

Framework for Moving Forward

The Update Plan's general goals as outlined below set the ground work for the development of the Long Range Plan Update. These broad visions statements suggest how the community should address development and change in the community in the future. The subsequent policies set the direction on how to achieve the goals in various areas of the Village. They are a guide for not only the Village government but the residents and businesses to use to achieve the Village of Peninsula as envisioned by the Plan.

1. **Population:** Keep population low; keep growth low; and encourage socioeconomic diversity.
2. **Historic and "Small Town" Character:** Preserve historic buildings and properties; preserve diverse building stock; promote architectural and design quality; and require development and redevelopment to be compatible with surrounding conditions and sympathetic to the established historic, and "small town" character of the Village.
3. **Economy:** Provide a framework for future Village fiscal stability and flexibility by identifying and planning for long term capital improvements, monitoring and ensuring long term revenue streams, and balancing ongoing service costs and revenues.
4. **Visitors and Tourists:** Recognizing that the Village is a seasonal tourist venue in the center of a year-round residential community, and to balance those sometimes-conflicting functions; maintain harmony between the uses, needs and services of the visitors and tourists while ensuring and protecting the privacy of residents; and ensuring a positive net economic impact on the Village.
5. **Transportation:** Improve the management of truck and other vehicular traffic; maintain and improve existing streets; create appropriate linkages between existing streets; build new streets where appropriate and necessary; complete sidewalk system; provide appropriate pedestrian links to community facilities; and enhance parking capacity.
6. **Facilities and Services:** Undertake practical and feasible cooperative projects; ensure adequacy of government facilities and services; provide recreation opportunities; protect public health; and ensure public safety.

The following policies provide direction to achieving the goals of the Plan.

Summary: Population Policies

- ❖ Undertake land use planning to protect the Village from unanticipated significant changes in the population levels and significant changes in the rate of population change. Tools to implement this policy would include but not be limited to the preservation and enhancement of zoning requirements to control density and protect and conserve natural resources and other features.
- ❖ Require development of vacant residential properties to be compatible in scale and massing with the character of existing Village residential areas.
- ❖ Provide support services to enable Village residents to remain in their homes as they age; assess the future need for elderly housing in the Village; and if demand is found to exist, explore feasibility and available options.

Summary: Existing Land Use Policies.

- ❖ Modify Chapter 1321 Flood Control to reference the 2016 FEMA Flood Plain mapping.
- ❖ Consider the creation of riparian setback regulations to be included in the Zoning Ordinance.
- ❖ Adopt Steep Slope Setbacks in the Zoning Ordinance to achieve this Long Range Plan Update's goals of conservation and protection. Appropriate zoning regulations should be drafted to implement this recommendation.

Summary: Housing Policies.

- ❖ Acknowledge that housing in the Village is generally older and larger than housing in the County and the State. In addition, a greater percentage of housing in the Village is owner-occupied and single family detached than in the County in the State. These characteristics place added responsibility on homeowners to maintain the Village's aging housing stock.
- ❖ Ensure continuance of past trends. Without proper planning, past trends may not be a valid indicator of future conditions. Because many past trends coincide with the Long Range Plan Update's general goals, proper planning should be geared toward ensuring continuance of past trends and minimization of significant future changes.
- ❖ Require new single family housing to be compatible with surrounding neighborhoods, housing types, and densities; and require high quality development through adoption of residential design standards and subdivision regulations.
- ❖ Establish a local historic district and local reviewing body to protect historic structures and the properties on which they are located.
- ❖ Encourage reinvestment in existing housing stock through home improvement and first-time home buyer programs.

- ❖ Evaluate the modification of current zoning requirements for housing to encourage more affordable housing options such as smaller housing sizes, housing above commercial uses and “granny flats”.
- ❖ Consider zoning modifications that establish criteria for multi-family developments to be consistent with the small town character, limiting the scale to smaller buildings, and maintaining densities that will not burden community services.

Summary: Economy Policies.

- ❖ Embrace and encourage quality development and redevelopment consistent with this Long Range Plan Update's goals such as subdivision regulations.
- ❖ Encourage property improvements, so as to stabilize and preserve Village property values.
- ❖ Consider areas within the Village for detachment from the Village; and consider areas adjacent to the Village for annexation to the Village.
- ❖ Explore ways to increase ongoing revenues and control expenses.
- ❖ Explore Zoning Amendments that encourage commercial uses on the first floor in the Village Center and address residential on Main Street.
- ❖ Encourage economic development programs that enhance the existing businesses and support appropriate growth of new businesses.

Summary: Land Ownership Policies.

- ❖ Adopt zoning requirements that ensure compatible and sympathetic use of remaining large parcels outside CVNP statutory boundaries, such as subdivision regulations.
- ❖ Adopt zoning requirements that ensure compatible and sympathetic use of remaining large parcels inside CVNP statutory boundaries but with no current Federal interest.
- ❖ Work with property owners to encourage compatible and sympathetic use, including conservation and protection consistent with the goals of this Plan.
- ❖ Approach and engage large and multiple property owners, such as the Peninsula Foundation Inc., to discuss the goals of this Plan, and to identify opportunities for public-private cooperation in the furtherance of those goals.

Summary: Circulation Policies.

- ❖ Consider streetscape improvements on Main Street east of the River, and on Akron-Peninsula Road south to the Brandywine Golf Club property located at 5555 Akron-Peninsula Road, and install streetscape improvements on Main Street west of the River to Riverview Road, on Riverview Road south to Heritage Farms, on North Locust and East

- and West Mill Streets and other areas of the Historic District where practical and feasible.
- ❖ Consider engaging a traffic engineer to evaluate the vehicular and pedestrian improvements needed within the Village to “calm” traffic and enhance pedestrian safety, link outlying facilities such as the Heritage Farm, the Quarry and the Brandywine Golf Club.
- ❖ In consultation with the Federal government and private property owners, undertake a comprehensive Village parking plan to identify sufficient parking to accommodate future resident and seasonal parking needs.
- ❖ In conjunction with redevelopment of the Village’s industrial area, consider construction of new streets and pedestrian systems extending between the West Mill and North Locust Street termini.
- ❖ Consider the need for secondary access to the future Mixed Use area.
- ❖ Minimize the impact of new development and redevelopment on existing residential neighborhoods.
- ❖ Pursue pavement, gate, and pedestrian crossing upgrades to the railroad crossing at Main Street (SR 303) in cooperation with the Federal government and the Cuyahoga Valley Scenic Railroad.

Summary: Facilities and Services Policies.

- ❖ Continue to build upon relationships with the School District, Library, other recreational site owners, and the Recreation League, to ensure availability for Village resident recreation use; and include cooperative maintenance agreements and other financial support as appropriate.
- ❖ Build on existing properties and facilities to ensure adequate recreational use opportunities for all Village residents.
- ❖ Explore the formation of a recreational district with Boston Township or other adjacent communities.
- ❖ Adopt zoning requirements to ensure that future land uses protect and conserve important Village natural, physical, cultural, and historical resources and open space.
- ❖ Undertake a careful review of the status of the Village Service Garage and Players Barn properties, including reuse capabilities and scenarios.
- ❖ Ensure that the scope of water/sewer availability is consistent with the goals and policies of this Long Range Plan Update.
- ❖ Continuously evaluate the need for improved storm water regulations and infrastructure.
- ❖ Monitor changes in communication technology to ensure the best service is available to the Village residents and businesses.

Summary: Future Land Use Policies.

- ❖ Review future rezoning and development requests for consistency with this Long Range Plan Update's Future Land Use Map.
- ❖ Allow existing industrial uses to continue; and support continuation of such uses in all ways consistent with this Long Range Plan Update's goals; but amend the Zoning Ordinance, however, to provide that if any existing industrial use should close, sell, relocate, or otherwise cease operation, the property on which such use was formerly located should be redeveloped to accommodate uses consistent with this Long Range Plan Update's goals.
- ❖ Main Street should continue to be able to be a place of residence for Village residents, and should - consistent with that purpose - accommodate retail commercial and accessory uses that promote a sense of "small town" community that caters to Village residents, people from nearby and surrounding communities, and other pedestrians.
- ❖ Undertake water service and wastewater service feasibility studies consistent with the recommendations of this Long Range Plan Update.
- ❖ Consider the creation of subdivision regulations to protect the Village from the impacts of development of large tracts of land.
- ❖ Consider the creation of a Mixed Use Overlay standards in the Zoning Ordinance to encourage the development of small businesses to expand the Village's tax base.

Every Long Range Plan Update provides a list of the next steps to serve as guide for the implementation of the goals and policies. The following is a list of actions that the Village Planning Commission, Council or others in the community may wish to consider. They generally fall into three (3) categories: Regulatory Controls; Administrative Actions; and Partnerships and Collaborations. The potential actions for each category are described below.

Regulatory Actions. Zoning and subdivision regulations are the most important tools the Village has to implement land use policies outlined in this plan. The following is a list of the potential code changes that are identified in the plan for the Village to consider:

- ❖ Evaluation of the land use table in the Zoning Ordinance for conformance to the Long Range Plan Update goals;
- ❖ Historic District regulation;
- ❖ Review housing sizes and standards, consider granny flats or other accessory housing options;
- ❖ Review the Multiple Family standards for compatibility with the scale of the community;
- ❖ Residential design standards;

- ❖ Residential exterior property maintenance regulations;
- ❖ Steep Slope regulation;
- ❖ Riparian Setbacks;
- ❖ Updated Flood Control regulations;
- ❖ Preservation of Main Street residential;
- ❖ Commercial district regulations to maintain commercial store fronts;
- ❖ Overlay regulations for a Mixed -Use Work/Live area;
- ❖ Short-term rental regulation;
- ❖ Revisions to Mixed Use Zoning district;
- ❖ Establishing standards to ensure compatible development of large parcels through subdivision regulations;
- ❖ Evaluate the need for storm water regulations;
- ❖ Conservation and preservation of natural resource through sustainability requirements, including but not limited to “dark sky” or alternate energy regulations.

Administrative Actions. These strategies are actions that the Village Administration or Planning Commission may take that do not require the adoption of regulations. Some may require additional study beyond the scope of the Lang Range Plan. The following is a list of those actions:

- ❖ Use the Long Range Plan Update as a guide for decision making;
- ❖ Consider the creation of housing maintenance assistance programs for the older homes in the Village;
- ❖ Consider annexation or detachment to the Village;
- ❖ Continue to explore potential sources of new revenue;
- ❖ Consider establishing economic development programs to encourage business expansion;
- ❖ Consider engaging a traffic engineer;
- ❖ Consider undertaking a comprehensive evaluation of parking and establishing a parking plan;
- ❖ Consider streetscape and pedestrian improvements on Main Street (SR 303);
- ❖ Consider a recreation master plan;
- ❖ Evaluate the future status of the Village Service Garage and Player Barn;
- ❖ Consider water and sewer feasibility planning for adequate availability of services;
- ❖ Monitor communication technology to ensure adequate service.

Partnerships and Collaboration. The Village is the primary responsible party for the implementation of the policies and strategies outlined by the Plan. However, in this environment of limited funding many actions will require the coordination, collaboration and commitment of individuals and organization representing the public, private and civic sectors. Public/private

partnerships can reap benefits in economic development and tax base of the community and improve the level of service to the residents and businesses. The following potential collaborations or partnerships are identified in the plan and should be considered:

- ❖ Collaborate with Social Service Agencies and Direction Home the Area Agency on Aging & Disabilities to support Village seniors remaining in their homes;
- ❖ Collaborate with Summit County to access HOME and CDBG funds to assist in housing rehabilitation;
- ❖ Consider collaboration with business owners to establish a “Main Street Community” program;
- ❖ Consider collaboration with economic development agencies to promote business development in the Village;
- ❖ Continue collaboration with the Cuyahoga Valley Nation Park;
- ❖ Consider collaboration with large property owners to determine the future of their property;
- ❖ Continue collaboration with the School District, Library and others to provide recreational activities;
- ❖ Consider a joint recreational district with adjacent communities.

This Long Range Plan Update outlines policy recommendations and strategies that the Village may pursue to ensure the goals of the Plan are achieved. The success of this Long Range Plan Update will be measured by how well the Village abides by its policies and carries out the various strategies to achieve the goals. To put this plan into action, an implementation strategy and mechanisms to monitor the progress must be established. It is recommended that the status of the plan implementation be reviewed at least annually and the results of that review shared with the public. Success will be evidenced by the cooperation and the collaboration between the Village government, residents and businesses working together to achieve the goals of the Long Range Plan Update.