 4,588 Households (34%)

6A LifeMode Group: Cozy Country Living
Green Acres

TAPESTRY SEGMENTATION
esri.com/tapestry

6A LifeMode Group: Cozy Country Living
Green Acres

TAPESTRY SEGMENTATION
esri.com/tapestry

MARKET PROFILE (Consumer preferences are estimated from data by GfK MRI)

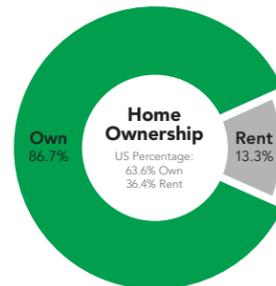
- Purchasing choices reflect Green Acres' residents country life, including a variety of vehicles from trucks and SUVs to ATVs and motorcycles, preferably late model.
- Homeowners favor DIY home improvement projects and gardening.
- Media of choice are provided by satellite service, radio, and television, also with an emphasis on country and home and garden.
- Green Acres residents pursue physical fitness vigorously, from working out on home exercise equipment to playing a variety of sports.
- Residents are active in their communities and a variety of social organizations, from fraternal orders to veterans' clubs.

HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.

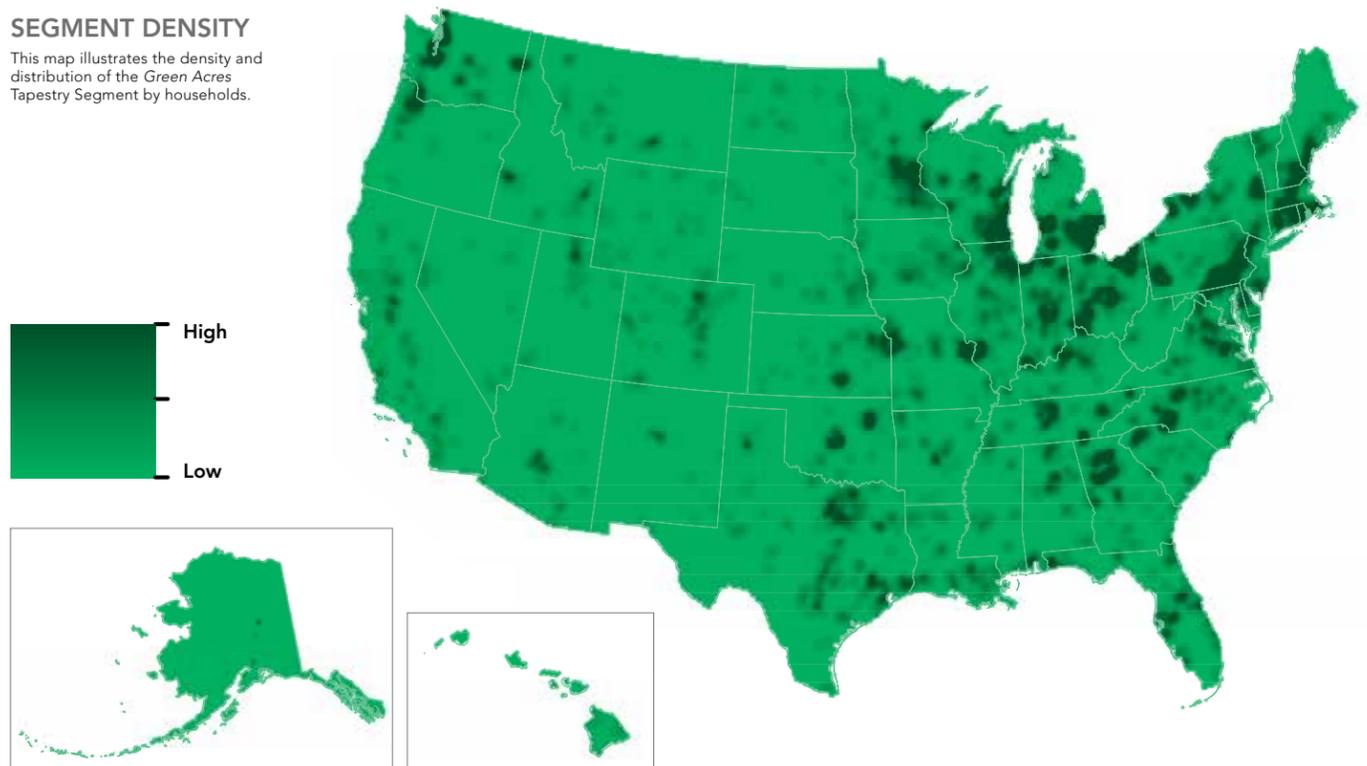


Typical Housing:
Single Family
Median Value:
\$197,000
US Median: \$177,000



SEGMENT DENSITY

This map illustrates the density and distribution of the Green Acres Tapestry Segment by households.



POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.



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Concord Town Center: Demographic Data

Tapestry Segmentation Details

Concord Catchment: 3,788 Households (28%)



LifeMode Group: Affluent Estates

Savvy Suburbanites



Households: 3,543,000

Average Household Size: 2.83

Median Age: 44.1

Median Household Income: \$104,000

WHO ARE WE?

Savvy Suburbanites residents are well educated, well read, and well capitalized. Families include empty nesters and empty nester wannabes, who still have adult children at home. Located in older neighborhoods outside the urban core, their suburban lifestyle includes home remodeling and gardening plus the active pursuit of sports and exercise. They enjoy good food and wine, plus the amenities of the city's cultural events.

OUR NEIGHBORHOOD

- Established neighborhoods (most built between 1970 and 1990) found in the suburban periphery of large metropolitan markets.
- Married couples with no children or older children; average household size is 2.83.
- 91% owner occupied; 71% mortgaged (Index 156).
- Primarily single-family homes, with a median value of \$311,000 (Index 175).
- Low vacancy rate at 4.5%.

SOCIOECONOMIC TRAITS

- Education: 48.1% college graduates; 76.1% with some college education.
- Low unemployment at 5.8% (Index 67); higher labor force participation rate at 68.5% (Index 109) with proportionately more 2-worker households at 65.4%, (Index 122).
- Well-connected consumers that appreciate technology and make liberal use of it for everything from shopping and banking to staying current and communicating.
- Informed shoppers that do their research prior to purchasing and focus on quality.

Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.



LifeMode Group: Affluent Estates

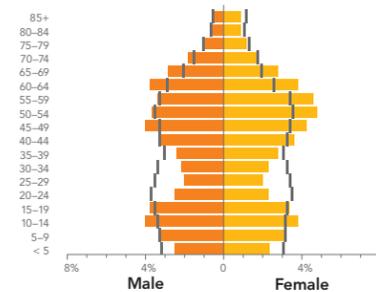
Savvy Suburbanites



AGE BY SEX (Esri data)

Median Age: 44.1 US: 37.6

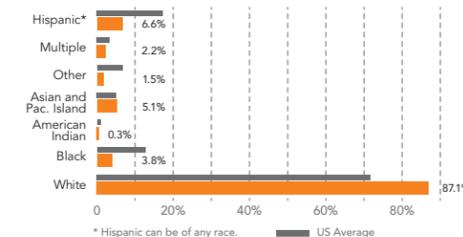
I Indicates US



RACE AND ETHNICITY (Esri data)

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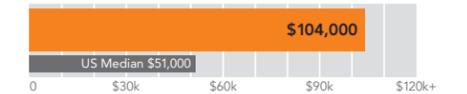
Diversity Index: 33.2 US: 62.1



INCOME AND NET WORTH

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Median Household Income

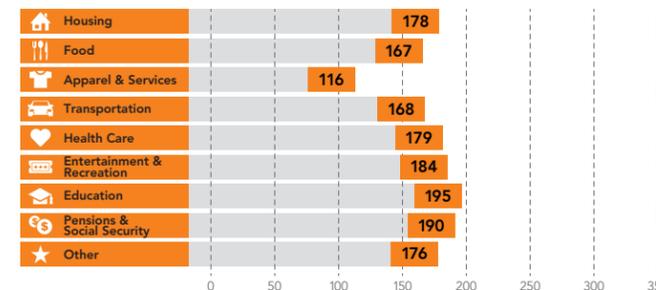


Median Net Worth



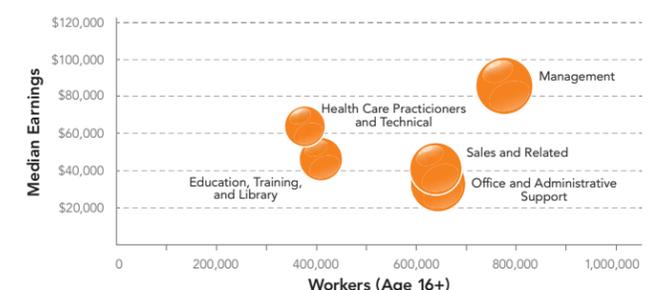
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OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



Concord Town Center: Demographic Data

Tapestry Segmentation Details

Concord Catchment: 3,788 Households (28%)

1D LifeMode Group: Affluent Estates
Savvy Suburbanites



MARKET PROFILE

(Consumer preferences are estimated from data by GfK MRI)

- Residents prefer late model, family-oriented vehicles: SUVs, minivans, and station wagons.
- Gardening and home remodeling are priorities, usually DIY. Riding mowers and power tools are popular, although they also hire contractors for the heavy lifting.
- There is extensive use of housekeeping and personal care services.
- Foodies: They like to cook and prefer natural or organic products.
- These investors are financially active, using a number of resources for informed investing. They are not afraid of debt; many households carry first and second mortgages, plus home equity credit lines.
- Physically fit, residents actively pursue a number of sports, from skiing to golf, and invest heavily in sports gear and exercise equipment.

HOUSING

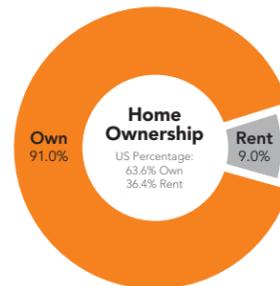
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Typical Housing:
Single Family

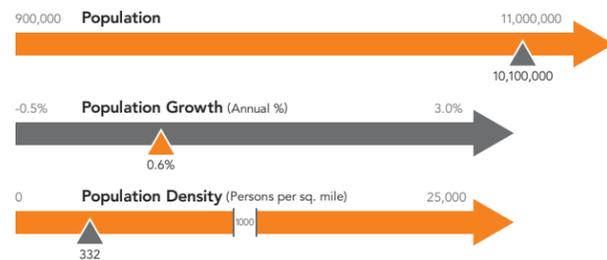
Median Value:
\$311,000

US Median: \$177,000



POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.

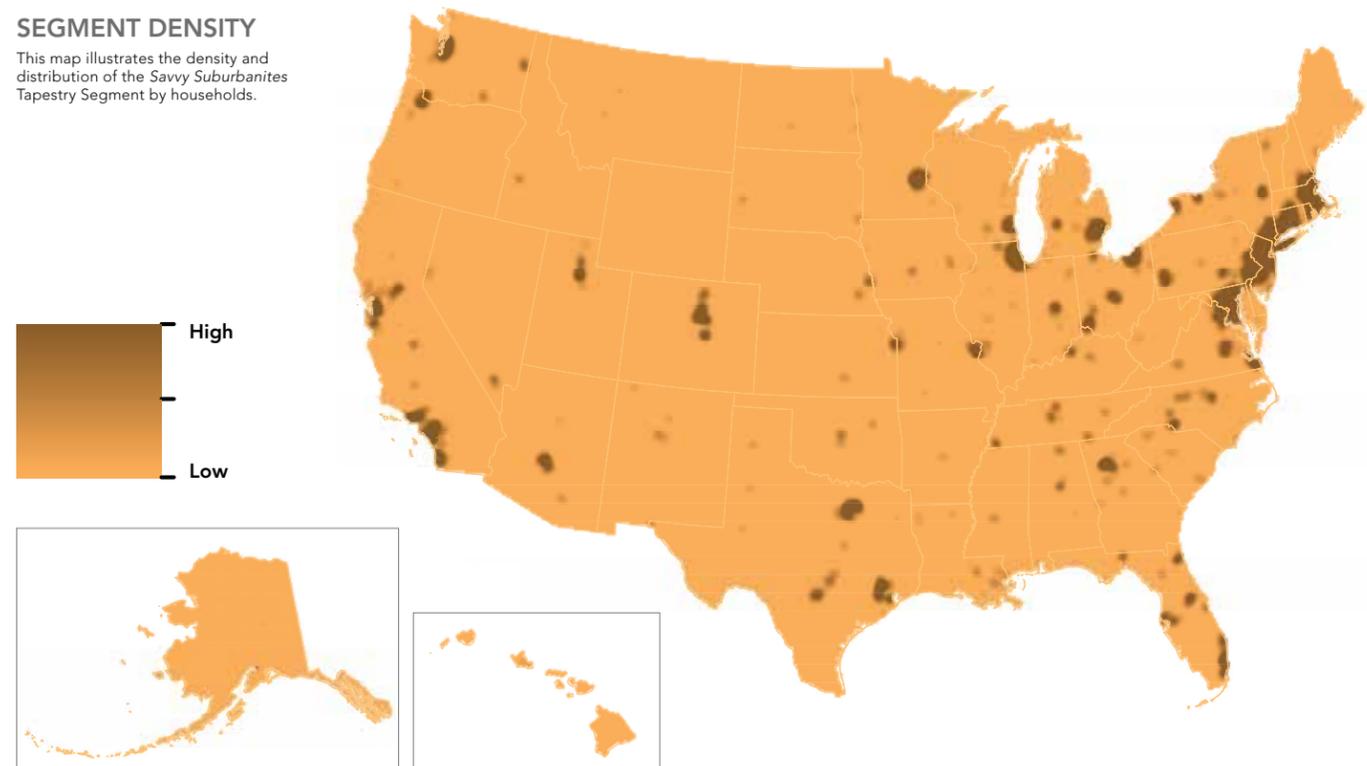


1D LifeMode Group: Affluent Estates
Savvy Suburbanites



SEGMENT DENSITY

This map illustrates the density and distribution of the Savvy Suburbanites Tapestry Segment by households.



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ESRCC1146

For more information
1-800-447-9778
info@esri.com
esri.com



Concord Town Center: Demographic Data

Tapestry Segmentation Details

Concord Catchment: 1,590 Households (12%)




LifeMode Group: GenXurban
Comfortable Empty Nesters

5A

Households: 2,973,000
Average Household Size: 2.50
Median Age: 46.8
Median Household Income: \$68,000

LifeMode Group: GenXurban
Comfortable Empty Nesters

5A

TAPESTRY SEGMENTATION
esri.com/tapestry

WHO ARE WE?

Residents in this large, growing segment are older, with more than half of all householders aged 55 or older; many still live in the suburbs where they grew up. Most are professionals working in government, health care, or manufacturing. These Baby Boomers are earning a comfortable living and benefitting from years of prudent investing and saving. Their net worth is well above average (Index 363). Many are enjoying the transition from child rearing to retirement. They value their health and financial well-being.

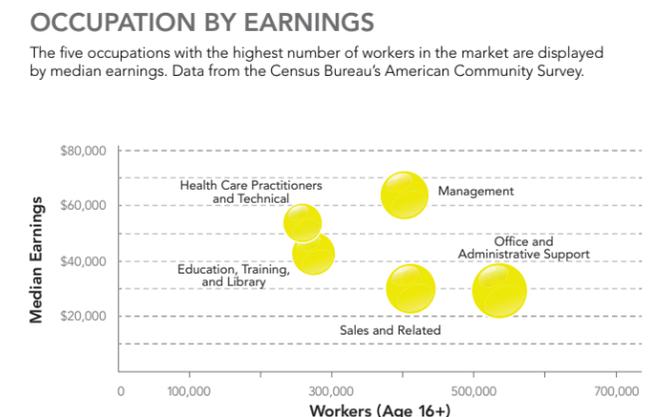
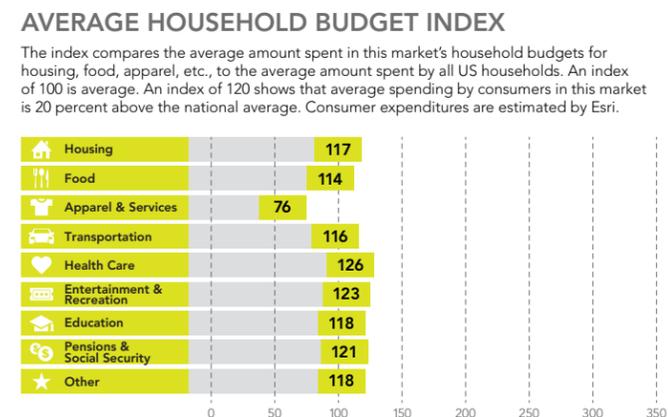
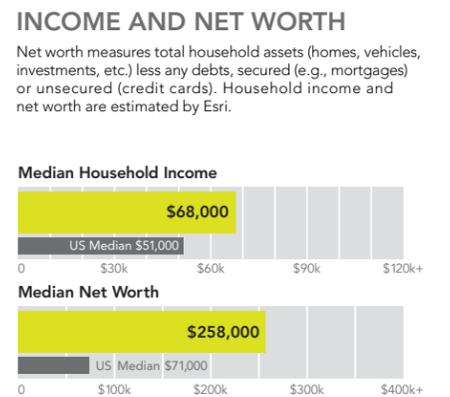
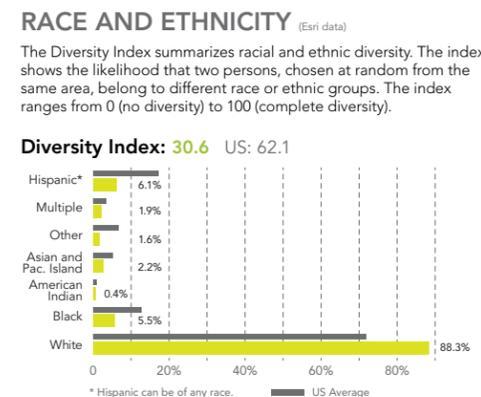
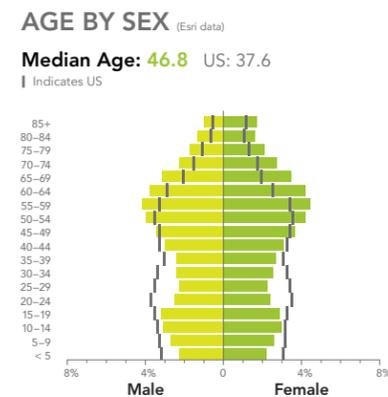
OUR NEIGHBORHOOD

- Married couples, some with children, but most without (Index 149).
- Average household size slightly lower at 2.50.
- Found throughout the suburbs and small towns of metropolitan areas, where most residents own and live in single-family detached homes (Index 142).
- Most homes built between 1950 and 1990 (Index 129).
- Households generally have one or two vehicles.

SOCIOECONOMIC TRAITS

- Education: 34% college graduates; nearly 66% with some college education.
- Low unemployment at 7%; average labor force participation at 61%.
- Most households income from wages or salaries, but a third also draw income from investments (Index 154) and retirement (Index 166).
- *Comfortable Empty Nesters* residents physically and financially active.
- Prefer eating at home instead of dining out.
- Home maintenance a priority among these homeowners.

Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GIK MR.



Concord Town Center: Demographic Data

Tapestry Segmentation Details

Concord Catchment: 1,590 Households (12%)

5A

LifeMode Group: GenXurban

Comfortable Empty Nesters



5A

LifeMode Group: GenXurban

Comfortable Empty Nesters



MARKET PROFILE

(Consumer preferences are estimated from data by GfK MRI)

- Residents enjoy listening to sports radio or watching sports on television.
- Physically active, they play golf, ski, ride bicycles, and work out regularly.
- Spending a lot of time online isn't a priority, so most own older home computers.
- Financial portfolio includes stocks, certificates of deposit, mutual funds, and real estate.

HOUSING

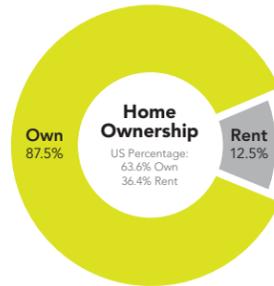
Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



Typical Housing:
Single Family

Median Value:
\$187,000

US Median: \$177,000



POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



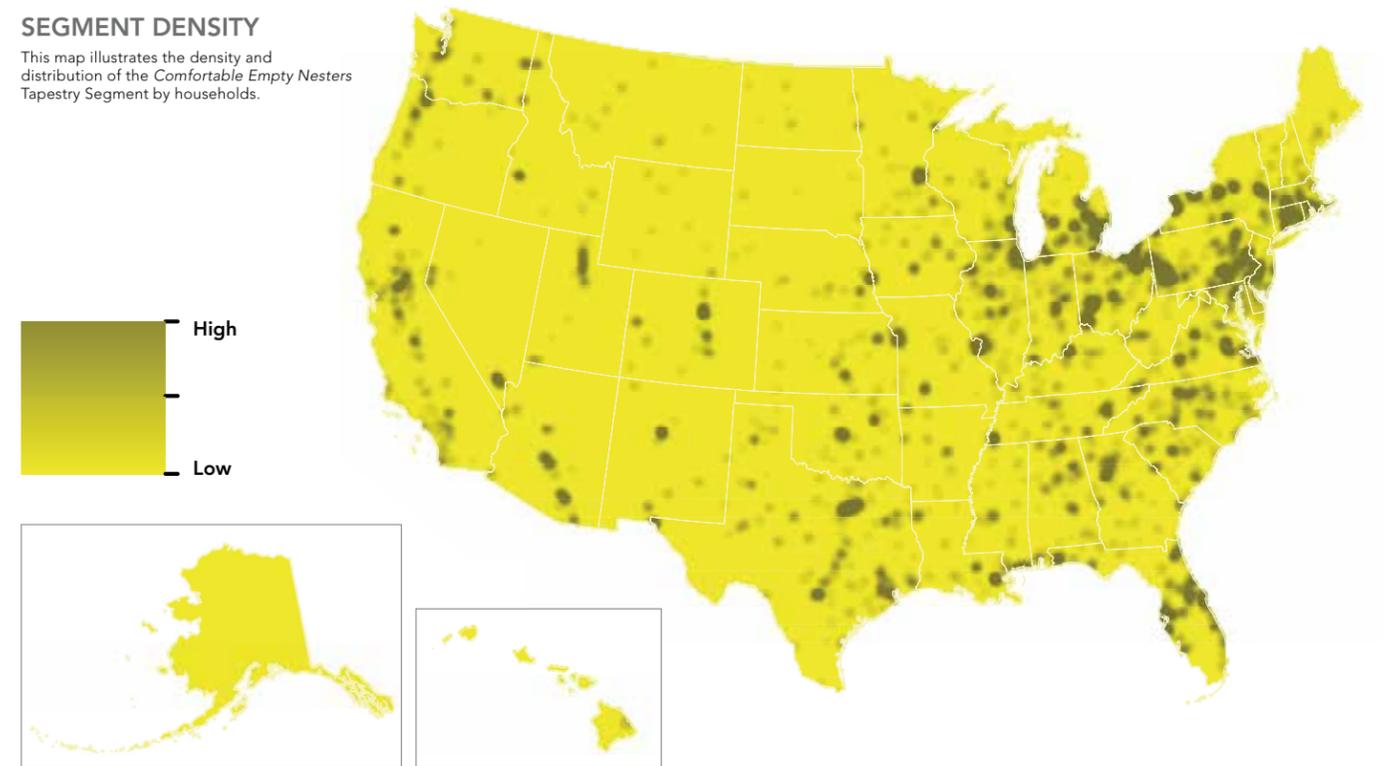
ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.



SEGMENT DENSITY

This map illustrates the density and distribution of the *Comfortable Empty Nesters* Tapestry Segment by households.



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A Fresh Look At The Corridor + Town Center Planning History Informs Today's Vision and Strategies For A New Plan

1.3

VISION: Planning Concepts

Concord Township's Comprehensive Plan, Strategic Plans and Zoning Resolution between 2004 and 2015, as well as the JEDD's 2015 Vision Statement and demographic analysis for the Concord Business Corridor set the groundwork for the types of development desired with the intention of achieving economic and community growth.

Through a series of Work Sessions, the Vision was further refined to fully address the ways in which a Town Center can promote economic growth, attract visitors, provide amenities and connectivity to promote a healthy community.

Concord Township, Ohio

Concord-Painesville
Joint Economic
Development District

Risinger + Associates
©2016

Concord Town Center: Planning Concepts

Planning Reports Reviewed

Concord Township, Lake County, Ohio

2004 Comprehensive Plan
Adopted November 17, 2004 and Effective December 17, 2004

Auburn-Crile Road Business Corridor Study: 2006

Concord Township Brochure 2011

LAK Auburn-Crile Connector Public Meeting Presentation
May 8, 2014

2015 Comprehensive Plan Update
Adopted May 06, 2015

Zoning Resolution Update
Approved November 4, 2015 and Effective December 4, 2015
Section XVII - Riparian Setbacks July 15, 2016

Official Zoning Maps
February 2015
October 2, 2015

Concord Township Riparian Setback Guide
February 19, 2016

Wetland Information As Provided by Concord Township for Concord-
Owned Parcel

The Concord-Painesville Joint Economic Development District

Economic Development Corridor Map
Updated February 2016
Economic Development Corridor Zoning Map
Updated December 2015
Economic Development Corridor Utility Map
Updated December 2015

Concord-Painesville JEDD Concord Township, OH Market
Overview Package
June 18, 2015

Concord-Painesville JEDD Strategic Planning Meeting
Presentation
December 11, 2015

Request for Qualifications and Request for Proposals for a
Preferred Master Developer To Develop The Concord Town
Center, Concord Township, OH
Issue Date: March 02, 2015



Concord Town Center: Planning Concepts

Planning Reports Reviewed

Lake County Planning Commission & Lake County Office of Planning and Community Development

Lake County, Ohio Subdivision Regulations
As Amended January 29, 2013

Lake County Community Development Block Grant/Home Investment Partnership Program

Lake County, Ohio Five-Year Consolidated Plan FY 2012-2016 and FY12 One Year Action Plan
Submitted to the US Department of Housing and Urban Development August 7, 2012

Actions Plans: 2013, 2014, and 2015 – DRAFT

CAPER 2012

Lake County Soil and Water Conservation District

Technical Bulletin #02-001 Subject: Identifying Ordinary High Water Marks

Lake County, Ohio Stormwater Management Department

Township of Concord Memorandum of Understanding
April 3, 2013

Actions Plans: 2013, 2014, and 2015 – DRAFT

Lake MetroParks

Greenway Corridor Map

Robert Wood Johnson Foundation and University of Wisconsin Population Health Institute

2016 County Health Rankings Ohio

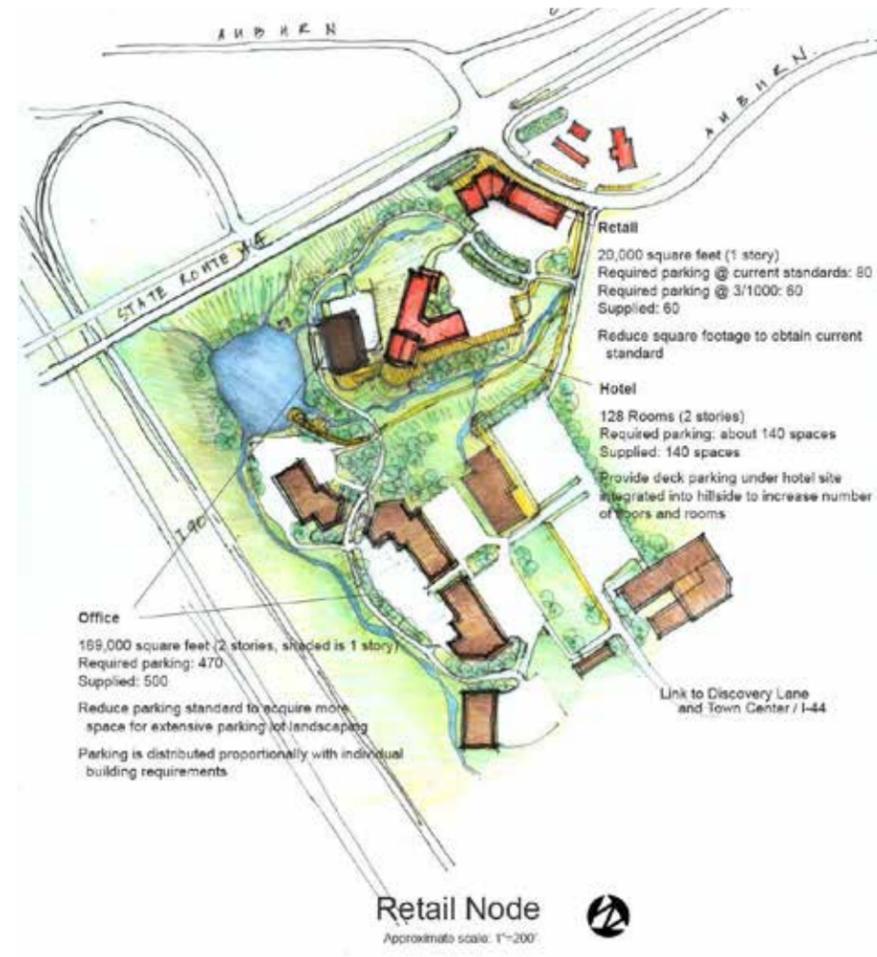
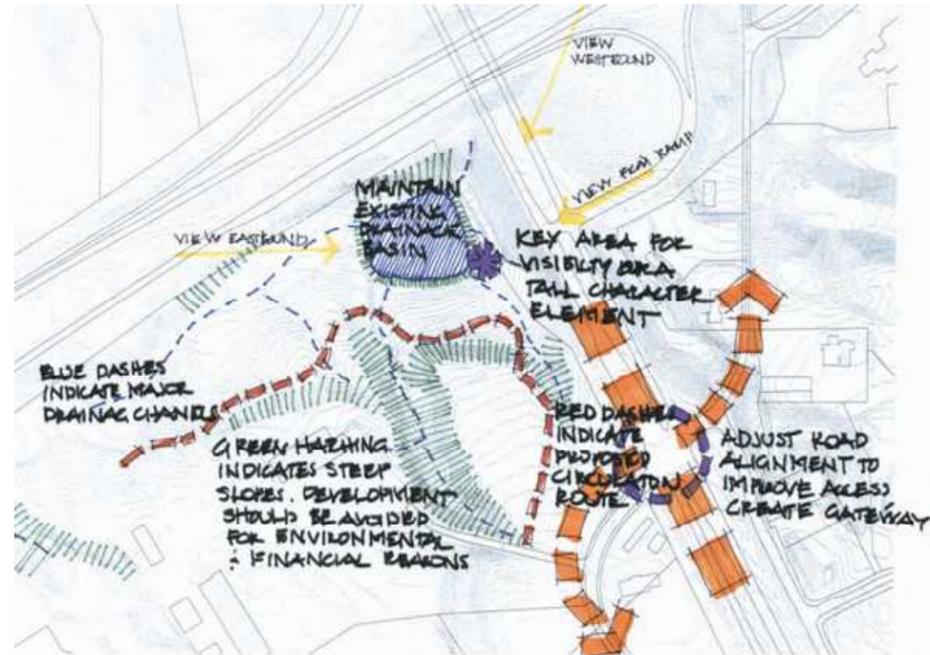


Concord Town Center: Planning Concepts

Corridor Vision Review

2006 Auburn-Crile Rd Business Corridor Study

Map 7.1 Retail node: site assessment map
Kent State, UDC



Map 7.3 Retail node: aerial view
Kent State, UDC

Concord Town Center: Planning Concepts

Town Center Vision Review

2006 Auburn-Crile Rd Business Corridor Study

Town Center (1)

The objective in creating the town center model is to create a unique sense of place while addressing the transportation and economic development needs of the corridor. As discussed in the transportation element, a new east-west thoroughfare may be needed between Auburn Rd. and SR 44. Option 1 accomplishes this with a curvi-linear

Map 7.4 Town Center 1: plan view
Kent State, UDC



82,000 square feet of retail (1 story)
Parking required @ current standards: 328
Parking required @ 3/1000: 246
Parking supplied: 620 spaces

Recommendations for coverage:

- Increase retail square footage
- Add second story to shaded buildings
- Provide generous landscape setbacks
- Extensive use of trees and landscape to soften parking areas

Parking is distributed proportionally with individual building requirements

Town Center, Option 1

Approximate scale: 1"=200'



Map 7.5 Town Center 1: aerial view
Kent State, UDC

Concord Town Center: Planning Concepts

Town Center Vision Review

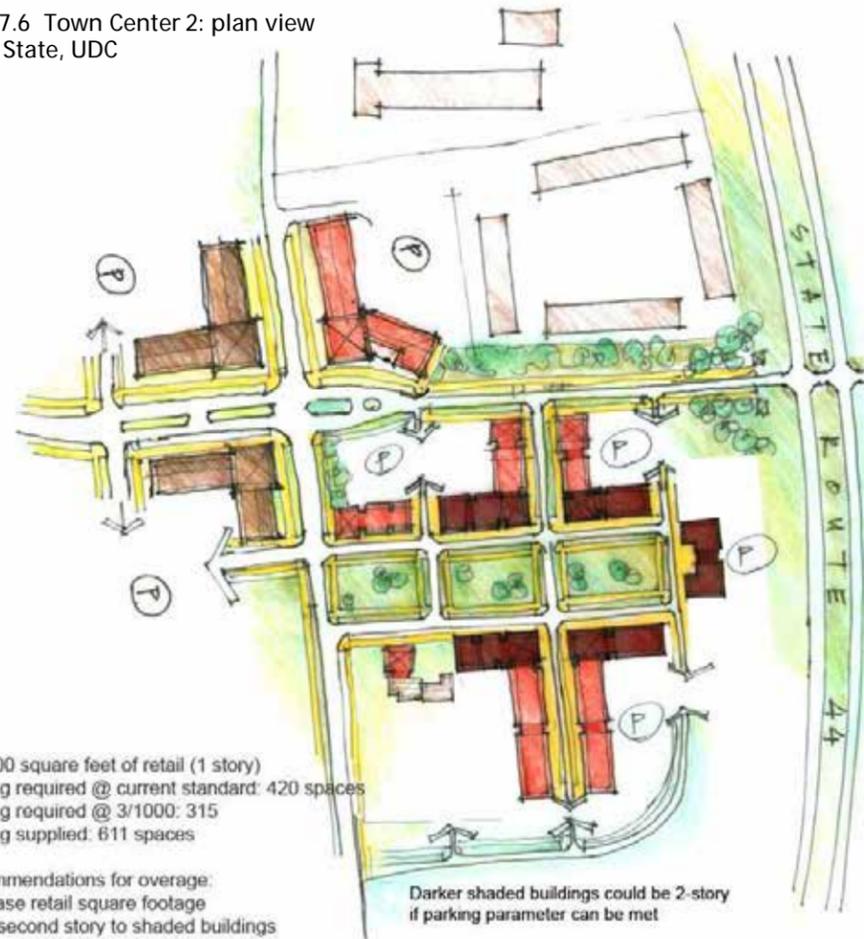
2006 Auburn-Crile Rd Business Corridor Study

Town Center (2)

The objective in model 2 is the same as described in model 1, but the design approach is based on a grid road layout (Map 7.6).

A more direct east-west road is proposed from SR 44 to Auburn Rd, connecting to Capital Parkway. The town center would be accessed by a new north-south entry, potentially boulevard layout. This would provide safer and quicker access to the new hospital.

Map 7.6 Town Center 2: plan view
Kent State, UDC



105,000 square feet of retail (1 story)
 Parking required @ current standard: 420 spaces
 Parking required @ 3/1000: 315
 Parking supplied: 611 spaces

- Recommendations for coverage:
- Increase retail square footage
 - Add second story to shaded buildings
 - Provide generous landscape setbacks
 - Extensive use of trees and landscape to soften parking areas

Darker shaded buildings could be 2-story if parking parameter can be met

Parking distributed proportionally with individual building requirements



Map 7.7 Town Center 2: aerial view
Kent State, UDC

Town Center, Option 2

Approximate scale: 1"=200'



Concord Town Center: Planning Concepts

Town Center Master Plan Vision

Concord Township 2015 Comprehensive Plan Update Adopted 05/06/2015

The 2015 Model adopts many of the concepts of the 2006 Models, notably the following:

- intent to create a unique form of development with a cohesive, structured layout
- parking at the rear or side the buildings where feasible based on lot configuration and accessibility
- coordination of streetscaping and other landscape and architectural elements
- buildings close to main or internal streets
- a central green space focus in the Town Center core
- primarily one-story structures with multiple stories encouraged in the Town Center core
- walkability encouraged in core and other areas where feasible

The 2015 Model also reflects several new features:

- Roundabout. A roundabout is planned in the intersection of Auburn Road and Capital Parkway. The roundabout presents not only a significant traffic management feature, but also a very important visual design opportunity which must be emphasized as a highlight of the Town Center area. The roundabout may also affect pedestrian movement and the relationships among structures in the quadrants of that intersection.
- Town Center Core Location. In collaboration with land owners, the Township is pursuing a core location located on the west side of Auburn Road opposite the location sketched in the earlier Models. The 2015 Model is focused on this new location.
- Town Center “Corridor” Areas. Relocation of the proposed Town Center core suggests that an even greater area will be affected by and has potential to benefit from the attractiveness of the new activity center. It is also recognized that the Township, Lake County, and ODOT are making a significant investment in these roadway improvements and new intersections which are likely to have significant development impacts. The 2015 Model suggests that attention given to coordinating land uses, traffic management, public right-of-way features, and site designs throughout the area surrounding the Town Center core will contribute to even greater economic value for all properties and for the Township tax base. Cohesive zoning and development standards should extend along the entire route of the extension of Capital Parkway, including the new intersection with Crile Road.
- Relocated Township Community Center. The existing Concord Community Center is located a short distance to the north of the proposed Town Center. It is recognized that a new community center could better serve the needs of the township and that the existing site might then be of value for private redevelopment. A new community center in the Town Center core would be an appropriate addition to its mix of uses.



Town Center Vision Review Zoning Resolution

Section XXII – Commercial and Industrial District Regulations (All Sections 6/15/2007, except as noted)

22.01 PURPOSE.

The Gateway Business (GB), Gateway Health (GH), Restricted Retail (B-1), Town Hall Commons (THC) Town Hall Neighborhood (THN), General Business (B-2), Business Interchange (BX), Manufacturing (M), Research and Limited Industrial (RD-2), the Special (S), and the Capital (C) Districts and their regulations are established in order to achieve, among others, the following purposes: (Amended 6/19/2009; 2/15/2013; 2/6/2015)

- A. To provide in appropriate and convenient districts, sufficient areas for various business activities, the exchange of goods and services, and the production of goods to serve the community and surrounding areas;
- B. To protect residential neighborhoods adjacent to commercial and industrial uses by regulating the types of establishments, particularly at the common boundaries, that would create congestion, noise or other objectionable influences;
- C. To ensure that proposed developments protect the unique natural features that define the character of Concord Township and are appropriate and compatible with their surroundings, in accordance with the intent, objectives and development criteria of the Districts;
- N. To provide a Capital (C) District to:
 1. Promote coordinated development on properties with access to and impacted by the Capital Parkway Extension and its new intersections with the intent of maximizing the economic value and function of all properties in the district.
 2. To ensure efficient use and function of the new Capital Extension infrastructure, including reduction of curb cuts and coordination of joint access among lots.
 3. To promote uses and development compatible with and supportive of the planned Town Center within the District.
 4. To require site improvements which promote consistent and high quality function and appearance of the District.
 5. To establish an area in which unique site developments which provide special benefits to the District may be approved as Innovative Site/Planned Developments consistent with the provisions of the Ohio Revised Code. (2/6/2015)
- O. To establish design standards in certain areas that will integrate proposed developments into the surrounding environment and avoid large blank walls typical of big box buildings.



Town Center Vision Review Zoning Resolution

SECTION XIII - CONDITIONAL USE PERMIT

13.36 INNOVATIVE SITE/PD shall be conditionally permitted in the C, Capital District in compliance with the following:

- C. Guidelines and Standards. In addition to the C District Standards set forth in Section 22.10, the following guidelines and standards shall be applied in designing an Innovative Site/PD and shall be used in the review of the site plan application in addition to the site plan requirements set forth in Section XXXVI. An Innovative Site/PD:
 1. Shall contain a minimum of four (4) acres. Land shall be in one ownership, or if in several ownerships, the parcels shall be contiguous. The application shall be filed jointly by all owners of the contiguous parcels included in the proposed Innovative Site/PD.
 2. May include a mix of retail, service, office, and entertainment businesses together with complementary residential, cultural and civic uses as listed in the following table. Any conditionally permitted use proposed within the Innovative Site/PD at the time of application or after final site plan approval shall be reviewed by the Board of Zoning Appeals through the conditional use process set forth in section XIII.
 3. May promote a development which is unique in character as a result of a more compact, dense, and intensive form of development than is typical in Concord Township without harming the historic, existing community character;
 4. Shall present a high quality of professionally-designed and coordinated buildings and/or public areas, pedestrian amenities, landscaping and other features.
 5. May include one or more public spaces such as parks, plazas, and other community gathering areas developed with attractive amenities such as landscaping, water features, walking and seating amenities, and the like;
 6. May create a location which is easily accessible by automobile but provides an environment attractive to, friendly for, and dominated by pedestrian activity;
 7. Shall maximize the benefits of public investment in infrastructure, notably the extension of Capital Parkway and interconnection from Auburn Road to Crile Road through a new interchange at SR 44;
 8. Shall contribute to increasing the Township's non-residential tax base by creating a new, intensive and healthy business environment which attracts economic development through new investment or redevelopment;
 9. May create the potential for unique housing opportunities located in the District, benefitting from and contributing to its diversity, viability and value.
 10. Shall contribute to implementing the Town Center strategies set forth in the 2006 Auburn-Crile Business Corridor Study and the updated Township Comprehensive Plan.
 11. Shall have no greater negative impacts on adjacent properties or public rights-of-way than a conventional development, shall not impede fire and police protection, and shall not compromise any other public interest, taking into account mitigating features or commitments included in the proposed development which may address such impacts.

12. May include flexible standards for building setbacks, or other features generally required in the District as outlined below:

- a. Side and rear yard setbacks shall not be less than ten (10) feet.
- b. Buildings on the same lot may be constructed with zero (0) foot separation where suitable provisions for access, safety, maintenance, and other functional considerations have been addressed.
- c. Front setbacks may be reduced to five (5) feet where retail storefronts, restaurants, personal or business service uses, dwelling entries, and related uses abut public walkways in a comprehensively designed pedestrian-oriented environment.
- d. All other lot, yard, and building requirements not noted in this Section shall comply with the standards for the C District set forth in Table 22.04

13. Shall be consistent with the provisions of the Ohio Revised Code at 519.021 which states that, "the planned unit development shall further the purpose of promoting the general public welfare, encouraging the efficient use of land and resources, promoting greater efficiency in providing public and utility services, and encouraging innovation in the planning and building of all types of development."

A Successful Town Center Draws Strength From Its Community's Social, Cultural, And Environmental Contexts

1.4

VISION: Guiding Concepts

The Vision for the Corridor and New Town Center focuses on enhancing both the economic and social vitality of Concord. To achieve this vision, it is critical to understand the qualities of successful places that attract businesses and people. It is also important to understand how these desired qualities fit into broader ways of thinking about planning and development.

Concord Township, Ohio

Concord-Painesville
Joint Economic
Development District

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Creating The Third Place Where People Want To Spend Time



“The Great Good Place”
Urban Sociologist
Ray Oldenburg



Graphic from CBRE | UCR

First Place
Home

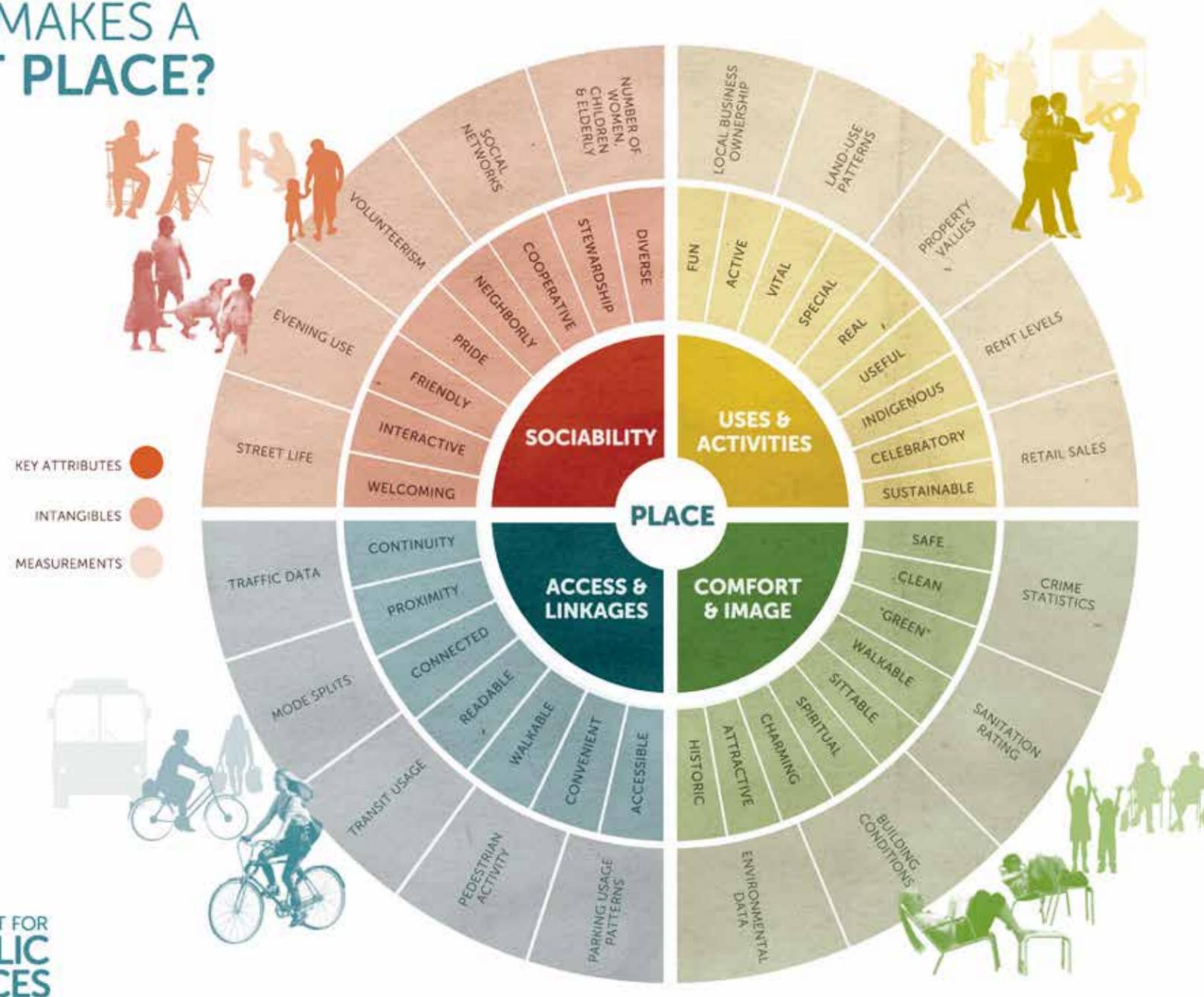
Second Place
Work

Third Place
*Public places on neutral ground where
people can gather and interact*
Main Streets, Post Offices, Cafes, Coffee
Houses, Beer Gardens

Concord Town Center: Guiding Concepts

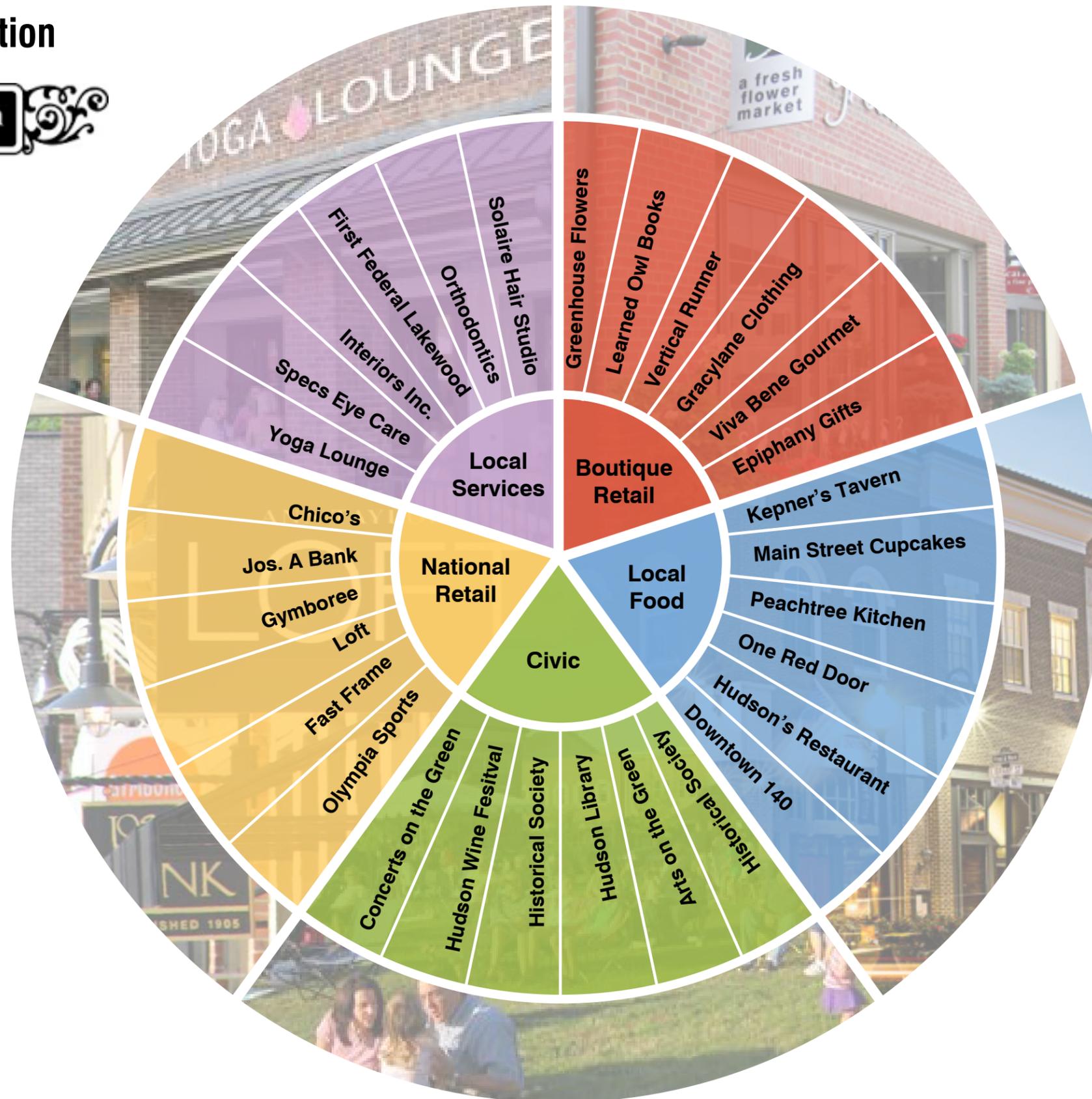
Placemaking

WHAT MAKES A GREAT PLACE?

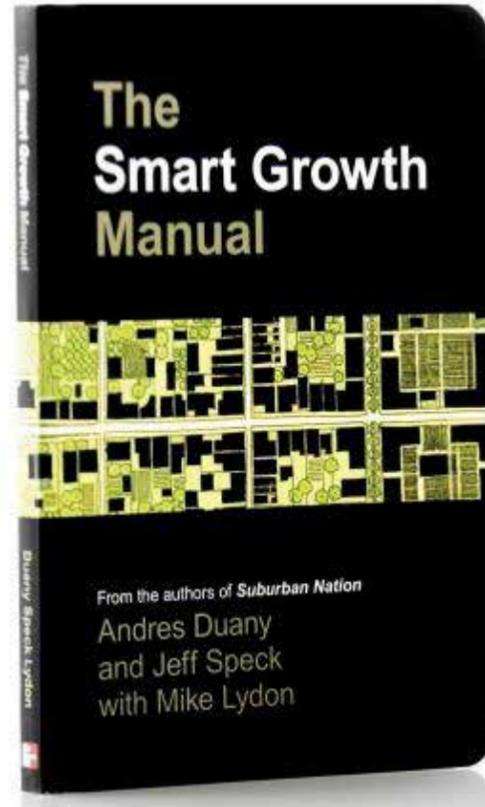


Concord Town Center: Guiding Concepts

Placemaking in Action



Smart Growth Principles



The Region

- Plan according to the logic of a rural-to-urban transect
- Direct investment to smart growth priority areas
- Identify the present and potential neighborhood structure

The Neighborhood

- Retain and protect major natural features
- Compact, walkable, and connected
- Create neighborhoods that enable diverse activity

The Street

- Correlate street types to the neighborhood structure
- Provide pedestrian passages and paths
- Keep surfaces simple and, where possible, pervious

The Building

- Continue using form-based codes to provide a high-quality public realm
- Provide a mix of building types in appropriate locations
- Promote green building

10 Principles for Developing Successful Town Centers



- 1 Create an Enduring and Memorable Public Realm**
- 2 Respect Market Realities**
- 3 Share the Risk, Share the Reward**
- 4 Plan for Development and Financial Complexity**
- 5 Integrate Multiple Uses**
- 6 Balance Flexibility with a Long-Term Vision**
- 7 Capture the Benefits That Density Offers**
- 8 Connect to the Community**
- 9 Invest for Sustainability**
- 10 Commit to Intensive On-Site Management and Programming**

Demographic Trends Impacting Concord Township Now + In The Future

1.5

VISION: Demographic Trends

Understanding demographic trends nationally indicates strategies to strengthen the New Town Center. Who is buying homes and what kinds? What attracts residents to an area to promote health density? How are suburban communities adapting to embrace new trends?

Concord Township, Ohio

Concord-Painesville
Joint Economic
Development District

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Concord Town Center: Demographic Trends

Housing Trends for Millennials (Gen Y)



FIGURE 16: Relative Future Importance of Residential Community Features

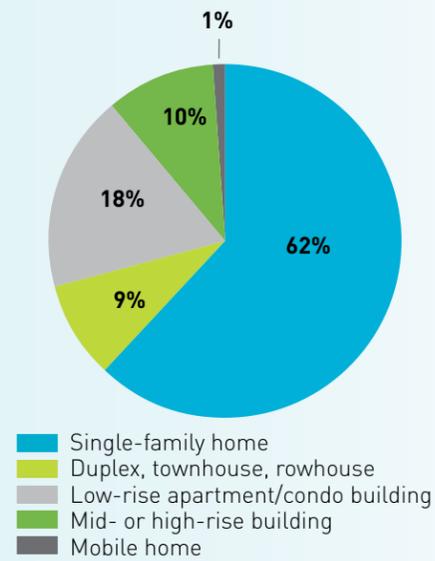
Community Feature	Number ranking feature No. 1	Number ranking feature in top five
Cost of housing	510	1,042
Neighborhood safety	183	894
Proximity to work	131	856
K-12 school quality	118	435
Community character, ambience, and visual appeal	100	628
Proximity to family and friends	60	500
Small town/rural setting	33	181
Urban setting	25	152
Proximity to shopping, dining, and entertainment	18	470
Suburban setting	18	214
Walkability	17	287
Availability of mass transit	8	201
Parks and recreation opportunities	4	265

Sample size=1,225.

Source: UDR/Lachman Associates Survey, November 2014.

Note: Not answered by 45 who still expect to be living with parents in five years.

FIGURE 15: Gen Y's Expected Homes by 2020



Sample size=1,270.

Source: UDR/Lachman Associates Survey, November 2014.

FIGURE 17: Important Future Housing Characteristics

Community Feature	Number ranking feature No. 1	Number ranking feature in top five
Purchase price or monthly rent	844	1,130
Interior design/layout/style	92	805
Interior space/square footage	90	920
Building/home security	68	662
Lot size/privacy	63	688
Age of home/building	21	472
Garage	15	426
Building or property amenities/facilities	13	418
Green features and sustainability	11	209
Parking availability	8	391

Sample size=1,225.

Source: UDR/Lachman Associates Survey, November 2014.

Note: Not answered by 45 who still expect to be living with parents in five years.

Millennial Attitudes and Future Expectations

One of the greatest predictors of when consumers change their housing circumstances is a change in their stage of life. The fact that many are marrying and having children later plays a role in when they choose to buy a home. . . . Some have suggested that the decline in younger homebuyers represents a permanent change in preferences. But the evidence points to the economy and access to credit as equally important factors. As the economy improves and as they move through various phases of their lives, their housing preferences are likely to shift as much as it did for previous generations.

GREGG LOGAN, "MILLENNIALS' INFLUENCE ON NEW HOME DEMAND," THE ADVISORY, RCLCO, NOVEMBER 6, 2014



Housing Trends for Millennials (Gen Y)

Millennial Housing is All About Cost + Quality of Life

Millennials and Their Homes: Still Seeking the American Dream

The implications of these findings are important for a range of consumer-facing industries and policies. Below are just a few examples.

Transforming the Suburbs

The suburbs are going to remain important destinations for young families, but the ideal suburban location for Millennials may not be the same as it was for previous generations. Communities that can offer the best of urban living (e.g., convenience and walkability) with the best of suburban living (e.g., good schools and more space) will thrive in the coming decade – we already see evidence of that, as described in our recent report, [A Tale of 2000 Cities](#).

Cars & Roads for a New Century

The vast majority of Millennials has cars and uses them regularly — and it is doubtful this dynamic will change anytime soon. Providing transportation alternatives is important, but innovations to make cars and thoroughfares more efficient, safe and intelligent will be even more critical to the success of American communities in the years to come.

New Approaches to Home Finance

Millennials still aspire to home ownership, but financing that dream has become more difficult, and they are seeking new ways to close the gap between aspiration and reality. Millennials show strong interest in less traditional housing options, such as the “lease-to-own” finance model and single-family rentals. Creating alternative mechanisms so that Millennials can also achieve the American dream is a significant innovation opportunity in both the business and public sectors.

For more information: Jeremy.Burbank@demandinstitute.org



National Multi-Family Housing Market Trends



The Demographic Shift From Single-Family to Multifamily Housing

By Jordan Rappaport

Jordan Rappaport is a senior economist with the Federal Reserve Bank of Kansas City. Michael Connolly and Daniel Molling, research associates at the bank, helped prepare the article. This article is on the bank's website at www.KansasCityFed.org. A technical appendix is available from the author at www.kansascityfed.org/speechbio/rappaport.cfm.

ECONOMIC REVIEW • FOURTH QUARTER 2013

More generally, the projected shift from single-family to multifamily living will likely have many large, long-lasting effects on the U.S. economy.

It will put **downward pressure on single-family relative to multifamily** house prices.

It will **shift consumer demand** away from goods and services that complement large indoor space and a backyard **towards goods and services more oriented toward living in an apartment.**

Similarly, the possible shift toward city living may dampen demand for automobiles, highways, and gasoline but **increase demand for restaurants, city parks, and high-quality public transit.**

Households, firms, and governments that correctly anticipate these changes are likely to especially benefit.

City Living in the Suburbs



The new American suburb: diverse, dense, and booming

A new report forecasts a coming growth spurt that will reshape suburban living

BY PATRICK SISSON | OCT 12, 2016

“...a massive move by millennials in family mode to **more affordable suburban markets** will create a upswing in household formation. **Suburbs will need to get denser**, in part because demographic shifts forecast for the next 10-15 years will bring many new arrivals. **Millennials will begin to form households** in masse, millions of **Baby Boomers will retire and seek out multi-generational neighborhoods**, and immigration will continue to grow and evolve...

... A new supply of **smaller homes** with little or no yards in high-population areas will meet the demand to **commute less and live closer to restaurants and entertainment**. The [Demographic Strategies for Real Estate] report calls this “Surban” development; suburban development that brings the best of city living to more affordable areas.”

Housing Trends for Empty-Nesters



Empty-Nesters Flock to Apartment Living

Magnitude of Boomers' rental demand stuns industry observers

By [KC Sanjay](#) November 19, 2014

“...it’s becoming more and more possible that **(millennial apartment residents’) next-door neighbors could be their parents ... or at least people their parents’ age.**

The magnitude of this trend is what’s surprising developers.

With the empty-nesters renting, **doing a deal with just a few twos [two-bedroom units] would be suicide.**

...future projects will likely have a **unit mix that includes more two-bedroom and three-bedroom units** to attract renters ages 55 and older.”

Housing Trends for Empty-Nesters



April 18, 2015

Retired, but opting to stay in the 'burbs

By DENNIS RODKIN |

“...Susan and Butch Honaker opted to stay in Northfield. They had owned a house on an acre of land for 32 years, and in January they moved into a newly built house 2 miles away.

Staying in the same town kept them close to their preferred shops, restaurants, clubs and doctors.”



Refeathering the empty nester home

September 19, 2013 | By Jeffrey Steele, Special to the Tribune

“...many empty nesters desire to relocate to smaller, maintenance-free homes with high-quality finishes and amenities, according the National Association of Home Builders’ 2013 Survey What Home Buyers Really Want.

...values quality in the details of a home, with energy efficiency and flexible living spaces driving the trend.”



The Town Center Model



The Return of the Town Center

CHARLES C. BOHL

“Nothing can substitute for good site location, a sound market analysis, and a carefully designed tenant mix and leasing strategies.

What keeps people coming back to town centers and main streets is not simply the commercial activity - there are comparable stores, restaurants, and movie theaters in competing locations - but **the attractive public setting that town centers provide for meeting, mingling, strolling, and people-watching.**

It is as much about congregating as it is merchandising. The **attractiveness of town centers** as places for congregating yields the essential ingredients that **fuel the commercial success of town center tenants** - customers and foot-traffic.”

Case Studies Identify Essential Elements for Town Center Success

1.6

VISION: Case Studies

The Case Studies that follow were selected for their relevance to the growth patterns of the Concord Township community and the Town Center Model. In addition, Case Studies were analyzed for their relevance to the Concord Township's vision to enhance both the civic and economic vitality of the community.

These Case Studies help establish benchmarks for relevant comparisons of Town Center planning.

Specifically, each case study community and development was analyzed for size, density, and use (residential, retail/restaurant, commercial/office, community/civic). Strategies for development, including RFPs/RFQs, zoning codes and design guidelines, were assessed.

Concord Township, Ohio

Concord-Painesville
Joint Economic
Development District

Risinger + Associates
©2016

Concord Town Center: Case Studies

Case Studies

Village Green - Lincolnshire, IL

Community Brand Development:
Resort Community to Residential
Community + Hub

The Glen - Glenview, IL

Site-Based Development:
Former Naval Air Station Transformed

Market Square - Lake Forest, IL

Town Center Development:
Thriving Town Center

Easton Town Center - Columbus, OH

Town Center Development:
Mixed Use Destination

Legacy Village - Lyndhurst, OH

Lifestyle Center Development:
Bringing New Amenities to the Market

Pinecrest - Orange Village, OH

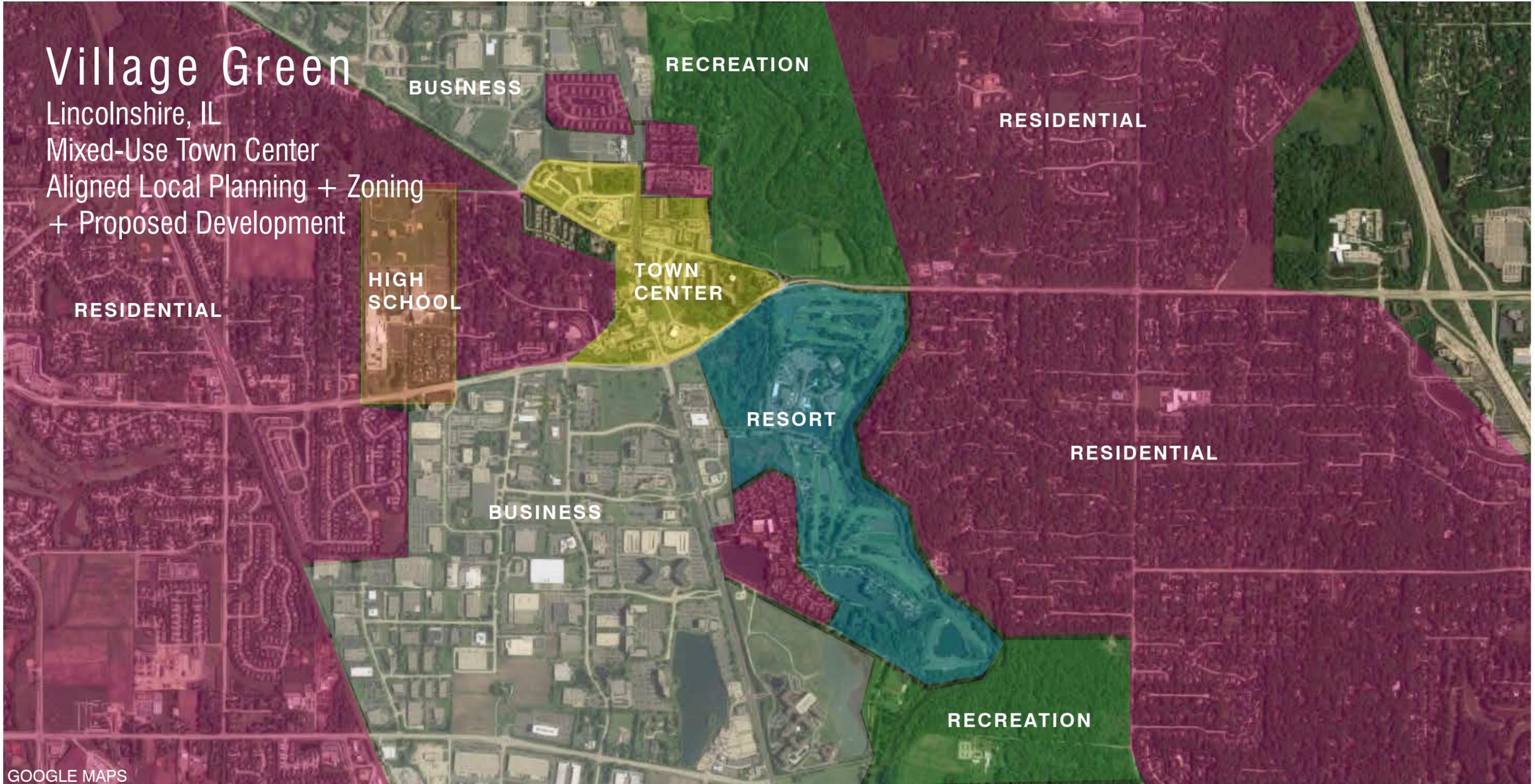
Lifestyle Center Development:
An Urban Development in the Suburbs

First and Main - Hudson, OH

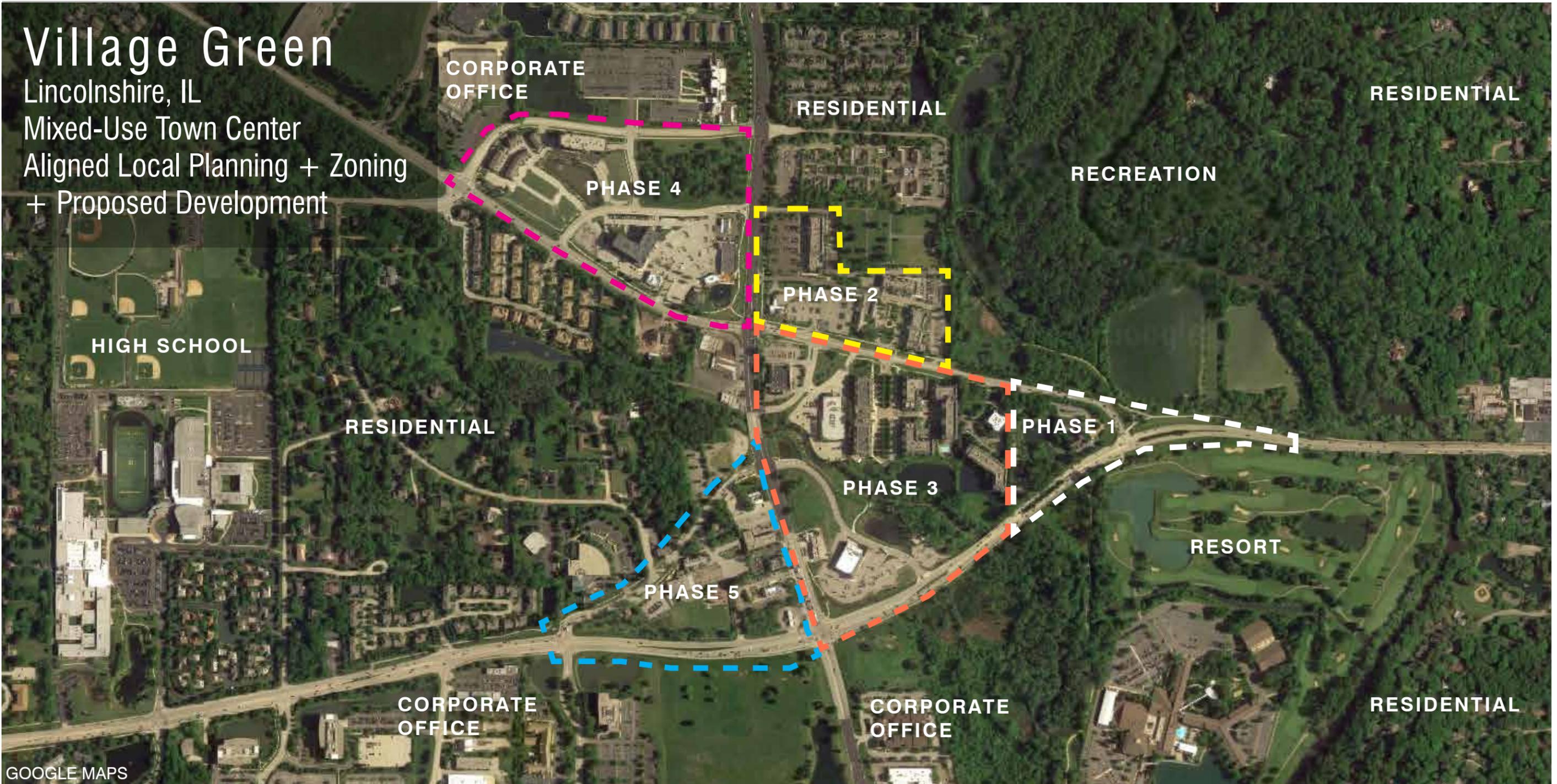
Town Center Development:
New Town Center Close To Home

Concord Town Center: Case Studies

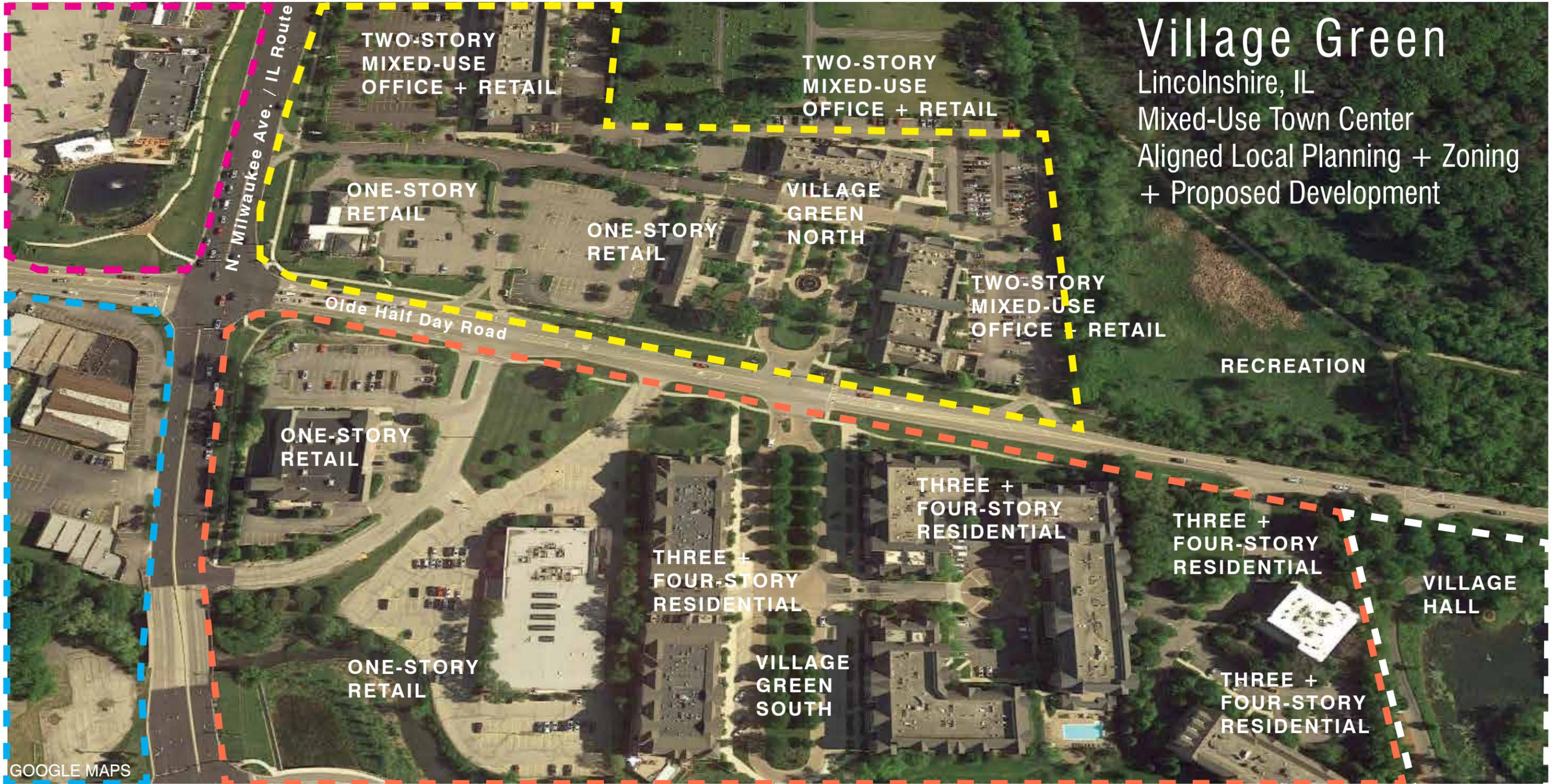
Community Brand Development: Resort Community to Residential Community + Hub



Community Brand Development: Resort Community to Residential Community + Hub



Community Brand Development: Resort Community to Residential Community + Hub



Community Brand Development: Resort Community to Residential Community + Hub



Village Green

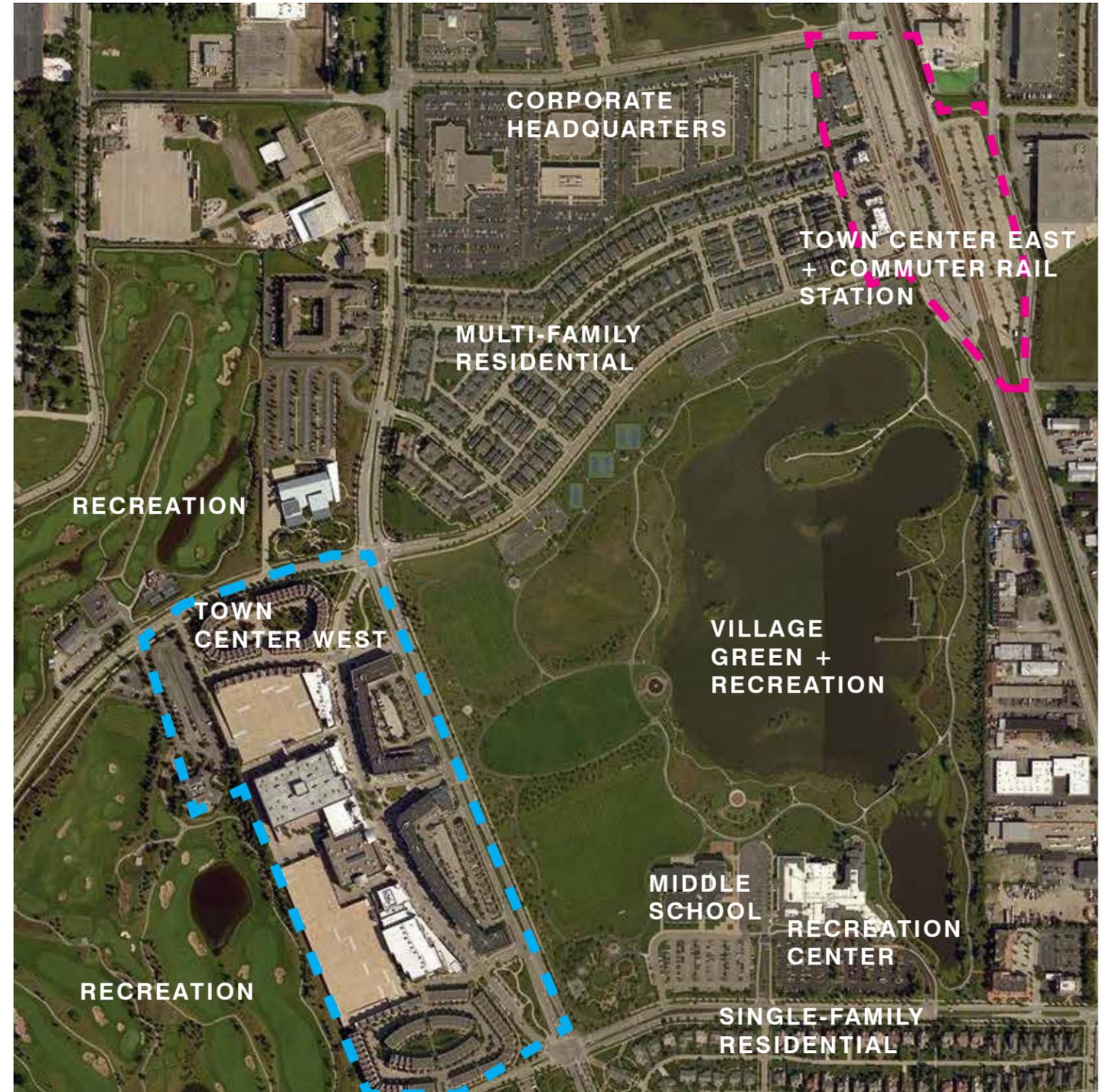
Lincolnshire, IL
Mixed-Use Town Center
Aligned Local Planning + Zoning
+ Proposed Development

Lincolnshire Village Green was created to provide a town center for a community outgrowing its resort-focused origins. A new Village Hall, multi-family housing and mixed-use retail/office surround a community-oriented event space. The town center includes connections to larger regional bike trails and greenways.

Concord Town Center: Case Studies



Site-Based Development: Former Naval Air Station Transformed



Concord Town Center: Case Studies



Site-Based Development: Former Naval Air Station Transformed



The Glen

Glenview, IL
1,211 AC Mixed Use Redevelopment
Mixed-Use Town Center
Aligned Local Planning +
Zoning + Proposed Development
Gateway To Commuter Rail

Hailed as “suburban urbanism,”* the Glen incorporates a multitude of uses on the site of a former U.S. Naval Air Station. The Town Center’s successes have been attributed, in large part, to walkability, density, and a wide range of uses that include retail, restaurants, entertainment, corporate offices, schools, parks, single family homes, townhomes, multifamily residences, and senior living facilities. While the Glen has demonstrated financial success (in 2014, it was estimated that the Glen had generated \$500 million in property and sales taxes),* it has also facilitated community engagement by integrating a junior high school and recreation facility into the Town Center.

* Information from “Why One Suburb Development Soared, and the other Staggered” (Crains 2014)





Site-Based Development: Former Naval Air Station Transformed

Glenview Zoning Overview
The Glen Town Center

Density Regulations:

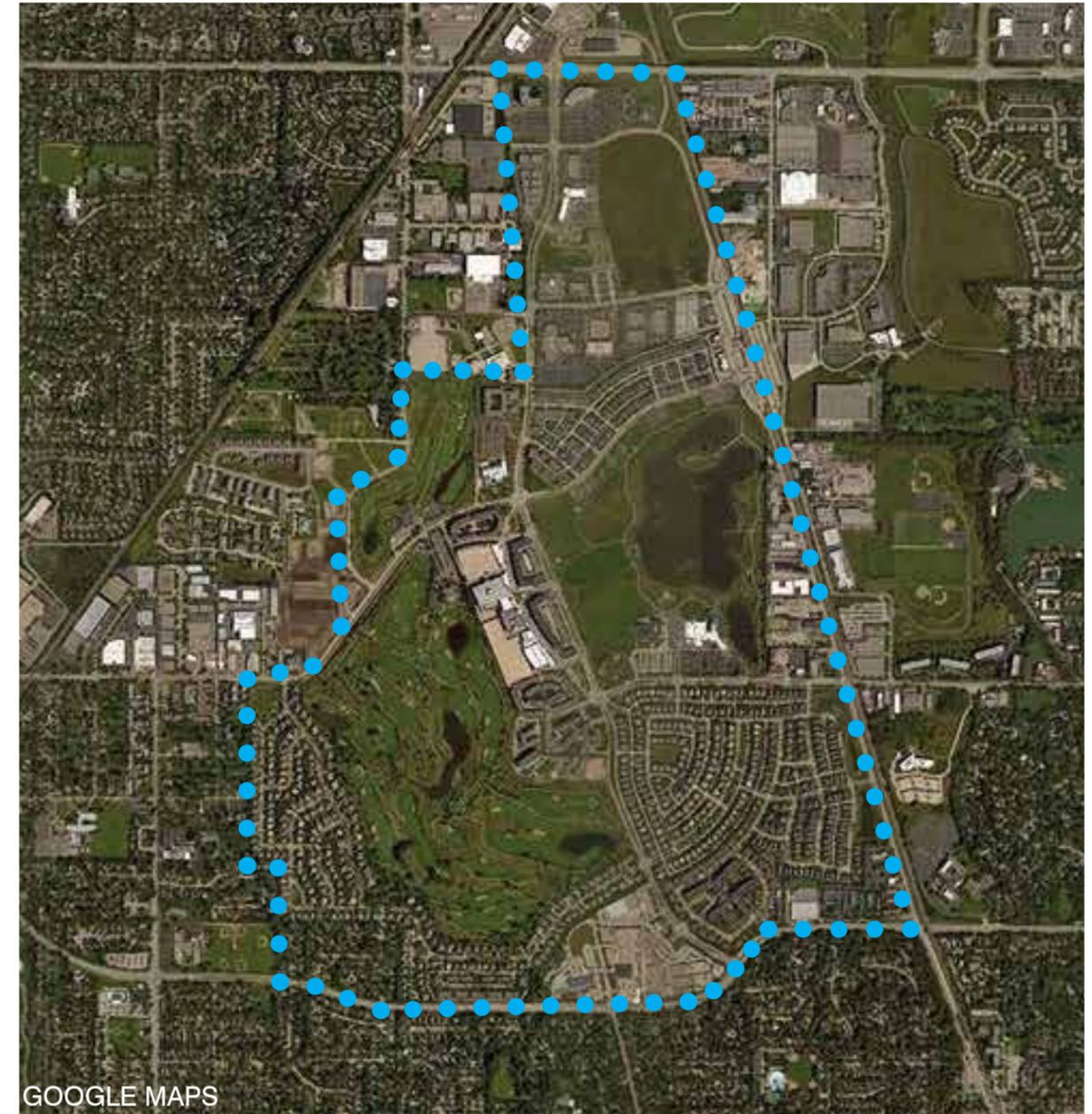
Multi-Family Residential:
2/4 - 5/8 Dwelling Units / AC;
Higher Density Thru PD

Multi-Family: Senior Housing on 5 AC Parcel: 55 DU/AC
Multi-Family: Senior Housing on 26 AC Parcel: 18 DU/AC

Mixed Use Retail Center Residential:
18 Dwelling Units / AC with Min 2,400 SF Lot Area
Required Per Dwelling Unit

Building Height Regulations

45 Feet Mixed-Use / Residential
50 Feet Multi-Family Senior Housing on 5 AC Parcel
35 Feet Multi-Family Senior Housing on 26 AC Parcel
55 Feet Special Use
40 Feet Office



••••• The Glen

Concord Town Center: Case Studies



Site-Based Development: Former Naval Air Station Transformed

Glenview Zoning - Multi-Family Senior Housing
The Glen Town Center

Density Regulations:

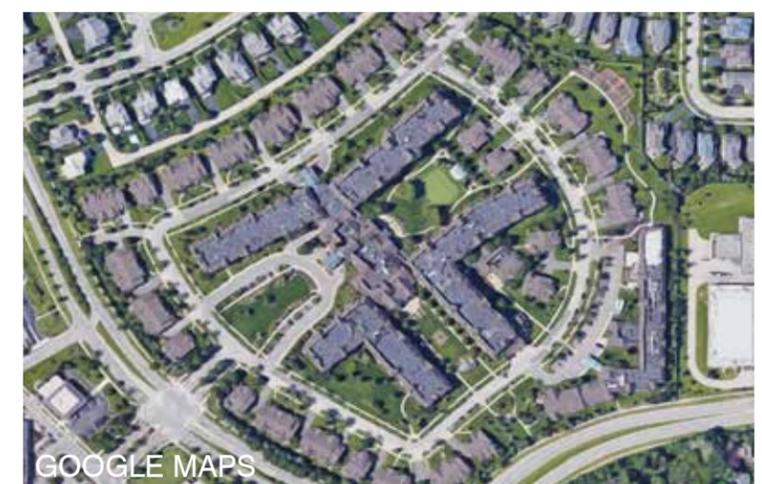
Multi-Family: Senior Housing on 5 AC Parcel: 55 DU/AC
Multi-Family: Senior Housing on 26 AC Parcel: 18 DU/AC

Building Height Regulations

50 Feet Multi-Family Senior Housing on 5 AC Parcel
35 Feet Multi-Family Senior Housing on 26 AC Parcel



Senior Housing on 5 AC Parcel



Senior Housing on 26 AC Parcel

- ● ● ● ● The Glen
- Multi-Family Senior Housing



Concord Town Center: Case Studies



Site-Based Development: Former Naval Air Station Transformed

Glenview Zoning - Mixed Use Retail Center Residential
The Glen Town Center

Density Regulations:

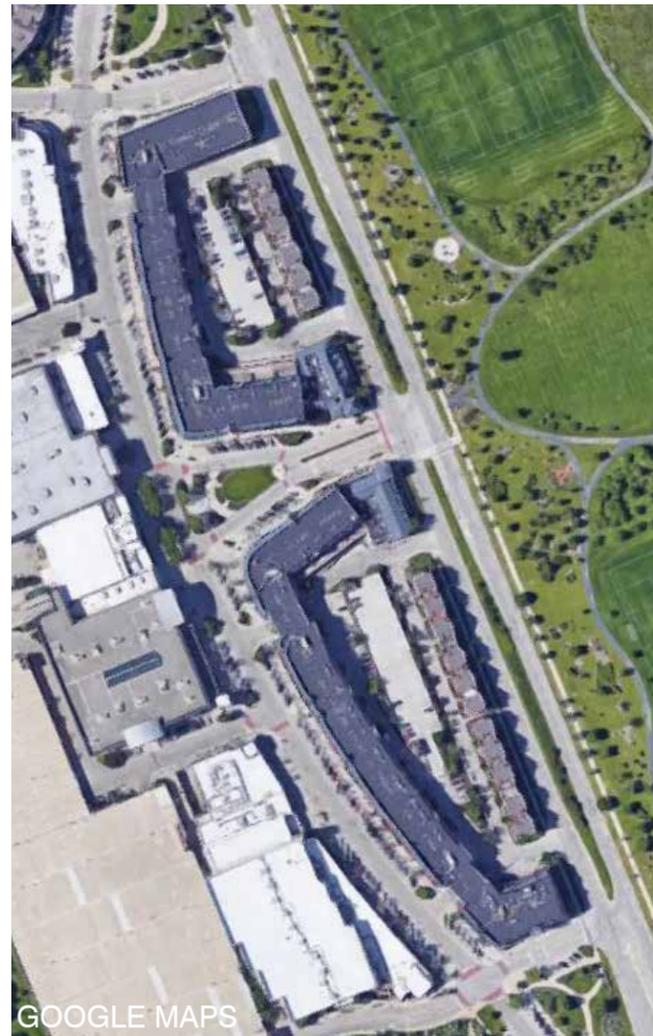
Mixed Use Retail Center Residential: 18 Dwelling Units / AC with
Min 2,400 SF Lot Area Required Per Dwelling Unit

Building Height Regulations

45 Feet Mixed-Use / Residential



- ● ● ● ● The Glen
- Mixed Use Retail Center Residential

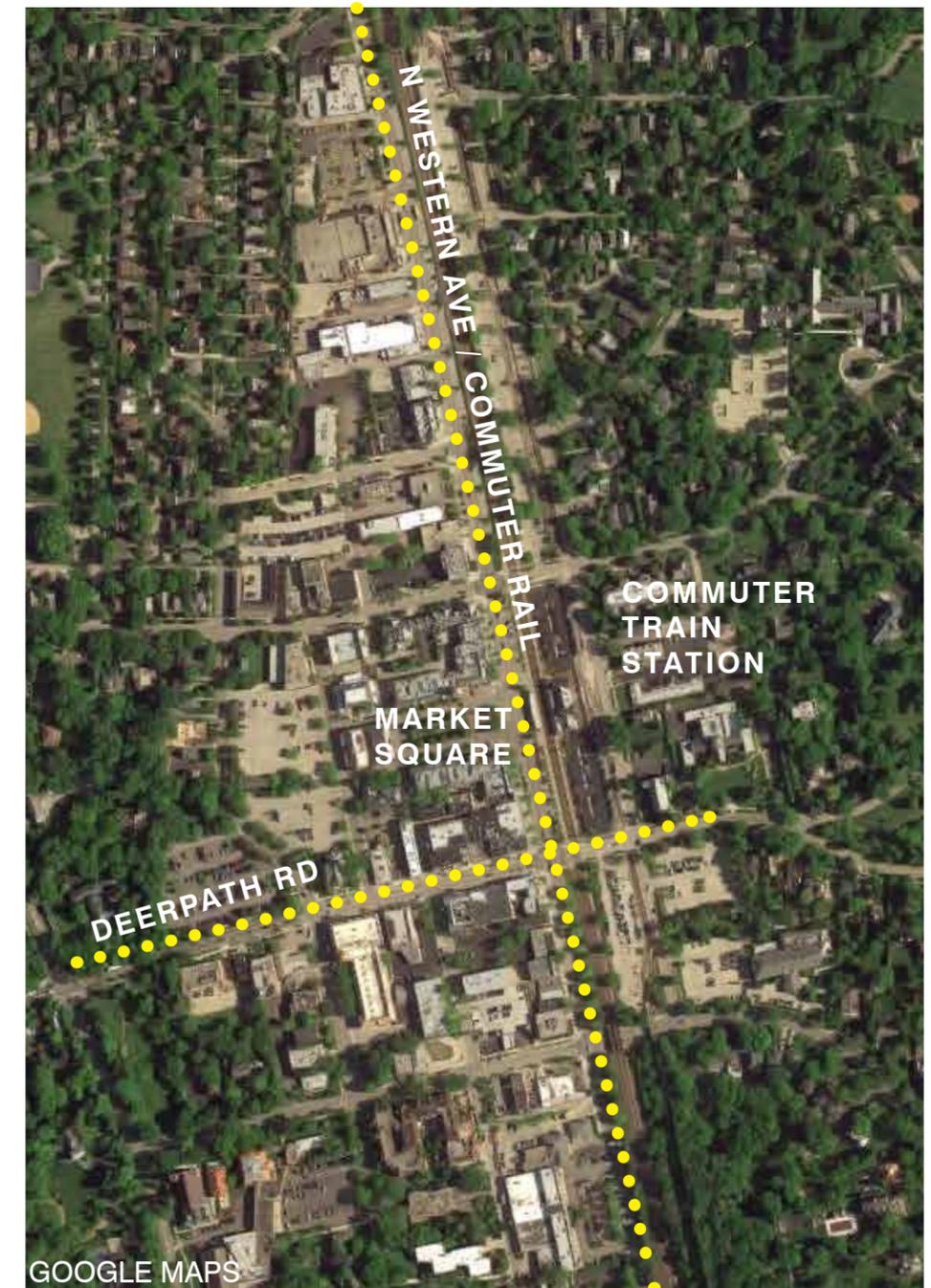
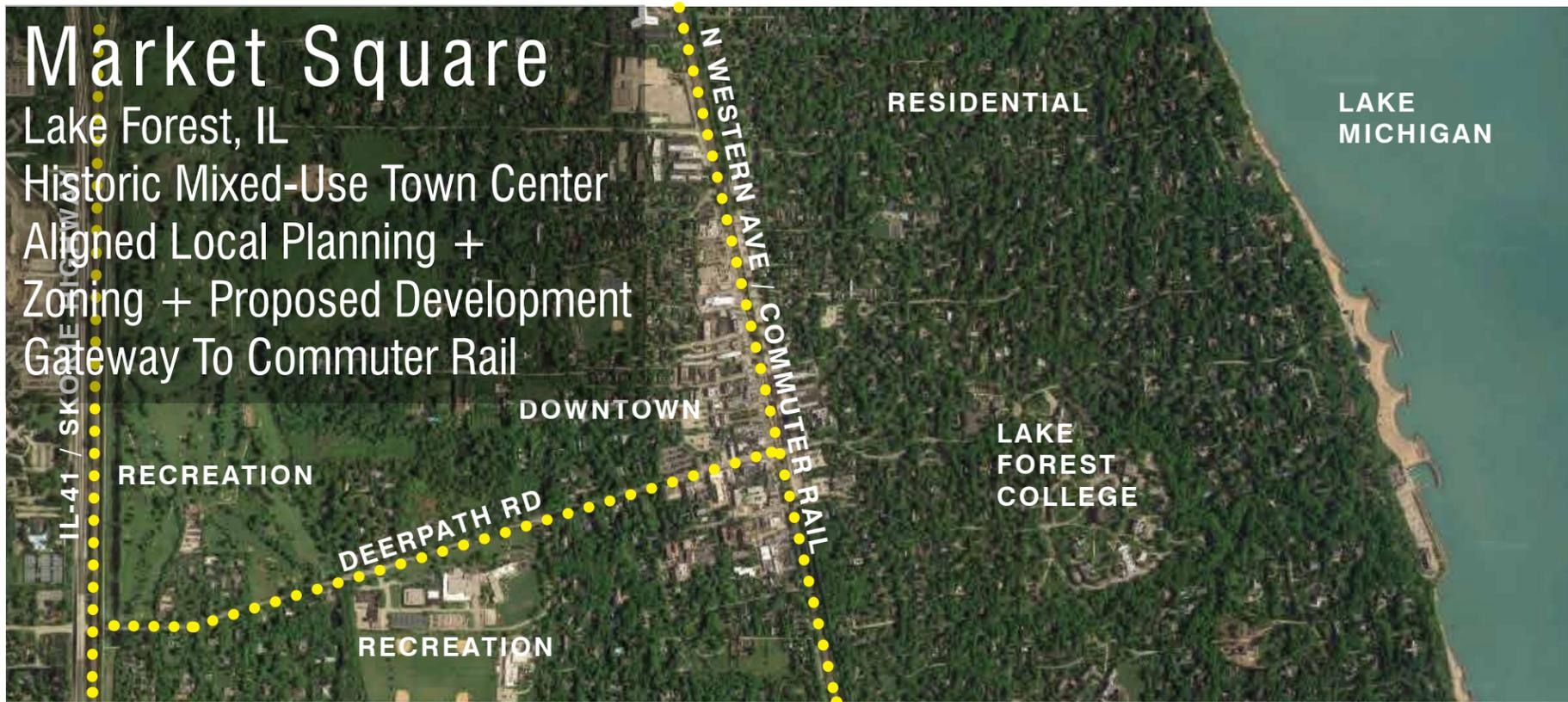


Mixed Use Retail Center Residential

Concord Town Center: Case Studies



Town Center Development: Thriving Town Center



Concord Town Center: Case Studies



Town Center Development: Thriving Town Center



THEODYSSEYONLINE.COM

Market Square

Lake Forest, IL
Historic Mixed-Use Town Center
Aligned Local Planning +
Zoning + Proposed Development
Gateway To Commuter Rail

Since its completion in 1916, Market Square in Lake Forest, IL has served as a mixed-use Town Center, accommodating retail, commercial, and civic functions. Today, Market Square still thrives, hosting various social events such as concerts, educational events, and seasonal activities.

Information from The Cultural Landscape Foundation (2016)



SHOPMARKETSQUARE.COM



SHOPMARKETSQUARE.COM



SHOPMARKETSQUARE.COM



SHOPMARKETSQUARE.COM

Concord Town Center: Case Studies



Town Center Development: Thriving Town Center

Lake Forest Zoning Overview
Market Square

Town Center Zoning District:

B-4 Preservation
Business

Density Regulations:

FAR 1.25 With A Higher FAR Considered Through the CBD PD
Process Up To 2.0

25% Min Open Space Exclusive of Parking Islands Plus:
50% Required Parking Spaces Underground OR
5 Feet Increased Setback Along Building OR Creating A Pocket
Park With Pedestrian-Visual Links

Building Height Regulations

35 Feet



●●●●● Market Square ■ Preservation Business District



Concord Town Center: Case Studies



Town Center Development: Thriving Town Center

Lake Forest Zoning - Commercial/Retail
Market Square

Density Regulations:

FAR 1.25 With A Higher FAR Considered Through the CBD PD
Process Up To 2.0

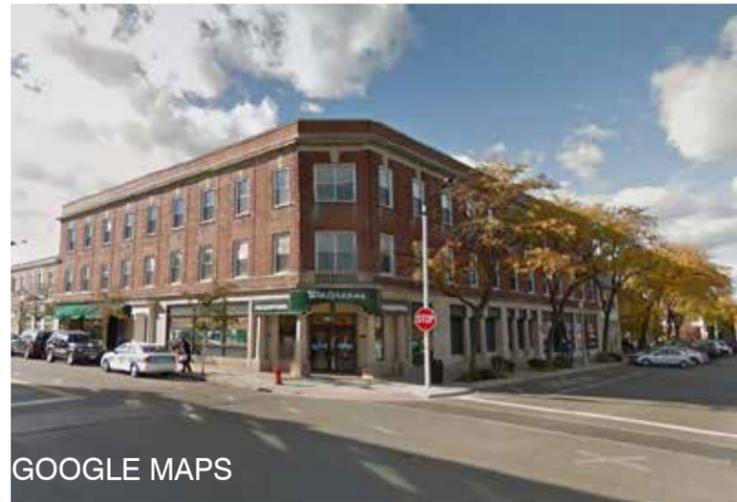
Building Height Regulations

Building Height Regulations



GOOGLE MAPS

- ● ● ● ● Market Square
- Commercial/Retail



GOOGLE MAPS



GOOGLE MAPS



MNN.COM



GOOGLE MAPS

Commercial/Retail

Town Center Development: Mixed Use Destination

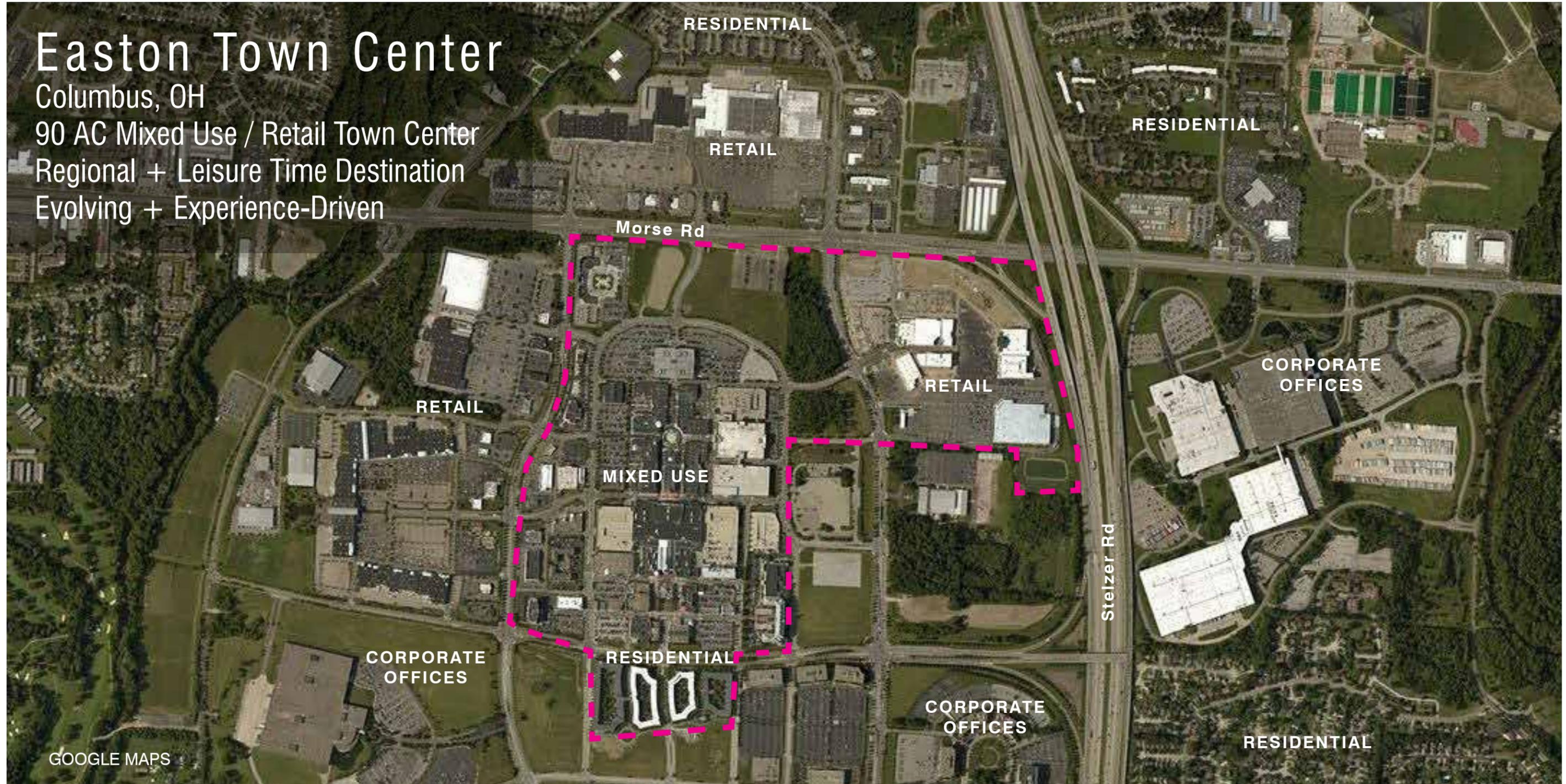
Easton Town Center

Columbus, OH

90 AC Mixed Use / Retail Town Center

Regional + Leisure Time Destination

Evolving + Experience-Driven



Town Center Development: Mixed Use Destination



Easton Town Center

Columbus, OH

90 AC Mixed Use / Retail Town Center

Regional + Leisure Time Destination

Evolving + Experience-Driven

A globally-inspired, experience-driven, year-round destination, Easton Town Center draws over 20 million visitors each year.* The Town Center features a diversity of uses including retail, restaurants, entertainment, hotels, and residences (ranging from garden apartments to townhomes to multifamily, midrise residences). These uses are supplemented by public spaces (public restrooms, fountains, splash pads) and amenities (free towels and umbrellas) that give visitors and residents a reason to spend time in the Town Center. Pedestrians are further welcomed by comfortably scaled and appointment streetscapes.

* Information from 'Easton Town Center Celebrates 15 Years in Columbus' (CapitalStyle 2014) and Easton Leasing Brochure May 2016 (Steiner)



Lifestyle Center Development: Bringing New Amenities to the Market



Lifestyle Center Development: Bringing New Amenities to the Market



Legacy Village

Lyndhurst, OH
New Mixed-Use Lifestyle Center
Aligned Local Wetlands Planning
Phased Implementation

With existing retail markets nearby, Legacy Village differentiates itself by offering unique vendors and capitalizing on under-served markets. The development's success has also been attributed to its attractive site design and hardscape that permit year-round use.* Architectural, planning, and landscape elements were designed to evoke a sense of history and to encourage use by the community. The Legacy Village development project integrated the preservation and restoration of 25 acres of woodlands and wetlands, allowing residents and visitors to view and visit natural areas.*

* Information from the Urban Land Institute (2005)





Lifestyle Center Development: Bringing New Amenities to the Market

Lyndhurst Zoning Overview
Legacy Village

Town Center Zoning District:

Community Business w/Mixed Use Overlay

Density Regulations:

Community Business District:
20,000 SF Max. Gross Floor Area

Mixed Use Overlay:

All uses are conditional within overlay district
4 Min - 7 Max Dwelling Units / AC

30% Max Mixed-Use Dev. Land for Residential
20% Min Common Open Space + Riparian

Building Height Regulations:

Mixed Use Overlay:

35 Feet Residential

45 Feet Commercial/Retail



●●●●● Legacy Village

Community Business District

Mixed Use Overlay



Concord Town Center: Case Studies



Lifestyle Center Development: Bringing New Amenities to the Market

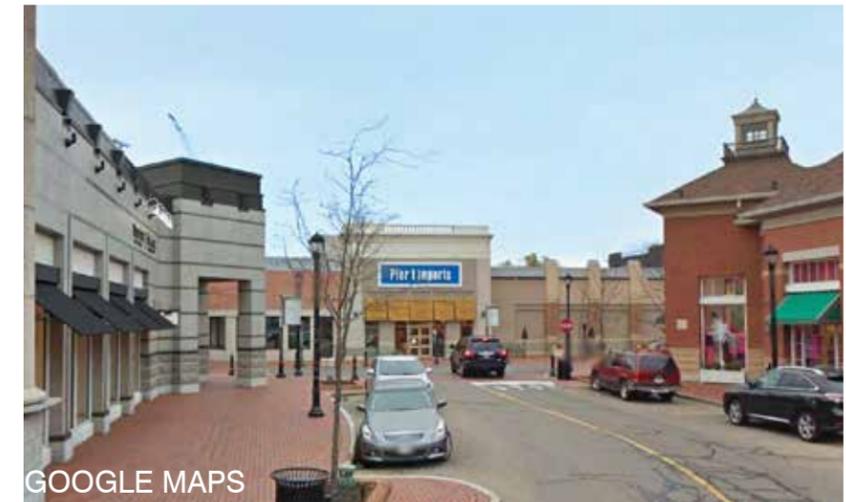
Lyndhurst Zoning - Commercial/Retail
Legacy Village

Density Regulations:

20,000 SF Max. Gross Floor Area

Building Height Regulations

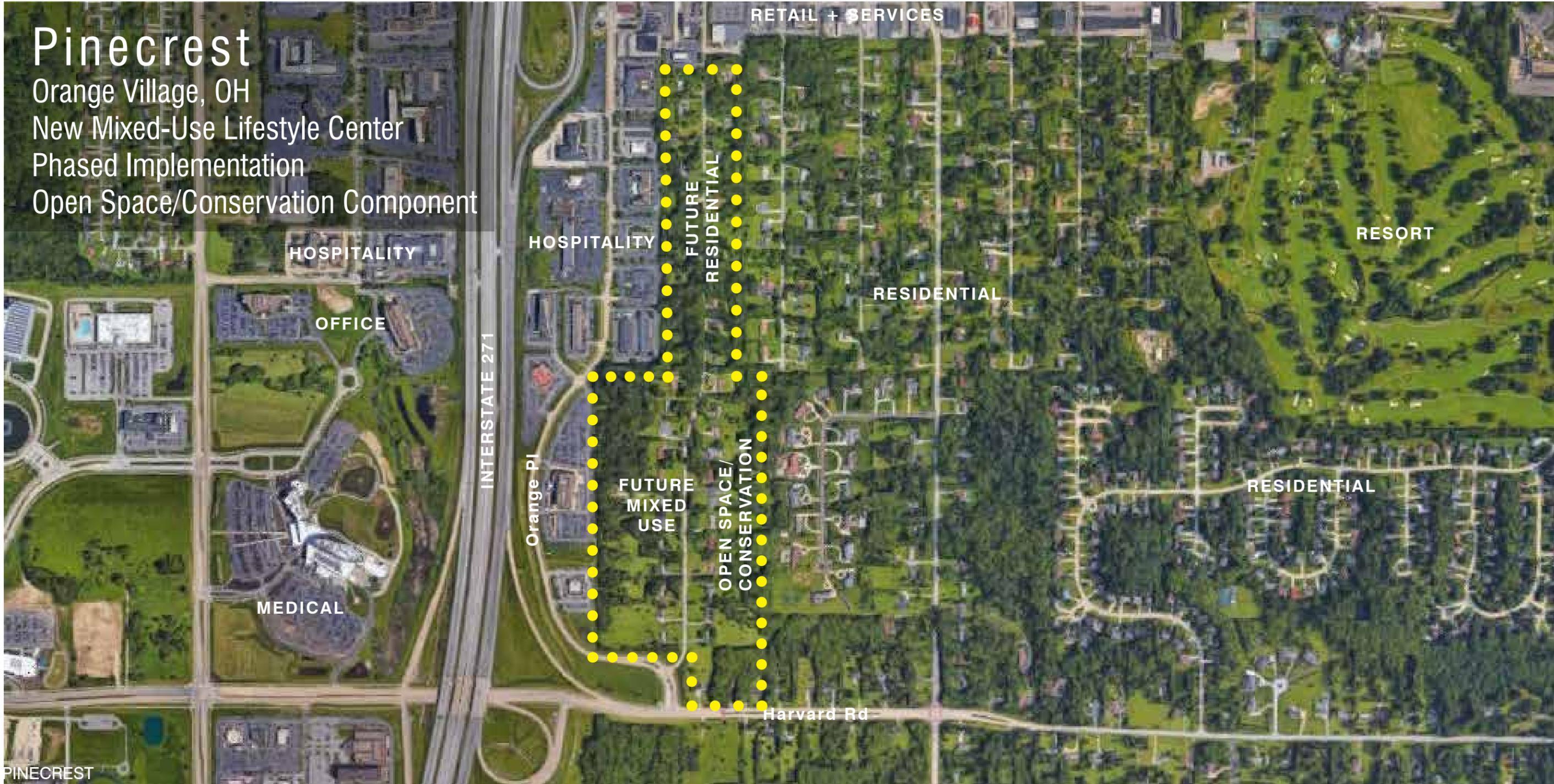
45 Feet Commercial/Retail



- ● ● ● ● Legacy Village
- Commercial/Retail

Commercial/Retail

Lifestyle Center Development: An Urban Development in the Suburbs



Lifestyle Center Development: An Urban Development in the Suburbs



Pinecrest

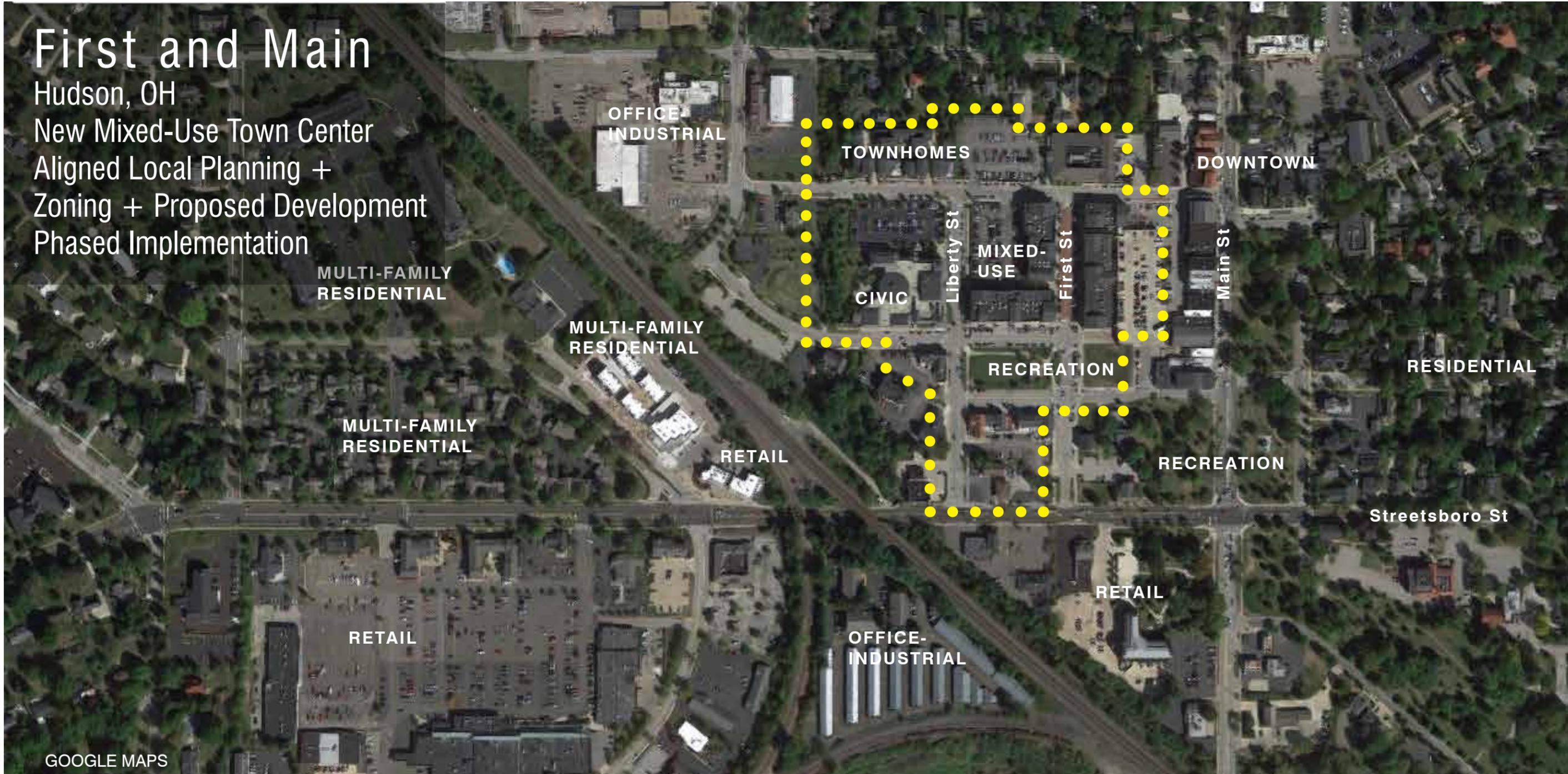
Orange Village, OH
New Mixed-Use Town Center
Phased Implementation
Open Space/Conservation Component

Pinecrest is a new suburban mixed-use district close to Cleveland that will offer retail, offices, recreation spaces as well as residences. The development maximizes visibility and accessibility through its proximity to Interstate 271 and five proposed bike paths. Within the Town Center, a 1 AC public plaza serves as a gathering and wayfinding feature. The design embraces the historical community of Orange Village by using similar materials and by offering an urban-scaled, walkable, and engaging environment for both visitors and residents.

* Information from discoverpinecrest.com (2016)



Town Center Development: New Town Center Close To Home



Town Center Development: New Town Center Close To Home



FIRST & MAIN HUDSON

First and Main

Hudson, OH
New Mixed-Use Town Center
Aligned Local Planning + Zoning
+ Proposed Development
Phased Implementation

Hudson, Ohio's Town Center, First and Main, integrates a mix of uses adjacent to the City's historic Main Street. The Town Center's appropriately scaled streetscapes and historically-inspired architecture promote approachability and pedestrian comfort. Civic spaces that host public events throughout the year, including summer concerts, food and wine festivals, auto shows, and farmers markets, foster community gathering.



FAIRMOUNT PROPERTIES



FAIRMOUNT PROPERTIES



FAIRMOUNT PROPERTIES



FAIRMOUNT PROPERTIES



FAIRMOUNT PROPERTIES



FIRST & MAIN HUDSON

Town Center Development: New Town Center Close To Home

Hudson Zoning Overview
First and Main Town Center

Town Center Zoning District:

Village Core

Density Regulations:

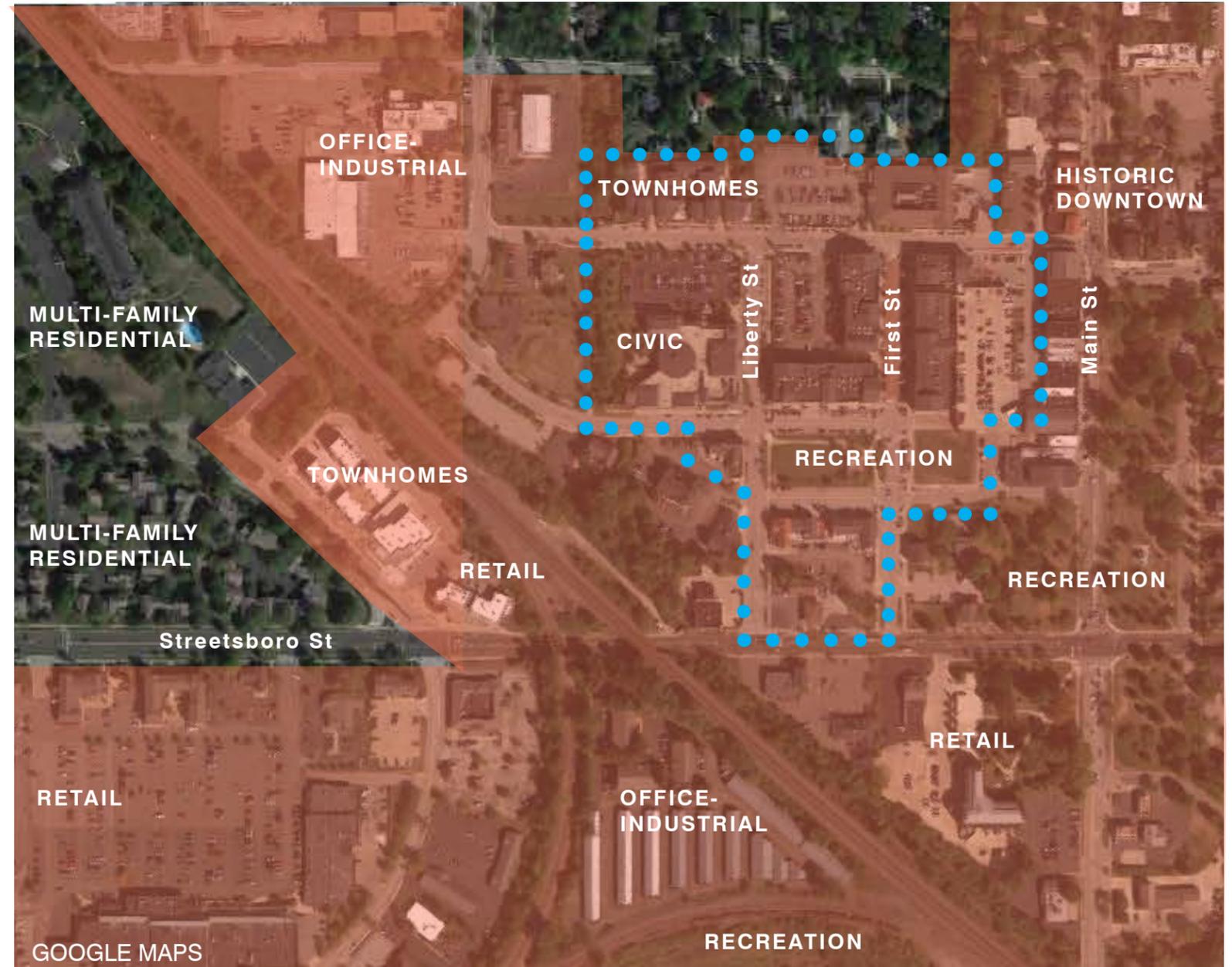
- 12 Duplex DU/AC with Max 4 DU/Structure
- 20 Townhome DU/AC with Max 4 DU/Structure
- 30 Multi-Family DU/AC with Max 12 DU/Structure

Impervious Lot Coverage Regulations:

- 80% Max ILC for Commercial/Retail Uses (PD)
- 75% Max ILC for Residential

Building Height Regulations

- 35 Feet Townhomes
- 40 Feet Multi-Family
- 45 Feet Commercial/Retail



●●●●● First & Main ■ Village Core District

Town Center Development: New Town Center Close To Home

Hudson Zoning - Townhomes
First and Main Town Center

Density Regulations:

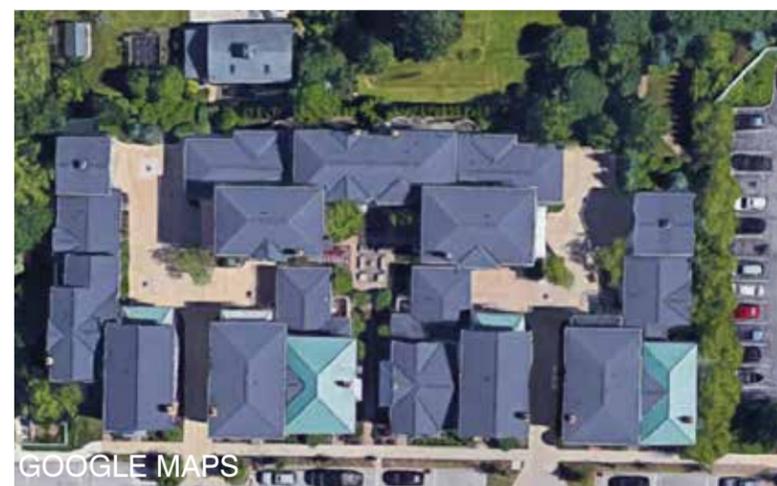
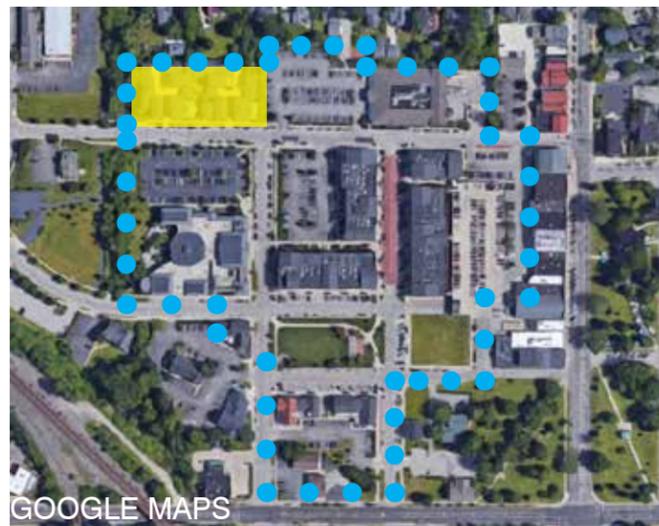
20 Townhome DU/AC with Max 4 DU/Structure

Impervious Lot Coverage Regulations:

75% Max ILC for Residential

Building Height Regulations

35 Feet Townhomes



● ● ● ● ● First & Main
■ Townhomes

Townhomes

Lifestyle Center or Town Center?



A Lifestyle Center is comprised of upscale national-chain specialty stores with dining and entertainment, usually in an outdoor setting.



A Town Center is an enduring, walkable, and integrated open-air, multiuse development that is organized around a clearly identifiable and energized public realm where citizens can gather and strengthen their community bonds.

It is **anchored by retail, dining, and leisure uses**, as well as **by vertical or horizontal residential uses**.

At least one other type of development is included in a town center, such as office, hospitality, civic, and cultural uses.

Over time, a town center should evolve into the densest, most compact, and most diverse part of a community, with strong connections to its surroundings.



Concord Town Center: Case Studies

Essential Town Center Uses

Residential

Single Family Homes
Mid-Rise Multi-Family Condominiums
Townhomes

Mixed Use

Multi-Story Mixed Use:
Boutique Retail + Office
Restaurant + Office
Boutique Retail + Residential

Live/Work:
Multi-Story Office or Retail + Residential

Commercial/Office

Multi-Story Boutique Hotel + Restaurants or Retail
Grocery Anchor
Multi-Story Corporate Offices
Retail + Restaurants
Small Tenant Offices

Community + Civic

Recreation Center + Aquatics
Youth Recreation Fields
Village Green + Events Space
Water Feature + Boardwalk
Museums
Recreation Center
Farmers Market



RDL ARCHITECTS

First and Main, Hudson, OH
Townhomes



FAIRMOUNT PROPERTIES

First and Main, Hudson, OH
2 Story Mixed Use



PINECREST

Pinecrest, OH
Retail



Village Green, Lincolnshire, IL
Village Hall



VI AT THE GLEN

The Glen, Glenview, IL
Senior Multi-Family Housing



NESKO

The Glen, Glenview, IL
3 Story Live/Work Mixed Use



AIACHICAGO.ORG

The Glen, Glenview, IL
Corporate Office



EASTONWAY

Easton Town Center, Columbus, OH
Farmers Market

Community Summary Matrix

Development / Community	2012 Total Population*	Community Fabric	Population Density (2010)*
Village Green Lincolnshire, IL	7,357	Suburban	1,589/Sq.Mi.
The Glen Glenview, IL	45,529	Suburban	3,204/Sq.Mi.
Market Square Lake Forest, IL	19,728	Suburban	1,128/Sq.Mi.
Easton Town Center Columbus, OH	799,327	Urban	3,624/Sq.Mi.
Legacy Village Lyndhurst, OH	14,001**	Suburban	3,159/Sq.Mi.
Pinecrest Orange Village, OH	3,323**	Suburban	3,819/Sq. Mi.
First and Main Hudson, OH	21,757	Suburban	870/Sq.Mi.

* Measures community as defined by U.S. Census boundaries
 ** 2010 Data



Development Summary Matrix

Development / Community	Type	Opens	Size
Village Green Lincolnshire, IL	Mixed Use Town Center	1999	140 AC
The Glen Glenview, IL	Mixed Use Town Center	2000	1,211 AC
Market Square Lake Forest, IL	Mixed Use Town Center	1916	15 AC
Easton Town Center Columbus, OH	Mixed Use Town Center	1999	90 AC
Legacy Village Lyndhurst, OH	Mixed Use Lifestyle Center	2003	67 AC
Pinecrest Orange Village, OH	Mixed Use Development	2018	58 AC
First and Main Hudson, OH	Mixed Use Town Center	2004	17 AC



Development Proximity Matrix

Development / Community	Proximity to: Highway	Arterial	Public Transit	Recreation	Resort
Village Green Lincolnshire, IL	2 mi.	0.0 mi.	Y	Y	Y
The Glen Glenview, IL	3.5 mi.	0.0 mi.	Y	Y	N
Market Square Lake Forest, IL	1.2 mi.	0.0 mi.	Y	Y	N
Easton Town Center Columbus, OH	0.6 mi.	0.0 mi.	Y	Y	N
Legacy Village Lyndhurst, OH	1.1 mi.	0.0 mi.	N	N	Y
Pinecrest Orange Village, OH	0.3 mi.	0.3 mi.	Y	Y	Y
First and Main Hudson, OH	3.5 mi.	0.0 mi.	Y	Y	N



Development Use Matrix

Development / Community	Residential	Mixed Use	Commercial + Office	Community + Civic
Village Green Lincolnshire, IL	●	●	●	●
The Glen Glenview, IL	●	●	●	●
Market Square Lake Forest, IL		●	●	●
Easton Town Center Columbus, OH	●	●	●	●
Legacy Village Lyndhurst, OH		●	●	
Pinecrest Orange Village, OH	●	●	●	●
First and Main Hudson, OH	●	●	●	●



Concord Town Center: Case Studies

Development Matrix

Development Community	Size + Implementation	Residential	Mixed Use	Commercial + Office	Community + Civic
First and Main Hudson, OH	17 AC Multi-Phase	219 Units Multi-Family Townhomes [future] +/-1,700SF - +/-3,100SF*	200,000 SF Retail Restaurant Office	145,000 SF Office	Library Historical Society Special Events Green
Pinecrest Orange Village, OH	57 AC Multi-Phase	390 Units Apartments Townhomes Multifamily [future] [future] [future]	400,000 SF Retail Entertainment Restaurant	150,000 SF Office 150 Rooms Hotel	Plaza + Lawns
The Glen Glenview, IL	1,211 AC Multi-Phase	2,181 Units Single Family Apartments/ Condominiums Townhomes/ Rowhomes +/-2,300SF - +/-5,000SF* +/-600SF - +/-2,300SF+ +/-1,500SF - +/-4,100SF*	500,000 SF Retail Entertainment Restaurant	860,000+ SF Office	Special Events Green Community Center Middle School Children's Museum Gallery Park
Easton Columbus, OH	1,300 AC Multi-Phase	750 Units Apartments Townhomes +/-600SF - +/-1,400SF+ +/-1,200SF - +/-3,400SF+	1,700,000 SF Retail Entertainment Restaurant	2,500,00 SF Office 560 Rooms 3 Hotels	Town Squares Fountains Parks

* SF From Market Rate Listing
+ SF From Developer/Management Listing



Case Study Analysis Findings

The case studies analyzed help to shape an understanding of the elements and attributes that are essential to the new Town Center Model:

Mixed-use developments incorporate retail, restaurant, entertainment, commercial, office, community, civic, and residential uses to create a cohesive, engaging Town Center.

Convenient access to the Town Center encourages use by residents and visitors.

Walkable, human-scaled development within the Center allows pedestrians to feel comfortable as they shop, dine, work, and live and encourages visitors and residents to spend more time in the Town Center.

By incorporating a range of **housing types** at **appropriate densities**, Town Centers can meet market demands and support their economic base.

By articulating **sustainability goals**, communities can ensure that their Town Center addresses the needs of residents, visitors, businesses, and the environment for generations to come.

Establishing an **identity** and **sense of place** allows a Town Center to differentiate itself as a destination where residents and visitors can gather, both formally and informally, to enjoy community life.



Establishing A Vision To Encourage Development

1.7

VISION: Vision Statement + Goals

A Town Center's success is driven both by the uses and characteristics that define the Center and by the greater community conditions that support it.

Analyzing national market trends in conjunction with local conditions, illuminates opportunities to achieve the economic growth that the JEDD and Concord Township envision by creating conditions to support a Town Center.

Opportunities to promote economic growth by attracting and retaining retail and commercial/office businesses include strengthening the market area by increasing residential density, attracting Millennials and retaining Baby Boomers and Empty Nesters.

Concord Township, Ohio

Concord-Painesville
Joint Economic
Development District

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Concord Town Center: Vision Statement + Goals

Vision Statement

Develop A Destination Town Center That Reflects Concord Township And Its Focus On Family And Community

Goals

Create Walkable, Bikeable Access To And From The Town Center

Provide Residential Living Within The Town Center To Attract And Retain Growing Populations

Grow Residential, Retail and Commercial/Office Mixed Use Tax Revenue

The Concord Town Center Vision Graphic Representations

20

VISUALIZATION:

Visualization is a tool to be used by the Township to effectively communicate the Concord Town Center vision to the community and potential developers.

The Master Plan and neighborhood diagrams serve as graphic representations to convey the vision. They reflect the goals, design, and critical elements of the Concord Town Center. They also present the scale, massing and circulation patterns of the neighborhoods that comprise the Town Center.

Concord Township, Ohio

Concord-Painesville
Joint Economic
Development District

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The Master Plan Illustrations

2.1

VISUALIZATION: Concord Town Center Master Plan

The Master Plan illustrates an overall vision of the destination Concord Town Center development.

Concord Township, Ohio

Concord-Painesville
Joint Economic
Development District

Risinger + Associates
©2016

Concord Town Center: Master Plan

Vision for the Concord Town Center

Legend

- ① Mixed Use Retail + Mixed Use Office
- ② Dwellings Multi-Family
- ③ Dwellings Townhomes
- ④ Community Recreation Center
- ⑤ Concord Ellison Creek Preserve
- ⑥ Wetlands
- ⑦ Athletic Facilities
- ⑧ Outdoor Aquatic Center
- ⑨ Outdoor Amphitheater
- ⑩ Market Square/Green
- ⑪ Gateway
- ⑫ Proposed Roadways
- ⑬ Proposed Below Grade Parking
- ⑭ Existing Roadways
- ⑮ Existing Concord Continuing Care
- ⑯ Vista Springs Assisted Living Coming in 2016
- P Proposed Surface Parking
- O Future Office + Professional with Retail + Entertainment/Recreation
- M Future Mixed Use Retail + Mixed Use Office



Concord Town Center: Master Plan

Crile Road / Capital Parkway Intersection View Southwest

CONCORD
TOWN CENTER



Concord Town Center: Master Plan

Auburn Road / Capital Parkway View Southwest

CONCORD
TOWN CENTER



Concord Town Center: Master Plan

Ellison Preserve View Northeast



Concord Town Center: Master Plan

Town Center Master Plan Neighborhood Overview

Size

+/- 120 AC

Phases 1-6

Mixed Use

360,000 SF - 500,000 SF

Retail

Entertainment

Restaurant

Office

Live-Work

Residential

170-230 Units

Townhomes

Multi-Family

Civic

Market Square

Special Events Green

Nature Preserve

Community Center

Commercial/Office

400,000 SF - 500,000 SF

Professional Office

Commercial

Specialty Retail + Hospitality



Building + Unit Mix, Quantities + Sizes As Well As Parking Per Master Plan
Final Building + Unit Mix, Quantities + Sizes As Well As Parking To Be
Determined Based Upon Developer Proposals



The Concord Town Center Neighborhoods

22

VISUALIZATION Neighborhood Design

The neighborhoods are defined by elements, activities, and characteristics and by distinct approaches to structure, scale, and streetscape.

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Development District

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Concord Town Center: Neighborhood Design

Mixed Use Neighborhood

Overview

The Mixed Use Neighborhood serves as the commercial hub of the Concord Town Center. A destination for both Concord Township residents and visitors, the Mixed Use Neighborhood offers high-end retail, restaurants, and entertainment venues with offices and residences above. Integrated, safe, pedestrian-friendly streetscapes and plazas provide opportunities for outdoor dining, fitness classes, and art installations, and seamless connections to the Town Center's Civic Neighborhood. Parking is conveniently provided on the street and in an underground garage.

Uses

- Boutique + National Retail
- Restaurants + Gourmet Markets
- Art Galleries + Entertainment Venues
- Offices
- Live-Work

Stories

2-3 Stories Above Grade

Size

15,000 SF - 50,000 SF Per Building
Total: 360,000 SF - 500,000 SF

Parking

15-25 Street Spaces Per Building
65-75 Garage Spaces Per Building
Total: 1,400 - 2,000 Parking Spaces
3.3 - 3.8 Spaces Per 1,000 SF

Building + Unit Mix, Quantities + Sizes As Well As Parking Per Master Plan
Final Building + Unit Mix, Quantities + Sizes As Well As Parking To Be
Determined Based Upon Developer Proposals



Concord Town Center: Neighborhood Design



Mixed Use Neighborhood

Plazas

Hardscape and green plazas enhance the Mixed Use Neighborhood, allowing for seasonal activities and programs that support local businesses.



Hardscape Plazas

Hardscape plazas, accented with landscaping, host seasonal outdoor restaurant and cafe dining, water features, art installations, sidewalk events, and holiday markets.



Green Plazas

Green plazas, or lawns, host outdoor fitness classes, including yoga and pilates, art installations, picnics, and youth educational programming.

Concord Town Center: Neighborhood Design

Mixed Use Neighborhood

Parking

A mix of on-street and below grade garage parking, maximize the Mixed Use Neighborhood's accessibility by providing convenient options for parking.

● ● ● **Entrance to Above or Below
Grade Parking Garage**
65-75 below grade garage parking spaces
per building

■ **Street Parking**
15-25 street spaces per building

Parking Ratio 3.3 - 3.8 Spaces
Per 1,000 SF



Concord Town Center: Neighborhood Design

Mixed Use Neighborhood

Streetscapes

Thoughtful streetscape designs in the Mixed Use Neighborhood facilitate safe and convenient circulation for both pedestrians and vehicles. Each streetscape features a 2'-0" splash strip and 6'-0" planter to create a comfortable buffer zone between pedestrians and vehicles. 12'-0" wide sidewalks in the Mixed Use Neighborhood provide ample room for pedestrian circulation and sidewalk events and displays, and provide flexibility for outdoor cafe seating.

Streetscape A

Streetscape A provides for a "Main Street" feel along Auburn Road. Angled parking spaces flank the two-way street, providing safe, convenient, accessible parking to the neighborhood's retail, restaurant, and entertainment venues.

Streetscape B

Streetscape B provides for an intimate, pedestrian-friendly feel along minor streets in the neighborhood. Parallel parking spaces flank the two-way streets, encouraging slower traffic, providing an additional buffer between pedestrian and vehicle traffic, and offering convenient parking to the neighborhood's retail, restaurant, and entertainment venues.

Streetscape C

Streetscape C provides for unobtrusive access and convenient, angled parking along minor one-way streets that intersect the neighborhood's retail, restaurant, and entertainment venues.

Streetscape D

Streetscape D provides for unobtrusive access and low-density parallel parking along minor one-way streets that intersect the neighborhood's retail, restaurant, and entertainment venues.

Streetscape E

Streetscape E serves to enhance the Market Square by providing low-density, parallel parking along the perimeter to encourage slower traffic without sacrificing convenience. Two-way traffic circulation around the Market Square maximizes ease of navigation and access to the Square. Adjacent buildings are oriented to offer outdoor cafe seating with views to the Square.

Streetscape F

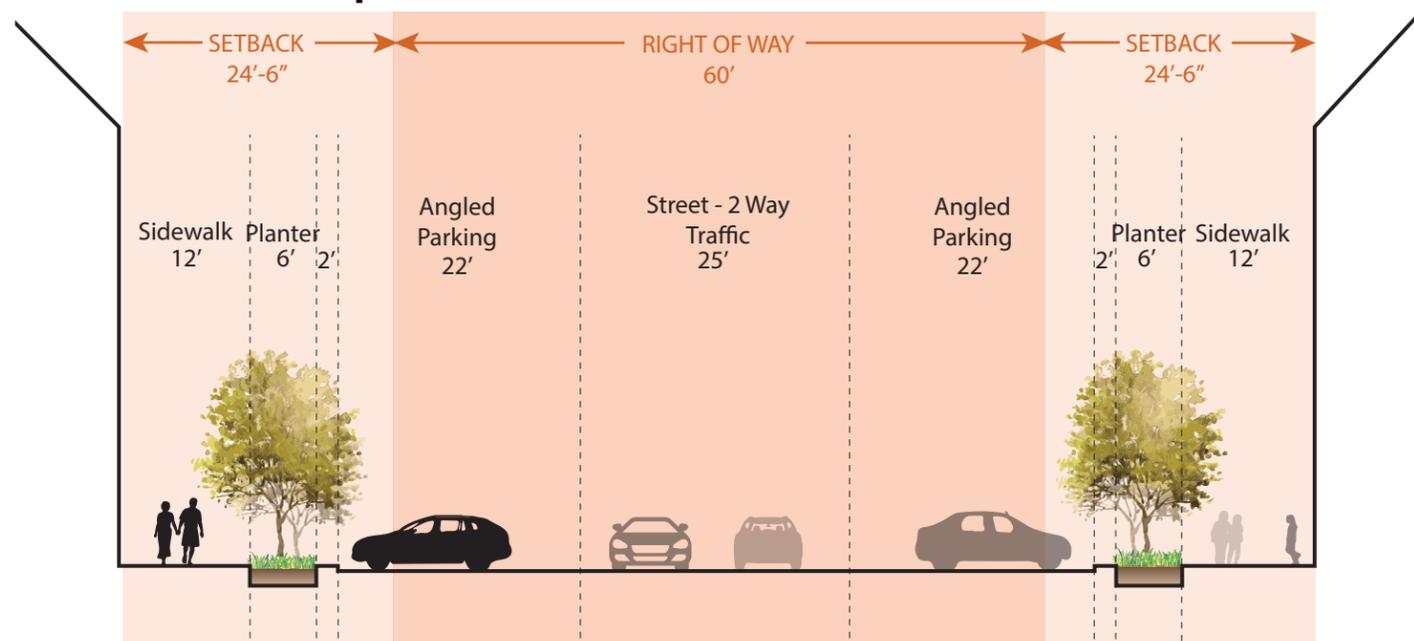
Streetscape F creates an intentional transition at the edge of the Mixed Use Neighborhood. Angled parking spaces along the edge of the Mixed Use Neighborhood maximize accessibility, while parallel parking spaces on the transition side offer reduced density parking and a more intimate, integrated feel.



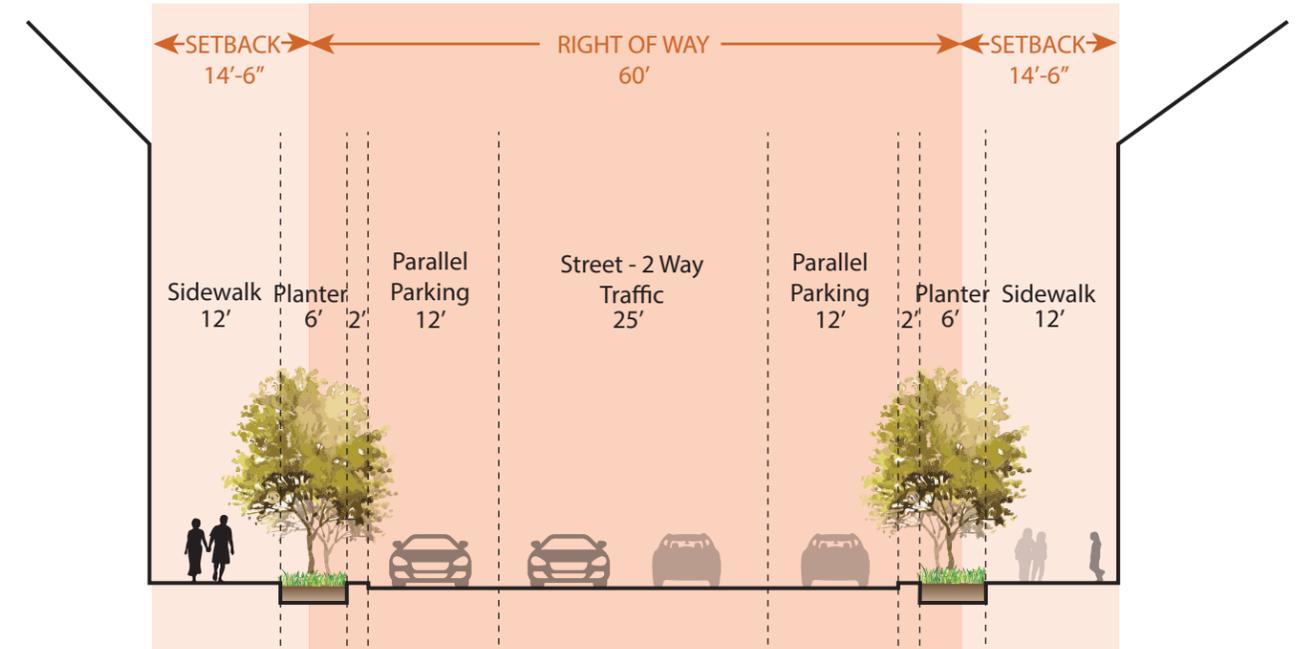
Concord Town Center: Neighborhood Design

Mixed Use Neighborhood Standards

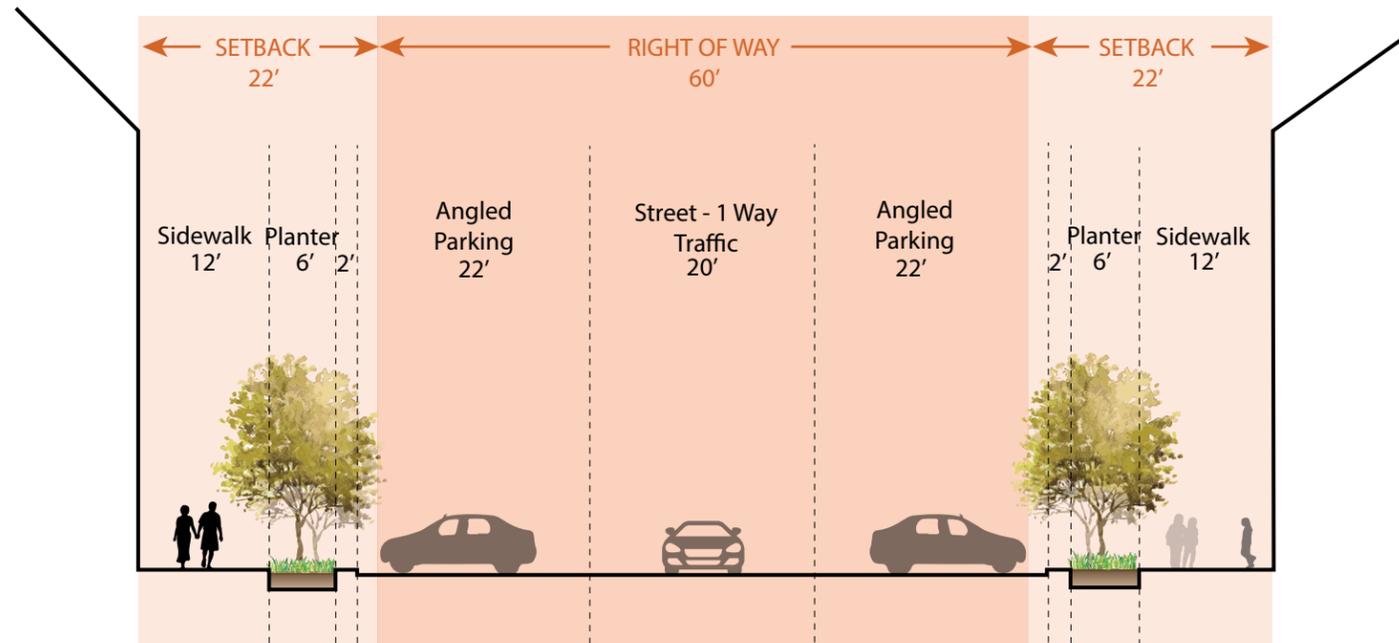
Streetscapes



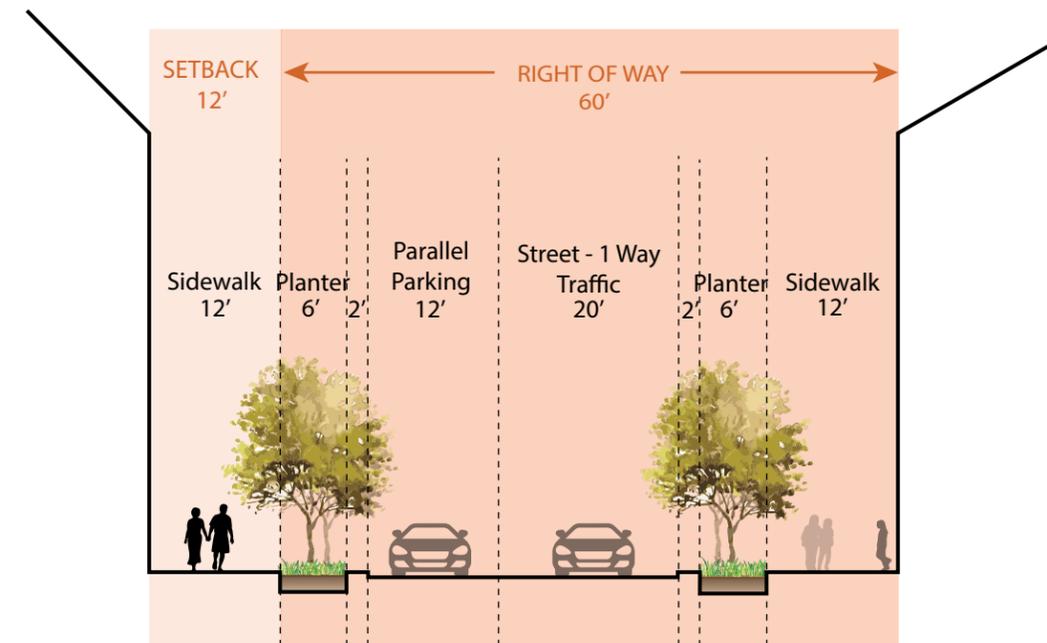
A. Mixed Use - Two Way Traffic



B. Mixed Use - One Way Traffic



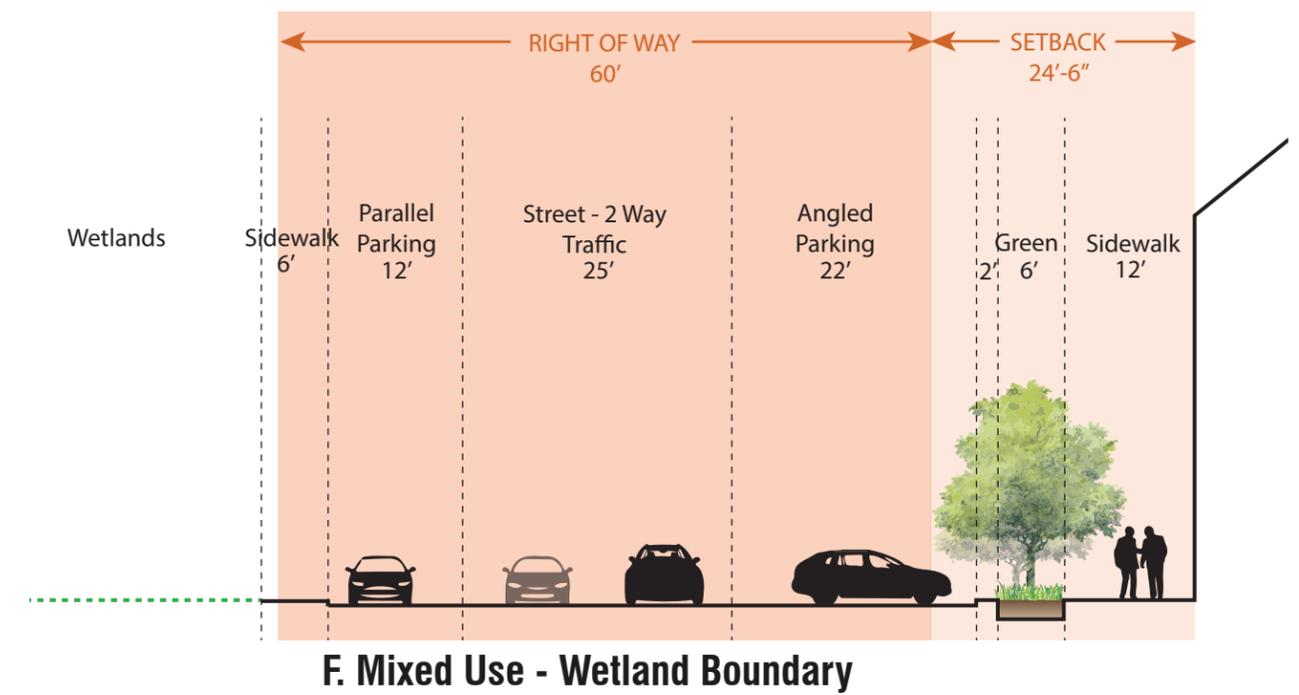
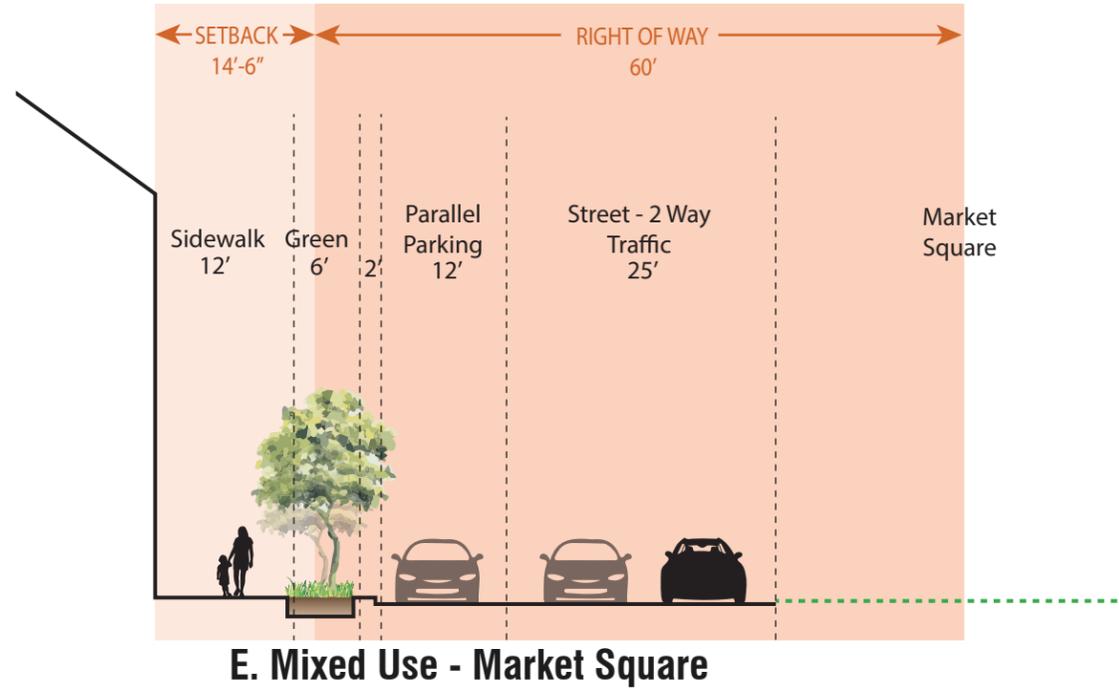
C. Mixed Use - One Way Traffic



D. Mixed Use - One Way Traffic

Mixed Use Neighborhood Standards

Streetscapes



Concord Town Center: Neighborhood Design

Case Studies: Mixed Use Town Center



Concord Town Center: Neighborhood Design

Case Studies: Outdoor Restaurant Barriers

Planter Boxes



Ornamental Fencing



Concord Town Center: Neighborhood Design

Auburn Road Corridor View South

CONCORD
TOWN CENTER



Concord Town Center: Neighborhood Design

Auburn Road Gateway View South

CONCORD
TOWN CENTER



Concord Town Center: Neighborhood Design

Town Center Typical Streetscape View



Concord Town Center: Neighborhood Design

CONCORD
TOWN CENTER

Civic + Community Neighborhood

Overview

The economic and civic vitality of Concord Township is strengthened by community gathering spaces throughout the Town Center's Civic Neighborhood which draw in residents and visitors year-round.

Uses

- Market Square
- Concord Ellison Nature Preserve Walking Paths
- Outdoor Amphitheater
- Athletic Facilities
- Community Center
- Aquatic Center

Stories

2-3 Stories Above Grade (Community Center)

Size

70,000 SF - 120,000 SF (Community Center)

Parking

250-400 Surface Spaces to Align with Uses

Building + Unit Mix, Quantities + Sizes As Well As Parking Per Master Plan
Final Building + Unit Mix, Quantities + Sizes As Well As Parking To Be
Determined Based Upon Developer Proposals



Civic + Community Neighborhood

Community Engagement

Community engagement spaces provide opportunities for formal and informal gatherings that enhance the new Town Center by drawing in residents and visitors.



Concord Town Center: Neighborhood Design

Case Studies: Market Square



Concord Town Center: Neighborhood Design

Concord Town Center Market Square View Northeast

CONCORD
TOWN CENTER



Concord Town Center: Neighborhood Design

Townhomes Neighborhood

Overview

The Townhomes Neighborhood consists of two story residences nestled between the Concord Ellison Creek Preserve to the east and the Ellison Creek ravine and Little Mountain Country Club to the west. Townhomes provide for privacy, scenic views and convenient access to neighborhood amenities, including playgrounds and recreation facilities. Within walking distance to the Civic and Mixed Use Neighborhoods, the Townhomes Neighborhood attracts millennials, young families, and empty nesters.

Stories

2 Stories Above Grade

Size

4,000 SF - 12,000 SF Per Building

Total: 220,000 SF - 300,000 SF

Units

2-6 Units Per Building

Total: 110-150 Units

Parking

8-24 Spaces Per Building

Garage + Surface:

4.0 Spaces Per Unit

Total: 440-600 Parking Spaces

Building + Unit Mix, Quantities + Sizes As Well As Parking Per Master Plan
Final Building + Unit Mix, Quantities + Sizes As Well As Parking To Be
Determined Based Upon Developer Proposals



Concord Town Center: Neighborhood Design

Multi-Family Neighborhood

Overview

The Multi-Family neighborhood consists of multi-story, multi-family residences, each with views to the adjacent Concord Ellison Creek Preserve. Generously sized units conveniently located in the walkable Town Center, attract young families and empty nesters.

Stories

3-4 Stories Above Grade

Size

48,000 SF - 64,000 SF Per Building

Total: 96,000 SF - 128,000 SF

Units

30-40 Units Per Building

Total: 60-80 Units

Parking

75 Spaces Per Building

Garage + Surface

1.9 - 2.5 Spaces Per Unit

Total: 150 Parking Spaces

Building + Unit Mix, Quantities + Sizes As Well As Parking Per Master Plan
Final Building + Unit Mix, Quantities + Sizes As Well As Parking To Be
Determined Based Upon Developer Proposals



Townhomes and Multi-Family Neighborhoods

Streetscapes

Thoughtful streetscape designs in the Townhomes and Multi-Family Neighborhoods facilitate safe and convenient circulation for both pedestrians and vehicles. Garages are accessed by a rear alley. Green courtyards in the residential neighborhoods provide for privacy and stormwater management potential.

Streetscape G

Streetscape G provides for two-way traffic along the edge of the Multi-Family Neighborhood and the adjacent Concord Ellison Creek Preserve. The street is lined with parallel parking spaces, a 6'-0" planting area, and 6' sidewalks. This street scale lends to both the residential neighborhood to the north and the nature preserve to the south. Multi-Family residences are set back 30'-0" from the sidewalk.

Streetscape H

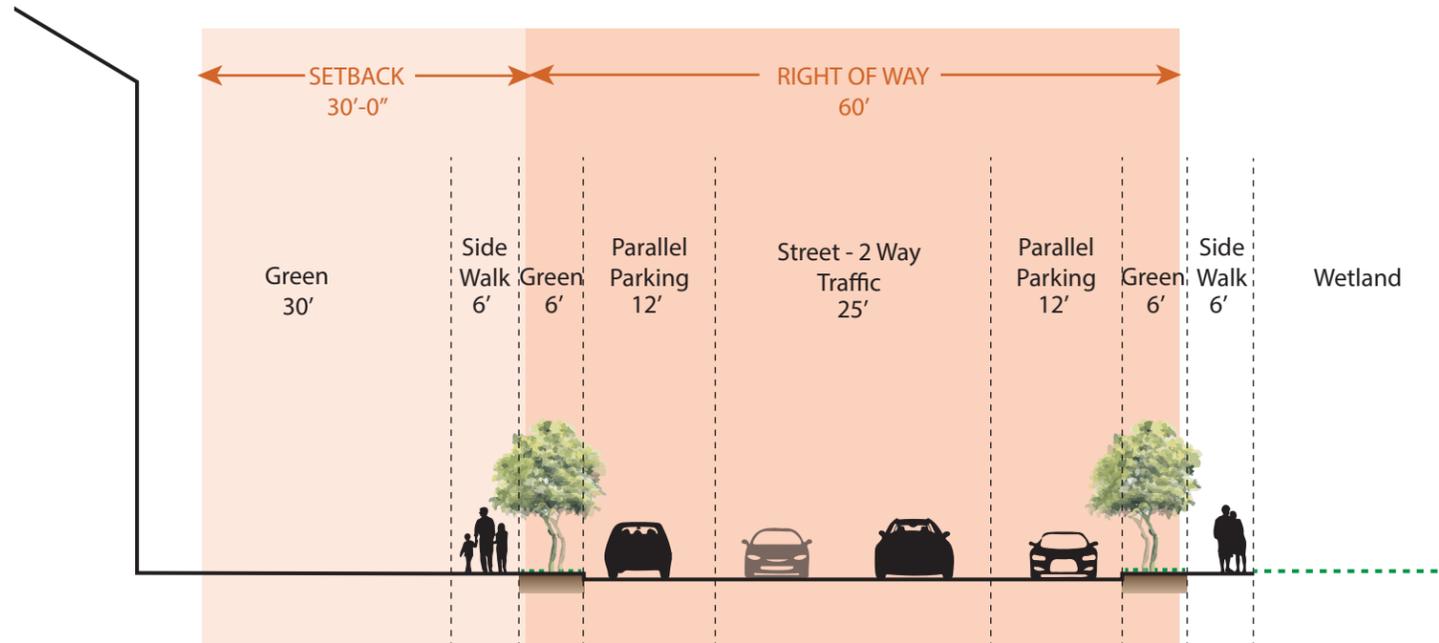
Streetscape H provides for an intimate, residential feel in the Townhomes Neighborhood. Two-way streets are lined with trees and sidewalks, providing for walkability through the neighborhood. 20'-0" courtyards lead up to each residence.



Concord Town Center: Neighborhood Design

Townhomes and Multi-Family Neighborhoods

Streetscapes + Visualization



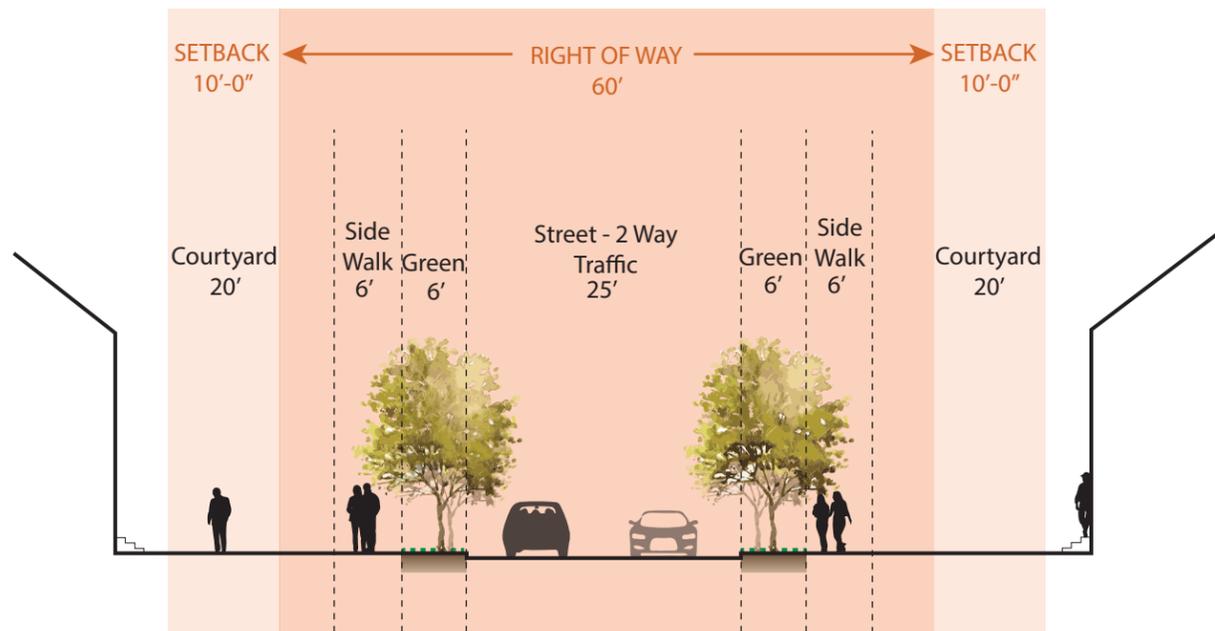
G. Multi-Family - Wetland Boundary



THE RESERVE GLENVIEW
Case Studies: Multi-Family
The Reserve Glenview at The Glen,
Glenview, IL



THE RESERVE GLENVIEW
Case Studies: Multi-Family
The Reserve Glenview at The Glen,
Glenview, IL



H. Townhomes - Two Way Traffic



REDFIN
Case Studies: Townhomes
Westgate at The Glen, Glenview IL



GOOGLE MAPS
Case Studies: Townhomes
First and Main, Hudson, OH

Concord Town Center: Neighborhood Design

Commercial/Office Neighborhood

Overview

The economic vitality of Concord Township is strengthened by professional office, commercial, specialty retail, and hospitality uses in the Town Center's Commercial/Office Neighborhood. The Neighborhood helps to grow tax revenue for the Township and also serves to increase the Town Center daytime population, supporting retail and restaurants in the Mixed Use Neighborhood.

Uses

- Professional Office
- Commercial
- Specialty Retail + Hospitality

Stories

2-3 Stories Above Grade

Size

30,000 SF - 168,000 SF Per Building
Total: 400,000 SF - 500,000 SF

Parking

7-10 Street Parking Spaces Per Building
50-55 Surface Parking Spaces Per Building
30-450 Garage Parking Spaces Per Building
Total: 1,500-1,800 Parking Spaces
3.0 Spaces Per 1,000 SF

Building + Unit Mix, Quantities + Sizes As Well As Parking Per Master Plan
Final Building + Unit Mix, Quantities + Sizes As Well As Parking To Be
Determined Based Upon Developer Proposals



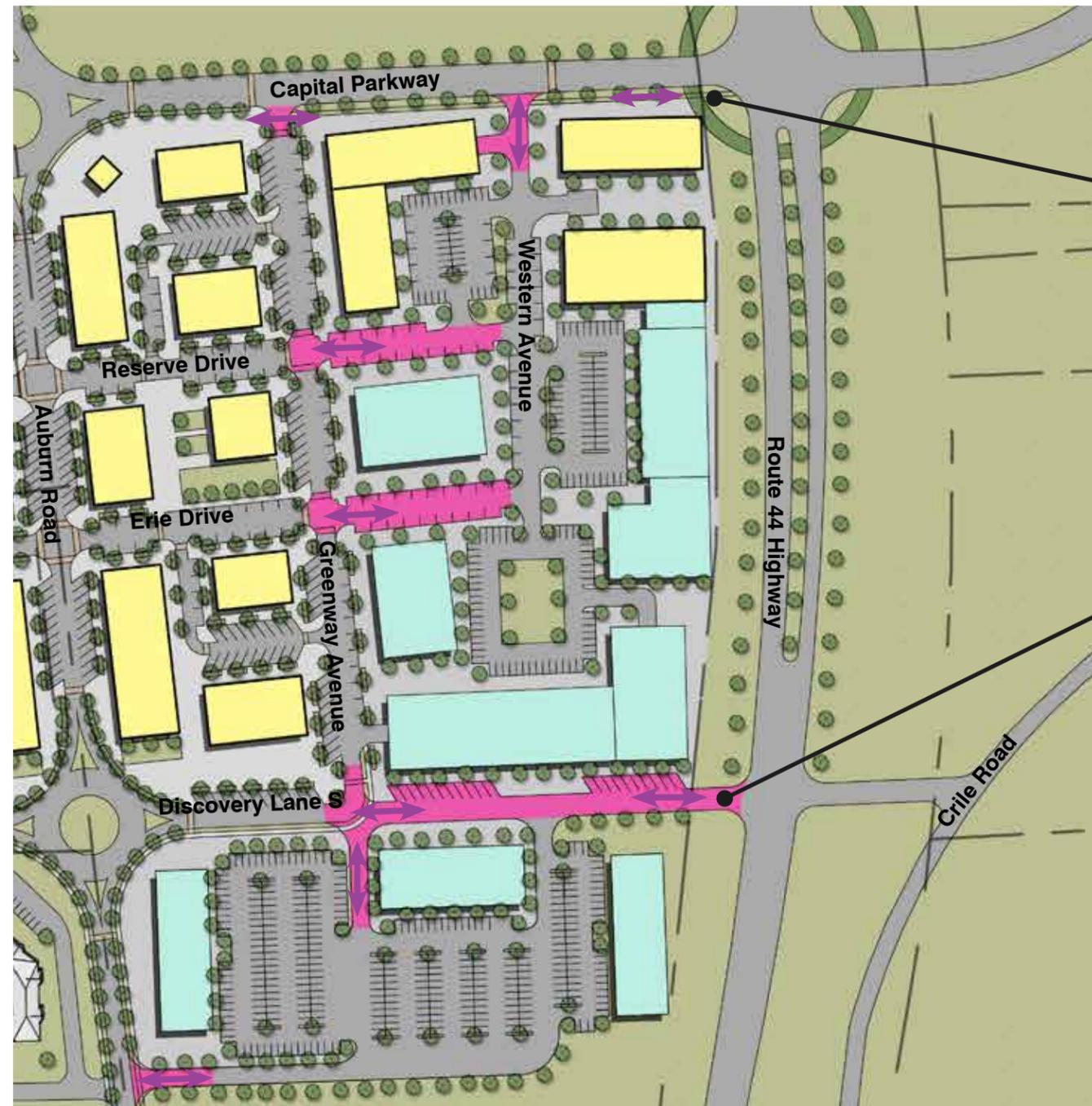
Concord Town Center: Neighborhood Design



Commercial/Office Neighborhood

Connections

The scale of the Commercial/Office Neighborhood reflects the context of its location, as the gateway between the edge of the Town Center and Route 44. Pedestrian and vehicular connections maximize accessibility from the Commercial/Office Neighborhood to the rest of the Town Center.



Future Pedestrian and Bicycle Connection Across Rte 44

Future Connection to Rte 44



Concord Town Center: Neighborhood Design

Commercial/Office Neighborhood

Parking

A mix of street, surface, and garage parking, maximize the convenience and accessibility of the Commercial/Office Neighborhood and increase its appeal to potential business tenants.



Concord Town Center By The Numbers

2.3

VISUALIZATION Case Study Comparisons

The Concord Town Center Master Plan provides a commensurate mix of elements, size and parking, all aimed to align with Concord's vision, goals and objectives.

Concord Township, Ohio

Concord-Painesville
Joint Economic
Development District

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Concord Town Center: Case Study Comparisons

Community Summary Matrix

Development / Community	2012 Total Population*	Community Fabric	Population Density (2010)*
Concord Town Center Concord, OH	18,066	Suburban	785/Sq.Mi.
Village Green Lincolnshire, IL	7,357	Suburban	1,589/Sq.Mi.
The Glen Glenview, IL	45,529	Suburban	3,204/Sq.Mi.
Market Square Lake Forest, IL	19,728	Suburban	1,128/Sq.Mi.
Easton Town Center Columbus, OH	799,327	Urban	3,624/Sq.Mi.
Legacy Village Lyndhurst, OH	14,001**	Suburban	3,159/Sq.Mi.
Pinecrest Orange Village, OH	3,323**	Suburban	3,819/Sq. Mi.
First and Main Hudson, OH	21,757	Suburban	870/Sq.Mi.

* Measures community as defined by U.S. Census boundaries
 ** 2010 Data



Concord Town Center: Case Study Comparisons

Development Summary Matrix

Development / Community	Type	Opens	Size
Concord Town Center Concord, OH	Mixed Use Town Center	TBD	+/- 120 AC
Village Green Lincolnshire, IL	Mixed Use Town Center	1999	140 AC
The Glen Glenview, IL	Mixed Use Town Center	2000	1,211 AC
Market Square Lake Forest, IL	Mixed Use Town Center	1916	15 AC
Easton Town Center Columbus, OH	Mixed Use Town Center	1999	90 AC
Legacy Village Lyndhurst, OH	Mixed Use Lifestyle Center	2003	67 AC
Pinecrest Orange Village, OH	Mixed Use Development	2018	58 AC
First and Main Hudson, OH	Mixed Use Town Center	2004	17 AC



Concord Town Center: Case Study Comparisons

Development Proximity Matrix

Development / Community	Proximity to: Highway	Arterial	Public Transit	Recreation	Resort
Concord Town Center Concord, OH	0.0 mi.	0.0 mi.	Y	Y	Y
Village Green Lincolnshire, IL	2 mi.	0.0 mi.	Y	Y	Y
The Glen Glenview, IL	3.5 mi.	0.0 mi.	Y	Y	N
Market Square Lake Forest, IL	1.2 mi.	0.0 mi.	Y	Y	N
Easton Town Center Columbus, OH	0.6 mi.	0.0 mi.	Y	Y	N
Legacy Village Lyndhurst, OH	1.1 mi.	0.0 mi.	N	N	Y
Pinecrest Orange Village, OH	0.3 mi.	0.3 mi.	Y	Y	Y
First and Main Hudson, OH	3.5 mi.	0.0 mi.	Y	Y	N



Concord Town Center: Case Study Comparisons

Development Use Matrix

Development / Community	Residential	Mixed Use	Commercial + Office	Community + Civic
Concord Town Center Concord, OH	●	●	●	●
Village Green Lincolnshire, IL	●	●	●	●
The Glen Glenview, IL	●	●	●	●
Market Square Lake Forest, IL		●	●	●
Easton Town Center Columbus, OH	●	●	●	●
Legacy Village Lyndhurst, OH		●	●	
Pinecrest Orange Village, OH	●	●	●	●
First and Main Hudson, OH	●	●	●	●



Concord Town Center: Case Study Comparisons

Development Density Matrix

Development Community	Size + Implementation	Residential	Mixed Use	Commercial + Office	Community + Civic
Concord Town Center Concord, OH <small>Building + Unit Mix, Quantities + Sizes As Well As Parking Per Master Plan Final Building + Unit Mix, Quantities + Sizes As Well As Parking To Be Determined Based Upon Developer Proposals</small>	+/- 120 AC Phases 1-4	170-230 Units Apartments Townhomes Multi-Family	360,000 SF - 500,000 SF Retail Entertainment Restaurant Office Live-Work	400,000 SF - 500,000 SF Professional Office Commercial Specialty Retail + Hospitality	Special Events Green Nature Preserve Community Center
First and Main Hudson, OH	17 AC Multi-Phase	219 Units Multi-Family Townhomes	200,000 SF Retail Restaurant Office	145,000 SF Office	Library Historical Society Special Events Green
Pinecrest Orange Village, OH	57 AC Multi-Phase	390 Units Apartments Townhomes Multi-Family	400,000 SF Retail Entertainment Restaurant	150,000 SF Office 150 Rooms Hotel	Plaza + Lawns
The Glen Glenview, IL	1,211 AC Multi-Phase	2,181 Units Luxury Apartments Single Family Homes Apartments Condominiums Townhomes Row Houses	500,000 SF Retail Entertainment Restaurant	860,000+ SF Office	Special Events Green Community Center Middle School Children's Museum Gallery Park
Easton Columbus, OH	1,300 AC Multi-Phase	750 Units Apartments Townhomes Mid-Rise Multi-Family	1,700,000 SF Retail Entertainment Restaurant	2,500,00 SF Office 560 Rooms 3 Hotels	Town Squares Fountains Parks



Concord Town Center: Case Study Comparisons

Concord Town Center Summary

Neighborhood	Building Coverage	Stories	Size	Units	Parking
MULTI-FAMILY NEIGHBORHOOD	+/- 16,000SF/AC	3-4 Stories	48,000 SF -	1,500 SF / 2/3-Bed Unit	75 Spaces
		Above Grade	64,000 SF Per Building	30-40 Units Per Building	Per Building
			Total:	Total:	Total:
			96,000 SF - 128,000 SF	60-80 Units	150 Parking Spaces
TOWNHOME NEIGHBORHOOD	Min: 6,000SF/AC Max: 18,000SF/AC	2 Stories	4,000 SF -	2,000 SF / 2/3-Bed Unit	8 - 24 Spaces
		Above Grade	12,000 SF Per Building	2-6 Units Per Building	Per Building
			Total:	Total:	Total:
			220,000 SF - 300,000 SF	110-150 Units	440-600 Parking Spaces

Building + Unit Mix, Quantities + Sizes As Well As
Parking Per Master Plan
Final Building + Unit Mix, Quantities + Sizes As Well
As Parking To Be Determined Based Upon Developer
Proposals

Building + Unit Mix, Quantities + Sizes As Well As
Parking Per Master Plan
Final Building + Unit Mix, Quantities + Sizes As Well
As Parking To Be Determined Based Upon Developer
Proposals



Concord Town Center: Case Study Comparisons

Concord Town Center Summary

Neighborhood	Stories	Size	Parking
MIXED-USE NEIGHBORHOOD	2-3 Stories Above Grade	15,000 SF - 50,000 SF Per Building	15-25 Street Spaces Per Building 65-75 Garage Spaces Per Building Garage + Surface 3.3 - 3.8 Spaces / 1,000 SF
		Total: 360,000 SF - 500,000 SF	Total: 1,400 - 2,000 Parking Spaces
CIVIC NEIGHBORHOOD	2-3 Stories Above Grade	Total: 70,000 SF - 120,000 SF	250 - 400 Surface Spaces To Align With Uses
COMMERCIAL/OFFICE NEIGHBORHOOD	2-3 Stories Above Grade	30,000 SF - 168,000 SF Per Building	7-10 Street Spaces Per Building 50-55 Surface Spaces Per Building 30-450 Garage Spaces Per Building Garage + Surface 3.0 Spaces /1,000 SF
		Total: 400,000 SF - 500,000 SF	Total: 1,500-1,800 Parking Spaces

Building + Unit Mix, Quantities + Sizes As Well As Parking Per Master Plan
Final Building + Unit Mix, Quantities + Sizes As Well As Parking To Be Determined Based Upon Developer Proposals

Building + Unit Mix, Quantities + Sizes As Well As Parking Per Master Plan
Final Building + Unit Mix, Quantities + Sizes As Well As Parking To Be Determined Based Upon Developer Proposals



Aligning the Comprehensive Plan + Zoning Resolution With The Vision

3.0

ARTICULATION:

Articulation of the Concord Town Center Model is driven by Concord Township's Vision, as well as by an understanding of the elements and attributes that are essential for good planning.

Articulation of the Vision through updated Comprehensive Planning and Zoning regulations clarifies expectations and requirements for potential developers of the Town Center. Updating regulations for the Concord Town Center reinforces a clear path and process for approvals by Concord's Trustees and Zoning and Planning Boards and Administrators, and supports the implementation of RFQ/RFP phases.

Concord Township, Ohio

Concord-Painesville
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Refinements Of Concord's 2015 Comprehensive Plan

3.1

ARTICULATION: Comprehensive Plan

A series of work sessions with Concord Township were conducted to test and align the 2015 Comprehensive Plan with the refined Vision and Concord Town Center Master Plan.

Concord Township, Ohio

Concord-Painesville
Joint Economic
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2016 Concord Town Center Visualization Aligns With The 2015 Updated Town Center Model

2016 Visualization

2015 Updated Town Center Model Concepts Adopted from 2006 Models

The 2015 Model adopts many of the concepts of the 2006 Models, notably the following:

-  • intent to create an unique form of development with a cohesive, structured layout
 -  • parking at the rear or side the buildings where feasible based on lot configuration and accessibility
 -  • coordination of streetscaping and other landscape and architectural elements
 -  • buildings close to main or internal streets
 -  • a central green space focus in the Town Center core
 -  • primarily one-story structures with multiple stories encouraged in the Town Center core
 -  • walkability encouraged in core and other areas where feasible
-  Case study analysis revealed that multiple stories are critical in the Town Center core. Case study analysis revealed multi-story townhomes + multi-family a common element adjacent to successful Town Center cores. Demographic data analysis for Concord Township revealed limited multi-family housing units within the township. The 2016 Town Center Visualization incorporates more multi-family, including multi-story, into the master plan to align with successful Town Center case study communities.

2016 New Town Center Visualization Aligns With The 2015 Updated Town Center Model

2016 Visualization

2015 Updated Town Center Model New Features



The 2015 Model also reflects several new features:

- Roundabout at Auburn Road and Capital Parkway



- Town Center Core Location west side of Auburn Road



- Town Center “Corridor” Areas



- Relocated Township Community Center

2016 New Town Center Visualization Aligns With The 2015 Updated Town Center Model

2016
Visualization

2015
Updated Town Center Model - Town Center Features



Character Design Features: Roundabout

- Highly visible location
- Structural features to include water, drainage, electricity
- Coordinated setbacks, heights, architectural features for buildings surrounding roundabouts
- Visual and/or spatial relationship between Roundabout and Town Center core
- Pedestrian-friendly facilities surrounding roundabout



Character Design Features: Rights-of-Way: Auburn Road and Capital Parkway

- Consistent plan of street trees, sidewalks, and entries
- North side of Capital Parkway additional right-of-way... may be more valuable incorporated into private development versus being used as storm water management
- Access management plan and coordination with County



Character Design Features: Entries

- Special signs and landscaping with announce entry into Town Center area
- Entry treatment at new Crile/Capital intersection is recommended
- Future landscaping in the SR 44 right-of-way to increase Town Center awareness
- Costs of initial installation and ongoing maintenance should be anticipated.



Character Design Features: Town Center Character and Features

- The Town Center should be a concentration of mixed uses - primarily retail, restaurant, and offices - supported by a carefully designed public realm, that is, walkable streets, pedestrian amenities and landscaping.
- The Town Center core area should be created under a single plan of development which ensures a complete street and sidewalk system, common areas, parking, signs and architectural and landscape controls
- The development plan ensures sufficient development to create a functioning place
- The floor areas anticipated in a Town Center will of necessity result in sizable parking areas.
- The economic complexity of designing, developing and marketing the Town Center will require a creative and skilled developer and operator.

2016 New Town Center Visualization Aligns With The 2015 Updated Town Center Model

2016
Visualization

2015
Updated Town Center Model - Town Center Features



Movement / Access Parking: Vehicular

- Limit and effectively locate vehicle access drives
- Parking lot interconnection and shared parking
- Parking landscapes and storm water management
- Negotiate parking requirements with developer
- Truck access and service areas carefully located and screened



Movement / Access Parking: Pedestrian / Bicycle

- Encourage pedestrian access to the Town Center
- Sidewalks should be installed throughout the Town Center



Township Facilities

- Township Community Center would be an appropriate activity in the Town Center
- Evaluate the storm water pond in the center of the Auburn/Capital/Discovery block for its potential recreation use

Aligning the Zoning Resolution With The Concord Town Center

3.2

ARTICULATION: Zoning Resolution

A series of work sessions with Concord Township were conducted to test and align Concord's Zoning Resolution with the refined Vision and Concord Town Center Master Plan.

Concord Township, Ohio

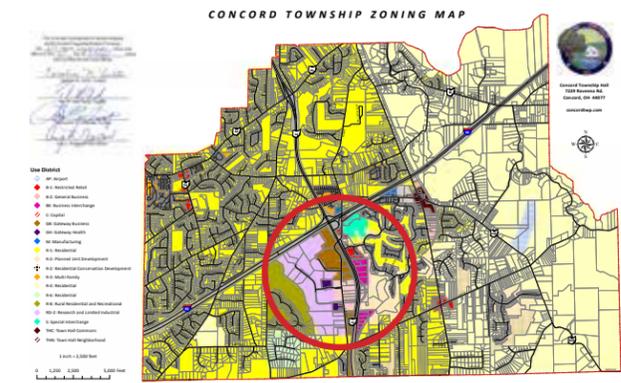
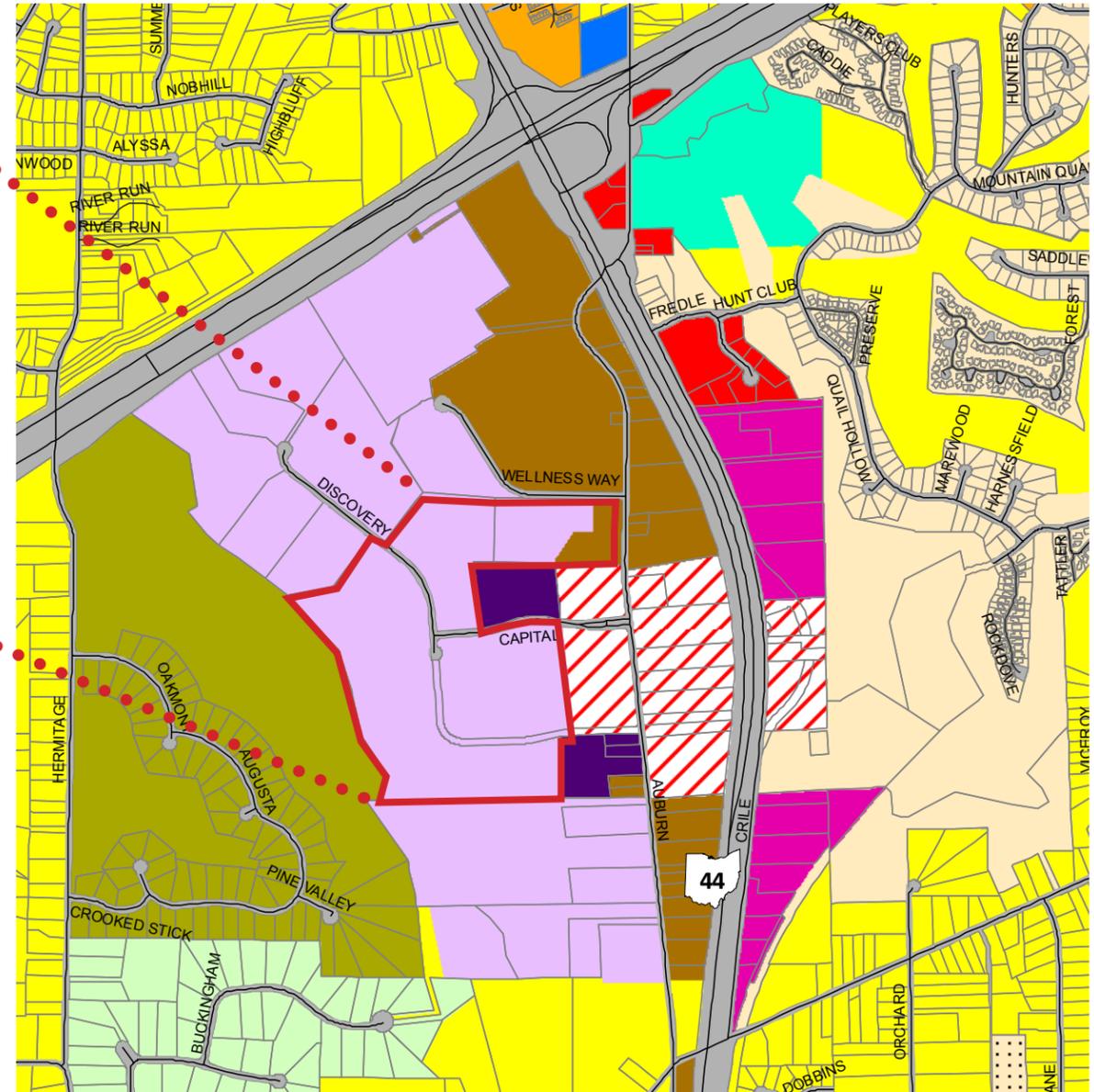
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Concord Town Center: Zoning Resolution

Potential Innovative Site / PD Overlay District

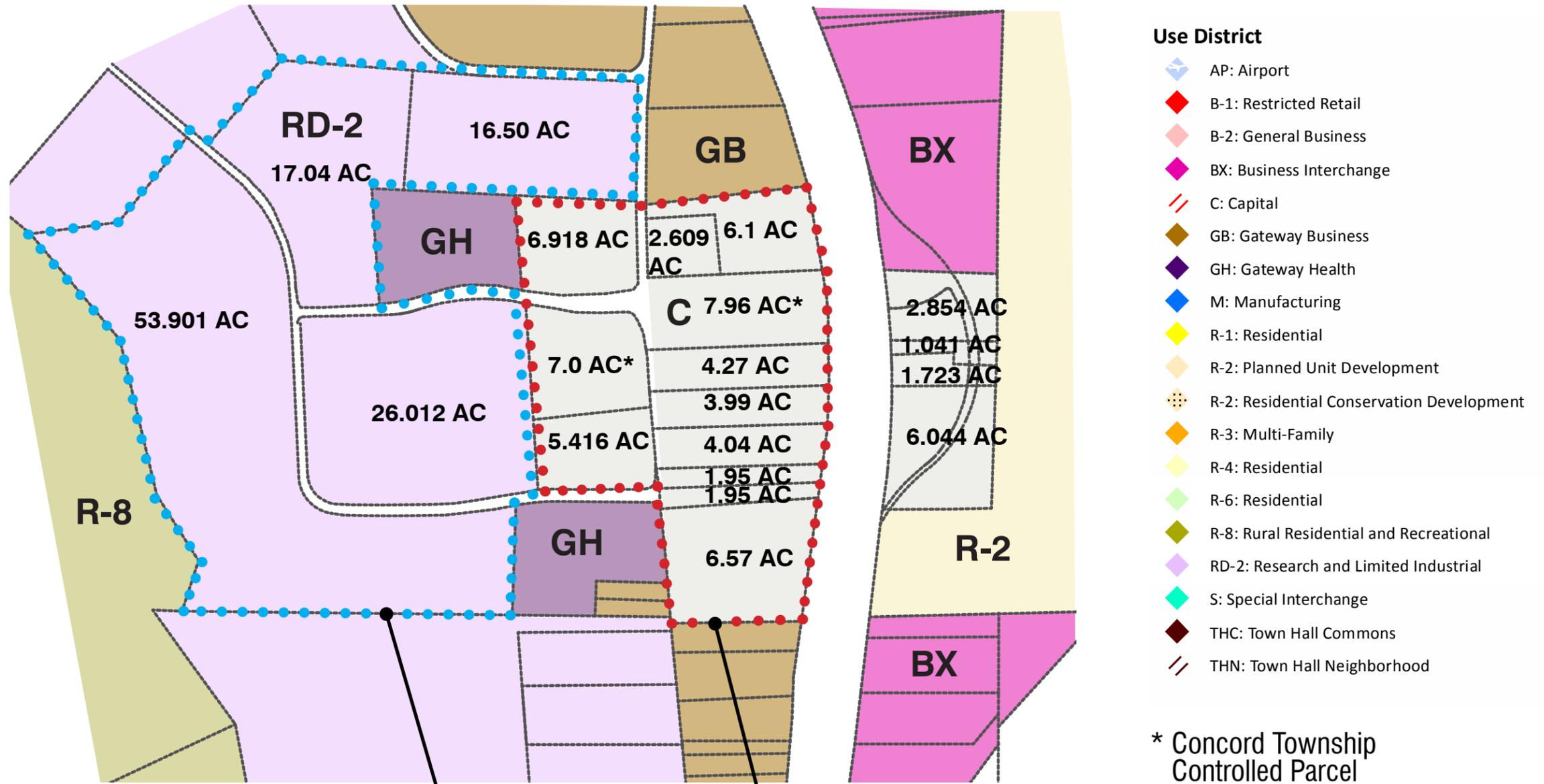
113.453 AC
Potential Innovative
Site / PD Overlay District
With RD-2 Base Zoning



- Use District**
- AP: Airport
 - B-1: Restricted Retail
 - B-2: General Business
 - BX: Business Interchange
 - C: Capital
 - GB: Gateway Business
 - GH: Gateway Health
 - M: Manufacturing
 - R-1: Residential
 - R-2: Planned Unit Development
 - R-2: Residential Conservation Development
 - R-3: Multi-Family
 - R-4: Residential
 - R-6: Residential
 - R-8: Rural Residential and Recreational
 - RD-2: Research and Limited Industrial
 - S: Special Interchange
 - THC: Town Hall Commons
 - THN: Town Hall Neighborhood



Potential Innovative Site / PD Overlay District

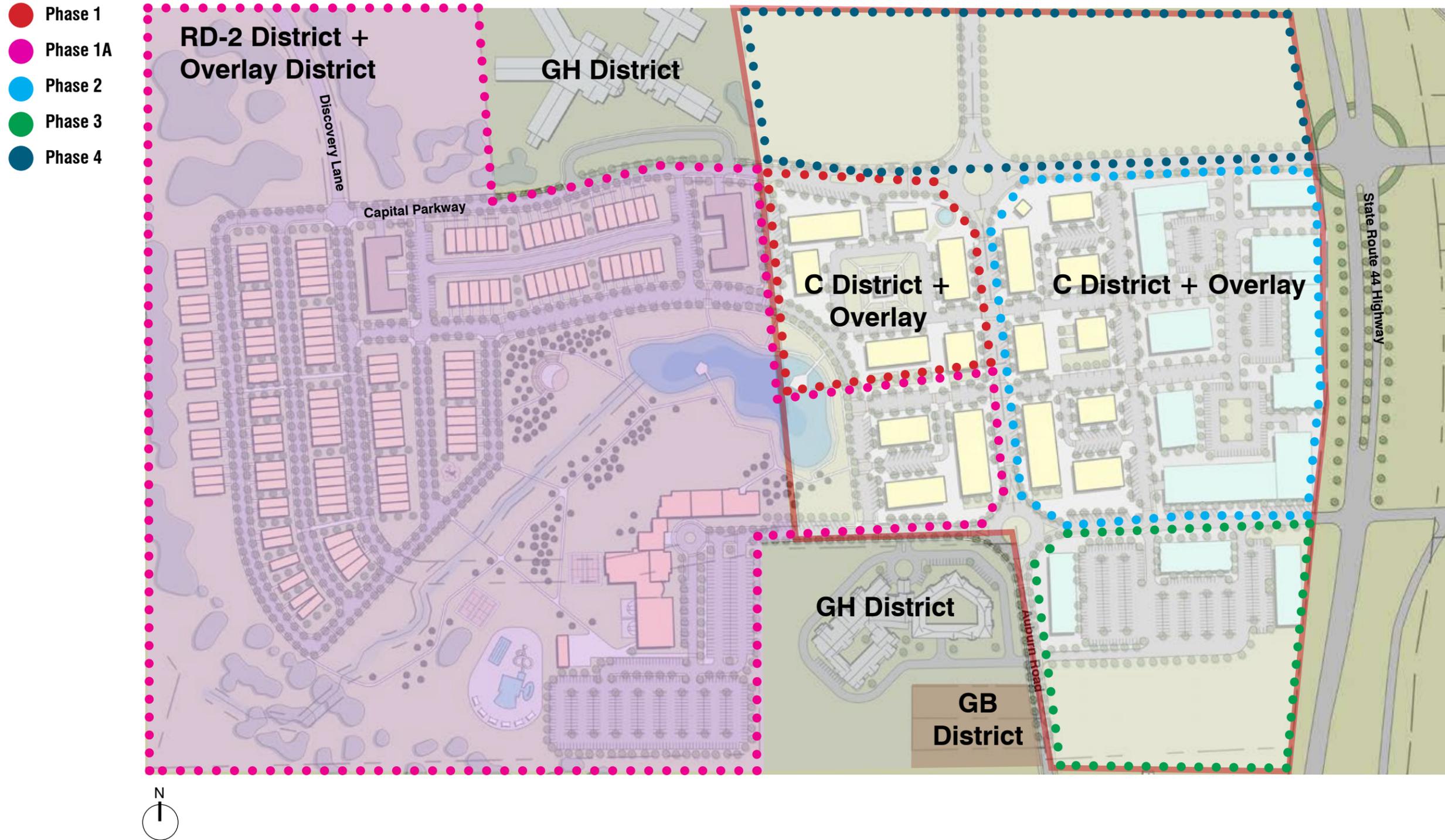


Capital District with Innovative Site/PD Overlay District

RD-2 District with Innovative Site/PD Overlay District

Concord Town Center: Zoning Resolution

Potential Innovative Site / PD Overlay District Implementation



Updates For Consideration

Comments are provided to aid in the alignment of the 2015 Comprehensive Plan New Town Center Model and the Zoning Resolution adopted in 2015 with the 2016 Visualization.

All items are items noted for consideration and refinement to allow the following:

1. Convey intent and expectations of the 2015 Comprehensive Plan New Town Center Model Update and alignment with 2016 Visualization to developers
2. Assist Concord Township Trustees, Commissioners and Administration in reviewing and enforcing intent and expectations of the 2015 Comprehensive Plan New Town Center Model Update and alignment with the 2016 Visualization

The following categories are key concepts to consider for incorporation into the Zoning Resolution, and are followed by more detail commentary applicable to the specific Zoning Resolution section for reference.

Zoning Districts

Consider creating an Innovative Site/PD Overlay District for the entire Town Center Master Plan area to provide necessary regulations for immediate implementation without having to change the underlying fundamental zoning.

Consider requiring an overall master plan as well as phasing plans for approval if a multi-phase implementation is proposed.

Consider ways to streamline approvals as permitted per the Ohio Revised Code.

Use Regulations

Focus on uses that are typically located in residential and mixed use neighborhoods, and encourage a walkable plan including:

- Retail
- Restaurants With Indoor and Outdoor Seating (No Drive-Thrus)
- Hospitality + Entertainment
- Specialty Grocery and Retail
- Office

Incorporate more dense multi-family housing and townhome neighborhoods within the Town Center.

Bulk Regulations

The 2015 Town Center Model Update and 2016 Visualization incorporate more than one principal building per lot.

Bulk regulations including building height, setbacks, parking, etc are identified for the new Innovative Site / PD Overlay District, and might be further modified in the RFQ | RFP Process based upon proposals by developers and market conditions.

Consider applying increased bulk regulation standards if target thresholds are met or exceeded by application for key elements such as green space, energy efficient building and neighborhood design, etc.

Updates For Consideration

Design Regulations

The 2016 Visualization expands and updates the feature entry at the Auburn Road / Capital Parkway intersection, with the goal of further enhancing sight lines into the Town Center greenspace. This intersection is the “Big Idea” that serves as the gateway to the New Town Center.

Encourage additional placemaking elements to be incorporated into the Mixed Use Town Center, including the possibility of a tower/signage element, water feature and plaza/event spaces.

Continue to emphasize pitched roof lines and the Western Reserve architectural style for building and structure design.

Encourage incorporation of the standardized streetscape design requirements for building setbacks, parking, landscape and gathering spaces.

Consider including regulations for outdoor dining and event spaces including temporary and/or seasonal planter box barriers and ornamental fences.

Consider requiring a comprehensive signage and wayfinding system for vehicles, pedestrians and bicycles as part of the Mixed Use Town Center.

Parking Regulations

Encourage on-street parking for business use on public roads and private drives within the Mixed Use Town Center, following standardized streetscape designs.

Incorporate above or below-grade garage parking regulations for larger parking fields in the Mixed Use Town Center.

Consider reduced parking requirements / ratios if certain design, feature or greenspace requirements are met or exceeded.

Site Design + Landscape Regulations

Encourage use of native landscape materials.

Encourage the creation of a larger greenspace for visual and recreation use, incorporating stormwater processing and/or wetland areas.

Encourage a comprehensive approach to the overall stormwater management for the Town Center focusing on water saving and runoff reduction techniques including permeable materials, incorporation of stormwater management as part of the overall landscape design strategy, utilization of stormwater management and wetland areas for visual relief and recreation, as well as public education.

Concord Town Center: Zoning Resolution

Uses

Concord Township
Zoning Resolution
Effective 12/15/2015

Legend:

Use Category
Permitted Uses
Conditional Uses
Accessory Uses

22.03 Research & Ltd. Industrial

Office & Professional Services

Medical & Dental office
Administrative, business & professional offices
Research and development labs

Retail & Personal Services

Hotels/Motels
Child or adult day care center

Automotive & Transportation

Gas stations
Car wash

Manufacturing & Limited Industrial

Light Manufacturing

Trade Business Services

Publishing/printing/bindery

Entertainment/Recreation

Membership sports/fitness club
Meeting/banquet facilities, clubs

Other

Surface extraction of sand, gravel, or other earth materials

22.03 Capital District

Office & Professional Services

Urgent care / medical clinic
Medical & Dental office
Administrative, business & professional offices
Research and development labs

Retail & Personal Services

Restaurant (table service)
Restaurant (counter service)
Retail establishments within an enclosed building
Personal services
Bank, financial institutions
Bed and breakfast
Hotels/Motels
Business services
Child or adult day care center
Microbrewery
Microdistillery

Automotive & Transportation

Gas stations
Car wash

Entertainment/Recreation

Membership sports/fitness club
Studios for instruction
Indoor commercial recreation
Theater
Meeting/banquet facilities, clubs

Community Facilities

Library, museum
Community Center
Outdoor recreation
Church/place of worship
US Postal Service
Governmental facilities
Police and fire services

Other

Surface extraction of sand, gravel, or other earth materials

Innovative Site/PD

Innovative Site/PD
Townhouses
Live/Work Units

13.36 Innovative Site / PD

Office & Professional Services

Urgent care / medical clinic
Medical & Dental office
Administrative, business & professional offices

Retail & Personal Services

Restaurant (table service)
Restaurant (counter service)
Retail establishments within an enclosed building
Personal services
Bank, financial institutions
Bed and breakfast
Hotels/Motels
Business services
Child or adult day care center
Microbrewery
Microdistillery

Entertainment/Recreation

Membership sports/fitness club
Studios for instruction
Indoor commercial recreation
Theater
Meeting/banquet facilities, clubs

Community Facilities

Library, museum
Community Center
Outdoor recreation
Church/place of worship
US Postal Service
Governmental facilities
Police and fire services

Dwellings

Townhouses
Live/Work Units

**Consider Updating
As Follows:**

← **Retail & Personal Services**
Add: Grocery
Remove: Restaurant
(counter service)

← **For Automotive & Transportation:**
Remove from Capital District

← **Add To Community Facilities:**
Community Parks
Neighborhood Parks
Natural Areas
College/University
Schools

← **Add to Dwellings:**
Vertical Multi-Family /
Mid-Rise



Concord Town Center: Zoning Resolution

Uses

Concord Township
Zoning Resolution
Effective 12/15/2015

Legend:

Use Category
Permitted Uses
Conditional Uses
Accessory Uses

22.03 Research & Ltd. Industrial

Accessory Uses

Outdoor storage and/or display in association with a permitted or conditional use
Retail in association with a permitted or conditional use when conducted and entered only from within the principal building

Warehousing

Child or adult day care

Police, fire services

Restaurant/cafeteria or pharmacy in association with a permitted or conditional use when conducted and entered only from within the principal building

Accessory Buildings

Off-street parking and loading areas

Fences, walls, decks, landscape features

Trash receptacles

Signs

Other permitted accessory uses as specified in Section 22.07.E.

22.03 Capital District

Accessory Uses

Outdoor storage and/or display in association with a permitted or conditional use

Outside dining

Drive-thru facility in association with a permitted or conditional use

Child or adult day care

Restaurant/cafeteria or pharmacy in association with a permitted or conditional use when conducted and entered only from within the principal building

Meeting / banquet facilities (accessory)

Swimming pools, tennis courts (private)

Accessory Buildings

Off-street parking and loading areas

Fences, walls, decks, landscape features

Trash receptacles

Signs

Other permitted accessory uses as specified in Section 22.07.E.

13.36 Innovative Site / PD

Accessory Uses

Outside dining

Drive-thru facility in association with a permitted or conditional use

Child or adult day care

Restaurant/cafeteria or pharmacy in association with a permitted or conditional use when conducted and entered only from within the principal building

Meeting / banquet facilities (accessory)

Swimming pools, tennis courts (private)

Accessory Buildings

Off-street parking and loading areas

Fences, walls, decks, landscape features

Trash receptacles

Signs

Other permitted accessory uses as specified in Section 22.07.E.

Consider Updating As Follows:

Remove Drive-Thru from C + Innovative Site / PD

Identify types of Accessory Buildings appropriate



Section V: Definitions

- 50. COMMON OPEN SPACE: A deed-restricted parcel or parcels of land or a combination of land and water within a PUD District required to be transferred to one or more non-profit homeowners associations, or political subdivisions, such as the Lake County Metroparks or the Lake County Soil and Water Conservation District, for the recreational and/or aesthetic use of the members of the association or associations, or to the Township. (12/4/2015)
- 111. LIVE/WORK UNIT: A building or space within a building which includes both a business use which is permitted or conditionally permitted in the district and a space which is a dwelling occupied by the owner/operator of the business. (2/6/15)
- 130. MULTI-FAMILY BUILDING(S): A building containing no less than three (3), nor more than eight (8) dwelling units provided that each unit shares a party wall with its adjoining unit. (1/13/1986; Amended 6/18/1998)
- 189. TOWNHOUSE: As used in the C District, a dwelling unit having two or three stories, attached to similar dwelling units by one or two of its side walls extending from foundation or base of first floor to roof, and having exposed front and rear walls which are used for access, light, and ventilation. Townhouses shall be attached in groups of three to eight dwelling units, with no other dwellings located above or below, but may be located above one or two floors of business use in an Innovative Site/PD. (10/30/1978; Amended 2/6/15)

Consider Updating As Follows:

Consider Adding or Revising To Include the Innovative Site/PD District, and Not Just PUD District

Consider Adding: As used in the C District, a building containing no less than 10 units, nor more than 40 dwelling units provided that each unit shares a party wall with its adjoining unit



Section XIII: Conditional Use Permit

SECTION XIII - CONDITIONAL USE PERMIT

- 13.01 Conditional Use Definition
- 13.02 Conditional Use Permit Definition
- 13.03 Purpose
- 13.04 Contents of the Application For A Conditional Use Permit
- 13.05 General Standards Applicable To All Conditional Uses
- 13.06 Surface Extraction Of Sand, Gravel, Or Other Earth Materials
- 13.07 Residential Care Facilities, Nursing Homes, Homes for the Aging, and Hospice Care Facility
- 13.08 Child or Adult Day Care Center
- 13.09 Church/Place of Religious Worship
- 13.10 School
- 13.11 College/University
- 13.12 Library, Museum and Community Center
- 13.13 Arboretum and Camp
- 13.14 Community Parks and Playgrounds
- 13.15 Neighborhood Parks
- 13.16 Adult Group Homes
- 13.17 Drive-thru Facilities
- 13.18 Wireless Telecommunication Facilities
- 13.19 Research and Development Labs
- 13.20 Restaurant (counter service)
- 13.21 Garden or Nursery Retail Sales (non-wholesale)
- 13.22 Veterinary Service
- 13.23 Funeral Services
- 13.24 Bed and Breakfast
- 13.25 Gas Stations
- 13.26 Car Wash
- 13.27 Motor Vehicle Dealers (new/pre-owned), including recreational & motorcycle
- 13.28 Automotive Services (including instant oil change)
- 13.29 Construction and Equipment Sales and Rental
- 13.30 Meeting/Banquet Facilities, Clubs
- 13.31 Hospital
- 13.32 Outdoor Storage and/or Display in association with a permitted or conditional use
- 13.33 Outside Dining
- 13.34 Retail in association with a permitted or conditional use
- 13.35 Microbrewery/Microdistillery
- 13.36 Innovative Site/PD

- 13.01 A CONDITIONAL USE is a specifically listed use provided for in this Zoning Resolution which is not otherwise permitted in any zoning district but which may be permitted by the Board of Zoning Appeals under conditions set forth in this Zoning Resolution in accordance with Section 519.14 of the Revised Code of Ohio. (3/23/1976; Amended 5/20/2000)
- 13.02 A CONDITIONAL USE PERMIT is a permit granted by the Board of Zoning Appeals and issued by the Zoning Inspector for the use of land, buildings and other structures not otherwise permitted in any zoning district, under conditions and stipulations set forth in this Zoning Resolution.
 - A. In its consideration of an application for a Conditional Use Permit, the Board of Zoning Appeals shall be governed by the rules of procedure prescribed by this Resolution, including Sections 9.04 through 9.10.
 - B. The Conditional Use Permit issued pursuant to this Resolution shall be valid only to the applicant to whom the permit is issued and shall not be assigned or transferred unless such assignment or transfer has been approved by the Zoning Inspector.

Consider Updating As Follows:

Consider Streamlining Approval Procedure Where Permitted By ORC



Section XIII: Conditional Use Permit

Consider Updating As Follows:

13.36 INNOVATIVE SITE/PD shall be conditionally permitted in the C, Capital District in compliance with the following:

- A. Purpose. The Innovative Site/PD shall provide opportunities for owners of properties located within the C District to request site approval as planned developments. This shall be accomplished through design and review of creatively planned site developments which contribute to the objectives of the C District, to the value of the district and surrounding properties, and which include unique site features or values consistent with the standards below.
- B. Procedure. Any owner of property located within the C District may apply to the Board of Zoning Appeals for Innovative Site/PD as a conditional use. The applicant(s) shall submit the following information:
 - 1. A conditional use permit application as required at Section 13.04.
 - 2. A site plan as required in Section XXXVI.
 - 3. Other documents and exhibits as necessary to describe the features of the proposed sites, use(s), or development and the manner in which they comply with the standards set below.
- C. Guidelines and Standards. In addition to the C District Standards set forth in Section 22.10, the following guidelines and standards shall be applied in designing an Innovative Site/PD and shall be used in the review of the site plan application in addition to the site plan requirements set forth in Section XXXVI. An Innovative Site/PD:
 - 1. Shall contain a minimum of four (4) acres. Land shall be in one ownership, or if in several ownerships, the parcels shall be contiguous. The application shall be filed jointly by all owners of the contiguous parcels included in the proposed Innovative Site/PD.
 - 2. May include a mix of retail, service, office, and entertainment businesses together with complementary residential, cultural and civic uses as listed in the following table. Any conditionally permitted use proposed within the Innovative Site/PD at the time of application or after final site plan approval shall be reviewed by the Board of Zoning Appeals through the conditional use process set forth in section XIII.

Consider Streamlining Approval Procedure As Permitted Per ORC



Concord Town Center: Zoning Resolution

Section XIII: Conditional Use Permit

Consider Updating As Follows:

USE TABLE	Innovative Site/PD
Offices & Professional Services	
Urgent care/ medical clinic	P
Medical & dental office	P
Administrative, business & professional offices	P
Retail & Personal Services	
Restaurant (table service)	P
Restaurant (counter service)	C
Retail establishments within an enclosed building	P
Personal services including but not limited to hair care, dry cleaning, shoe repair, photography studios, etc.	P
Bank, financial institutions	P
Bed and breakfast	C
Hotels/Motels	P

Business services including mailing and copy centers	P
Child or adult day care center	C
Microbrewery	C
Microdistillery	C
Entertainment/Recreation	
Membership sports/fitness club	P
Studios for instruction	P
Indoor commercial recreation	P
Theater	P
Meeting/banquet facilities, clubs	P
Community Facilities	
Library, museum	P
Community Center	P
Outdoor recreation	C
Church/place of worship	C
U.S. Postal Service	P
Government Facilities	P
Police and Fire Services	P
Dwellings	
Townhouses – specific locations as approved within an Innovative Site/PD	C
Live/Work Units – specific locations as approved within an Innovative Site/PD	C
Accessory Uses	
Outside dining	C
Drive thru facility in association with a permitted or conditional use	C
Child or adult care	C
Restaurant/cafeteria or pharmacy in association with a permitted or conditional use when conducted and entered only from within the principal building	A
Meeting/banquet facilities (accessory)	A
Swimming pools, tennis courts (private)	A
Accessory Buildings	A
Off-street parking and loading areas	A
Fences, walls, decks, landscape features	A
Trash receptacles	A
Signs	A
Other permitted accessory uses as specified in Section 22.07.E.	A

Consider Schools as Permitted Uses

Incorporate Townhouses, Vertical Multi-Family + Live/Work as Permitted Uses

Consider Removing Drive-Thru In Overlay District or from Mixed Use Town Center

Consider if a Restaurant, Bar, or Tavern should be a Conditional Use within 150'-200' of a Residential Use (not District)

Consider all outdoor retail sales (includes goods and services) be Conditional Uses

Accessory Uses To Consider: Town Center Feature Elements - Tower, Fountain, etc

Notes to Table:

P=Permitted Uses

C=Conditional Use

A=Accessory Use



Section XIII: Conditional Use Permit

Consider Adding:

Shall incorporate Riparian Setbacks as required per Concord Township statutes, as well as wetland mitigation, native landscaping and stormwater processing as overall design features in public spaces

Consider Setbacks As Follows OR As Negotiated With Developer:

Mixed Use:

**Auburn Rd, Capital Parkway, Discovery Lane,
Any 2-Way With 45 Angled Parking: 24'-6'**

Any 2-Way With Parallel Parking: 14'-6"

Any 1-Way With 45 Angled Parking: 19'-6"

Any 1-Way With Parallel Parking: 9'-6"

Any 1-Way Without Parking: 0'

Multi-Family Residential:

Frontyard, Side and Rear Yards = 30'

Maintain 50' minimum between buildings

Townhome Residential:

Front and Rear Yards: 10'

Sideyard Between Bldgs: 20'

3. May promote a development which is unique in character as a result of a more compact, dense, and intensive form of development than is typical in Concord Township without harming the historic, existing community character;
4. Shall present a high quality of professionally-designed and coordinated buildings and/or public areas, pedestrian amenities, landscaping and other features.
5. May include one or more public spaces such as parks, plazas, and other community gathering areas developed with attractive amenities such as landscaping, water features, walking and seating amenities, and the like;
6. May create a location which is easily accessible by automobile but provides an environment attractive to, friendly for, and dominated by pedestrian activity;
7. Shall maximize the benefits of public investment in infrastructure, notably the extension of Capital Parkway and interconnection from Auburn Road to Crile Road through a new interchange at SR 44;
8. Shall contribute to increasing the Township's non-residential tax base by creating a new, intensive and healthy business environment which attracts economic development through new investment or redevelopment;
9. May create the potential for unique housing opportunities located in the District, benefitting from and contributing to its diversity, viability and value.
10. Shall contribute to implementing the Town Center strategies set forth in the 2006 Auburn-Crile Business Corridor Study and the updated Township Comprehensive Plan.
11. Shall have no greater negative impacts on adjacent properties or public rights-of-way than a conventional development, shall not impede fire and police protection, and shall not compromise any other public interest, taking into account mitigating features or commitments included in the proposed development which may address such impacts.
12. May include flexible standards for building setbacks, or other features generally required in the District as outlined below:
 - a. Side and rear yard setbacks shall not be less than ten (10) feet.
 - b. Buildings on the same lot may be constructed with zero (0) foot separation where suitable provisions for access, safety, maintenance, and other functional considerations have been addressed.
 - c. Front setbacks may be reduced to five (5) feet where retail storefronts, restaurants, personal or business service uses, dwelling entries, and related uses abut public walkways in a comprehensively designed pedestrian-oriented environment.
 - d. All other lot, yard, and building requirements not noted in this Section shall comply with the standards for the C District set forth in Table 22.04
13. Shall be consistent with the provisions of the Ohio Revised Code at 519.021 which states that, "the planned unit development shall further the purpose of promoting the general public welfare, encouraging the efficient use of land and resources, promoting greater efficiency in providing public and utility services, and encouraging innovation in the planning and building of all types of development."

Consider Updating As Follows:

Consider Shall In Items 3. through 13.

Consider Adding 2015 to the updated Township Comprehensive Plan



Section XIII: Conditional Use Permit

- D. Standards for Dwellings within an Innovative Site/PD in the C District:
1. Housing may be proposed within an Innovative Site/PD when in conjunction with commercial uses allowed in Section 13.36(C)(2).
 - a. No more than thirty percent (30%) of the gross acreage of the Innovative Site/PD shall be used for housing.
 - b. When housing is proposed, the commercial structures shall be built first or concurrently with said housing.
 - c. Density shall not exceed six (6) units per acre on the allowed 30%, except when housing is proposed to be located above commercial structures, in which case density may increase to eight (8) units per acre on the allowed thirty percent (30%). Said additional dwelling units shall be located above commercial structures.
 - d. All dwelling units and live/work units shall be included in the maximum density.
 2. Housing shall be encouraged on sites which:
 - a. abut existing residential districts;
 - b. provide appropriate transitions between existing and proposed residential uses;
 - c. are located in functional proximity to amenities and surrounds which are supportive of the site as a residential location;
 - d. contribute to the viability of a redevelopment, that establishes a new use on a site together with a significant reinvestment in the site and its improvements;
 - e. do not dominate road frontages or major commercial facades; and
 - f. are located in the rear of deep lots which are less attractive for business use.
 3. The following housing structures and densities are permitted within the Innovative Site/PD:
 - a. Townhouses, as defined in Section 5.02.
 - b. Each dwelling unit or live/work unit shall have a minimum of 1,200 SF and a garage with two (2) enclosed parking spaces.
 4. Where proposed housing abuts an existing residential district:
 - a. the proposed development shall provide and maintain buffering features (large setbacks, landscaping, barriers, etc.) as required in Section 38.09; and
 - b. the proposed development shall have direct access for the majority of its traffic to a major road and shall not impose significant traffic impacts on the abutting residential district.
 5. Housing shall be developed and maintained with significant professionally designed open space for use by the residents which is a visually prominent feature of the development, accessible to all residents, high quality in design and construction, and includes facilities for outdoor seating and walking.

Consider Updating As Follows:

D.1.a.: Consider Adding After Housing: “...that is not part of a mixed-use building.” OR Consider stipulating that no more than 40% of the gross acreage of the Innovative Site/PD may be used for housing, excluding mixed-use buildings.

**D.1.c.: Consider either removing this verbiage and direct reader to the bulk regulations table OR Consider Adding Density Categories For Types of Residential:
Townhomes
Multi-Family**

**D.2.: Consider Adding:
Adjacent To Public Spaces and Adjacent To Riparian Setbacks, Native Landscapes, Wetland Mitigation, and Stormwater Processing**

**D.3.
Consider Adding for Multi-Family with:
Min Unit Size: 1,500 SF
Parking: 1 min. enclosed + 1 surface space**

**Townhomes:
Min Unit Size: 2,000 SF
Parking: 2 min enclosed + 2 surface spaces**

Section XXII: Commercial and Industrial District Regulations

Consider Updating As Follows:

Section XXII – Commercial and Industrial District Regulations (All Sections 6/15/2007, except as noted)

- | | |
|---|--|
| 22.01 Purpose. | 22.07 Accessory use requirements. |
| 22.02 Use regulations. | 22.08 Landscaping and screening requirements |
| 22.03 Table of uses. | 22.09 Supplemental requirements. |
| 22.04 Lot, yard and building requirements. | 22.10 Capital District Standards. |
| 22.05 Off-street parking regulations. | 22.11 Performance Standards |
| 22.06 Design standards for the GB, BX, THC, THN, and C Districts. | 22.12 Site plan review. |

22.01 PURPOSE.

The Gateway Business (GB), Gateway Health (GH), Restricted Retail (B-1), Town Hall Commons (THC) Town Hall Neighborhood (THN), General Business (B-2), Business Interchange (BX), Manufacturing (M), Research and Limited Industrial (RD-2), the Special (S), and the Capital (C) Districts and their regulations are established in order to achieve, among others, the following purposes: (Amended 6/19/2009; 2/15/2013; 2/6/2015)

- N. To provide a Capital (C) District to: 1. Promote coordinated development on properties with access to and impacted by the Capital Parkway Extension and its new intersections with the intent of maximizing the economic value and function of all properties in the district. 2. To ensure efficient use and function of the new Capital Extension infrastructure, including reduction of curb cuts and coordination of joint access among lots. 3. To promote uses and development compatible with and supportive of the planned Town Center within the District. 4. To require site improvements which promote consistent and high quality function and appearance of the District. 5. To establish an area in which unique site developments which provide special benefits to the District may be approved as Innovative Site/Planned Developments consistent with the provisions of the Ohio Revised Code. (2/6/2015)
- O. To establish design standards in certain areas that will integrate proposed developments into the surrounding environment and avoid large blank walls typical of big box buildings.

Consider Describing the Innovative Site PD Overlay District in support of the 2016 Town Center Master Plan

Concord Town Center: Zoning Resolution

Section XXII: Commercial and Industrial District Regulations

22.03 **TABLE OF USES.** (Amended 6/19/2009; 1/6/2012; 2/15/2013; 2/6/2015)

	RD-2	BX	GB	GH	B-1	B-2	M	S	THN	THC	C
	Research & Limited Industrial	Business Interchange	Gateway Business	Gateway Health	Restricted Retail	General Business	Manu-facturing	Special	Town Hall Neighborhood	Town Hall Commons	Capital
Office & Professional Services											
Urgent care/ medical clinic			P	P	P						P
Medical & dental office	P	P	P	P	P	P	P		P	P	P
Administrative, business & professional offices	P	P	P	P	P	P	P		P	P	P
Research and development labs	P		C	P			P				P
Retail & Personal Services											
Restaurant (table service)		P	P	P	P				C	C	P
Restaurant (counter service)		C	C	C	C				C	C	C
Retail establishments within an enclosed building		P	P		P						P
Personal services including but not limited to hair care, dry cleaning, shoe repair, photography studios, etc.			P		P				P	P	P
Garden or nursery retail sales (non-wholesale)		C			C						
Bank, financial institutions		P	P		P						P
Veterinary services		C			C	C					
Funeral services		C	C		C	C					
Bed and breakfast			C		C				C	C	C
Hotels/Motels	P	P	P	P				P			P
Business services including mailing and copy centers		P	P		P	P			P	P	P
Rental services including electronic, furniture and party supplies		P									
Child or adult day care center	C	C	C	C	C	C	C	C	C	C	C
Microbrewery											C
Microdistillery											C
Automotive & Transportation											
Gas stations		P	C		C						C
Car wash		C	C		C						C
Motor vehicle dealers (new/pre-owned), including recreational vehicle and motorcycle dealers		C									
Automotive rental		P									
Automotive services (including instant oil changes)		P	C		C						
Automotive repair		P				P					
Manufacturing & Limited Industrial											
Light manufacturing	P	P					P				

Notes to Table:
 P=Permitted Use C=Conditional Use A=Accessory Use

Consider Updating As Follows:

Consider Adding Column for Innovative Site PD Overlay District to show P, C, or A for uses that Concord Township does not want to change in Section 13.36 including:

**Schools as Permitted Uses
 Incorporate Townhouses,
 Multi-Family + Live/Work as Permitted Uses
 Removing Drive-Thru or from Mixed Use Town Center**

Consider if a Restaurant, Bar, or Tavern should be a Conditional Use within 150'-200' of a Residential Use (not District)

All outdoor retail sales (includes goods and services) be Conditional Uses

**Accessory Uses To Consider:
 Town Center Feature Elements - Tower, Fountain, etc**



Concord Town Center: Zoning Resolution

Section XXII: Commercial and Industrial District Regulations

Consider Updating As Follows:

	RD-2	BX	GB	GH	B-1	B-2	M	S	THN	THC	C
	Research & Limited Industrial	Business Interchange	Gateway Business	Gateway Health	Restricted Retail	General Business	Manu- facturing	Special	Town Hall Neighborhood	Town Hall Commons	Capital
Townhouses – specific locations as approved within an Innovative Site/PD											C
Live/Work Units – specific locations as approved within an Innovative Site/PD											C
Accessory Uses											
Outdoor storage and/or display in association with a permitted or conditional use	C	C	C	C	C	A	A				C
Outside dining		C	C		C				C	C	C
Drive-thru facility in association with a permitted or conditional use		C	C		C						C
Retail in association with a permitted or conditional use when conducted and entered only from within the principal building	C			C							
Warehousing	A	A				A	A				
Child or adult day care	C	C	C		C	C	C	C	C	C	C
Police, fire services	A	A					A				
Restaurant/cafe/teria or pharmacy in association with a permitted or conditional use when conducted and entered only from within the principal building	A		A	A	A		A	A	A	A	A
Meeting/banquet facilities (accessory)		A	A		A	A		A			A
Outdoor recreation								A	A	A	
Golf courses & related facilities (private)								A			
Swimming pools, tennis courts (private)								A	A		A
Personal services including but not limited to hair care, dry cleaning, shoe repair, photography studios, etc.								A			
Accessory Buildings	A	A	A	A	A	A	A	A	A	A	A
Off-street parking and loading areas	A	A	A	A	A	A	A	A	A	A	A
Fences, walls, decks, landscape features	A	A	A	A	A	A	A	A	A	A	A
Trash receptacles	A	A	A	A	A	A	A	A	A	A	A
Signs	A	A	A	A	A	A	A	A	A	A	A
Other permitted accessory uses as specified in Section 22.07.E.	A	A	A	A	A	A	A	A	A	A	A
<p>Notes to Table:</p> <p>P=Permitted Uses C=Conditional Use A=Accessory Use</p> <p>Blank cell means the use is not permitted in the district.</p>											

Consider Adding Column for Innovative Site PD Overlay District to show P, C, or A for uses that Concord Township does not want to change in Section 13.36 including:

Accessory Uses To Consider:
Town Center Feature Elements - Tower, Fountain, etc



Concord Town Center: Zoning Resolution

Section XXII: Commercial and Industrial District Regulations

Consider Updating As Follows:

Mixed Use:
Auburn Rd, Capital Parkway,
Discovery Lane, Any 2-Way With
45 Angled Parking: 24'-6"

Any 2-Way With
Parallel Parking: 14'-6"

Any 1-Way With
45 Angled Parking: 19'-6"

Any 1-Way With
Parallel Parking: 9'-6"

Any 1-Way Without Parking: 0'

Multi-Family Residential:
Frontyard, Side and Rear Yards =
30'
Maintain 50' minimum between
buildings

Townhome Residential:
Front and Rear Yards: 10'
Sideyard Between Bldgs: 20'

25 ft Mixed Use + Multi-Family
20 ft Townhome

H. Table 22.04. (Amended 6/19/2009; 2/15/2013; 2/6/2015)

	RD-2	BX	GB	GH	B-1	B-2	S	M	THN	THC	C	IS PD
	Research & Limited Industrial	Business Interchange	Gateway Business	Gateway Health	Restricted Retail	General Business	Special Interchange	Manu- facturing	Town Hall Neighborhood	Town Hall Commons	Capital	Innovative Site/ PD Overlay
Lot Requirements												
Minimum Lot Area	3 ac	1 ac	.5 ac	1 ac	.5 ac	1 ac	5 ac	2 ac	.75 ac	.75 ac	1 ac	1 AC
Minimum Lot Frontage/Lot Width	200 ft ^a	100 ft ^a	100 ft ^a	100 ft ^a	100 ft ^a	100 ft ^a	100 ft ^a	100 ft ^a	100 ft ^a	100 ft ^a	100 ft ^a	100 ft
Minimum Front Building Setback Line												
Lots Fronting Auburn Road	150 ft	75 ft	75 ft	75 ft	75 ft	75 ft	75 ft	150 ft	N/A	N/A	40 ft	30 ft
Lots Fronting All Other Streets	100 ft	50 ft	40 ft	100 ft	50 ft	50 ft	50 ft	150 ft	50 ft	50 ft	40 ft ^c	←
Minimum Side Yard Clearance (each side)												
Abutting Residential District	100 ft ^b	70 ft ^b	50 ft ^b	50 ft ^b	50 ft ^b	50 ft ^b	75 ft ^b	200 ft ^b	50 ft ^b	50 ft ^b	50 ft ^b	50 ft
Abutting Non-residential District	50 ft	20 ft	20 ft	20 ft	20 ft	20 ft	75 ft	50 ft	20 ft	20 ft	20 ft	←
Minimum Rear Yard Clearance												
Abutting Residential District	100 ft ^b	70 ft ^b	50 ft ^b	50 ft ^b	50 ft ^b	50 ft ^b	75 ft ^b	200 ft ^b	50 ft ^b	50 ft ^b	50 ft ^b	50 ft
Abutting Non-residential District	50 ft	20 ft	20 ft	20 ft	20 ft	20 ft	75 ft	50 ft	20 ft	20 ft	20 ft	20 ft
Minimum Building Separation	20 ft	20 ft	15 ft	20 ft	15 ft	20 ft	20 ft	20 ft	20 ft	20 ft	15 ft	50 ft
Maximum Impervious Surface	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	80% / PD
Building Specifications												
Height: Principal Building	40 ft	40 ft	40 ft	40 ft	40 ft	40 ft	40 ft	40 ft	40 ft	40 ft	60 ft	60 ft
Height: Accessory Building	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	60 ft / PD

Notes to Table:

^a Lots located in the BX, GB, GH, B-1, B-2, S, M, THN, C and THC Districts and around the perimeter of a cul-de-sac shall have a minimum frontage at the street right-of-way line of 60 ft. and width of 100 ft. at the building setback line. Lots located in the RD-2 District and around the perimeter of a cul-de-sac shall have a minimum frontage at the street right-of-way line of 85 ft. and width of 200 ft. at the building setback line. (Amended 6/19/2009; 2/15/2013; 2/6/2015)

^b Clearance requirements include the minimum buffer strip requirement for properties abutting residential districts, as set forth in Section 38.09 of the Landscaping and Screening Requirements, and shall not be additional footage.

^c Relocation of Crile Road will result in several lots with "double frontage." Rear setback standards shall be applied to the Old Crile Road frontage of these lots. (2/6/2015)



Section XXII: Commercial and Industrial District Regulations

- C. Fences and Walls. Fences and walls may be erected in compliance with the requirements set forth in Section XXXVIII of the Zoning Resolution.
- D. Signs. Signs shall conform to the regulations specified in Section XXX of the Zoning Resolution.
- E. Other Permitted Accessory Uses. In addition to the accessory uses set forth in Section 22.03, the following items shall be considered permitted accessory structures within the commercial and industrial districts set forth in Section XXII. The following structures do not require a zoning permit, but shall not be located on a lot where they will impair vehicular or pedestrian traffic movement or visibility both on and off the property. (Amended 6/19/2009)
 - 1. Mailboxes or newspaper tubes.
 - 2. Flag poles.
 - 3. Statuary or art objects.
 - 4. Charity boxes.
 - 5. Public phone facilities.

22.08 LANDSCAPING AND SCREENING REQUIREMENTS.

Visual screening and landscape buffers shall be provided for all lots in the commercial and industrial districts set forth in Section XXII in accordance with the landscaping requirements set forth in Section XXXVIII of the Zoning Resolution. (Amended 6/19/2009)

22.09 SUPPLEMENTAL REQUIREMENTS.

- A. Delivery and Loading Areas: Delivery and loading operations shall be designed and located to mitigate visual and noise impacts to adjoining residential neighborhoods. Delivery and loading areas shall be substantially set back from a residential use or residentially zoned property that is adjacent to that site. The delivery and loading areas shall be enclosed so that they are not visible to adjacent residential properties. The enclosure shall screen the noise and activity at the loading dock. Loading, unloading, opening, closing, or other handling of boxes, crates, containers, building materials, or similar objects between the hours of 7:00 p.m. and 6:00 a.m. shall not take place in such a manner as to cause a noise disturbance across a residential real property boundary. Delivery trucks shall not be parked in close proximity to or within a designated delivery or loading area between 7:00 p.m. and 6:00 a.m. with motor and/or refrigerators/generators running. (12/15/2006)
- B. Outdoor Grilling Adjacent to Residential Areas: No person shall kindle or maintain a fire for the commercial preparation of food in any type of outdoor or portable grill in the rear of the building, adjacent to any residential area. (12/15/2006).

Consider Updating As Follows:

Consider adding: **except in Innovative Site/PD Overlay District OR allowed on as approved in Innovative Site/PD Overlay District**

Section XXII: Commercial and Industrial District Regulations

Consider Updating As Follows:

22.10 Capital District Standards (2/6/2015)

- A. Minimum lot area shall be not less than 1.0 acre, except as otherwise approved in an Innovative Site/PD, refer to Section 13.36.
- B. Minimum setbacks shall be as provided in Table 22.04.
- C. Maximum Setbacks and Wall Orientation for "Concord Circle" Frontages. It is the intent of these regulations to require that every lot having frontage on Concord Circle include building and landscape features which complement the circular design of the roundabout and contribute to the sense of place of the Circle. It shall also be the intent of these regulations to encourage creativity in site design in addressing this objective. See Figure 1.
- D. At a minimum, the following shall be constructed on each Circle frontage lot:
 - 1. A wall of brick, stone, stucco, or similar masonry material reflecting the building architecture or as otherwise approved in the Site Plan shall be constructed in an arc located 120 feet from the center of and concentric with the Concord Circle, and extending between the two points of contact of the arc with the lot lines/public rights-of-way. The wall shall be at least three (3) feet and not more than six (6) feet high.
 - 2. Professionally designed landscaping, including at least 50% low evergreen shrubs (2-5 feet mature height) in the area between the wall and the right-of-way and larger evergreen shrubs and ornamental trees in the area behind the wall.
- E. The reviewing board may approve a landscape design in lieu of the above provided that the landscape design features contribute to the intent of the design of the Circle as described above.
- F. The reviewing board may also approve a landscape design in lieu of the above if the façade or façades of the building on the lot are oriented toward the Circle and include design features which contribute to the design of the Circle.
 - 1. Preferred design features include a building wall tangent to a radius of the Circle and located not less than one hundred forty (140) feet and not more than one hundred sixty (160) feet from the center point of the Circle.
 - 2. Every façade oriented toward or visible from the Circle shall, for purposes of site plan and design review, be treated as a front façade and loading or storage facilities shall not be permitted in these facades.

View Over Wall Through Plaza Space

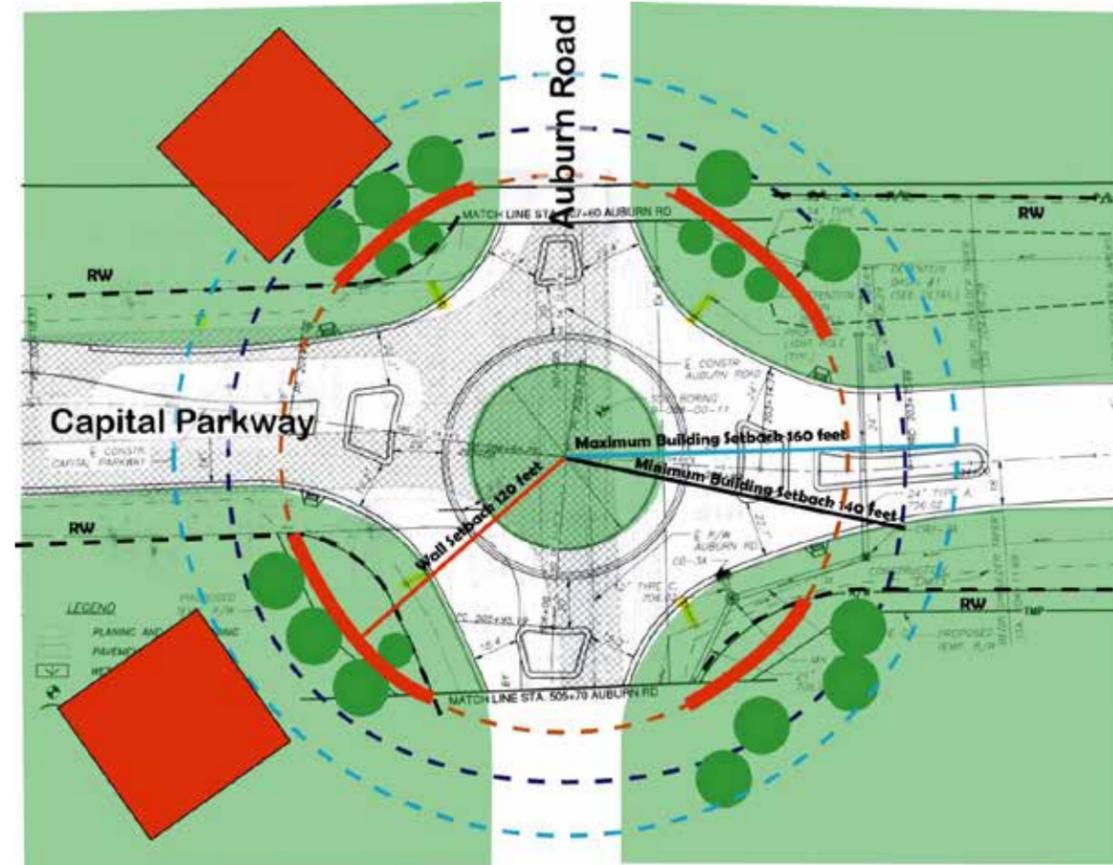
Incorporate Feature Landscape Component



Section XXII: Commercial and Industrial District Regulations

Consider Updating As Follows:

22.10 Capital District Standards (2/6/2015)



G. Building Design

1. Maximum Height. Buildings in this district shall be as provided in Table 22.04 except as approved in an Innovative Site/PD.
2. Maximum Commercial Floor Area. The total floor area of a single retail business or single service business shall not exceed 50,000 square feet unless approved in an Innovative Site/PD.
3. Facades. The provisions of Section XXXVII Design Standards shall apply in the Capital Extension District.

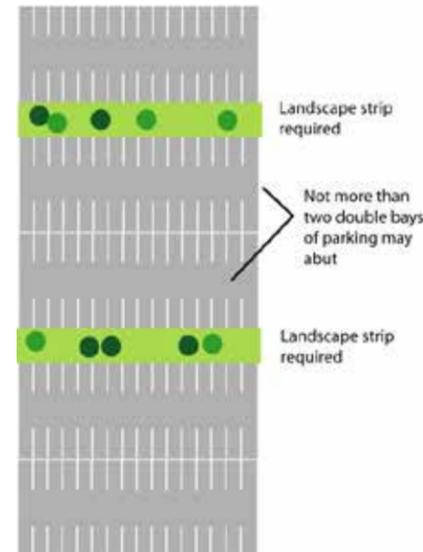
H. Front Yard Parking. Parking located in the front yard shall comply with the following standards:

1. Not more than two rows of parking spaces (two rows of parking accessed by a single aisle) shall be located in the front yard.

H.1. Consider adding: except in the Innovative Site/PD Overlay District where front yard parking shall be on-street only. On-street parking shall be integral with the public right-of-way and consist of 45 degree or parallel parking only.

Section XXII: Commercial and Industrial District Regulations

2. Parking and aisles shall be located at least twenty (20) feet from the public right-of-way.
3. Front yard parking and aisles shall be screened with a low wall, three (3) feet in height above the grade of the nearest part of the parking lot, faced with stone, concrete, stucco, or similar masonry material reflecting the building architecture or as otherwise approved in the Site Plan. The screening wall shall be located not more than ten (10) feet from the side of the parking lot closest to the public right-of-way. The wall shall be continuous except for breaks approved in the Site Plan for such purposes as surface drainage, planter sign locations, or driver sight lines. Breaks in the wall may also be permitted if filled with evergreen landscaping or other substantial features such as large rocks.
4. Parking shall not be permitted in the front yard(s) of a corner lot.
5. For every ten (10) parking spaces located wholly or partially within the front yard, at least one (1) tree and three (3) shrubs shall be planted and maintained in the front yard as approved in the site plan. This landscaping requirement shall be in addition to the basic yard and parking lot landscaping required for all parking lots in Section XXXVIII, Landscape and Screening Requirements.
6. A conforming location for an identification sign on the lot (whether a sign is requested or not) shall be identified with the plan for front yard parking, screening wall, and landscaping to ensure that a suitable site is available for any potential sign without conflict with other approved site improvements.
7. General Parking Standards. All parking shall comply with the following standards in addition to those in Section XXIX Parking of this resolution:
 - a. Landscaped islands and peninsulas shall be dispersed throughout the lot so that no more than ten (10) side-by-side parking spaces abut in a row.
 - b. No more than two (2) parallel double bays of parking shall abut. A landscape strip at least twenty (20) feet wide shall be required to separate additional abutting bays. Features such as walkways and storm water management facilities are encouraged in these areas.
 - c. Vehicles, trailers, movable signs, and other objects, equipment or structures owned or otherwise controlled by the site owner, lessee, or tenant of the site shall not be parked, placed, or stored in any location closer to the public right-of-way than 100 feet or than the rear line of the building, whichever is furthest from the right-of-way.



22.10.H.7.Consider adding items to address the following:

In the Innovative Site/PD Overlay District, an above-grade parking deck or below grade parking garage may be provided to meet the required number of off-street parking spaces in the Innovative Site/PD Overlay District.

The parking deck should be designed not to exceed the height of the adjacent buildings and should be aesthetically match the adjacent buildings in materials and design.

The above grade and below grade parking should be designed as a signature element or feature to provide an appealing pedestrian access to neighboring streetscapes and/or public spaces including adequate lighting, visibility, emergency call boxes, signage and ADA compliance.

Consider Updating As Follows:

22.10.H.2.Consider adding: off-street parking and aisles...

22.10.H.3.Consider adding: Except in Innovative Site/PD Overlay District

22.10.H.4.Consider adding: Except in Innovative Site/PD Overlay District

22.10.H.5.Consider adding: in line 3 "... and maintained in the front yard or adjacent streetscape right-of-way in the Innovative Site/PD Overlay District only as approved in the site plan."

Section XXII: Commercial and Industrial District Regulations

I. Landscaping and Lighting

1. Road Frontage Landscaping. Landscaping shall be installed in road frontage areas as provided in Section 38.06 except that earth mounding shall not be required where screening walls are installed as provided in Section 22.10H3.
 2. Maintenance of Unimproved Areas. When any part of a lot has been improved with a building, parking, drives, or other surface improvements, then the owner shall maintain all unimproved parts of the lot by regular mowing and removal of litter and dumped materials. Unimproved areas shall not be used for storage of equipment or any other objects or materials unless approved for a defined period of time in the zoning permit. Where a large portion of a lot, specifically identified on the zoning permit, is intended to remain unimproved for an undetermined period of time, only mowing of frontage areas and areas abutting other improved lots, and litter/dumping/waste removal may be required.
 3. Maintenance of Landscaping Required. The owner of a lot shall be required to maintain all landscaping approved in a site plan so long as the approved building or use continues on the lot. The meaning of "maintain" includes but is not limited to: periodic addition of fresh mulch to original mulched areas; replacement of trees, shrubs, and other plant material which becomes diseased, damaged, or dies; continuous removal of weeds and trash; continuous mowing of grass areas; and similar activities typical of active and responsible maintenance of landscaped areas. The requirement to maintain is a condition of the issuance of any zoning permit.
 4. Maintenance of Watercourses and Storm Water Facilities Required. The owner of a lot shall be required to maintain all natural and man-made watercourses and storm water facilities as approved in a site plan so long as the approved building or use continues on the lot. The meaning of "maintain" includes but is not limited to: continuous removal of weeds and trash; continuous mowing of grass areas; and similar activities typical of active and responsible maintenance of such areas. The requirement to maintain is a condition of the issuance of any zoning permit.
 5. Lighting. Lighting shall comply with the standards in Section XXXVII Design Standards.
- J. Pedestrian Facilities. It shall be the intent of these standards to promote and support pedestrian movement within and between sites and to and from public rights-of-way. Site plans shall include pedestrian facilities complying with these standards, except as otherwise approved in Site Plan Review.

Consider Updating As Follows:

22.10.I.1. Consider adding: except in the Innovative Site/PD Overlay District



Section XXII: Commercial and Industrial District Regulations

1. Public Sidewalk. Property owners may be required to construct or participate in the cost of construction of sidewalks in the public right-of-way as provided in the Ohio Revised Code.
 2. Connection to Public Sidewalk. A sidewalk shall be installed on each lot connecting the front or main entry of every business or use on the lot with the existing or future location of a sidewalk in the public right-of-way.
 3. Connection with Parking. Sidewalks shall be installed connecting every parking lot with the business or use which it serves.
 4. Sidewalks within Parking Lots. Sidewalks shall be constructed within or abutting all parking lots in locations which ensure that all parking spaces are not more than 80 feet from a sidewalk.
 5. Sidewalks shall be constructed of concrete. Sidewalk crossings of drives and aisles shall be stamped or patterned concrete.
 6. Sidewalks shall be constructed to connect the front or main entrance(s) of the businesses or uses on each lot to locations on the side or rear lot lines of the lot where connecting sidewalks have been approved in site plans or constructed on the abutting lot(s). If no connecting sidewalk has been approved or constructed, then sidewalks shall be constructed in the locations most suitable for future connecting sidewalks on the abutting lots. Sidewalk construction may be deferred as a condition of the zoning permit until sidewalks on abutting lots are approved or constructed.
- K. Signs. Signs shall be permitted as authorized for the GB General Business District in Section 30.05.
- L. Loading Facilities, Waste Storage in the Capital Extension District. Wherever site conditions permit, loading docks, vehicle loading doors, and waste facilities shall be located on facades which are not visible from public rights-of-way, including State Route 44. Where site conditions make such locations necessary, visual screening shall be installed in the form of walls, fences, and landscaping including shrubs and trees.
- M. Entry Drives. Drives providing access from public roads shall extend at least fifty (50) feet from the public road right-of-way line without any curb cut from the drive (i.e., turns onto other drives, parking lots or parking spaces). The intent shall be to prevent slowing or turning movements within the drive in close proximity to the point of access with the public right-of-way.
- N. Refer to Section 13.36 Innovative Site/PD for specific conditions for developing an Innovative Site/PD within the Capital District.

Consider Updating As Follows:

22.10.J.1. + 2. Consider adding: per Innovative Site/PD Overlay District streetscape standards

22.10.J.5. Consider adding: concrete pavers, permeable pavers and permeable pavement as approved.

Section XXIX: Parking Regulations

Consider Updating As Follows:

- 29.01 Purpose
- 29.02 Plot Plan
- 29.03 Parking Place
- 29.04 Off-Street Parking Places and Access Drives
- 29.05 Minimum Number of Required Parking Places
- 29.06 Units of Measure
- 29.07 Deferred Construction of Required Parking Spaces
- 29.08 Location of Parking Spaces
- 29.09 Surfacing of Drives, Loading and Service Areas
- 29.10 Lighting and Striping
- 29.11 Landscaping, Screening and Buffering
- 29.12 Required Distance from a Boundary or Road Right-of-Way Sideline
- 29.13 Special Parking Provisions
- 29.14 Handicap Parking Spaces

- 29.01 **PURPOSE:** The off-street parking regulations contained herein are promulgated in order to achieve the following:
- A. To relieve congestion on public streets so that they can be utilized more fully for the movement of vehicular and pedestrian traffic; and
 - B. To promote the safety and convenience of pedestrians, guests, shoppers and employees by segregating parking areas from public right-of-ways thereby lessening congestion; and
 - C. To promote the general convenience, welfare and prosperity of residential, institutional, service, commercial and industrial developments, which depend upon off-street parking and loading facilities. (6/2/2001)
- 29.02 **PLOT PLAN:** An application for a Zoning Permit shall include a plot plan, as required by Section 11.07 of this Resolution, containing a scale drawing indicating, among other things, the off-street parking facilities in accordance with this Section. (6/17/1964)
- 29.03 **PARKING SPACE:** A parking space shall consist of the square footage necessary to meet the requirements as set forth in the "Off-Street Parking Dimensional Table" contained in Section 29.04 of the Resolution, but in no case shall a parking space be less than one hundred and sixty-two (162) square feet exclusive of access driveways, aisles, ramps, columns, streets, alleys, private drives or roadways, usable for the parking of passenger vehicles or commercial vehicles under two (2) tons capacity. (Amended 6/2/2001)
- 29.04 **OFF-STREET PARKING SPACES AND ACCESS DRIVEWAYS:** Off-street parking spaces and access driveways serving said individual parking spaces shall conform to the following table:

Off-street Parking Dimensional Table

<u>Degree Angle:</u>	<u>45</u>	<u>60</u>	<u>90</u>	<u>Parallel</u>
A. Width of Parking Space	9'	9'	9'	9'
B. Length of Parking Space	19'	19'	18'	25'
C. Width of Driveway Aisle	13'	18'	22'	25'
D. Width of Access Driveway				
(One-way traffic)	15'	22'	22'	13'
(Two-way traffic)	22'	22'	22'	22'

All parking space dimensions shall be exclusive of driveways, aisles and other circulation areas. Parking areas having more than one (1) aisle or driveway shall have directional signs or markings on each aisle or driveway indicating direction(s) of traffic flow. (Amended 6/2/2001)

Consider adding: section for public or private on-street parking for Innovative Site/PD Overlay District only and include width for parking space, length of parking space, width of roadway drive aisle one way and two way traffic, width of access drive one way and two way



Section XXIX: Parking Regulations

29.05 MINIMUM NUMBER OF REQUIRED PARKING SPACES:
(This Section 6/17/1964; Amended 8/27/1974, 8/27/1974, 12/17/1998, & 6/2/2001 or as otherwise indicated)

<u>Use/Activity</u>	<u>Minimum Parking Spaces Required</u>
<i>Residential:</i>	
Single-Family Dwelling	A minimum of two (2) enclosed spaces and a minimum of five hundred (500) square feet of unenclosed parking area per dwelling unit shall be provided. Driveways and parking areas shall be improved with gravel, asphalt, concrete, brick or other similar type material. The percentage of front yard area improved as driveway and parking area shall not exceed forty percent (40%) of the total front yard area. There shall be no off-street parking provided within the road right-of-way. (8/27/1974; Amended 6/2/2001)
Duplex Dwelling (Two-family dwelling)	Four (4) spaces per dwelling unit, of which two (2) spaces shall be enclosed. The driveway and parking area shall be improved with gravel, asphalt, concrete, brick or other similar type material. The percentage of front yard area improved as driveway and parking area shall not exceed forty percent of the front yard area. There shall be no off-street parking provided within the road right-of-way. (8/27/1974; Amended 6/2/2001)
Multi-Family Dwelling	Four (4) spaces per dwelling unit, of which two (2) spaces shall be enclosed. (1/13/1986; Amended 6/18/1998 & 6/2/2001)
Senior Citizen Development Dwelling (Independent or Assisted Living units only)	Two and one-half (2-1/2) spaces per dwelling unit, of which one (1) space shall be enclosed. Driveway and parking areas shall be improved by asphalt, concrete or brick. Visitor designated parking spaces shall contain spaces which measure twelve (12) feet by twenty (20) feet in area. (6/2/2001)
<i>Educational/Community Facilities:</i>	
Child or Adult Day Care Centers	One (1) space for every employee on maximum shift, plus one (1) space per five (5) persons enrolled at center capacity. Vehicles used to transport clients on fieldtrips or similar activities shall be permitted to park overnight at the center, in compliance with the parking setbacks. (6/2/2001; Amended 6/15/2007)
Church/Place of Worship	One (1) space for every three (3) seats. (6/17/1964; Amended 6/2/2001 and 6/15/2007)
Library, Museum	One (1) space for every 250 square feet of usable floor area and one (1) space for every employee on maximum shift, plus an area designated for the safe loading and unloading of persons that must be approved by the Zoning Commission. (6/2/2001; Amended 6/15/2007 and 10/17/2008)

Consider Updating As Follows:

Consider adding: For Innovative Site/PD Overlay District, 1 parking space per unit, of which 1 space shall be enclosed. Also provide 1 off-street visitors parking space per unit.



Section XXIX: Parking Regulations

29.09 SURFACING OF DRIVES, PARKING, LOADING AND SERVICE SPACES:

Required off-street parking surfaces, access drives, and loading and service areas in any district, except in conjunction with a single or two-family dwelling, shall be of asphaltic concrete, Portland cement concrete and shall be so graded and drained as to properly dispose of any surface water and prevent the drainage of such water onto adjacent properties. Similarly paved walks shall be provided between major streets and structures and the parking areas. (8/27/1974; Amended 6/2/2001)

For properties with single or two-family dwellings and less than two (2) acres, any cars or vehicles stored outside shall be on driveways or off-street parking areas improved with gravel, asphalt, concrete, brick or other similar type material. Parking on the grass inside of a right-of-way or temporary easement shall be prohibited. For all other grassed areas on the property, parking shall be prohibited for any period of time exceeding 48 hours, and shall not obstruct the view of driveway vehicular and pedestrian traffic of adjoining or abutting properties. (4/1/2011)

29.10 LIGHTING AND STRIPING:

Any parking area intended to be used during non-daylight hours shall be illuminated. Such lighting shall be so arranged as to direct the light away from any adjoining properties or public road right-of-ways. Parking areas with a required capacity of over five (5) vehicle spaces shall be striped with six (6) inch wide lines between the parking spaces. (1/13/1983; Amended 6/2/2001)

29.11 LANDSCAPING, SCREENING AND BUFFERING:

All developments shall include the following required landscaping for parking lots:

- A. Interior Parking Lot Landscaping: For parking areas in any district designed to accommodate twenty (20) or more vehicles, a minimum of ten percent (10%) of the parking lot shall be planted as landscaped island areas, developed and distributed throughout the parking lot so as to provide visual and climatic relief from broad expanses of pavement and designed to reduce the amount of runoff from the site. Each individual landscaped island shall be a minimum of ten (10) feet in width in any horizontal direction and shall provide at least one (1) major shade tree having a clear trunk height of at least six (6) feet and a minimum caliper of two (2) inches. For the purposes of this section, the parking area shall be the total surface area including access and circulation aisles.
- B. Additional Plantings Along Public Streets: Whenever parking areas consisting of five (5) or more spaces are located such that the parked cars will be visible from a public road right-of-way, landscaping, in addition to the required interior parking lot landscaping in subsection (a) above, shall be planted and maintained between the street and the parking lot. Such landscaping shall be a minimum of three (3) feet in height and located adjacent to the perimeter of the parking lot and placed to effectively screen parking areas from the view of public road right-of-ways without impeding vision sight lines from a motor vehicle, either to the right or left with respect to an adjacent private drive or public road right-of-way. In lieu of landscaping, parking areas may be screened by the use of decorative elements such as building wall extensions, berms, mounding or other innovative means so as to screen parking areas from the view of public road right-of-ways without impeding vision sight lines from a motor vehicle, either to the right or left with respect to an adjacent private or public road. (8/27/1974; Amended 6/2/2001)

29.12 REQUIRED DISTANCE FROM BOUNDARY OR PUBLIC RIGHT-OF-WAY.

Parking in any district, except in R-1, Residential; R-2, Planned Unit Development; R-4, Residential; R-5, Residential; R-6, Residential; or R-8, Rural Residential and Recreational, shall be no closer than twenty-five (25) feet to any boundary, property line, or public right-of-way sideline. In the B-1, Restricted Retail; GB, Gateway Business; GH, Gateway Health District; B-2, General Business; THN,

Consider Updating As Follows:

Consider adding: concrete pavers, permeable paver systems and permeable pavements as approved.

Consider adding: This standard applies to all parking lots in the Innovative Site/PD Overlay District

Consider adding: except in the Innovative Site/PD Overlay District

Consider incorporating the Innovative Site/PD Overlay District streetscape requirements or referencing where they are located



Section XXIX: Parking Regulations

Town Hall Neighborhood; THC, Town Hall Commons; and BX, Business Interchange Districts, it is permissible to have a ten (10) foot side yard clearance, except where the side yard is a corner lot, in which case the twenty-five (25) foot restriction is in effect; or when such property abuts any residential district in which case the following applies: (Amended 6/19/2009; 2/15/2013)

No parking in any B-1, Restricted Retail; GB, Gateway Business; GH, Gateway Health District; B-2, General Business; THN, Town Hall Neighborhood; THC, Town Hall Commons; BX, Business Interchange; S, Special Interchange; M, Manufacturing; C, Capital; and RD-2, Research and Limited Industrial shall extend any closer than fifty (50) feet to any R-1, R-2, R-3, R-4, R-5, R-6, or R-8 district. Parking areas for non-residential uses in R-1 and R-4 districts shall extend no closer than twenty (20) feet to an abutting property line or twenty-five (25) feet to an adjacent public road right-of-way sideline unless otherwise provided under Section 13 of this Resolution. (8/27/1974; Amended 11/28/1978, 12/17/1998, 6/2/2001, 6/15/2007 & 6/19/2009; 2/15/2013; 2/6/2015)

Consider Updating As Follows:

Review Distances Away From ROW Against Mixed-Use Neighborhood Streetscapes

Review How Street Parking and Shared Off-Street Parking May Impact Calculations for Mixed-Use Neighborhood

Consider Shared Parking Calculation (Reduction From By Use Totals) based upon uses proving needs at alternate times

Consider expanding surfacing options to incorporate concrete pavers, concrete permeable pavers, permeable concrete and asphalt as part of larger stormwater solutions for neighborhood streets, private drives, parking lots, crosswalks, plazas, sidewalks, etc. and adjacent to Ellison Creek Preserve.



Section XXXVII - Design Standards

SECTION XXXVII DESIGN STANDARDS

(All Sections 6/15/2007; except as noted)

- | | |
|---------------------------|---------------------------------|
| 37.01 Title. | 37.04 Review process. |
| 37.02 Purpose and intent. | 37.05 Building design elements. |
| 37.03 Requirement. | |

37.01 Title

Design Standards

37.02 Purpose and Intent

In accordance with Section 519.02 of the Ohio Revised Code, the Design Standards are established to create a unified, high quality built environment for the business corridor(s) in Concord Township.

37.03 Requirement

All site plans submitted for the GB, Gateway Business District; GH, Gateway Health District; BX, Business Interchange District; THN, Town Hall Neighborhood District; THC, Town Hall Commons, and C, Capital District shall meet the requirements set forth in this section of the Zoning Resolution. (Amended 6/19/2009; 2/15/2013; 2/6/2015)

- A. Architectural elevations for all sides of the primary structure, accessory structures and associated facilities are required.
- B. For projects proposed in the THN and THC Districts, the basic building elements shall be consistent and compatible with Western Reserve architecture, as described in the *Quick Guide to Greek Revival (basics of the Western Reserve style)* available in the Concord Township Zoning Office. (6/19/2009)

37.04 Review Process

Design Standards will be reviewed by the Zoning Commission during the Site Plan Review process as described in Section XXXVI of the Concord Township Zoning Resolution.

37.05 Building Design Elements

- A. General: Any building elevation of any structure facing a public roadway shall be considered a front side of façade for design purposes.

Styles and patterns of the development and/or buildings, signage, and accessory structures shall be compatible with the character of the area, or within the same development, through compliance with the following design standards:

1. All buildings and accessory structures, shall utilize a consistent architectural style, distinguished by variations within the selected style.

Consider Updating As Follows:

Consider adding: Innovative Site/PD Overlay District

Consider adding for public or private roadway or drive in the Innovative Site/PD Overlay District



Section XXXVII - Design Standards

development. As such, the side and rear building walls shall incorporate the same building materials, proportionality and texture as the front façade.

- E. Long Walls: Walls exceeding 100' in length as measured and visible from a road right-of-way should include at least one change in wall plane, such as projections or recesses extending at least 20% of the entire length of the façade, in one design element or a combination of elements, projections or recessions. (Amended 6/19/2009)
- F. Building Entrance: Primary building entrances shall be clearly defined and recessed or framed by a sheltering element such as an awning, arcade or portico to provide shelter from weather elements.

Entrances shall combine different colors, textures and architectural elements to emphasize entrance points and break the monotony of large vertical surfaces.

- G. Building Roofs: The continuous plane of a roofline shall be no greater than 100 feet. Rooflines can be varied with cantilevers, gables, parapets, and/or cornice lines.

Building walls, parapets, and/or roof systems shall be designed to conceal all roof-mounted mechanical equipment from view to adjacent properties and public rights-of-way. Mechanical equipment screening techniques shall incorporate the same design standards, proportionality and texture as the front façade.

- H. Height: Buildings shall have the appearance of being at least two (2) stories in height. This can be accomplished through the use of pitched roofs, dormer windows or other architectural elements.
- I. Building Color: Building colors must be low-reflecting, muted and earth-toned. Roof colors must be muted and compatible with dominant building color.
- J. Windows: The use of black or reflective glass on any side of the building shall be limited, and subject to the approval of the Zoning Commission.

- K. Lighting:
 1. Exterior lighting of buildings and/or parking areas shall be positioned so as not to emit light onto neighboring properties or road right-of-ways, but shall shine directly onto buildings, or be directed downward onto parking areas, access drives and pedestrian walkways.
 2. Light pollution control measures shall be taken to avoid negative impact of misdirected light. Business that utilizes canopy lighting shall use recessed ceiling fixtures with the bottom of the lenses flush with the canopy in addition to meeting other lighting guidelines. Building, mounted light fixtures and freestanding light fixtures should be in proportion with the building and shall not exceed the building height. Pole and building mounted light fixtures shall not exceed the height of building as follows:

Height of Building
< - 50'

Height of Fixture
fixture 14ft.

Consider Updating As Follows:

Consider adding: Pitched roofs are required in the Innovative Site/PD Overlay District unless otherwise approved



Neighborhood Streetscape Landscape + Interior Landscape Standards

Mixed Use Neighborhood Streetscape Planters

- 1 tree / 25 linear feet
- Planter minimum width 6' or as approved with a minimum overall SF of 150 SF per tree
- Planters to cover minimum 70% of public and private street frontages or as approved
- Planter to include trees as well as shrubs, perennials, ornamental grasses, groundcovers no taller than 36" in height
- Encourage native plants and preservation of existing trees / plant materials as approved by a certified arborist
- Planter top of soil elevation to match adjacent sidewalk
- Planter can be part of larger stormwater processing solution as approved

Mixed Use Interior Landscape

- Provide public / event paved and green spaces within Mixed Use neighborhood
- Public spaces should consist of preserved existing trees as approved by certified arborist or new landscape including trees and live groundcovers including shrubs, perennials, ornamental grasses, groundcovers and lawn
- Native species are encouraged
- Integrate interior landscape areas with adjacent walkways, plazas and features
- Should be designed to complement streetscape design

Multi-Family + Townhome Streetscape

- Trees at 1/25 linear feet with a minimum 150 SF per tree
- Live groundcover including shrubs, perennials, ornamental grasses, groundcovers and/or lawn
- Native plants encouraged
- Bioswales as approved

Section XXXVIII - Landscape and Screening Requirements

Consider Updating As Follows:

SECTION XXXVIII. LANDSCAPE AND SCREENING REQUIREMENTS

(All Sections 6/15/2007, except as noted)

38.01 Purpose.	38.08 Landscaping and screening for service structures and yards.
38.02 Applicability.	38.09 Landscaping and screening adjacent to residential areas.
38.03 General requirements.	38.10 Fences.
38.04 Building landscaping and yard requirements.	38.11 Landscaping material standards.
38.05 Interior parking lot guidelines.	38.12 Recommended vegetation list.
38.06 Landscaping along road frontage.	
38.07 Perimeter parking lot guidelines.	

38.01 Purpose

The purpose of this Section and its regulations is to help protect and preserve important natural and environmental variables, and their functions, of a site while enhancing the overall character and appearance of the built environment. Specific objectives include:

- A. Minimize potential noise, glare and visual clutter of outdoor storage, service areas, and parking and loading areas by obscuring the view with landscaping and screening.
- B. Provide protection from soil erosion.
- C. Soften the appearance of building masses and break up and reduce the impact of large parking areas.
- D. Remove, reduce, lessen or absorb the impact between one use or zone and another.

38.02 Applicability

- A. A Landscape Plan is required to be submitted for any use or development involving the construction, reconstruction or expansion of structures in the B-1, B-2, BX, GB, GH, RD-2, M, S, THN, THC, R-3, or C Districts or non-residential uses permitted in the Residential Districts, in compliance with the requirements set forth in Section XXXVIII. (Amended 6/19/2009; 2/15/2013; 2/6/2015)
- B. The Landscape Plan shall be submitted as part of the Site Plan Review requirements set forth in Section XXXVI.
- C. Existing landscape material shown on a site plan that is in satisfactory condition may be used to satisfy any landscaping requirement in whole or in part.
- D. Where this section and other areas of the Resolution conflict one another, the provisions in Section XXXVIII shall apply.
- E. Additional landscaping standards for the C District are required in Section 22.10 of this resolution. (2/6/2015)

Consider adding: Innovative Site/PD Overlay District

Consider adding: Innovative Site/PD Overlay District



Section XXXVIII - Landscape and Screening Requirements

Consider Updating As Follows:

38.03 General Requirements

- A. The proposed location of buildings, off-street parking areas, and other earth disturbing activities shall be accomplished with the desire to minimize the removal of individual trees having a trunk diameter of six inches (6") or greater as measured four and one half feet (4 ½ ') above ground level.
- B. The proposed site shall demonstrate consideration toward placing structures and off-street parking areas to avoid the destruction of heavily wooded areas, outstanding trees species and riparian areas.
- C. Landscape materials shall be arranged to create varied and attractive views and complement the architectural features of the principle structure on the site. Any landscape or screening material that is a required element of a regulation or approved site plan that dies or is destroyed shall be replaced within 60 days, or when soil conditions permit, and shall take place for the first two years after project completion. Plans shall be implemented within 120 days of project or phase completion or when soil conditions permit. (12/15/2006)
- D. In areas where general planting will not prosper, other materials such as fences, walls, pavings of wood, brick, stone, gravel and cobbles shall be used. Carefully selected plants shall be combined with such materials where possible. Every effort shall be made during construction to preserve existing healthy trees and shrubs on the site. Preservation of trees and vegetation of special significance due to size, age, habitat, or historical significance is highly encouraged. A mature tree, tree mass or woodland should remain on the site providing it does not pose any undue threat to the health, safety and welfare by its location with respect to any proposed improvements to the site. Consultation/review by a certified Arborist, Urban Forester or similar expert shall be used, if needed, at the expense of the property owner. (1/22/1974; Amended 12/15/2006)
- E. The plan must be prepared by a landscape architect or other landscape design professional. The plan shall contain the items set forth in Section 36.05 of the Site Plan Review Submission Requirements.

38.04 Building Landscaping and Yard Requirements

- A. General Requirement: A minimum five foot (5') planting area shall be provided between all building walls and paved areas except at service areas, mechanical equipment areas and primary pedestrian access points to the structure. Open structures such as porches, canopies, balconies, platforms, carports, covered patios and walkways and similar architectural projections shall be considered parts of the building to which they are attached. In any instance, at least half (½) of the building front shall be landscaped.
- B. Planted Side and Rear Yards: Side and rear yards shall be landscaped in accordance with the side and rear yard clearance requirements established in the zoning district in which the proposal is located.
- C. Areas outside the requirements in Section 38.04 A, and areas not paved, shall be landscaped with live ground cover or lawn, which shall be maintained in good and healthy condition at all times.

Consider adding: except in the Innovative Site/PD Overlay District where streetscape standards dictate green space requirements in applicable yards.



Section XXXVIII - Landscape and Screening Requirements

Consider Updating As Follows:

38.05 Interior Parking Lot Guidelines (Figures 1 and 2)

Interior parking guidelines are intended to define major circulation aisles and driving lanes and provide visual and climatic relief from broad expanses of pavement.

- A. Any open parking area (including parking spaces and interior access lanes, but excluding loading, unloading and storage areas) that contains more than six thousand square feet (6,000 sq. ft.) of area or twenty (20) or more vehicular parking spaces shall provide interior landscaping in addition to any other required perimeter landscaping.

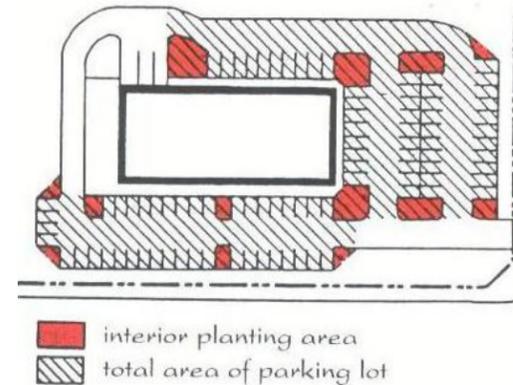


Figure 1

- B. The amount of this interior landscaping shall be a minimum of ten percent (10%) of the total parking area. Interior parking areas does not include access drives or ingress/egress areas. See Figures 1 and 2.
- C. Landscaped areas shall be evenly dispersed throughout the parking area in islands or peninsulas, provided each island or peninsula is not less than one 100 square feet in size. The design shall not impede internal vehicular traffic circulation. Each island shall be a minimum of five feet (5') in any horizontal direction.
- D. Within landscaped islands or peninsulas, one major shade tree shall be provided for every ten (10) parking spaces. Required trees placed in islands shall be placed in a space containing at least 150 square feet of pervious area per tree to allow for adequate root aeration and expansion.
- E. Each tree, at the time of installation, shall have a clear trunk height of at least six feet (6') and a minimum caliper of two inches (2").
- F. Remaining areas shall be vegetated with grass or similar low level plant material not to exceed two feet (2') in height.

Consider adding: except in Innovative Site/PD Overlay District where interior planting applies to all parking lots regardless of size or number of spaces

Consider adding: For Innovative Site/PD Overlay District, remaining areas shall be vegetated with shrubs, perennials, ornamental grasses and/or groundcover (no lawn) at a maximum height of 30"

Section XXXVIII - Landscape and Screening Requirements

Consider Updating As Follows:

Figure 2



38.06 Landscaping Along Road Frontage (Figure 3)

A landscape strip along the street frontage shall be provided in accordance with the following requirements. The landscape strip is measured from the right-of-way line to the parking lot. (See Figure 3)

- A. The landscape strip shall be provided along the full width of the lot and shall be mounded in accordance with the requirements of Section 38.06 F and remain unoccupied, except for landscape treatments such as trees, plantings, earth mounds, terraces, shrubs, permitted signs, and driveways (generally perpendicular to the right-of-way line).
- B. Within this landscape strip, there shall be at least one (1), two-inch (2") caliper deciduous tree or small flowering trees with creative placement for every 35 feet of road frontage, along with random shrub plantings. A recommend five (5) shrubs should be randomly staggered for every 35 feet of road frontage.
- C. Landscape mounds shall have an elevation at least two feet (2') higher than the finished elevation of the parking lot. (Amended 10/17/2008)
- D. Earth mounds and decorative landscape treatments shall not block adequate safe distances at driveway locations and intersections.
- E. The width of the landscape strip shall be no less than twenty-five feet (25'). Corner lots shall have a landscape strip of required width on both frontages.

Consider adding: except in the Innovative Site/PD Overlay District

Section XXXVIII - Landscape and Screening Requirements

- A. Landscape areas shall be in accordance with the side and rear yard setbacks established in the zoning district in which the proposal is located. Perimeter screening shall effectively conceal parking areas and interior driveways from adjoining property with the use of earth mounds, a planting strip, hedges, fencing or similar landscaping feature for visual separation from adjoining property.
- B. In areas where common or shared interior access points between businesses are proposed, the perimeter landscaping requirement for that area shall be waived.

38.08 Landscaping/Screening for Service Structures and Yards

- A. Service structures include, but are not limited to, loading/unloading docks, propane tanks, electrical transformers, and other equipment or elements providing service to the building or site.
 - 1. Screening shall include a continuous planting, hedge, fence or similar feature that will enclose any service structure on all sides. Fences shall be designed in accordance with Section 38.10.
 - 2. Screening established with plant materials shall provide seventy-five percent (75%) opacity with two years (2) of planting and shall be equally effective in the winter and summer.
 - 3. All other types of screening shall completely screen service structures. Construction materials and design features shall be consistent with the primary structure on site.
 - 4. The minimum height of screening material shall be two foot (2') more than the height of the enclosed structure, but shall not exceed ten feet (10').
 - 5. If a service structure is designed to be removed or emptied mechanically on a regular basis, a curb to contain the placement of the structure is required.
- B. Screening of service yards, outdoor storage areas, and other places which tend to be unsightly, shall be accomplished by use of walls, fencing, planting or a combination of these. Screening shall be equally effective in winter or summer. (1/22/1974; Amended 6/15/2007)

Note: Figure 4 generally illustrates the overall landscaping and screening requirements set forth in the preceding sections.

Consider Updating As Follows:

Consider adding: at the end of the first sentence except in the Innovative Site/ PD Overlay District where earth mounds are not permitted unless approved within public spaces.

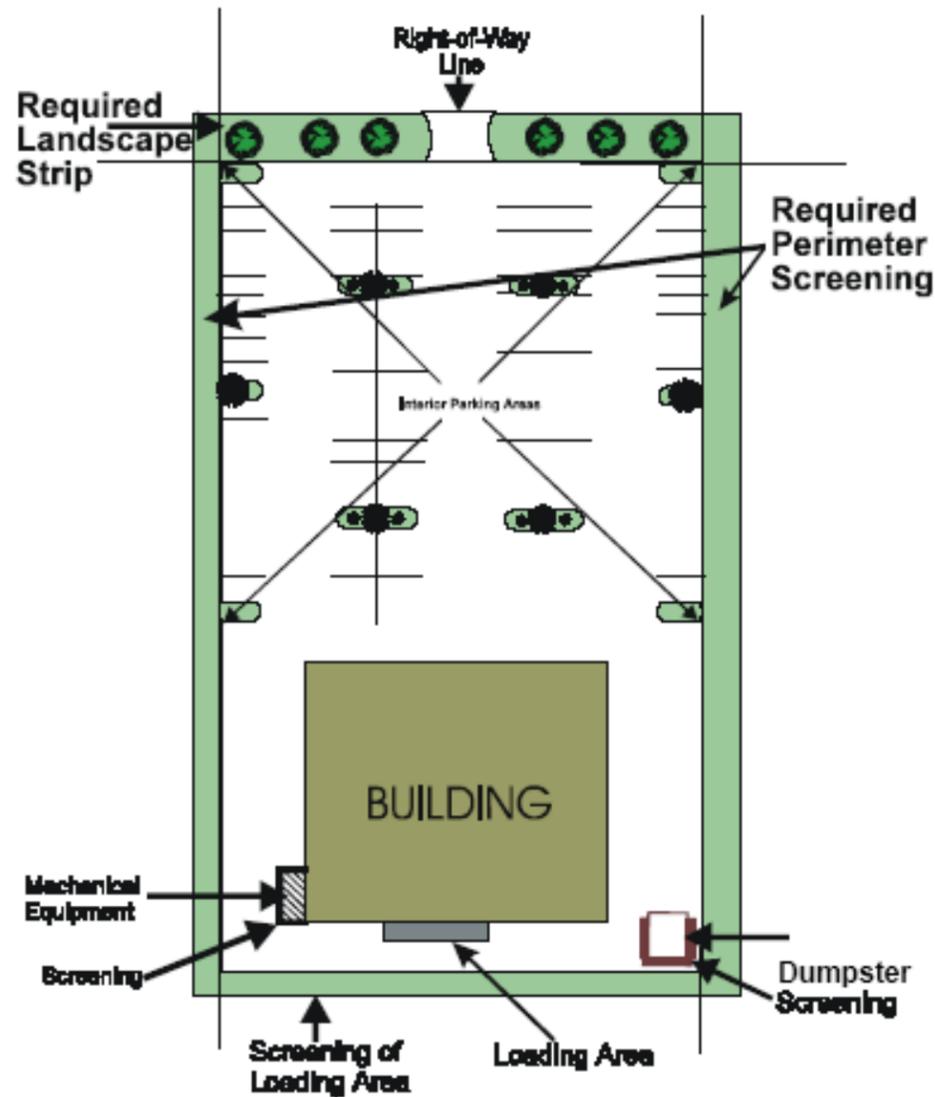
Consider adding: In the Innovative Site/ PD Overlay District all service structures except utility elements requiring exterior, open access, shall be screened by a wall matching the building material and per section 22.07

Section XXXVIII - Landscape and Screening Requirements

Consider Updating As Follows:

Diagram would not apply in C-District Mixed-Use Neighborhood

Figure 4- Overall Landscaping & Screening Requirements



Section XXXVIII - Landscape and Screening Requirements

Consider Updating As Follows:

38.09 Landscaping/Screening Adjacent to Residential Areas

- A. A minimum buffer strip of fifty (50) feet is required when the B-1, GB, GH, THN, THC, B-2, BX, S, RD-2, M, and C Districts abuts any residential district. This fifty (50) foot buffer strip shall be included in the side and rear yard clearance requirements when abutting residential districts, as established in Section 22.04 of the district regulations and shall not be additional footage. (12/15/2006; Amended 6/15/2007; 6/19/2009; 2/15/2013; 2/6/2015)
1. The 50 ft. required buffer zone will be considered a protected "Green Space". The "Green Space" is a canopy cover with existing mature trees or, if necessary, planted with additional selected hardwoods. If soil and environmental conditions require other types of trees or plan, Best Management Practices shall be utilized as recommended by a certified Arborist, Urban Forester or other expert. Trees planted are required to be a variety of the type (i.e. Maples, Oak, Beech, Elms, Conifers, etc.) that can achieve, as a goal, a 50% canopy cover. (12/15/2006)
 2. Mature trees, tree masses, or woodlands existing in the required buffer "Green Space" shall be designated "Tree Save Area" on all plans including landscaping and site plans. All "tree save areas" shall be unmistakably delineated in the field so that it is obvious to all equipment operators and other construction personnel. A temporary physical barrier such as a snow fence shall be erected a minimum of one foot outside the drip line on all sides of individual trees, trees masses or woodlands prior to major clearing or construction. The barrier shall be placed to prevent the disturbance to or compaction of soil inside the barrier, and shall remain until construction is complete. The barrier shall be shown on all plans including the landscape plan. (12/15/2006)
 3. The following practices are not permitted and considered harmful in a "tree save area": grading or trenching; placing backfill near trees; driving or parking equipment in "tree save" areas; dumping of trash; storage of construction materials and supplies. (12/15/2006)
 4. Protected "Green Space" is not allowed to be used for water retention, retention basins, storage, out buildings, or dumping of any type. (12/15/2006)
 5. "Green space" maintenance, proper pruning, proper clearing of dead trees, control of grape vine and other invasive plants/vegetation is required to take place annually by the property owner (minimum requirement). Consultation/review by a certified Arborist, Urban Forester or similar expert shall be used, if needed, at the expense of the property owner. (12/15/2006)
- B. The site shall be planned to accomplish a desirable transition with the street scape, and to provide for adequate planting, pedestrian movement and parking areas. In order to minimize run-off and provide adequate open space, sites shall have a minimum pervious area of 30%. Storm water and water quality

Consider adding: at the end of the first sentence except in Innovative Site/PD Overlay District where impervious coverage is established by use in Section 22.04



Section XXXVIII - Landscape and Screening Requirements

measures shall be integrated in the design of parking lots and roof water run off to assure that the runoff water quality is maintained or improved. Incorporation of Best Management Practices (B.M.P.) such as rain gardens and or bio retention basins shall be used. (9/24/1974; Amended 12/15/2006)

- C. When a commercial or nonresidential use project is proposed within the GH, Gateway Health District or THN, Town Hall Neighborhood District that abuts a residential care facility, nursing home, home for the aging or hospice care facility within the same district, additional landscaping/screening shall be provided between the project boundaries that shall be no less than 20 feet in width and include the use of earth mounds, a planting strip, hedges, fencing or similar landscaping features, which provides visual separation and a year round vertical screen. This landscaping/screening area shall be in addition to the required minimum side and rear clearance requirements established within these districts. (6/19/2009; Amended 2/15/2013)

38.10 Fences

Proposed fences or walls in the B-1, B-2, BX, GB, GH, THN, THC, RD-2, S, M, R-3, or C Districts or non-residential uses permitted in the Residential Districts shall be reviewed as part of the site plan review process for a proposed development, as set forth in Section XXXVI. However, when a fence or wall is proposed for properties with an approved site plan and/or when no other new construction, additions or site alterations are proposed, a zoning permit shall be obtained from the Zoning Inspector prior to the construction or erection of a fence. Plan approval is subject to the provisions of this section and Section XI, Zoning Permits, of the Concord Township Zoning Resolution. (Amended 6/19/2009; 2/15/2013; 2/6/2015)

- A. Fences and walls shall be permitted in any required yard, or along the edge of any yard except as otherwise specified herein.
- B. Permitted Fences
 - 1. Solid fences: Permitted solid fences are board on board or alternating board on board fences, solid picket fences, stockade or palisade fences, or brick or stone wall fences.
 - a. Solid fences shall be permitted in all zoning districts.
 - b. Solid fences shall be permitted in all required yards.
 - 2. Open fences: Permitted open fences are chain link fences, bollard and chain fences, open picket fences, smooth rail, split rail, or contemporary rail fences, and wrought iron style/design fences.
 - a. Chain link fences shall be prohibited in the B-1, GB, GH, THN, THC, and C Districts. (Amended 6/19/2009; 2/15/2013; 2/6/2015)
 - b. Chain link shall be permitted in side and rear yards in the BX, B-2, M, S, RD-2, or R-3 districts or nonresidential uses permitted in other Residential Districts.

Consider Updating As Follows:

Consider adding: Innovative Site/PD Overlay District

B.1.b Consider adding: except in Innovative Site/PD Overlay District

B.2.a Consider adding: Innovative Site/PD Overlay District



Section XXXVIII - Landscape and Screening Requirements

Consider Updating As Follows:

Consider adding: except as approved in Innovative Site/PD Overlay District

- c. Other open fences as defined above shall be permitted in all yards of the B-1, GB, GH, THN, THC, BX, B-2, M, S, RD-2, R-3, and C zoning districts or nonresidential uses permitted in other Residential Districts. (Amended 6/19/2009; 2/15/2013; 2/6/2015)
- C. Prohibited Fences. No person shall erect or maintain:
 - 1. Any fence with a charged electrical current.
 - 2. A razor wire fence.
 - 3. A fence composed of or containing any of the following materials:
 - a. Chicken wire
 - b. Pallets
 - c. Barbed wire
- D. The posts and all other supporting portions of the fence shall not exceed the maximum height of the fence by more than four (4) inches. The maximum height of the fence shall be measure from the finished grade as shown on the approved site plan or zoning permit application.
- E. Line of Sight Safety Areas: A fence or wall shall not be located so as to adversely affect the vision of operators of motor vehicles driving on public streets or emerging from alleys or driveways intersecting public streets. A fence or structure at such an intersection shall not be erected or maintained more than thirty-six (36) inches higher than the pavement or curb level in any district (within the required setback lines) or within twenty-five (25) feet of the curb or pavement line, whichever is greater.
- F. Maximum Fence Height: (10/17/2008)

Zone	Yard		
	Front	Side	Rear
B-1, GB, GH, THN, THC, and C	4 ft	8 ft*	8 ft*
BX, B-2, RD-2, S, M, R-3 and nonresidential uses in Residential Districts	4 ft	8 ft	8 ft

Note to Table:
*Except when such yard abuts a public right-of-way, then the maximum fence height shall not exceed 4 ft.

(Amended 6/19/2009; 2/15/2013; 2/6/2015)

- G. Fences may be placed on a property line outside of the public right-of-way.
- H. All portions of the property shall remain accessible from outside the fence area by means of a gate or other opening. Fence gates placed at a driveway entrance or walkway in the front yard shall be subject to all fence requirements.



Section XXXVIII - Landscape and Screening Requirements

Consider Updating As Follows:

- I. The posts and all other supporting portions of fences shall be placed on the side of the fence facing the interior of the property of the owner installing the fence unless the fence is designed such that the supporting members are identical in appearance on both sides of the fence or wall.
- J. All fences shall be maintained in accordance with the following:
 - 1. The property owner shall maintain the fence in a condition fit for the intended use and any local regulations.
 - 2. The property owner of any fence shall be liable to maintain the fence in compliance with the Township Zoning Resolution and all applicable laws and regulations.
 - 3. Every fence is to be kept in a safe and secure condition, and in a neat and orderly condition at all times, and to prevent rust, corrosion, rotting, or other deterioration in the physical appearance of such fence.
- K. In-ground swimming pools shall be fully enclosed by an approved fence not less than six (6) feet in height to prevent any access to the pool except through a controlled access point. Above-ground swimming pools shall be enclosed by either a fence or pool wall not less than six (6) feet in height to prevent access to the pool except through a controlled access point.

38.11 Landscaping Material Standards

- A. Evergreen shrubs: Plants shall be no less than 24 inches in height.
- B. Deciduous shrubs: Plants shall be no less than 30 inches in height.
- C. Conifers (evergreen trees): Each tree, at the time of installation, shall no less than six feet (6') as measured from the top of the soil ball.
- D. Deciduous trees: Each tree, at the time of installation, shall have a clear trunk height of at least six feet (6') and a minimum caliper of two (2) inches as measured at six (6) inches above the crown of the roots (if bare root) or from the top of the soil ball.

38.12 Recommended Vegetation List

- A. Artificial plants shall not be used to meet landscaping requirements, and all plant materials used to comply with provisions of this Section, shall conform to the standards of the American Association of Nurserymen and shall have passed any inspections required under State regulations.
- B. The applicant shall also be responsible for ensuring landscape materials are not included in the Ohio Department of Natural Resource's list of invasive species or noxious weeds list.

Encourage native plant species



Sustainability Goals And/Or Certifications

3.3

ARTICULATION: Sustainability Options

Many communities opt to incorporate energy efficiency thresholds, resource-efficient building materials and methods, as well as sustainability-based goals and certifications into their requirements for development of new neighborhoods and features. Other communities choose instead to not regulate efficiency practices but use their incorporation as an incentive, allowing developers and owners offset(s) if these practices are implemented. Common offsets include allowing increased density or relaxed setbacks, parking or other standards.

The following pages provide overview information about common certification options utilized in the marketplace.

Sustainable Sites Initiative
(SITES Certification)

Green Building Initiative
(Green Globes Certification)

International WELL Building Initiative
(WELL Certified)

Living Building Challenge

LEED Building Design + Construction
Certification

LEED for Neighborhood Development

Concord Township, Ohio

Concord-Painesville
Joint Economic
Development District

Risinger + Associates
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Concord Town Center: Sustainability Options

Sustainability + Certifications



The SITES Rating System can apply to development projects located on sites with or without buildings.

By providing performance measures rather than prescribing practices, SITES supports the unique conditions of each site, encouraging project teams to be flexible and creative as they develop beautiful, functional and regenerative landscapes.

SITES-certified landscapes help reduce water demand, filter and reduce stormwater runoff, provide wildlife habitat, reduce energy consumption, improve air quality, improve human health and increase outdoor recreation opportunities.

Information from Sustainable SITES Initiative



Green Globes® offers a different approach: one that provides in-depth support for improvements ideally suited to each project.

Using the Green Globes® certification process ensures: Energy conservation, lowered water consumption, responsible use of materials, and efficient use of Project Team time.

Green Globes® is a science-based building rating system that supports a wide range of new construction and existing building project types. It is designed to allow building owners and managers to select which sustainability features best fit their building and occupants...

Information from Green Building Initiative



The Features of WELL can be applied across many real estate sectors, and the current WELL v1 is optimized for commercial and institutional office buildings.

A WELL Certified™ project has the potential to add measurable value to the health, well-being and happiness of building occupants. It can also generate increased savings and productivity, in addition to a meaningful return on investment to the tenant and building owner.

WELL measures attributes of buildings that impact occupant health by looking at seven factors, or Concepts. These include air, water, nourishment, light, fitness, comfort, and mind.

Information from International WELL Building Institute



The Living Building Challenge™ is a building certification program, advocacy tool and philosophy that defines the most advanced measure of sustainability in the built environment possible today and acts to rapidly diminish the gap between current limits and the end-game positive solutions we seek.

The Challenge is comprised of seven performance categories called Petals: Place, Water, Energy, Health & Happiness, Materials, Equity and Beauty. Petals are subdivided into a total of twenty Imperatives, each of which focuses on a specific sphere of influence. This compilation of Imperatives can be applied to almost every conceivable building project, of any scale and any location—be it a new building or an existing structure.

Information from Living Building Challenge



Concord Town Center: Sustainability Options



Sustainability + LEED Certifications

LEED stands for green building leadership. LEED is transforming the way we think about how buildings and communities are designed, constructed, maintained and operated across the globe. LEED, or Leadership in Energy & Environmental Design, is a green building certification program that recognizes best-in-class building and planning strategies and practices. To receive LEED certification, building and neighborhood projects satisfy prerequisites and earn points to achieve different levels of certification. Prerequisites and credits differ for each rating system, and teams choose the best fit for their project.



Building Design and Construction (BD+C)

LEED BD+C for new construction and major renovations provides a framework for building a holistic green building, giving building owners the chance to create a healthy, resource-efficient, cost-effective building; one that enhances the lives and experiences of everyone who walks through its doors. LEED campus and multiple building certification is available for multiple buildings on a single site and can be used with LEED BD+C.

LEED multiple building certification is for those who:

- Have two or more buildings located on a single site, that are controlled by a single entity
- Would benefit from projects being able to share LEED credits and strategies with one another
- Are constructing multiple buildings that are very similar
- Manage projects that follow the same policies and plans or share the same vendors



Neighborhood Development (ND)

LEED for Neighborhood Development is designed to certify exemplary development projects that perform well in terms of smart growth, urbanism, and green building. Projects may constitute whole neighborhoods, portions of neighborhoods, or multiple neighborhoods.

LEED for Neighborhood Development recognizes development projects that successfully protect and enhance the overall health, natural environment and quality of life in our communities. It promotes an array of green building and green infrastructure practices, particularly more efficient energy and water use.

Plan: certification is available to your neighborhood-scale project if it's currently in any phase of planning and design and up to 75% constructed. We designed this offering to help you or your developers market and fund your project among prospective tenants, financiers, public officials, etc. by affirming your intended sustainability strategies.



Information from USGBC





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