

MIDDLEBURY NEIGHBORHOOD PLAN

COMMUNITY EVENT 2

10.2.2018

MKSK



THE WELL AKRON
COMMUNITY DEVELOPMENT CORPORATION

AGENDA

TODAY'S TOPICS

- 1 Why do a Neighborhood Plan
- 2 What We Heard
Community Event 1 Recap
- 3 Analysis & Findings
- 4 Planning Framework
- 5 Tonight's Activity
- 6 Discussion



A group of diverse children are playing in a grassy yard. In the center, a young girl with dark skin and curly hair, wearing a white tank top and shorts, is smiling broadly. To her left, a boy in a white tank top and shorts is also smiling. Next to him, a girl in a white tutu and a boy in a patterned skirt are playing. To the right of the central girl, a boy in a white tank top and shorts is laughing. Further right, a boy in a dark tank top and shorts is crouching down. In the background, there are trees, a house, and a playground. The entire image has a blue overlay.

1

WHY DO A NEIGHBORHOOD PLAN

MIDDLEBURY NEIGHBORHOOD PLAN

NEEDS TO BUILD ON CURRENT COMMUNITY EFFORTS

- + This is a great neighborhood with great community leaders
- + Individuals and organizations are doing great things to support existing residents and welcome new ones
- + The plan should honor the history and character of the neighborhood

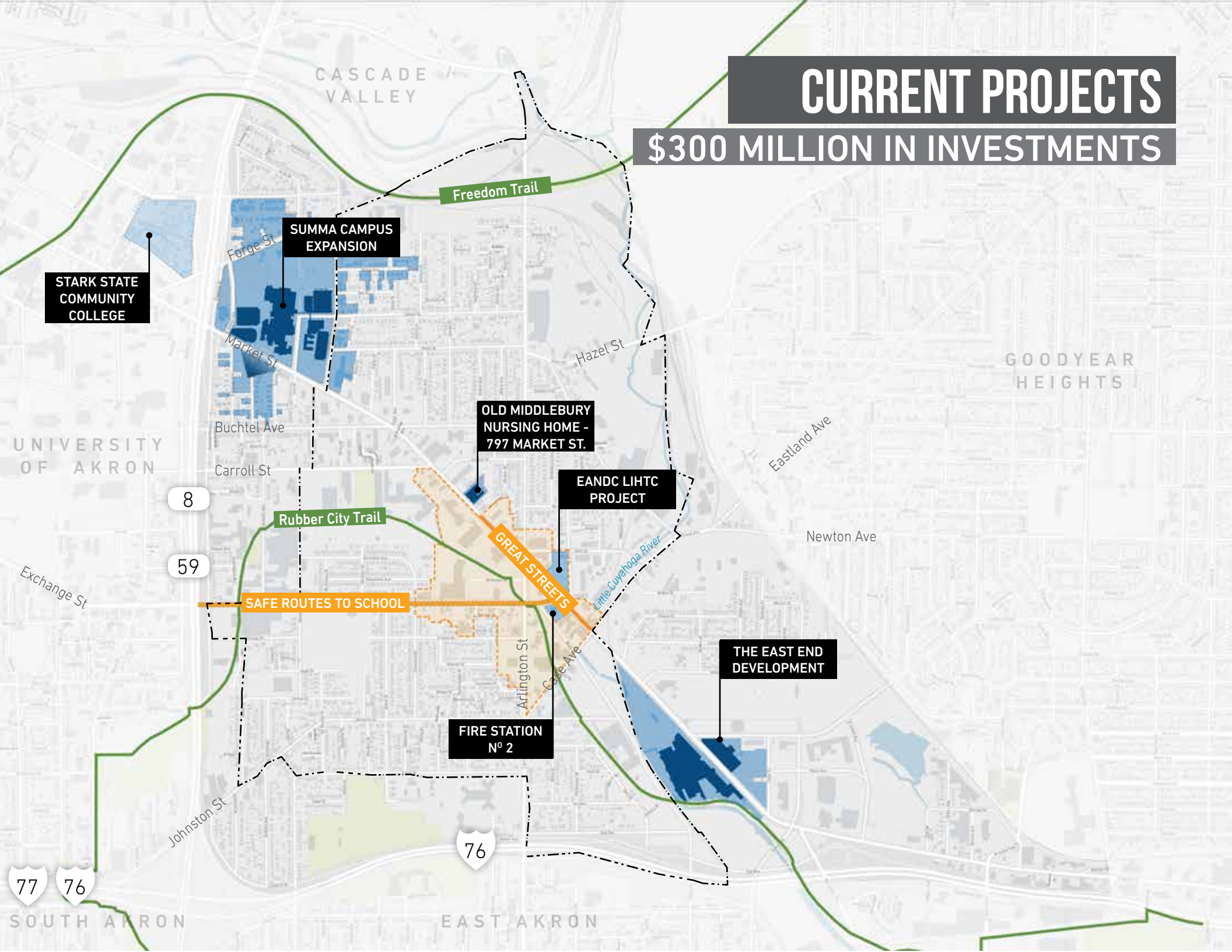
MIDDLEBURY NEIGHBORHOOD PLAN

CHALLENGES

- + How should the neighborhood continue to evolve?
- + What improvements are needed?
- + What are the next steps?

CURRENT PROJECTS

\$300 MILLION IN INVESTMENTS



STARK STATE
COMMUNITY
COLLEGE

SUMMA CAMPUS
EXPANSION

Freedom Trail

Forge St

Market St

Buchtel Ave

Carroll St

Hazel St

GOODYEAR
HEIGHTS

OLD MIDDLEBURY
NURSING HOME -
797 MARKET ST.

EANDC LIHTC
PROJECT

Eastland Ave

Newton Ave

Rubber City Trail

8

59

SAFE ROUTES TO SCHOOL

GREAT STREETS

Little Cuyahoga River

THE EAST END
DEVELOPMENT

FIRE STATION
Nº 2

Arlington St

Cope Ave

Johnston St

76

77

76

SOUTH AKRON

EAST AKRON

UNIVERSITY
OF AKRON

CASCADE
VALLEY

PROGRAM & INITIATIVES



THE WELL

- + Community Toolshed
- + Middlebury Placemaking Grant
- + “60 for 60” Housing Campaign
- + Block Challenge
- + Akron Food Works Kitchen Incubator

NEIGHBORHOOD NETWORK

- + Neighborhood Reborn Home Repair Projects

EANDC

- + Energy Auditing Program
- + Financial Fitness Course
- + Homebuyer Education Course

L.I.N.K.S. COMMUNITY & FAMILY SERVICES

- + Boys and Girls After-School Academy
- + Community Garden
- + Beautification Projects/Community Reinvestment
- + Fatherhood Initiative Program
- + MEICHV Program

PROGRAM & INITIATIVES



ASIA INC.

- + Microfinancing & Microloans
- + Health Programs
- + Interpreting & Translation Services
- + HAPI Fresh Farmer's Market & Community Garden
- + Food Assistance Programs



ARDMORE INC.

- + Congregate Housing & Shared Living
- + Employment Services

KEEP AKRON BEAUTIFUL

- + Recycling and Trash Receptacles
- + Community Beautification & Landscaping



BIG LOVE NETWORK

- + Akron City Repair

PROGRAM & INITIATIVES



COMMUNITY HEALTH CENTER

- + Addiction Treatment Programs
- + Transitional & Permanent Housing
- + Prevention Programs



THE HOMELESS CHARITY & VILLAGE

- + Homeless Services
- + Transitional Support Services
- + Life and Job Skills Programs



BATTERED WOMEN'S SHELTER

- + Domestic Violence Services
- + Women's Services

FAMILY OF FAITH COMMUNITY CHURCH

OPEN DOOR COMMUNITY CHURCH

PROCESS

TASK 1 UNDERSTANDING



TASK 2 DEVELOPING + TESTING IDEAS



TASK 3 DECIDING

MONTHS 1 + 2

- + Neighborhood Tour
- + Existing Conditions Analysis and Plan Review
- + Steering Committee Meeting
- + Stakeholder Interviews (June 27th)

Community Activity #1:
Middlebury Wednesdays
(July 11)

MONTHS 3+4

- + Conceptual Plans and Draft Strategy Development
- + Idea testing with Core Team and Steering Committee

Community Activity #2:
Highlighting Components of the plan (October 2)



MONTHS 5+6

- + Draft final plan with recommendations, implementation steps and action items
- + Support final Core team, Steering Committee and Community meetings

Community Activity #3:
Plan "Hand-Off" (December)

A group of children and a young woman are dancing in a grassy yard. The scene is overlaid with a blue tint. In the background, there are trees, a house, and a playground. The text '2 WHAT WE HEARD' is prominently displayed in the center, with '2' in a blue box and 'WHAT WE HEARD' in large white letters. Below it, 'COMMUNITY EVENT 1 RECAP' is written in smaller white letters.

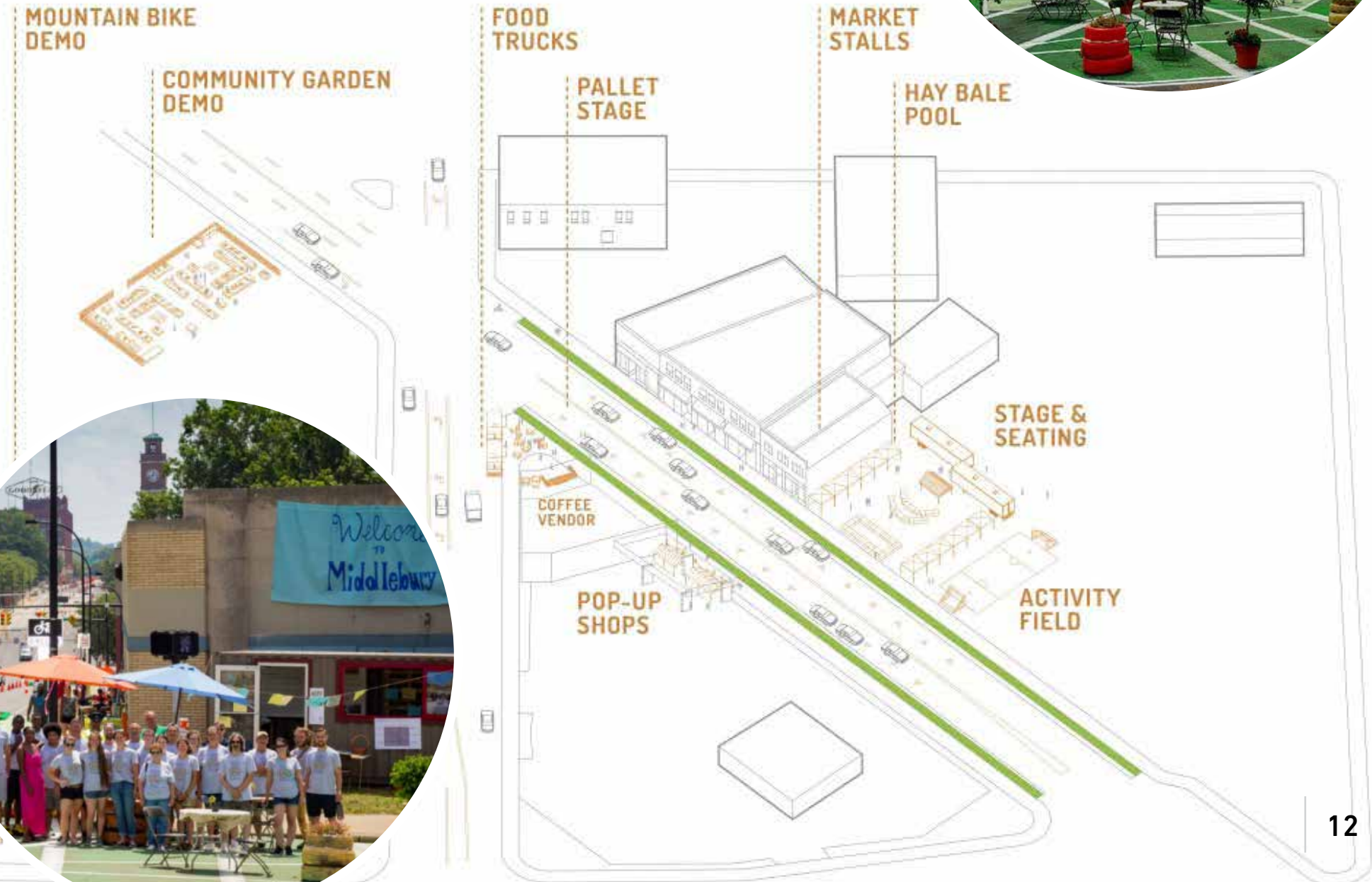
2

WHAT WE HEARD

COMMUNITY EVENT 1 RECAP

WHAT WE LEARNED

PREVIOUS COMMUNITY ENGAGEMENT



WHAT WE LEARNED

PREVIOUS COMMUNITY ENGAGEMENT

211

SURVEYS COMPLETED

\$27,478

**AVERAGE ANNUAL
HOUSEHOLD INCOME**

40%

**RESIDENTS WHO LIVE
IN POVERTY**

WHAT'S SPECIAL ABOUT MIDDLEBURY?

- + Historical significance
- + Diverse population
- + People

ISSUES FACING MIDDLEBURY:

- + Low-income neighborhood
- + Abandoned buildings/blight
- + Lack of amenities

WHAT WE LEARNED

PREVIOUS COMMUNITY ENGAGEMENT

MIDDLEBURY TODAY IS...

- + A central neighborhood **without a center**;
- + A walked neighborhood that **isn't walkable**;
- + A working-class neighborhood **without enough work**;
- + A neighborhood of homes **without enough homeowners**;
- + A neighborhood surrounded by anchors that **don't anchor wealth here**.

MIDDLEBURY'S FUTURE...

- + A neighborhood with a **clearly defined center** that is well-connected to surrounding areas and features a mix of inviting public and private spaces;
- + A **walkable neighborhood** with a safe pedestrian network connecting walkers to destinations;
- + A **healthy and safe neighborhood**, in perception and reality;
- + A neighborhood with **higher rates of homeownership** offering **quality housing for all**;
- + A **"walk to work" neighborhood**, offering meaningful work to those who live here, and **places to live and spend time** for those who work here;
- + A **place drawing inspiration from its past as an ethnically diverse and working-class neighborhood**.

COMMUNITY EVENT 1

OVERVIEW

50+
PARTICIPANTS



PROJECT ONLINE PRESENCE OVERVIEW

[ABOUT US](#) [TENANTS](#) [RESERVATIONS](#) [GET INVOLVED](#) [CONTACT US](#)

NEIGHBORHOOD PLANNING

39
PARTICIPANTS

JOIN THE CONVERSATION!

IF YOU MISSED OUR 1ST COMMUNITY EVENT DURING MIDDLEBURY WEDNESDAYS ON JULY 11TH, GIVE US YOUR INPUT NOW.

[Take the Survey!](#)



ABOUT THIS PLAN

Middlebury Neighborhood Plan is in process and underway! This effort will create a document to guide priorities, initiatives and investments in this community moving forward. Project updates and participation opportunities will be posted regularly. Thank you in advance for helping to shape Middlebury's future!

WHY THIS PLAN

In partnership with MKSK, the neighborhood plan will take a comprehensive look at the state of Middlebury and develop strategic recommendations for neighborhood enhancement and improvements to be completed by the end of 2018. Under the leadership of The Well, MKSK will

collaborate with the City of Akron Planning and Urban Development Department.

APPROACH

This will be a collaborative process involving neighborhood leaders. We will engage the community using a variety of methods. We will meet with key neighborhood, business, institutional, city and other stakeholders in focus group style meetings. Additional public engagement will take place at community events and gatherings where we can gain input in a

fun and festive way. We will frequently update the project website with information and surveys.

PROJECT GOALS & OBJECTIVES

- Create a culture of cross-sector collaborative planning
- Improved vision for common community assets
- Provide a platform for economic development over the next 5-10 years
- Create a blueprint for both immediate and long-term improvement

PROJECT TIME FRAME

- + **Become a place of prosperity for all people in the neighborhood.** Improve conditions so people and businesses can thrive, while being mindful of displacement and gentrification.
- + **Become a place that celebrates its rich legacy.** Preserve the character and diversity of the neighborhood. Uncover and make visible the historical significance of Middlebury.
- + **Become a safer place to live, work and play.** Proud residents and inviting for newcomers. Increased home ownership, affordable and renovated buildings.
- + **Become a more connected community.** Ensure that streets are walkable, bikeable, and safe for all users. Make stronger connections between Middlebury and nearby institutions.



WHERE IS SAFE TO WALK IN MIDDLEBURY?

PLACES THAT ENCOURAGE WALKING

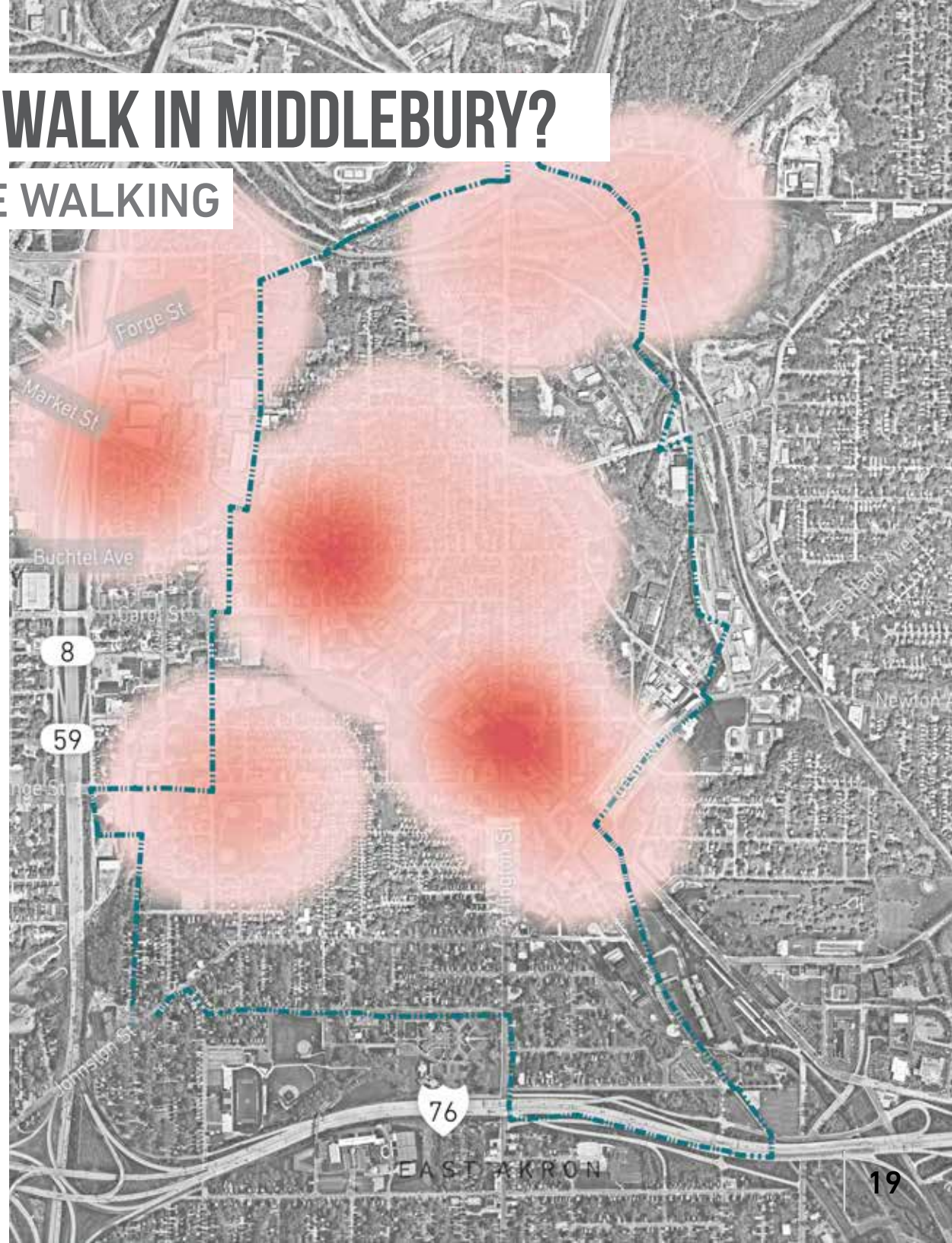
- + Around the East End development
- + Freedom Trail
- + Residential areas surrounding E Buchtel Ave. and Johnston St.
- + Near schools and community centers, especially when there are crossing guards on duty



WHERE IS IT UNSAFE TO WALK IN MIDDLEBURY?

PLACES THAT DISCOURAGE WALKING

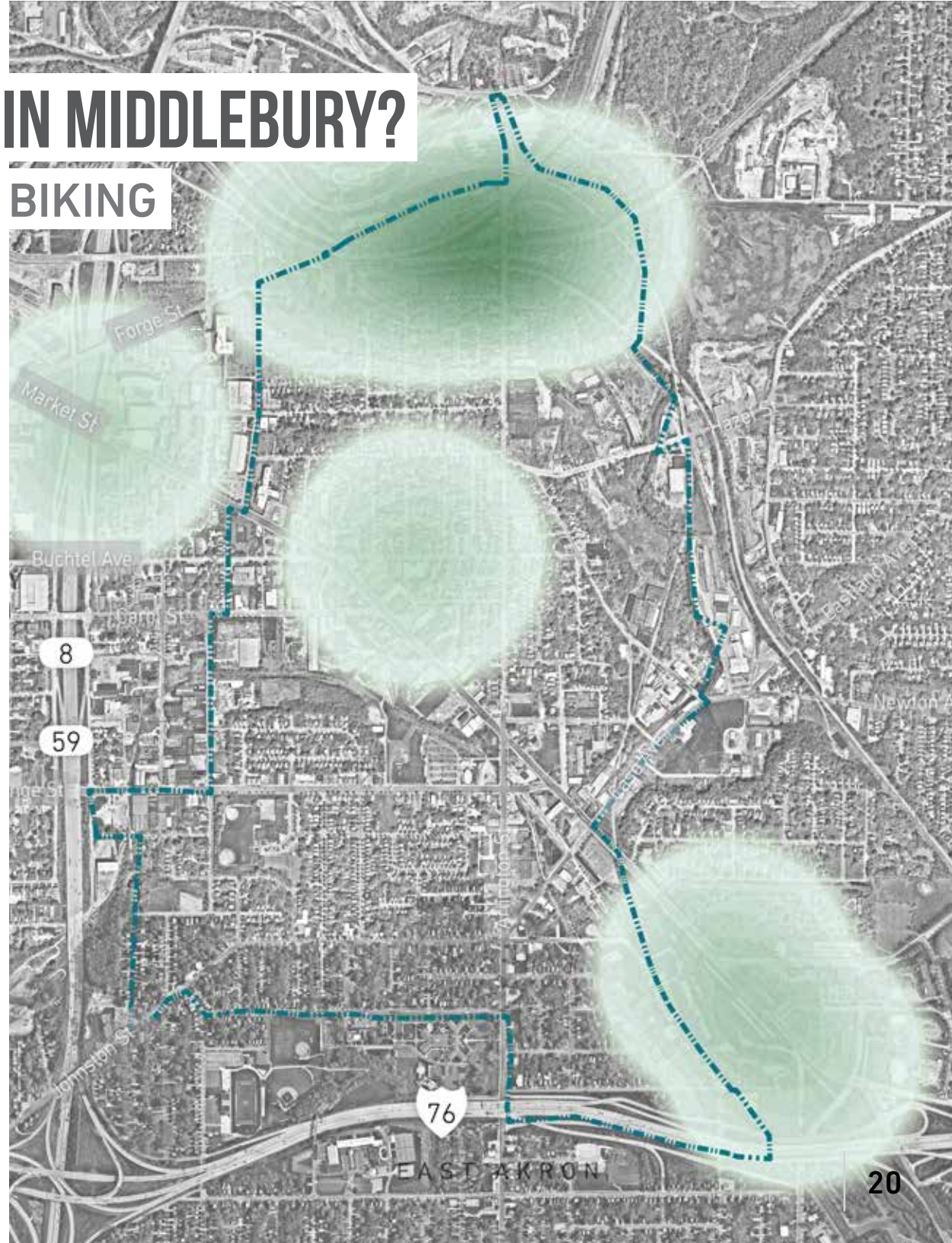
- + Intersection of Buchtel Ave. and Market St.
- + Intersection of Arlington St. and Market St.
- + Near Dave's Supermarket
- + By Summa/YMCA along Market St.



WHERE IS SAFE TO BIKE IN MIDDLEBURY?

PLACES THAT ENCOURAGE BIKING

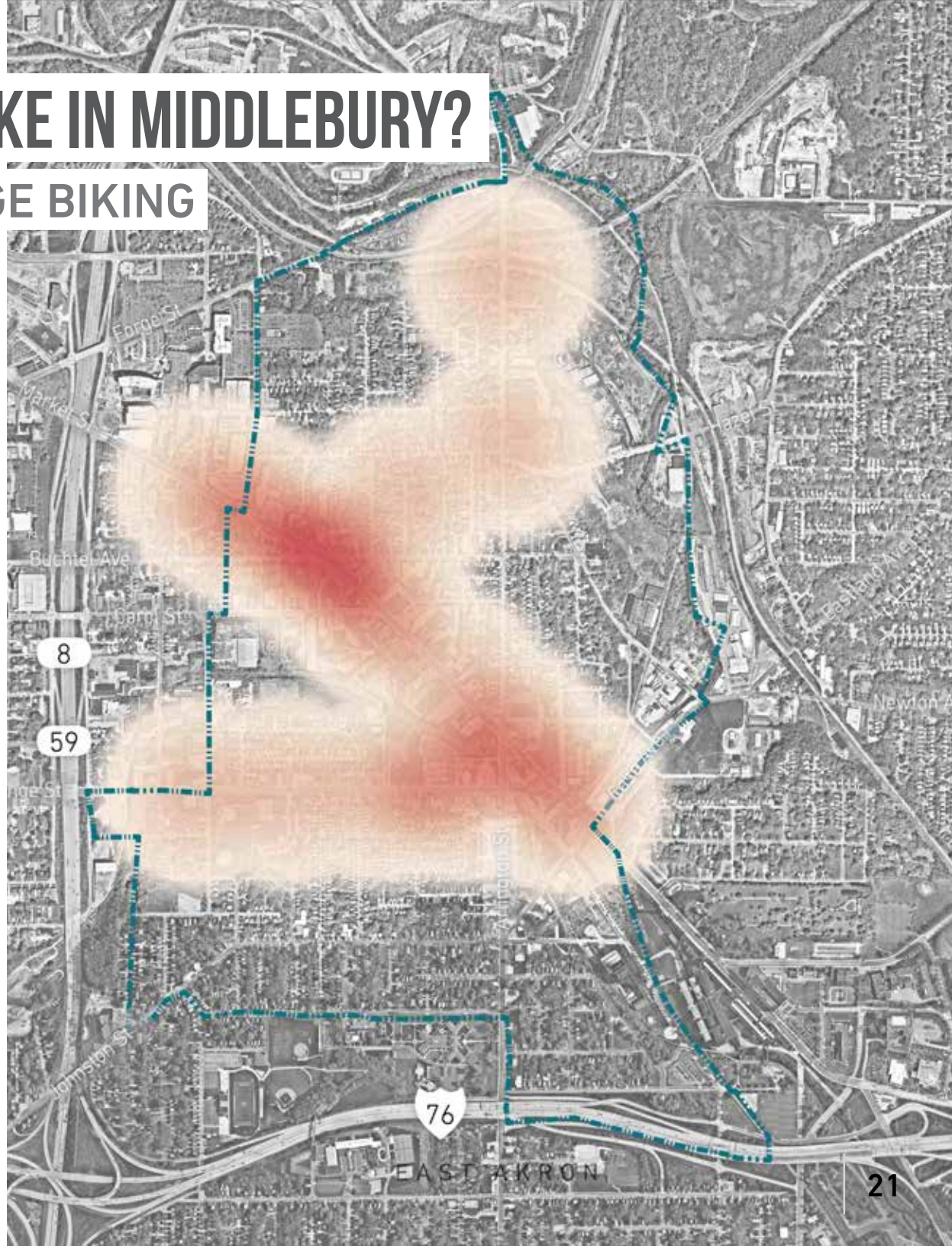
- + Along the Freedom Trail on the north side of Middlebury
- + Around East End development
- + About half of the respondents indicated they do not bike in the neighborhood
- + Responses indicated the neighborhood is not currently bike friendly



WHERE IS UNSAFE TO BIKE IN MIDDLEBURY?

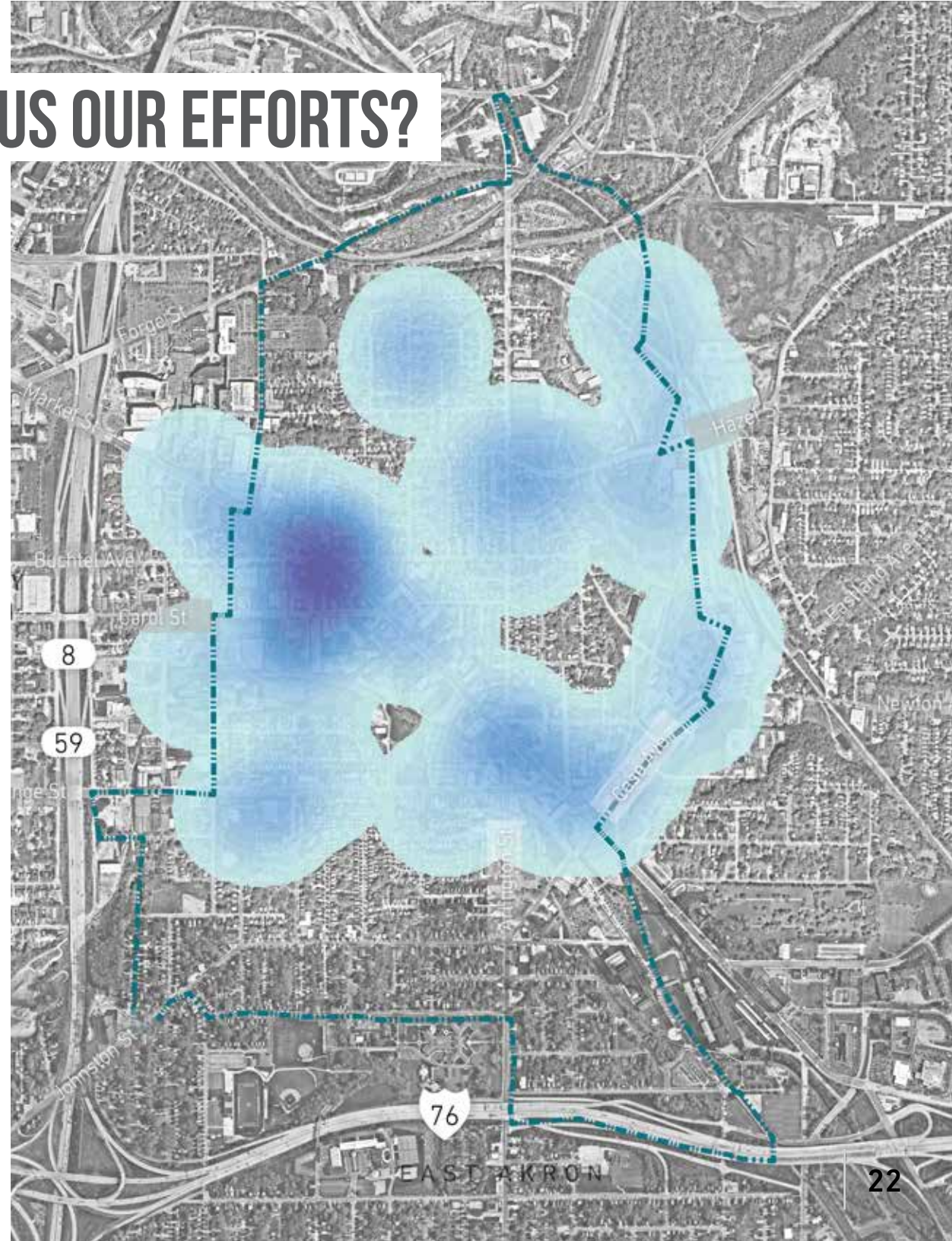
PLACES THAT DISCOURAGE BIKING

- + Market St between Arch St. and Case Ave.
- + Exchange St between Annadale Ave. and Market St
- + Not applicable/don't ride a bike
- + Major corridors like Market St., Arlington St., Exchange St., and Buchtel Ave.
- + In the road
- + Difficult to ride everywhere



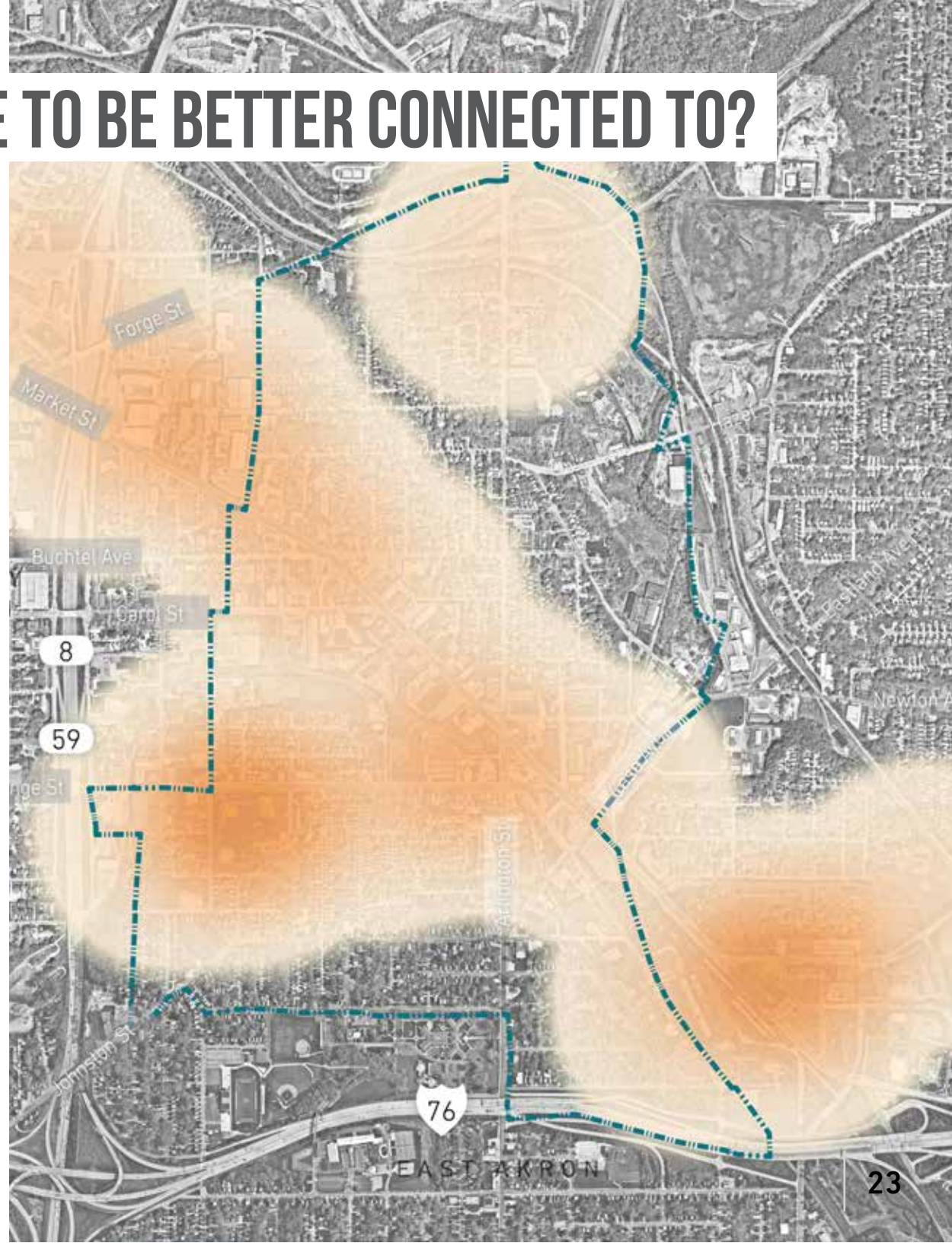
WHERE SHOULD WE FOCUS OUR EFFORTS?

- + Underutilized/vacant properties
- + Major intersections on Market Street, including Buchtel Ave., Exchange Street, and Arlington Street
- + Dave's Supermarket site
- + Schools and community centers
- + Along the Little Cuyahoga River



WHERE WOULD YOU LIKE TO BE BETTER CONNECTED TO?

- + East End development
- + Destinations along Market St
- + Community destinations. The most cited were Summa Health Campus, Community College, Mason School, Community Center
- + Existing commercial areas, such as Dave's Supermarket, Compass Coffee, and The Bomb Shelter
- + Freedom Trail



A group of children are playing in a grassy yard. In the center, a girl with a headband and a tank top is smiling. To her left, a boy in a tutu and another child are visible. To her right, two boys are playing. In the background, there are trees, a house, and a playground. The entire image has a blue overlay.

2

ANALYSIS & FINDINGS

SYSTEMS

NATURAL CORRIDORS

Trails

Eco Corridors

FREEDOM TRAIL

Freedom Trail

Rubber City Trail

RUBBER CITY TRAIL

LITTLE CUYAHOGA RIVER

Little Cuyahoga River

UNIVERSITY
OF AKRON

8

59

Exchange St

Buchtel Ave

Carroll St

Hazel St

Eastland Ave

Newton Ave

Arlington St

Cape Ave

76

EAST AKRON

25

SOUTH A



SYSTEMS

MAJOR CORRIDORS

Primary

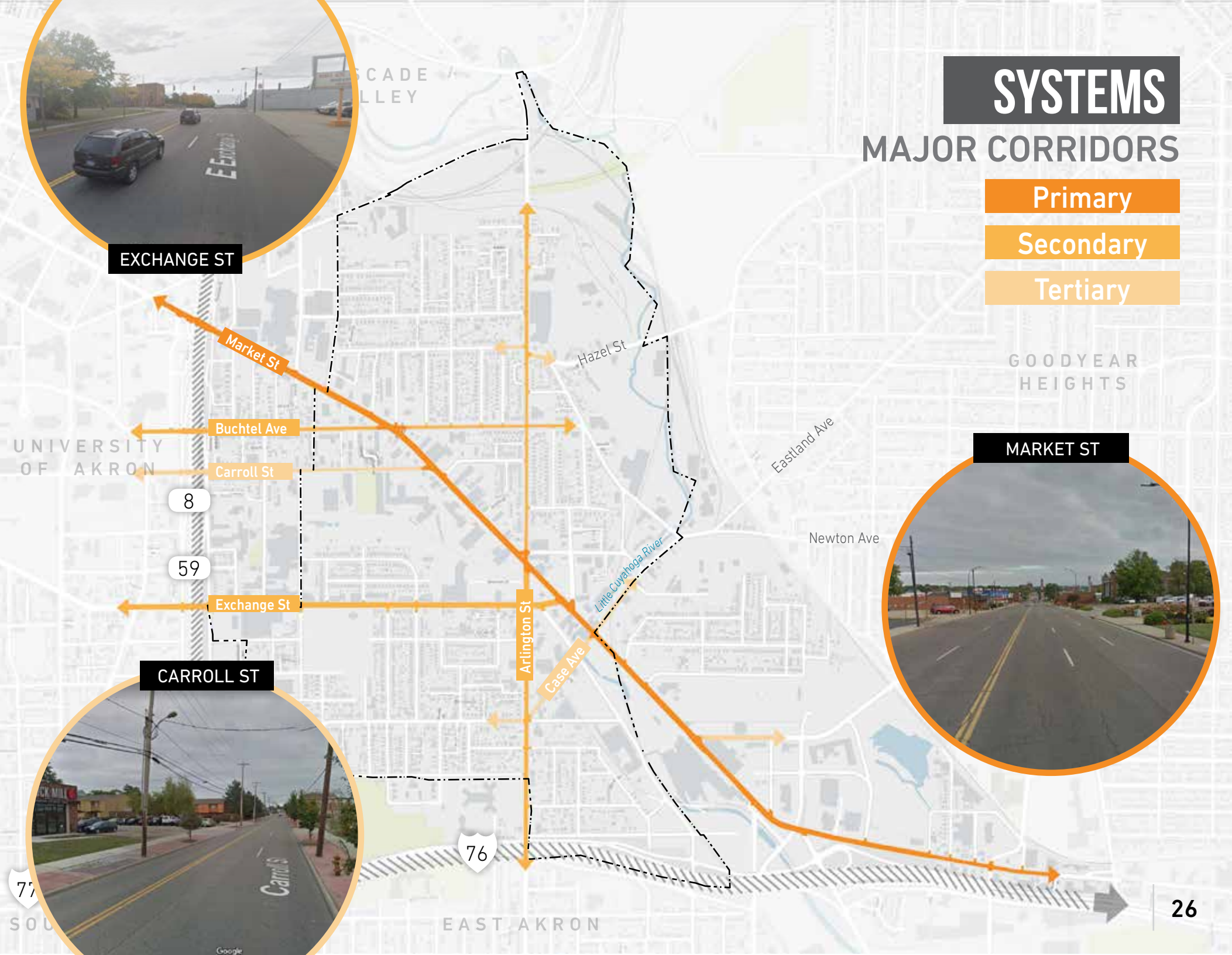
Secondary

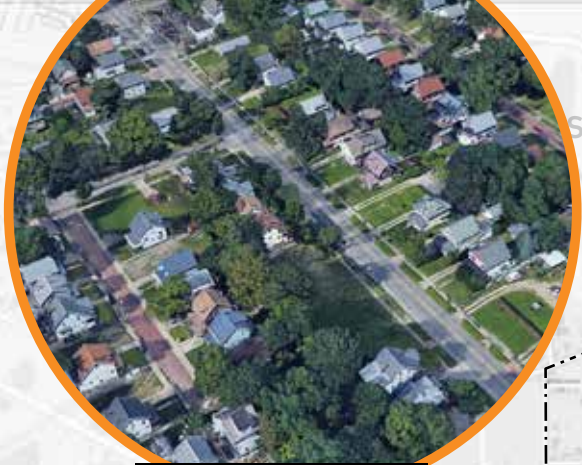


EXCHANGE ST



MARKET ST





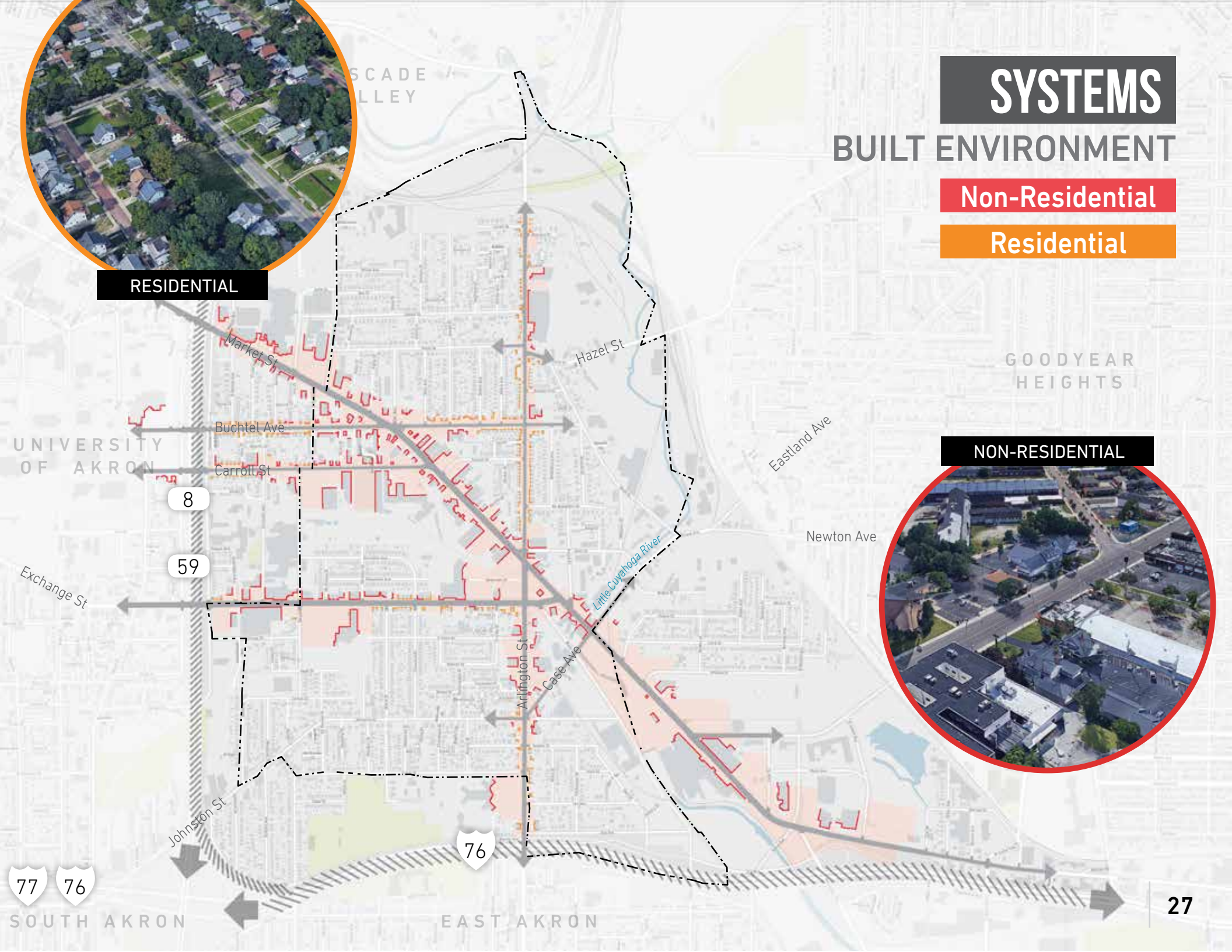
RESIDENTIAL

SYSTEMS

BUILT ENVIRONMENT

Non-Residential

Residential

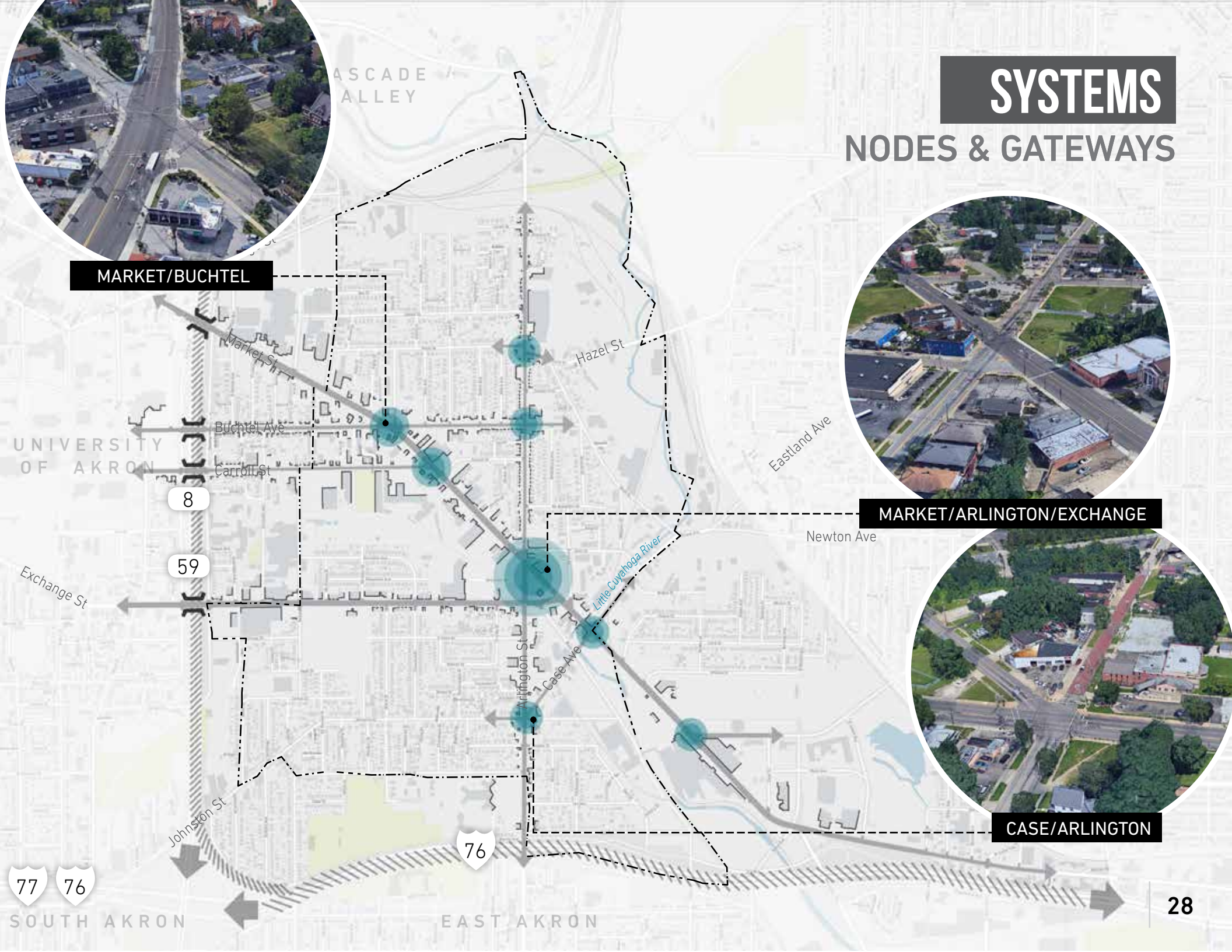


NON-RESIDENTIAL



SYSTEMS

NODES & GATEWAYS



MARKET/ARLINGTON/EXCHANGE

CASE/ARLINGTON

MARKET/BUCHTEL

SYSTEMS

NEIGHBORHOODS

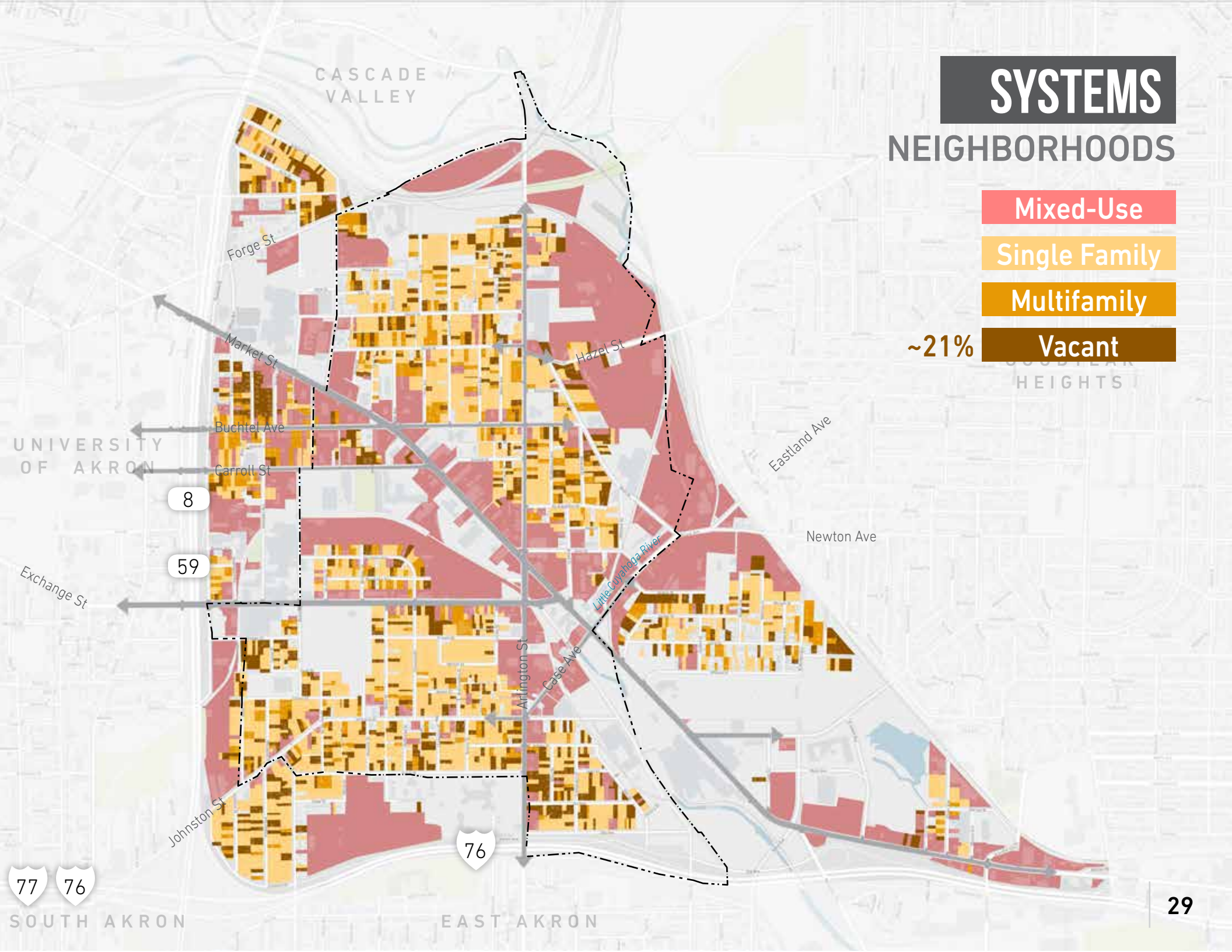
Mixed-Use

Single Family

Multifamily

Vacant

~21%



SYSTEMS

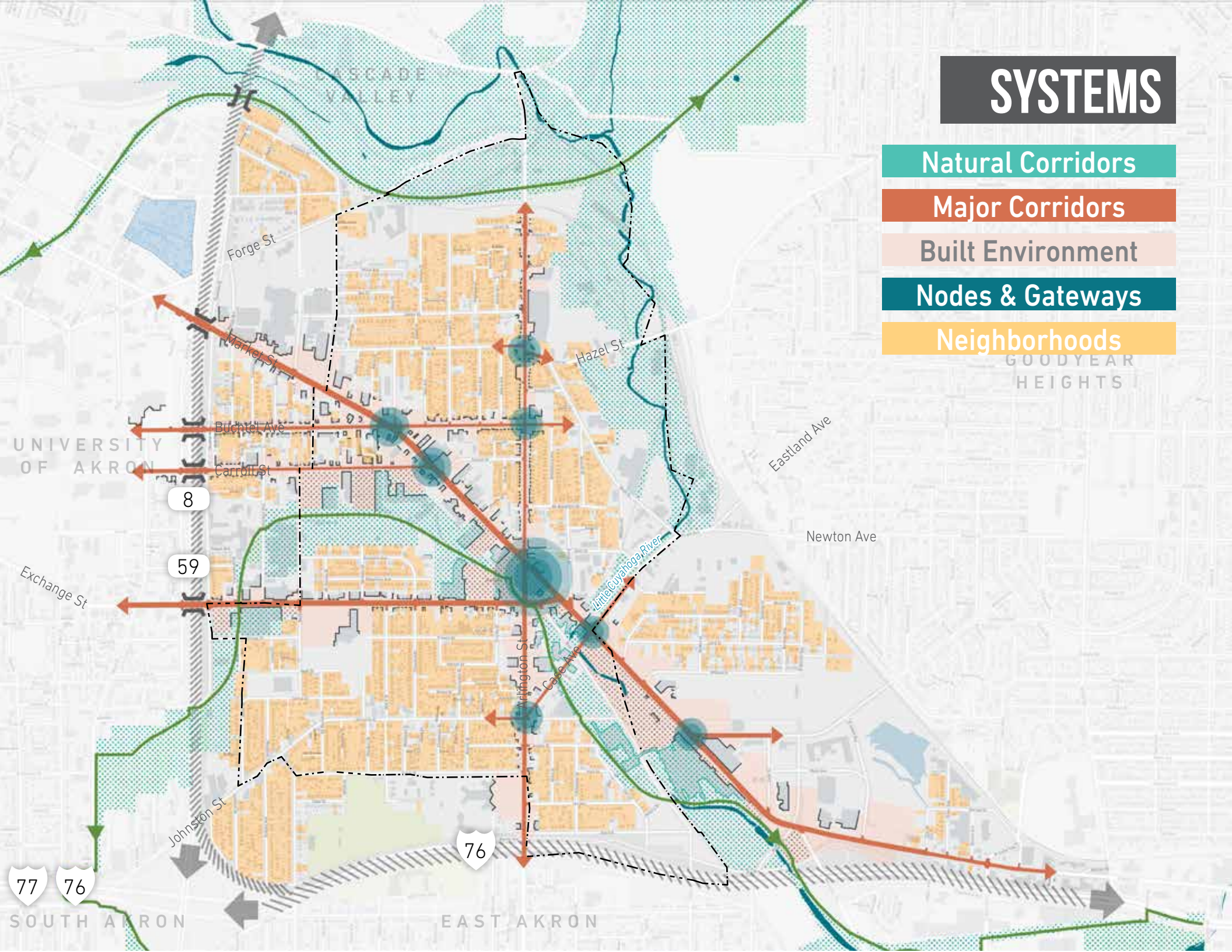
Natural Corridors

Major Corridors

Built Environment

Nodes & Gateways

Neighborhoods



A photograph of a group of children playing in a grassy yard. A young girl in a white tutu is in the center, surrounded by other children. A blue semi-transparent overlay covers the entire image. The number '3' is inside an orange square on the left.

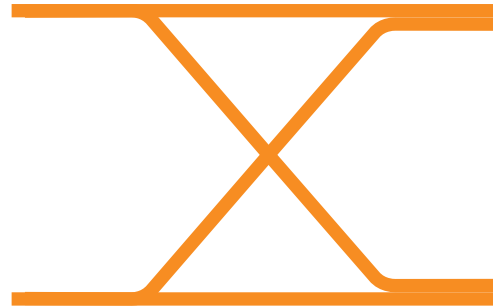
3

PLANNING FRAMEWORK

PLANNING FRAMEWORK

PRINCIPLES

1 ENHANCE PRIORITY CONNECTIONS



A CENTRAL NEIGHBORHOOD WITHOUT A CENTER;

2 IMPROVE NEIGHBORHOOD PARKS & OPEN SPACES



A WALKED NEIGHBORHOOD THAT ISN'T WALKABLE;

3 EXPLORE OPPORTUNITIES FOR ENTREPRENEURSHIP & REUSE



A WORKING-CLASS NEIGHBORHOOD WITHOUT ENOUGH WORK;

4 TAKE ADVANTAGE OF CITY-OWNED PROPERTY



A NEIGHBORHOOD SURROUNDED BY ANCHORS THAT DON'T ANCHOR WEALTH HERE.

5 IMPROVE EXISTING HOUSING & NEIGHBORHOOD AMENITIES



A NEIGHBORHOOD OF HOMES WITHOUT ENOUGH HOMEOWNERS;

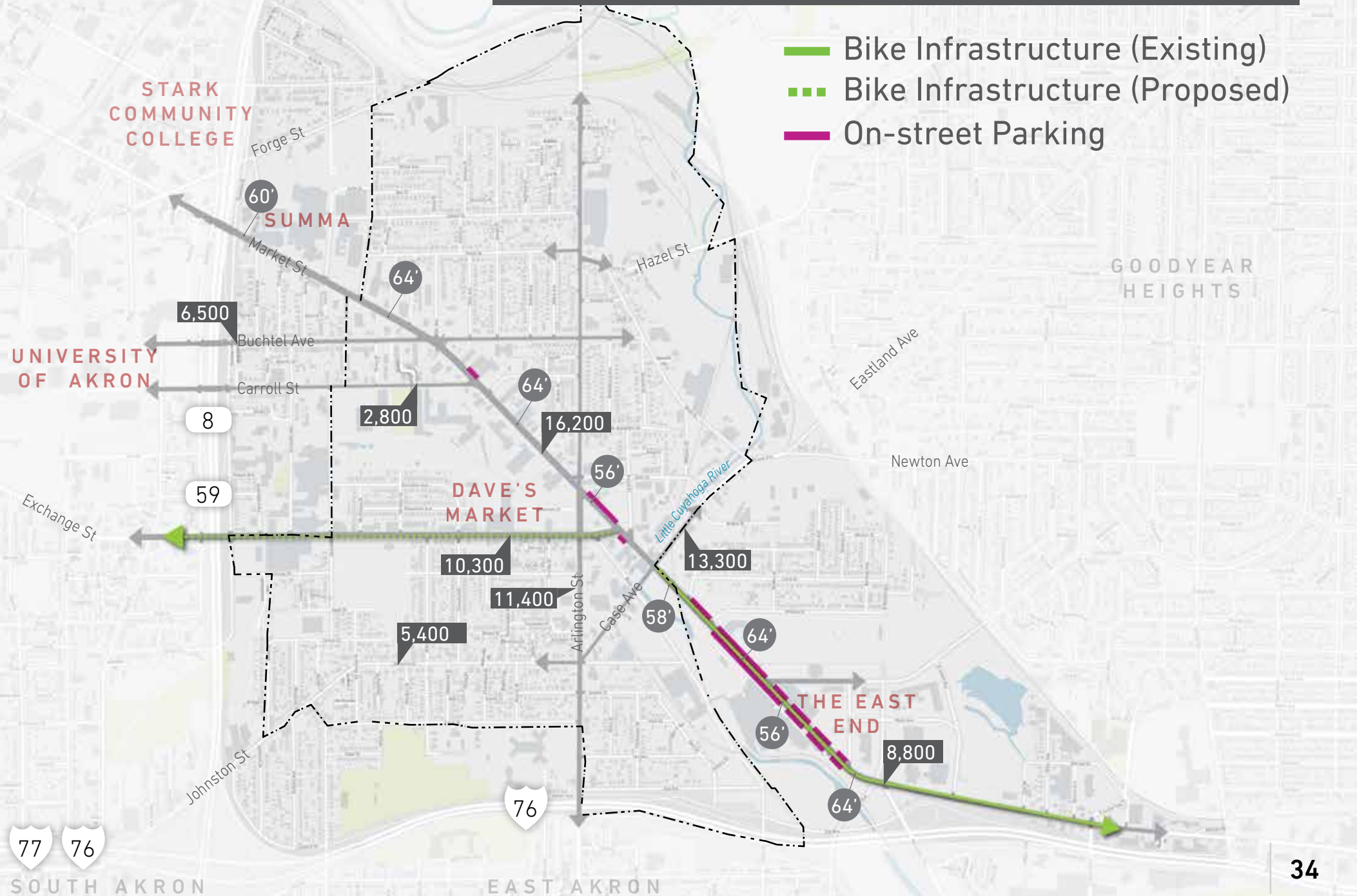
1 | ENHANCE PRIORITY CONNECTIONS

- Trails
- Major Connectors



1 | ENHANCE PRIORITY CONNECTIONS

- Bike Infrastructure (Existing)
- - - Bike Infrastructure (Proposed)
- On-street Parking



1 | ENHANCE PRIORITY CONNECTIONS

TRAFFIC CALMING & COMPLETE STREETS



1 | ENHANCE PRIORITY CONNECTIONS

BIKE INFRASTRUCTURE



1 | ENHANCE PRIORITY CONNECTIONS

LIGHTING



1 | ENHANCE PRIORITY CONNECTIONS

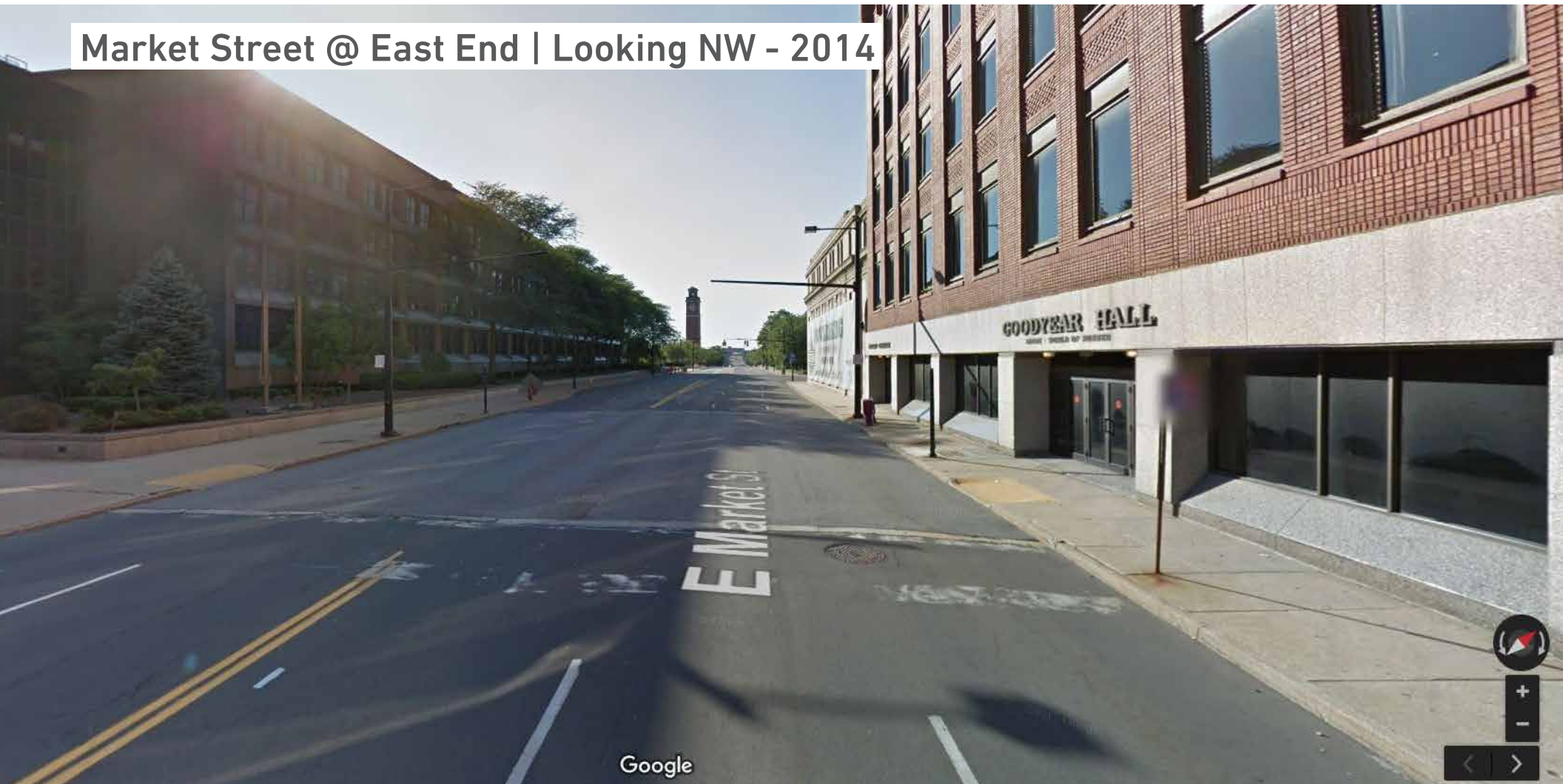
GATHERING SPACES



1 | ENHANCE PRIORITY CONNECTIONS

STREET RECONFIGURATION

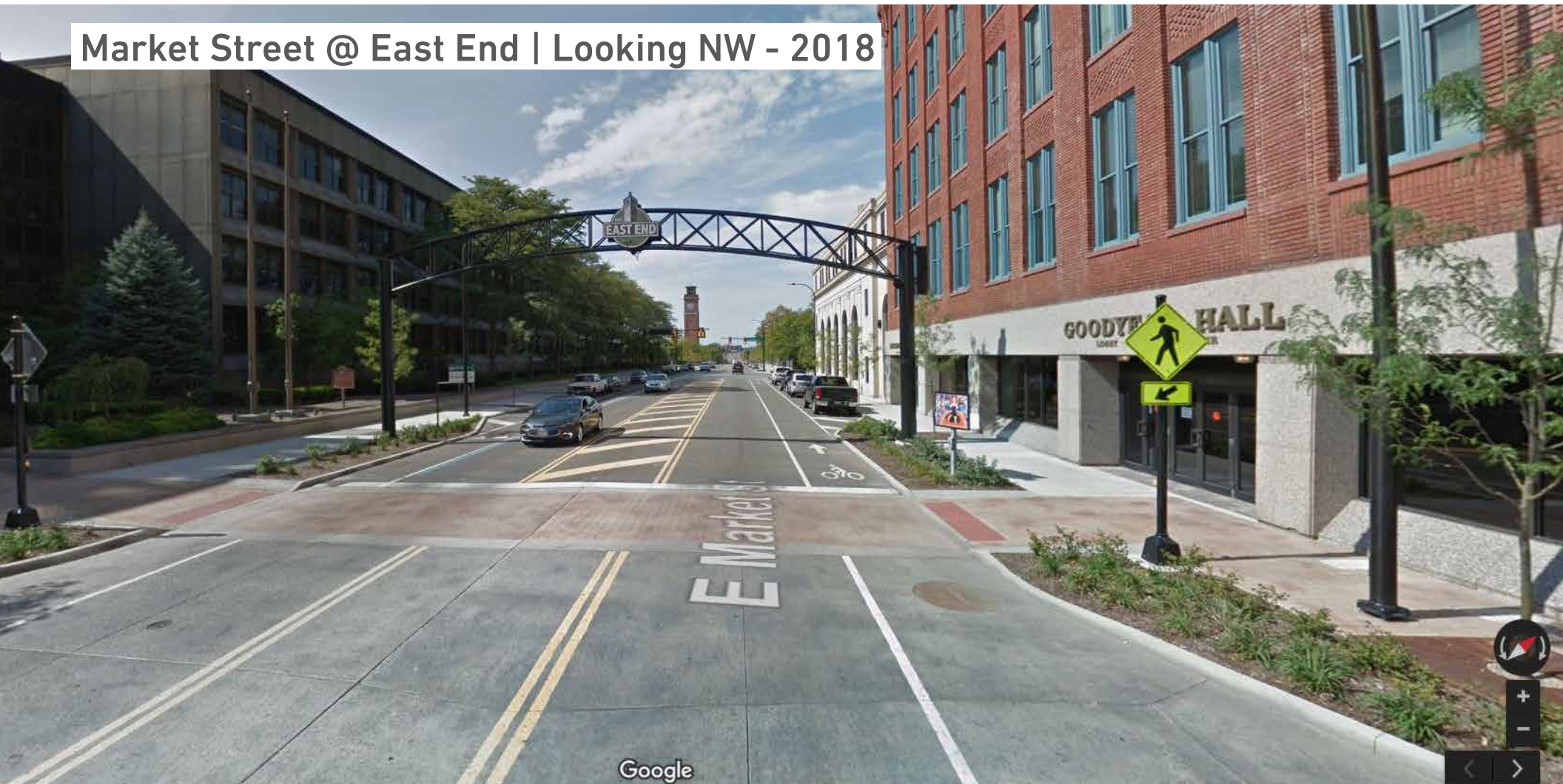
Market Street @ East End | Looking NW - 2014



1 | ENHANCE PRIORITY CONNECTIONS

STREET RECONFIGURATION

Market Street @ East End | Looking NW - 2018



1 | ENHANCE PRIORITY CONNECTIONS

STREET RECONFIGURATION

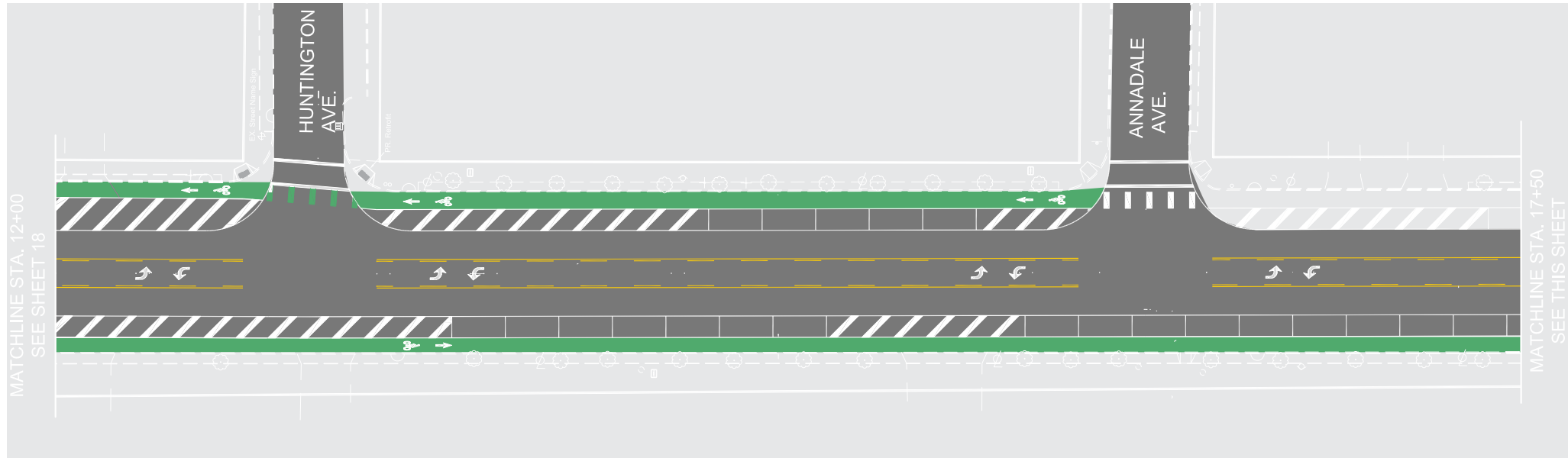
Exchange Street | Existing



1 | ENHANCE PRIORITY CONNECTIONS

STREET RECONFIGURATION

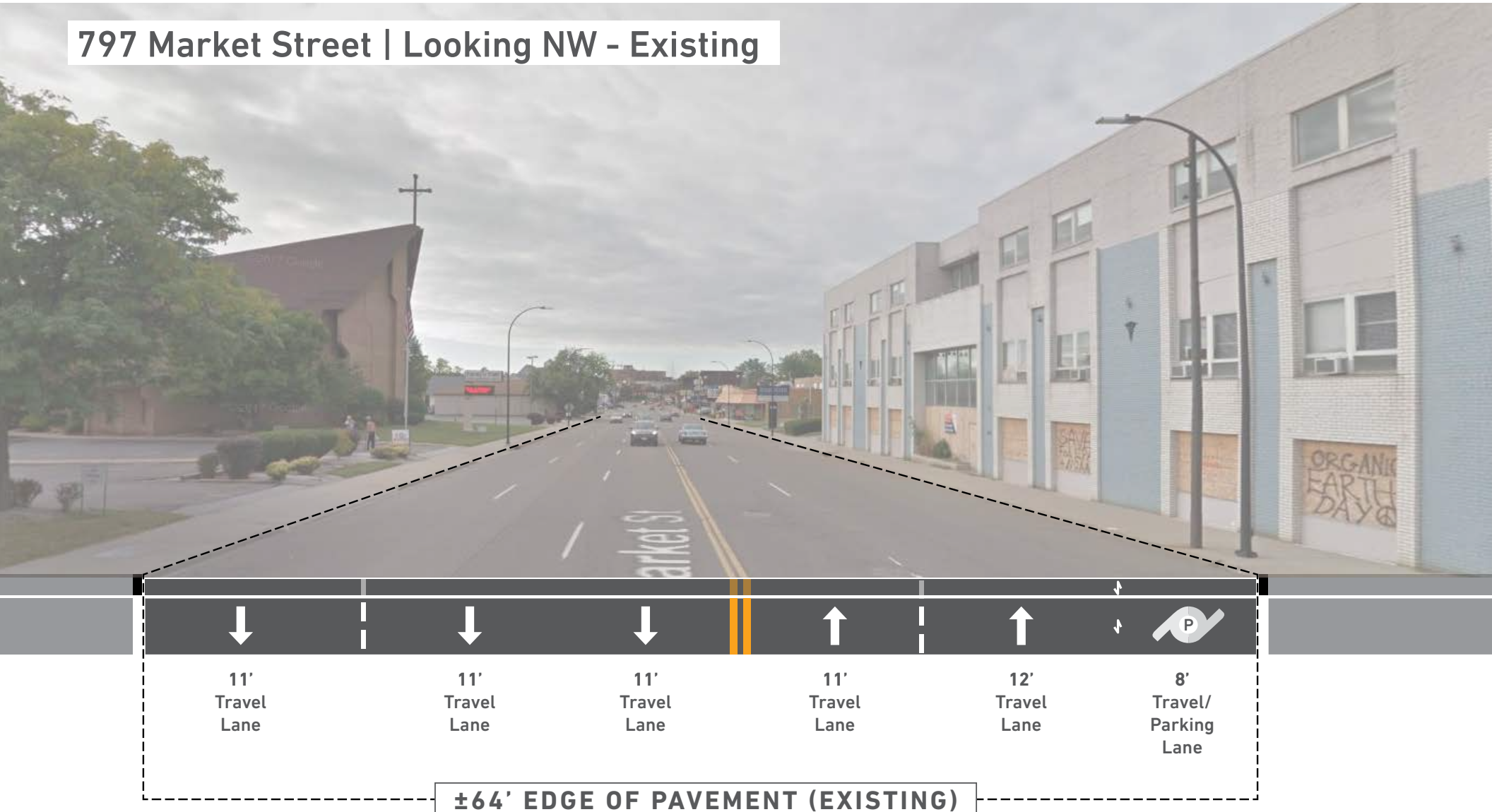
Exchange Street | Safe Routes to School



1 | ENHANCE PRIORITY CONNECTIONS

POTENTIAL STREET RECONFIGURATION

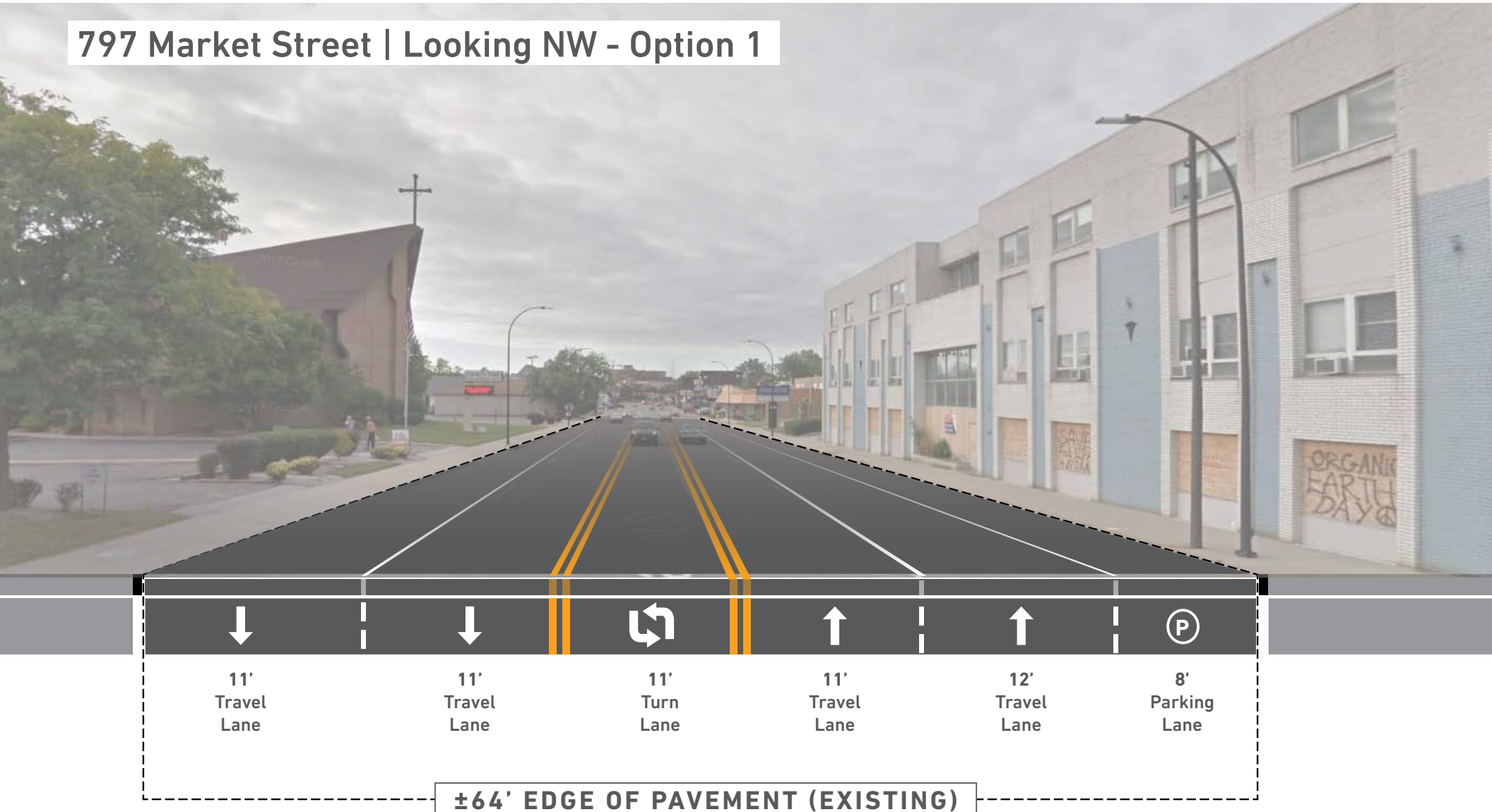
797 Market Street | Looking NW - Existing



1 | ENHANCE PRIORITY CONNECTIONS

POTENTIAL STREET RECONFIGURATION

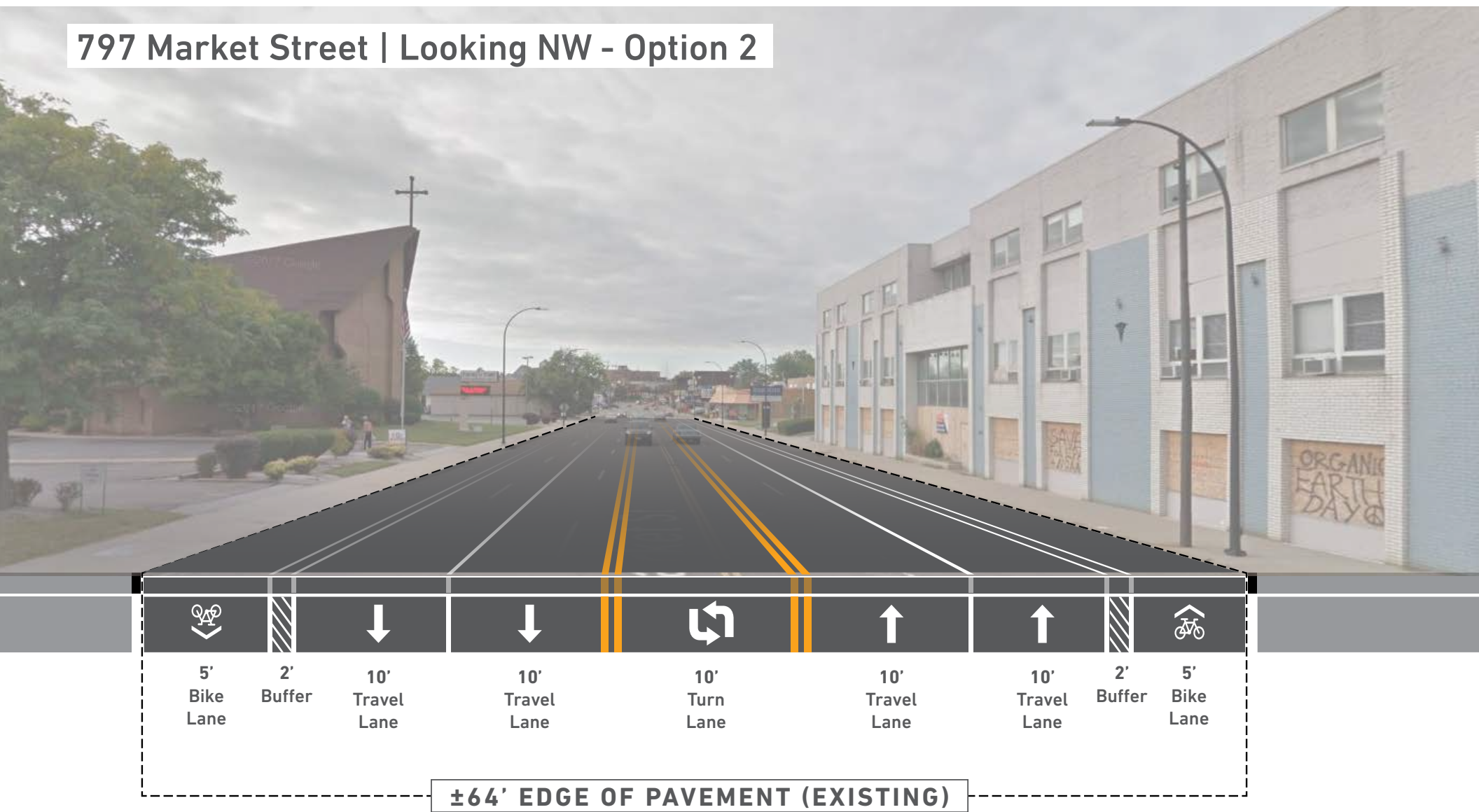
797 Market Street | Looking NW - Option 1



1 | ENHANCE PRIORITY CONNECTIONS

POTENTIAL STREET RECONFIGURATION

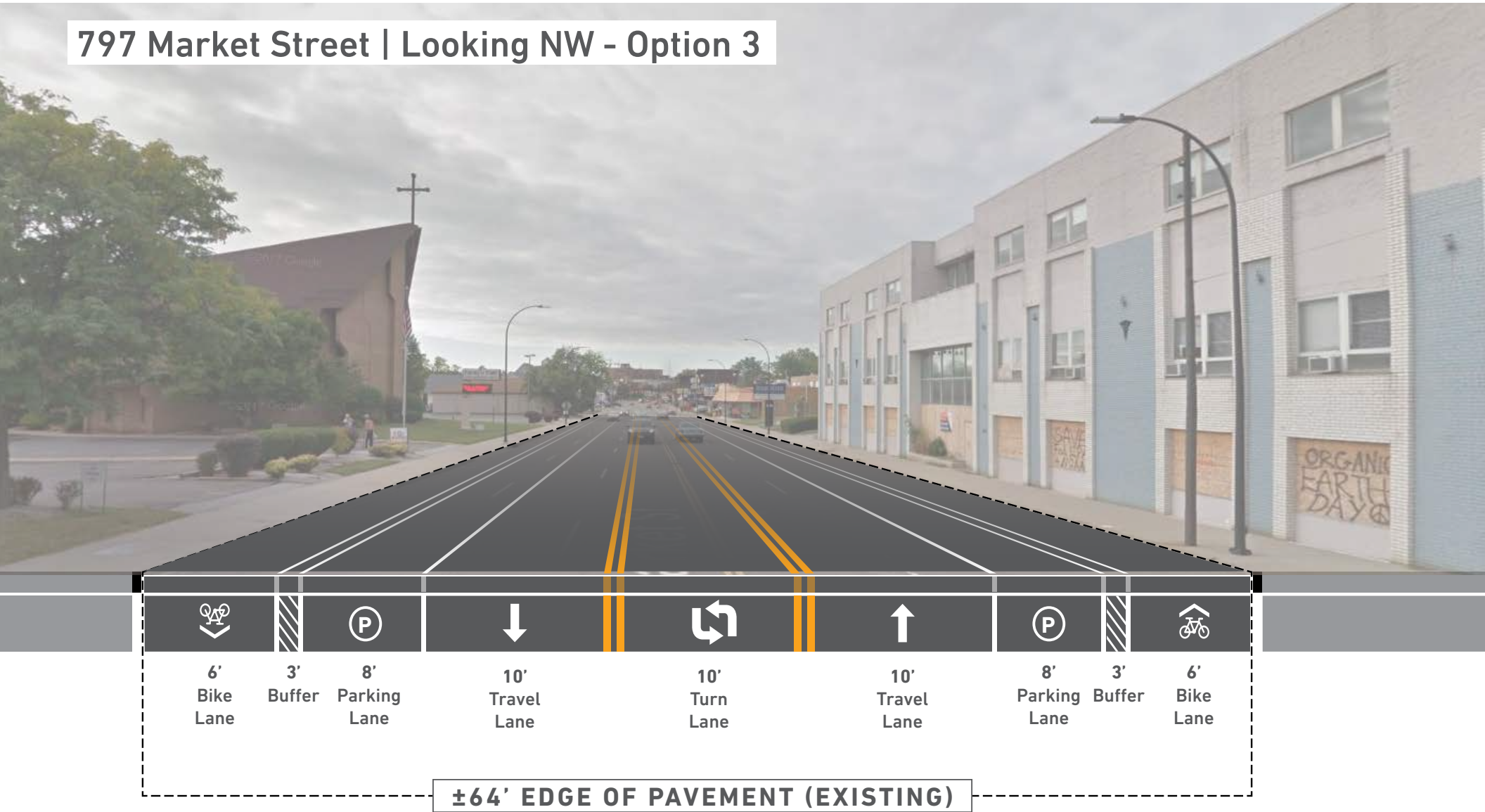
797 Market Street | Looking NW - Option 2



1 | ENHANCE PRIORITY CONNECTIONS

POTENTIAL STREET RECONFIGURATION

797 Market Street | Looking NW - Option 3



1 | ENHANCE PRIORITY CONNECTIONS

ROUTE 8 CROSSINGS

Buchtel Avenue Bridge| Existing



1 | ENHANCE PRIORITY CONNECTIONS

ROUTE 8 CROSSINGS

Carroll Street Bridge| Existing



1 | ENHANCE PRIORITY CONNECTIONS

ROUTE 8 CROSSINGS

Exchange Street Underpass| Existing

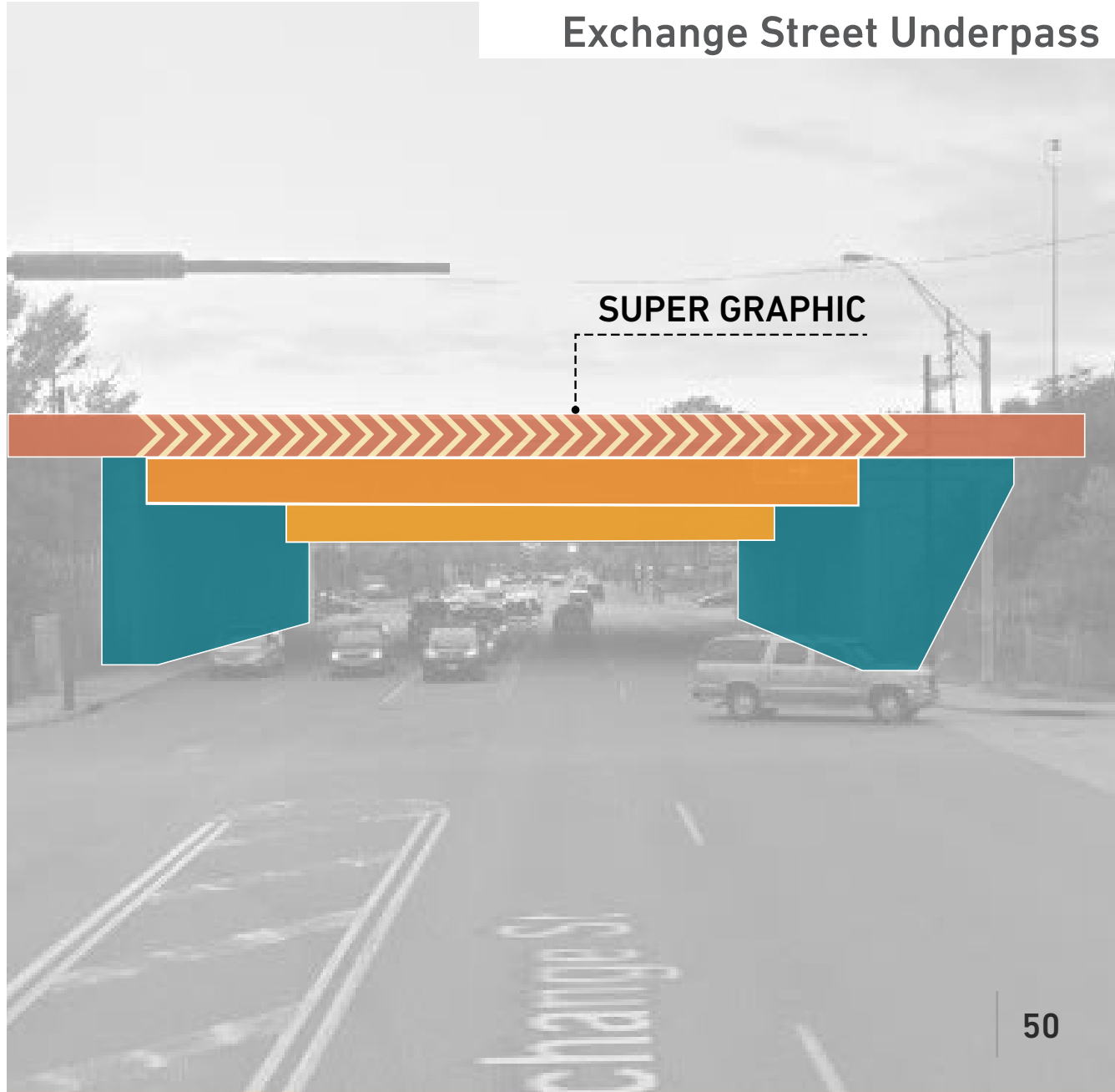


1 | ENHANCE PRIORITY CONNECTIONS

ROUTE 8 CROSSINGS



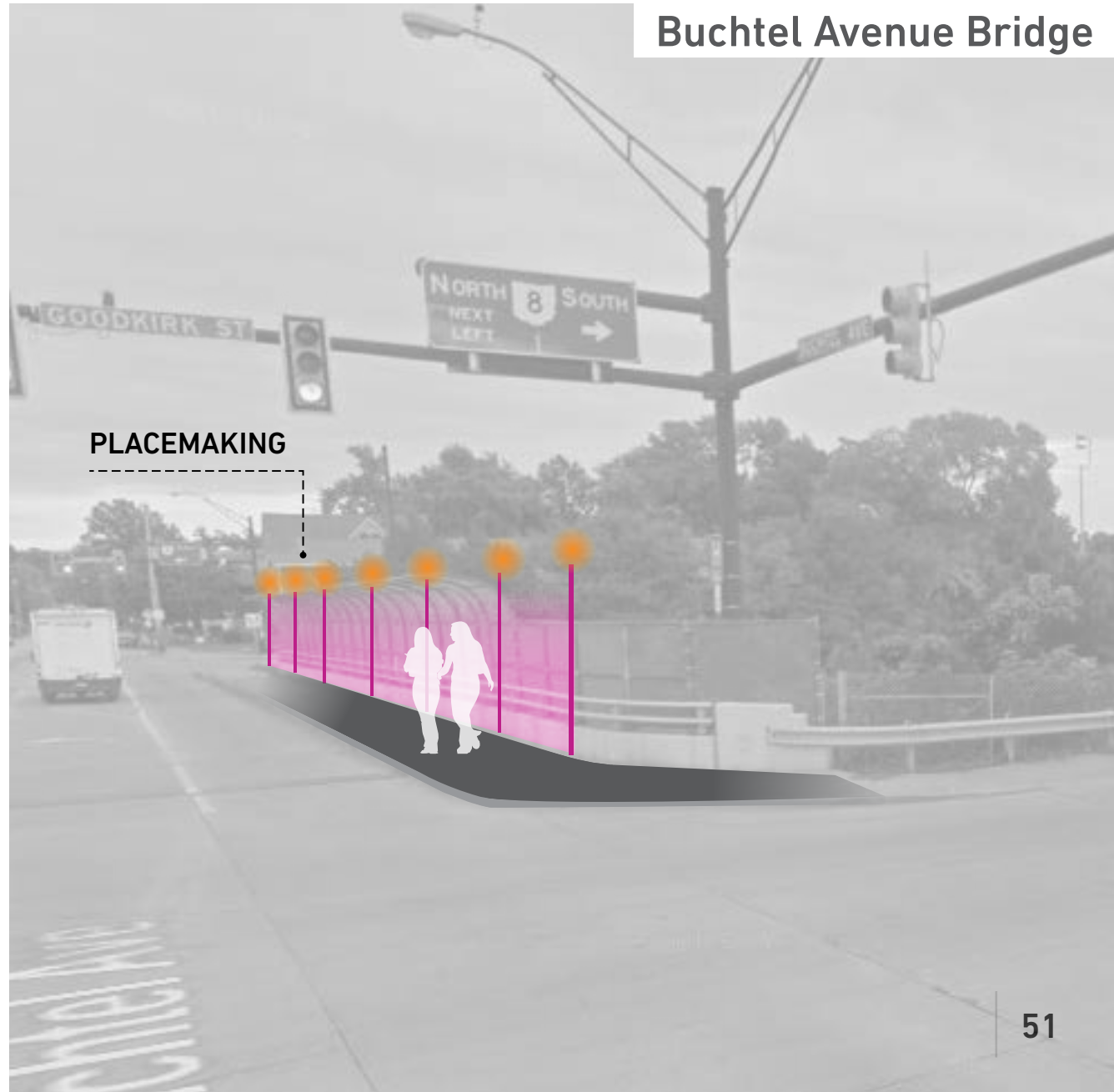
Exchange Street Underpass



SUPER GRAPHIC

1 | ENHANCE PRIORITY CONNECTIONS

ROUTE 8 CROSSINGS



Buchtel Avenue Bridge

1 | ENHANCE PRIORITY CONNECTIONS

TRANSIT



2 | IMPROVE NEIGHBORHOOD PARKS & OPEN SPACES



Freedom Trail



Landmark



Little Cuyahoga River



Mason Elementary Garden



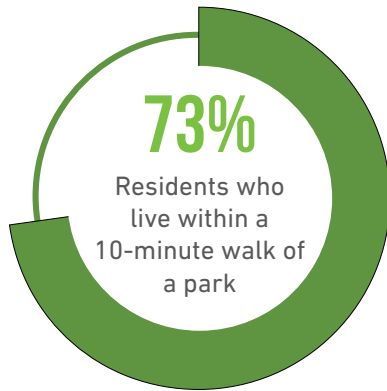
W.O.M.B Community Garden



2 | IMPROVE NEIGHBORHOOD PARKS & OPEN SPACES

RELATIONSHIP OF GREENSPACE PER RESIDENT

AKRON



19% ↑
Higher than the national average

107
Parks within city boundaries

3,337
Total park acreage

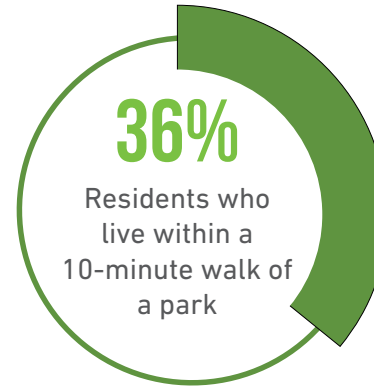
IMPACTS OF PROPOSED GREEN SPACE:

382
New people served by additional green space

143
New households served by additional green space

+8% ↑
Increase in percentage of residents who live within a 10-minute walk of a park

MIDDLEBURY



18% ↓
Lower than the national average



2 | IMPROVE NEIGHBORHOOD PARKS & OPEN SPACES

TRAILS



2 | IMPROVE NEIGHBORHOOD PARKS & OPEN SPACES

COMMUNITY GARDENS



2 | IMPROVE NEIGHBORHOOD PARKS & OPEN SPACES

ACTIVATE POCKET PARKS & OPEN SPACES



2 | IMPROVE NEIGHBORHOOD PARKS & OPEN SPACES

ADD GREEN ELEMENTS



2 | IMPROVE NEIGHBORHOOD PARKS & OPEN SPACES

CELEBRATE LITTLE CUYAHOGA RIVER



LEST WE FORGET MEMORIAL PARK



RAIL ROAD BRIDGE



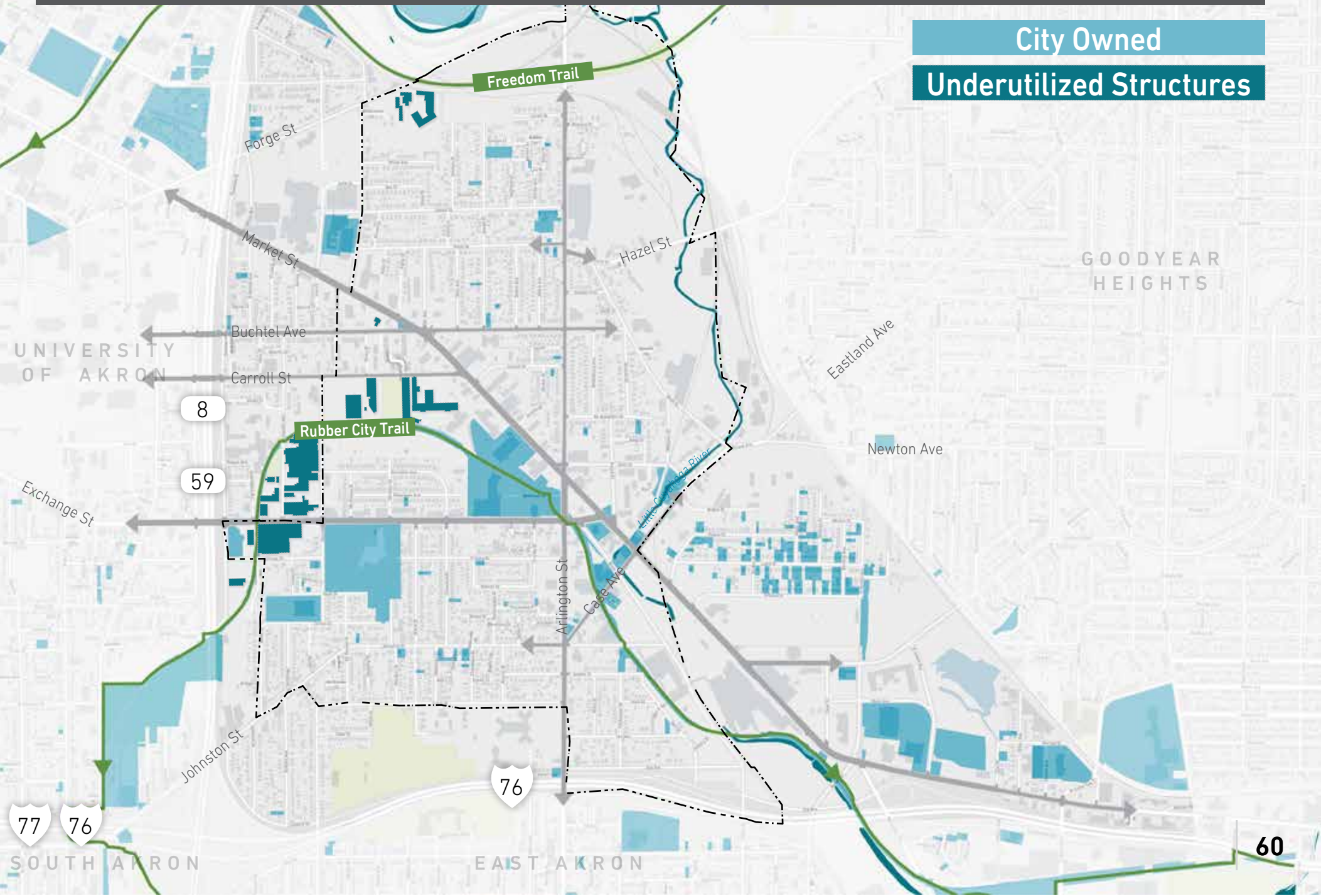
OVERLOOK



3 | EXPLORE OPPORTUNITIES FOR ENTREPRENEURSHIP & REUSE

City Owned

Underutilized Structures



3 | EXPLORE OPPORTUNITIES FOR ENTREPRENEURSHIP & REUSE

EXISTING BEST PRACTICES



3 | EXPLORE OPPORTUNITIES FOR ENTREPRENEURSHIP & REUSE

EXISTING BEST PRACTICES



3 | EXPLORE OPPORTUNITIES FOR ENTREPRENEURSHIP & REUSE

ADAPTIVE REUSE OF SUBURBAN RETAIL



3 | EXPLORE OPPORTUNITIES FOR ENTREPRENEURSHIP & REUSE

MINORITY & NEW AMERICAN POPULATIONS



3 | EXPLORE OPPORTUNITIES FOR ENTREPRENEURSHIP & REUSE

ADAPTIVE REUSE OF VACANT WAREHOUSES



3 | EXPLORE OPPORTUNITIES FOR ENTREPRENEURSHIP & REUSE

ADAPTIVE REUSE OF VACANT WAREHOUSES



3 | EXPLORE OPPORTUNITIES FOR ENTREPRENEURSHIP & REUSE

UNDERUTILIZED FORMER BANK SITE



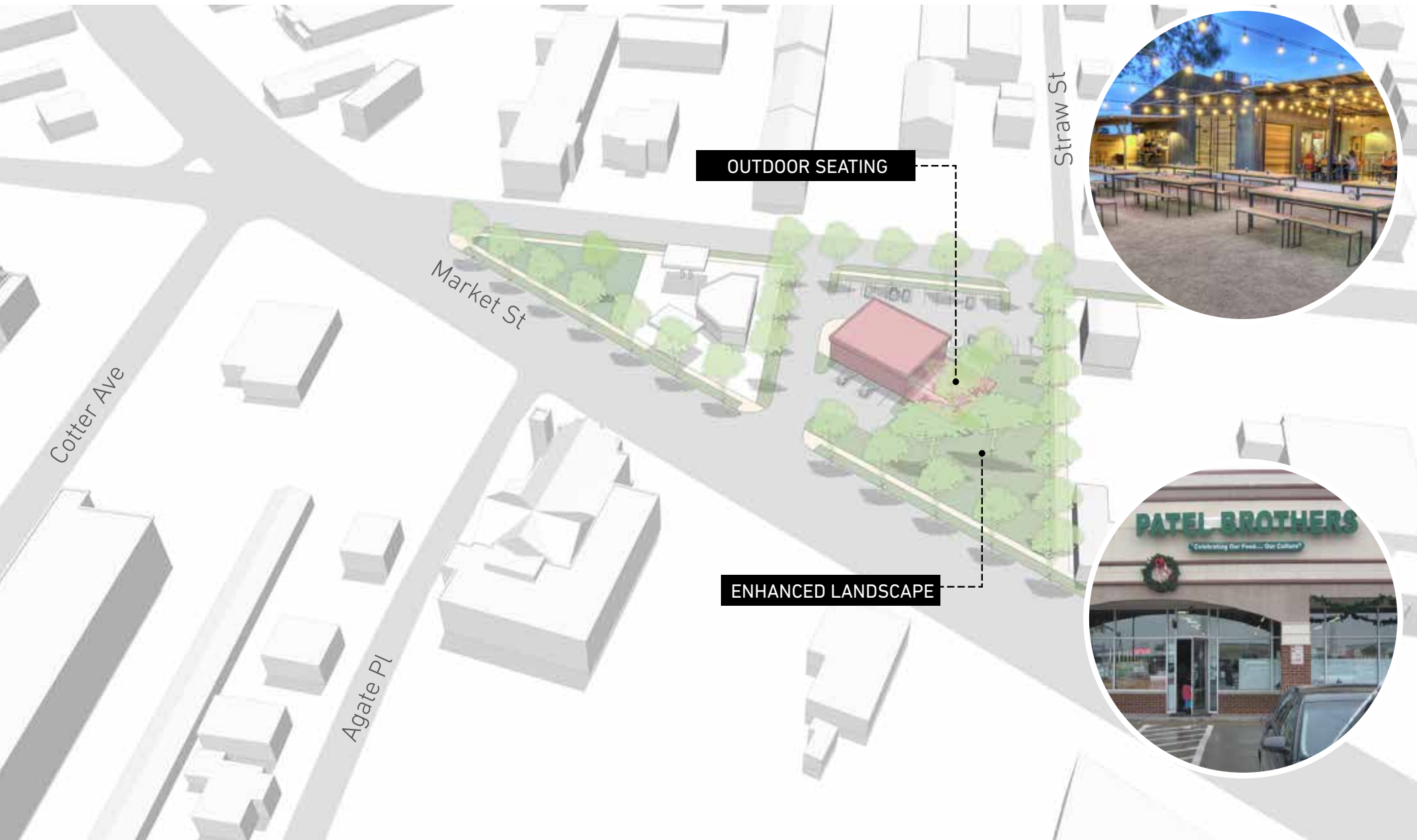
3 | EXPLORE OPPORTUNITIES FOR ENTREPRENEURSHIP & REUSE

FORMER BANK SITE | EXISTING



3 | EXPLORE OPPORTUNITIES FOR ENTREPRENEURSHIP & REUSE

FORMER BANK SITE | ENHANCE & ACTIVATE



3 | EXPLORE OPPORTUNITIES FOR ENTREPRENEURSHIP & REUSE

FORMER BANK SITE | INFILL



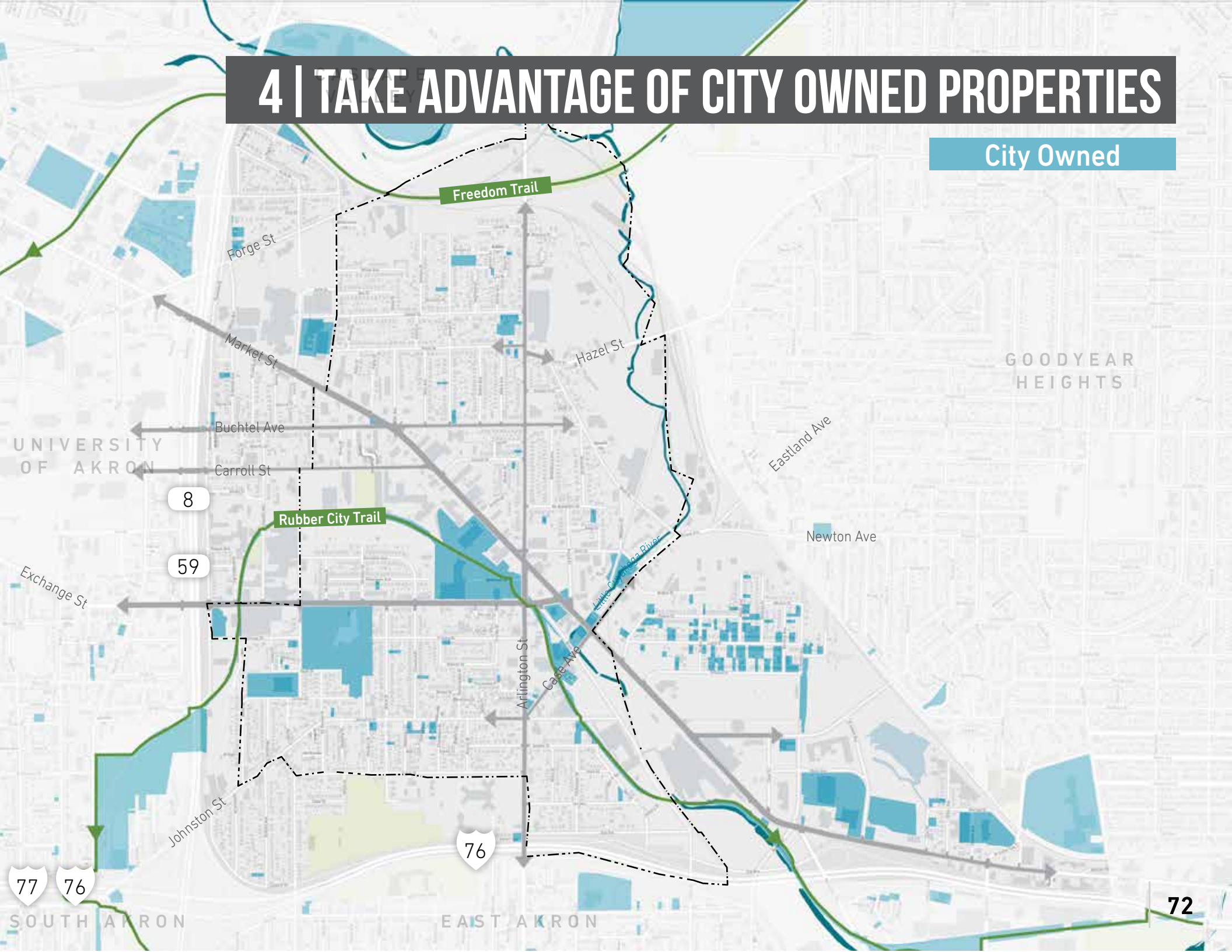
3 | EXPLORE OPPORTUNITIES FOR ENTREPRENEURSHIP & REUSE

FORMER BANK SITE | REPOSITION



4 | TAKE ADVANTAGE OF CITY OWNED PROPERTIES

City Owned



GOODYEAR
HEIGHTS

UNIVERSITY
OF AKRON

8

59

Exchange St

Johnston St

77 76

SOUTH AKRON

76

EAST AKRON

72

Freedom Trail

Rubber City Trail

Forge St

Market St

Buchtel Ave

Carroll St

Hazel St

Eastland Ave

Newton Ave

Arlington St

Care Ave

Little Cuyahoga River

5 | IMPROVE EXISTING HOUSING & NEIGHBORHOOD AMENITIES

INFILL OPPORTUNITIES

Vacant Parcels

Retail Business

Apartment Houses

Two Family

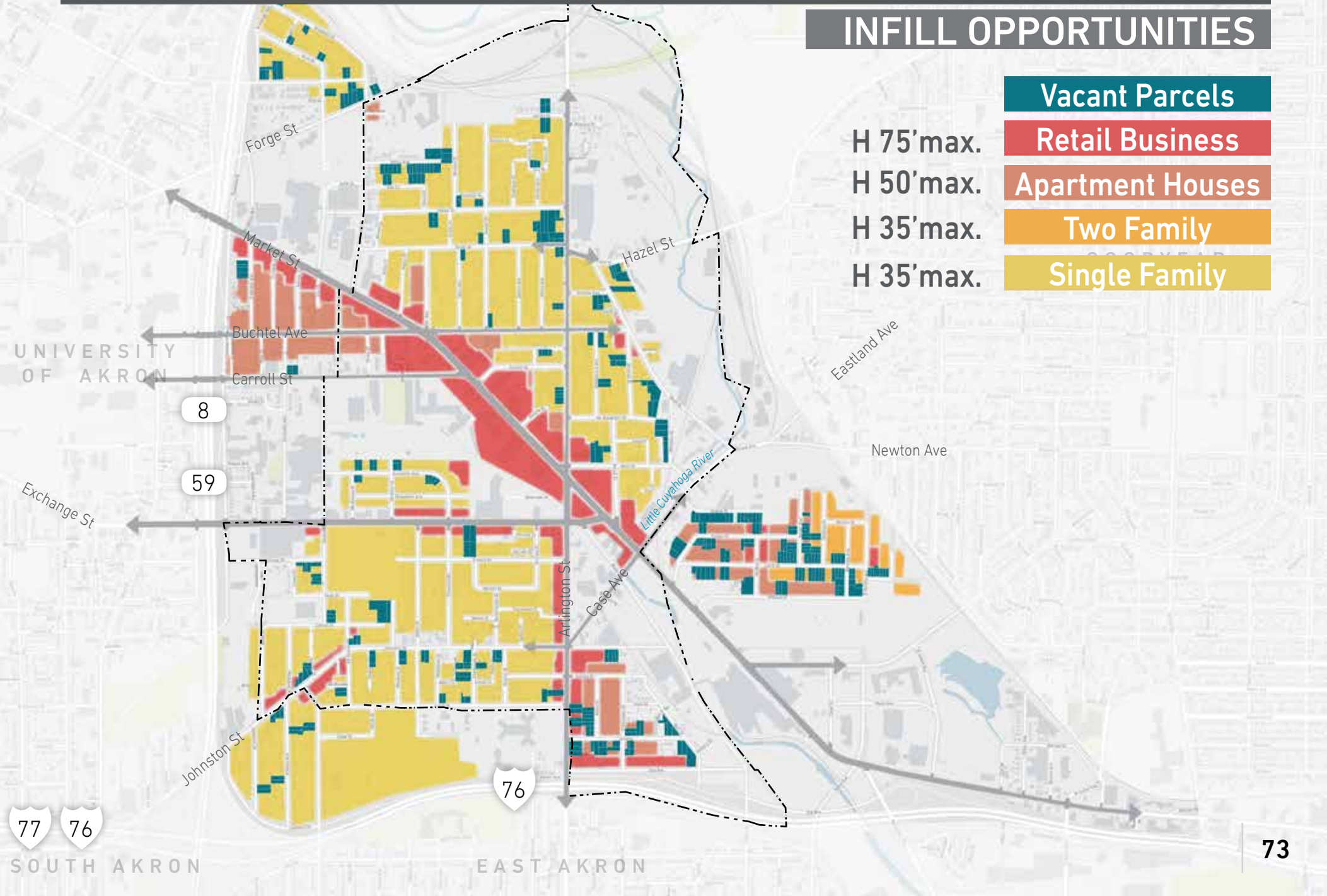
Single Family

H 75'max.

H 50'max.

H 35'max.

H 35'max.



5 | IMPROVE EXISTING HOUSING & NEIGHBORHOOD AMENITIES

MIDDLEBURY MARKETPLACE | EXISTING



5 | IMPROVE EXISTING HOUSING & NEIGHBORHOOD AMENITIES

MIDDLEBURY MARKETPLACE | EXISTING



5 | IMPROVE EXISTING HOUSING & NEIGHBORHOOD AMENITIES

MIDDLEBURY MARKETPLACE | EXISTING



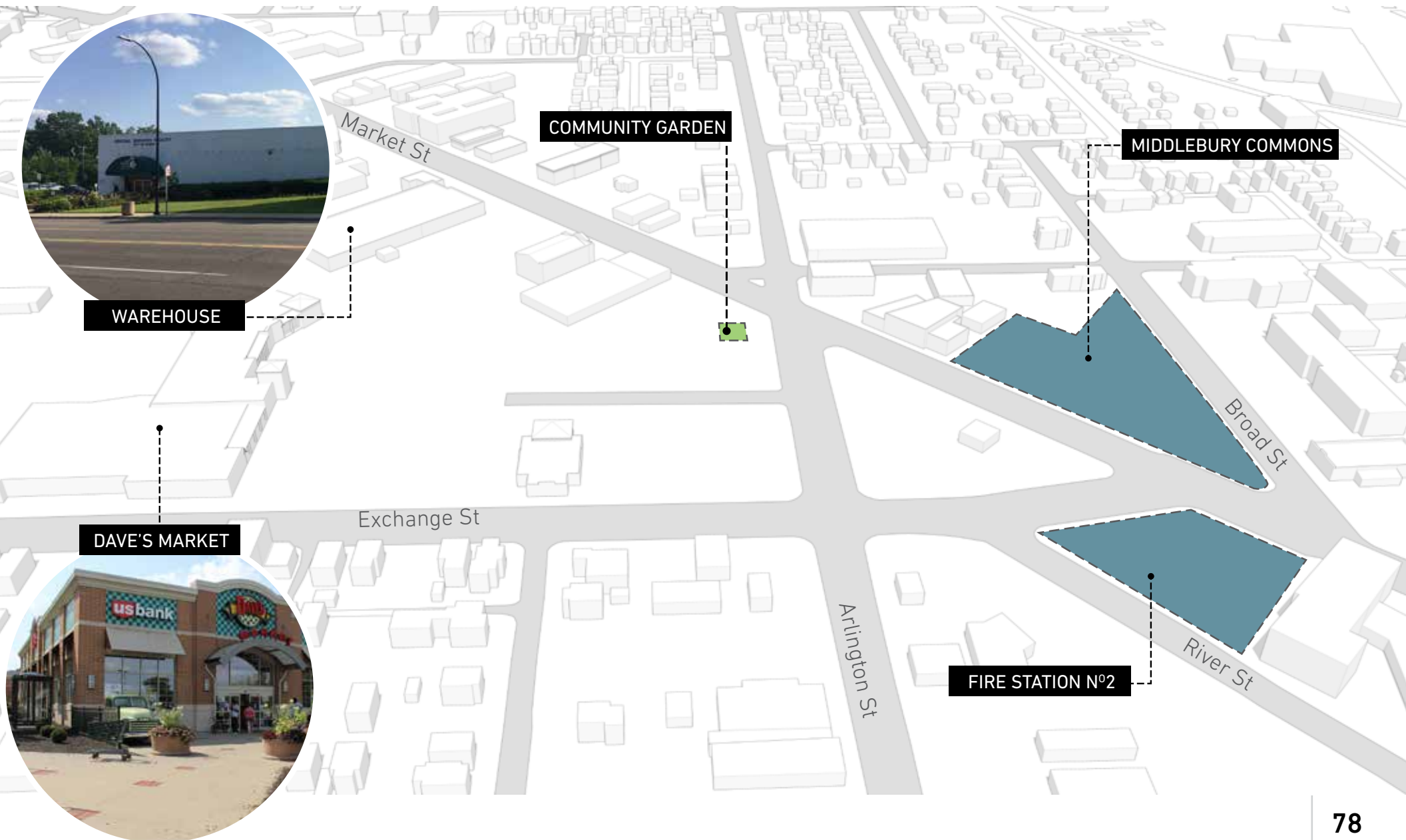
5 | IMPROVE EXISTING HOUSING & NEIGHBORHOOD AMENITIES

MIDDLEBURY MARKETPLACE | EXISTING



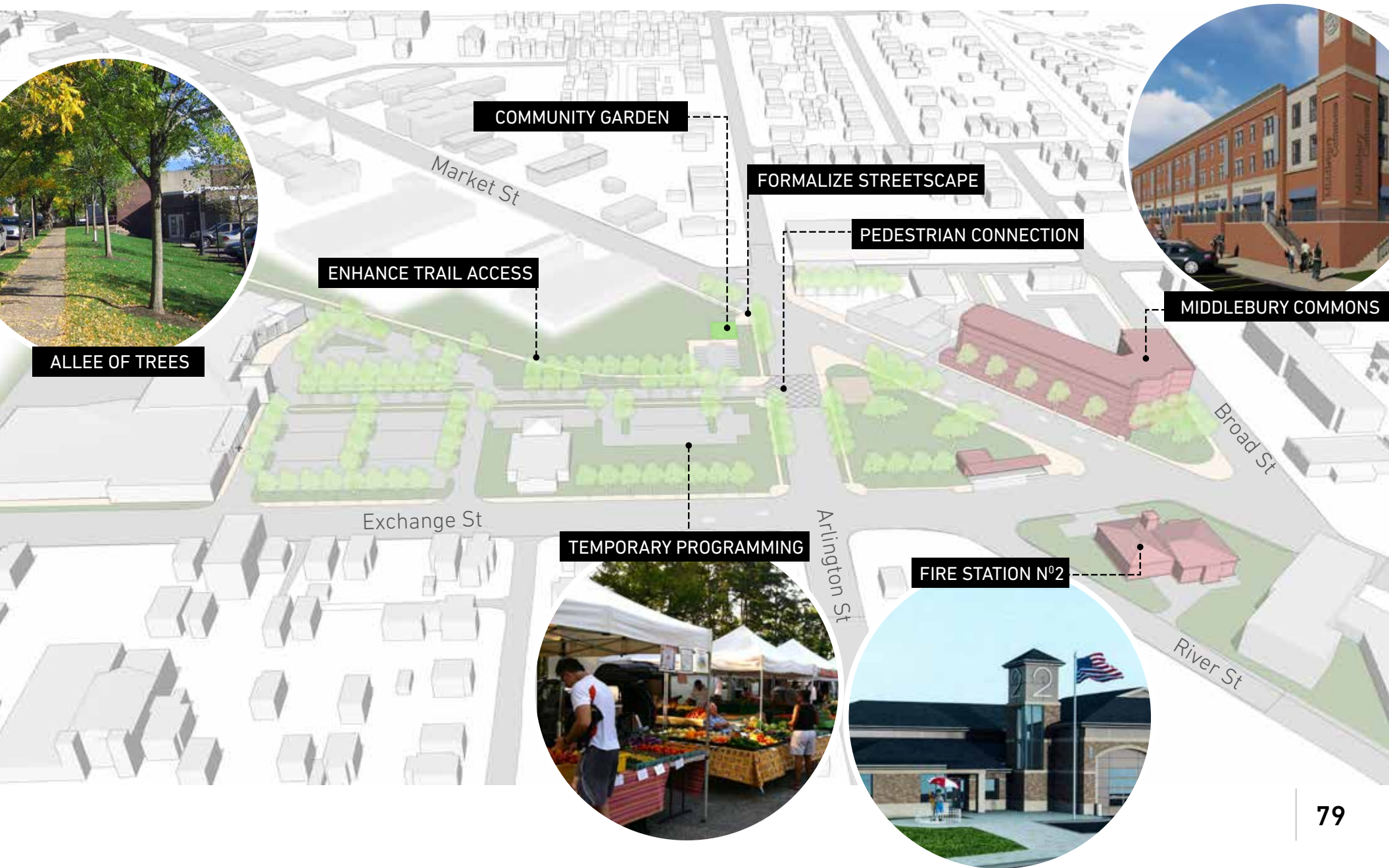
5 | IMPROVE EXISTING HOUSING & NEIGHBORHOOD AMENITIES

MIDDLEBURY MARKETPLACE | EXISTING



5 | IMPROVE EXISTING HOUSING & NEIGHBORHOOD AMENITIES

MIDDLEBURY MARKETPLACE | ENHANCE & ACTIVATE



5 | IMPROVE EXISTING HOUSING & NEIGHBORHOOD AMENITIES

MIDDLEBURY MARKETPLACE | INFILL



5 | IMPROVE EXISTING HOUSING & NEIGHBORHOOD AMENITIES

MIDDLEBURY MARKETPLACE | REPOSITION



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INFILL OPPORTUNITIES

Vacant Parcels

Retail Business

Apartment Houses

Two Family

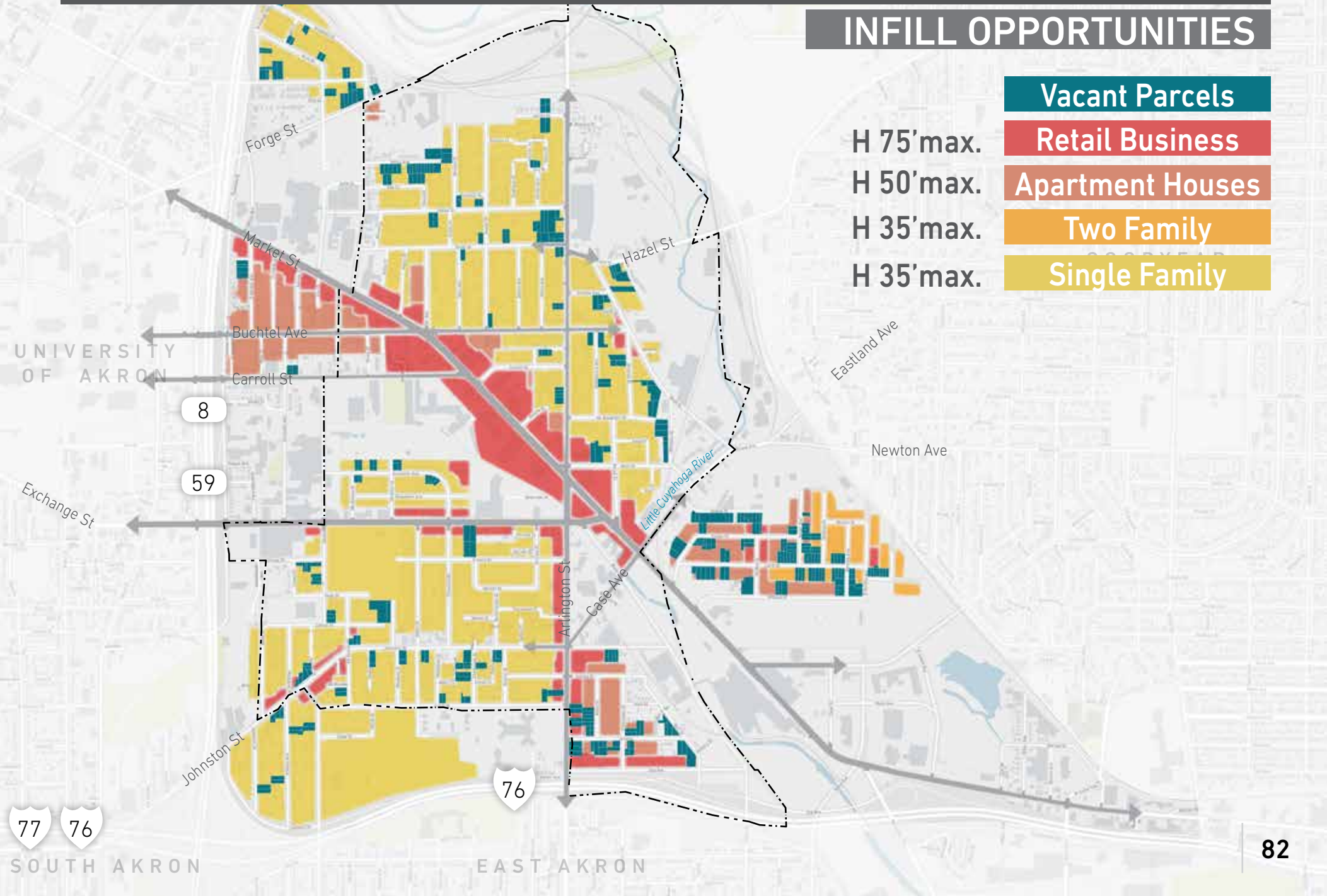
Single Family

H 75'max.

H 50'max.

H 35'max.

H 35'max.



5 | IMPROVE EXISTING HOUSING & NEIGHBORHOOD AMENITIES

REHAB EXISTING HOUSING



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HOUSING TYPOLOGY | SINGLE FAMILY



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HOUSING TYPOLOGIES | TOWNHOMES & APARTMENTS



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HOUSING TYPOLOGIES | MIXED USE



A photograph of a group of children playing in a grassy yard, overlaid with a semi-transparent blue filter. In the center, a young girl with a headband and a white tank top is smiling and holding hands with other children. To her left, a boy in a white tank top and a girl in a white tutu are also smiling. To her right, a boy in white shorts and another boy in dark shorts are playing. In the background, there are trees, a house, and a playground structure. The text '4 TODAY'S ACTIVITY' is overlaid on the left side of the image.

4

TODAY'S ACTIVITY

COMMUNITY EVENT 2 SETUP

+ 30min | stations + dinner

+ 30min | small table discussio



A photograph of a group of children playing in a grassy yard, overlaid with a semi-transparent blue filter. In the center, a young girl with a headband and a tank top is smiling and holding hands with other children. To her left, a boy in a tutu and another child are visible. To her right, two boys are laughing and holding hands. In the background, there are trees, a house, and a playground structure. The overall mood is joyful and active.

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DISCUSSION