

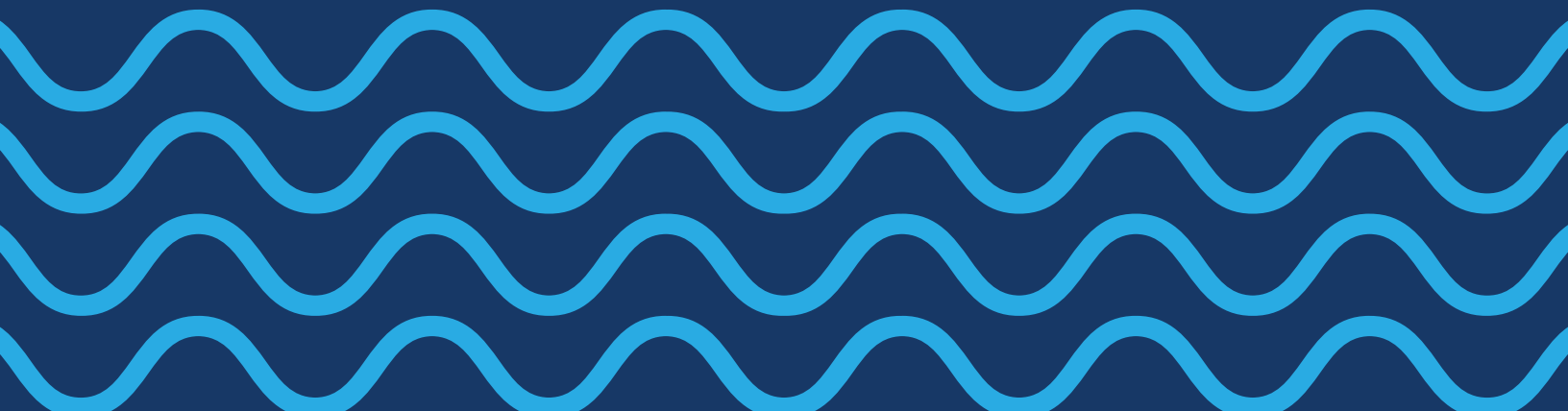
JANUARY

2026



Maumee Community Master Plan

CITY OF MAUMEE, OHIO



This Maumee Community Master Plan was adopted by Maumee City Council on January 5th, 2026.



Beckett&Raeder





Acknowledgments

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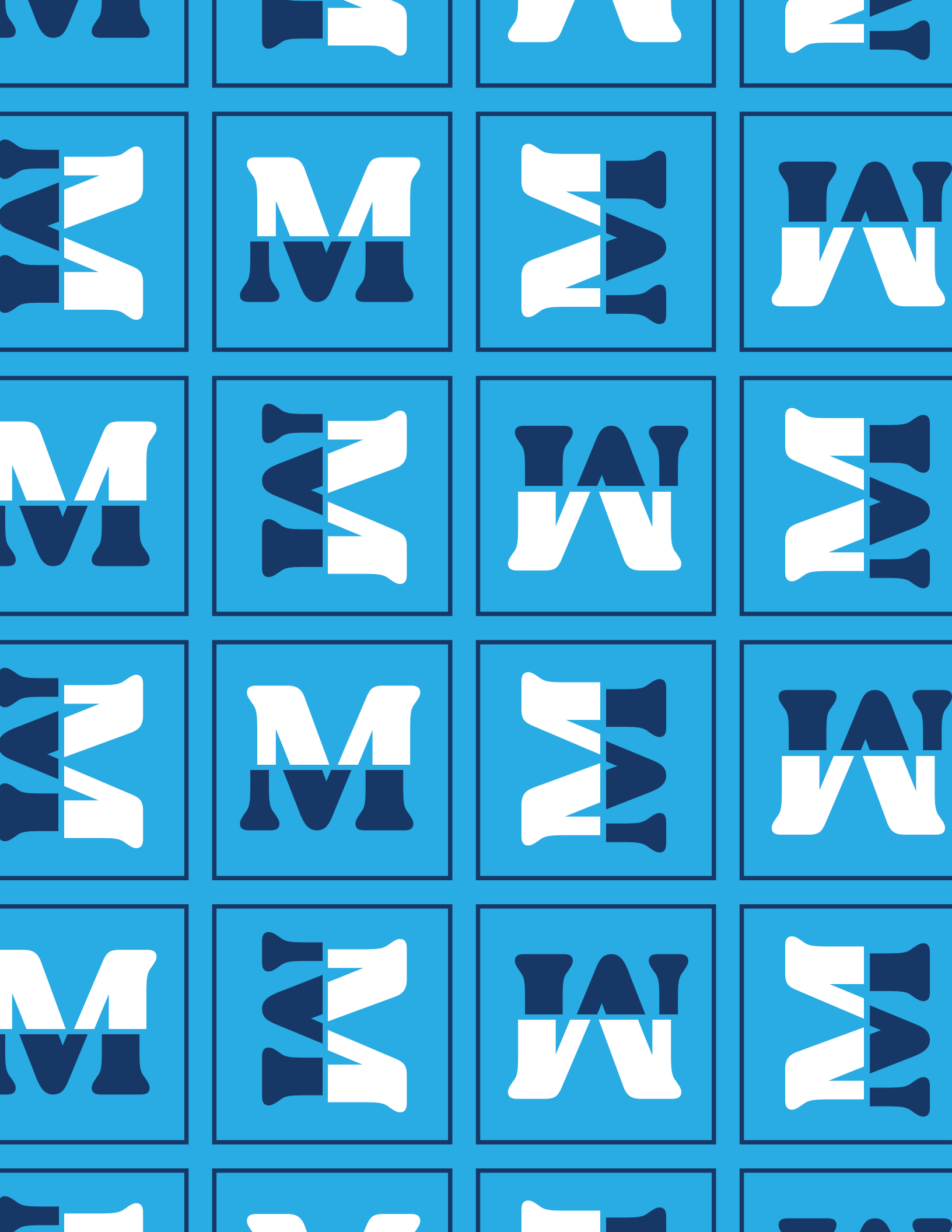
Maumee Chamber of Commerce Board

Maumee Churches United

Maumee City Schools

Maumee Quality of Life Committee

Maumee Uptown Business Association



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This document has been formatted as an interactive PDF. It is best viewed in Adobe Reader or Acrobat.



Planning Process Overview





Master Plan Action Committee Meeting



Phase 2 Engagement at the Maumee Summer Fair



Phase 1 Pop-Up in Uptown Maumee

Planning Process Overview

Resources

To learn more, please click the button(s) below.

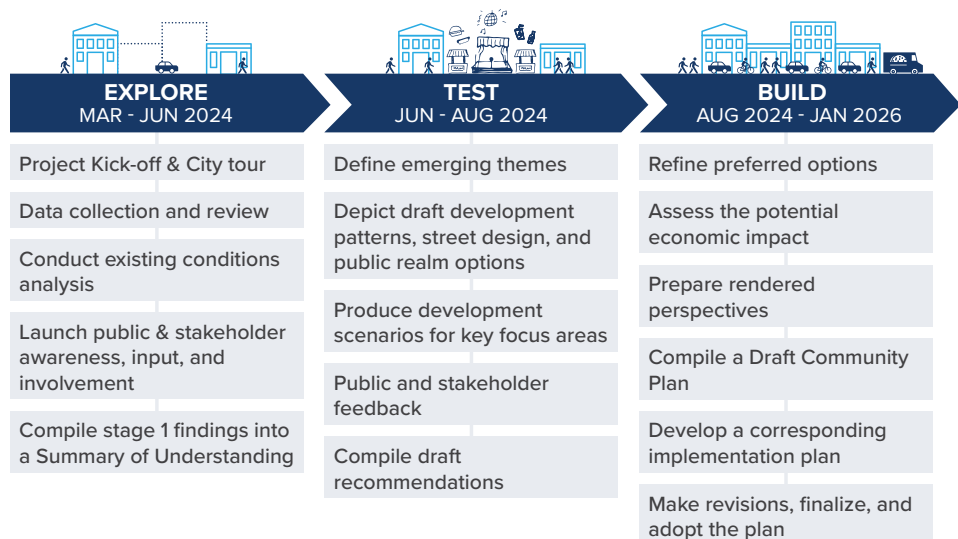
- 1 Summary of Understanding
- 2 Engagement Plan
- 3 Phase 2 Options

The primary purpose of the Maumee Community Master Plan is to establish a comprehensive vision supported by implementable action items for the City over the next ten years. The Plan will be used to guide land use decision-making, with an emphasis on key areas of growth. The three-stage planning process formally commenced in March 2024.

The first stage, the **Explore Stage**, included city walking/driving tours, market research, planning review, and interviews with community experts and focus groups. That work culminated in a Summary of Understanding¹ and Engagement Plan² to build planning momentum into the summer.

From the Explore Stage came the **Test Stage** where active and immersive community engagement began and, from that, a wide range of potential initiatives and considerations were generated. Hundreds of residents, in addition to the community experts from the Explore Stage, provided input around the priorities that should advance.

The final stage, the **Build Stage**, refined the concepts that were tested into five primary objectives and twenty specific tasks that may be phased in over the next ten years.



Exploration, Analysis, and Research

The Explore Stage looked at a variety of forces exerting influence on Maumee. Data was collected and analyzed surrounding demographic trends, market conditions, transportation networks, and the planning context in which this effort sits. It also included a number of interviews with community experts that served to fill gaps in the data and understanding with first-hand experience and perspectives. This research informed a five-part Personality of Place Audit that establishes this Plan's starting point.



Technical Committee Meeting



Phase 2 Engagement at the Maumee Summer Fair



Drone Camera Documentation

Personality of Place Audit

A Personality of Place Audit is a three-dimensional review of a place's critical makeup that informs and shapes the growth strategy. It looks at where planning should focus, what types of development should be pursued, the place's identity, how that identity is experienced in everyday life, and the current capacity to maintain the Maumee brand and implement the Plan. This Audit is explained in more detail in the Summary of Understanding.

Planning

Where should growth happen?

Maumee is enhancing its trail network, Uptown riverfront amenities, and streets to improve quality of life while marketing housing and commercial opportunities that will serve the entire region.

Brand

Why do we do what we do?

Maumee's recent brand update seeks to make the river central to the city's no-frills, hard-working identity.

Operations

Who can maintain the brand and guide growth?

City staff is stretched, expectations for how to support City goals are not always clear, and key partners like the Maumee Uptown Business Association, the Chamber, Metroparks, and schools can help supplement City capacity to implement the Plan.

Development

What are we building?

Building off the growth of its Uptown, at least six areas in Maumee are well positioned for mixed-use growth over the next 10 years.

Activation

When does the brand get experienced in the community?

Although the river is increasingly becoming more active and Maumee is home to several large festivals, more support is required for more regular community experiences.

Summary of Understanding

[Click here to learn more.](#)

The Community Master Plan Campaign

The planning process included over thirty opportunities for residents, business owners, and other stakeholders to provide input that helped shape the Plan. These opportunities ranged from small group meetings and interviews to popup events around town to interactive online mapping and surveys. As a result, the process engaged hundreds of participants. A full summary of the tactics and responses may be found in the Public Engagement Summary and the Summary of Understanding.



The Planning Process: By the Numbers

- 01 Project website
- 02 Mapping surveys
- 02 Text surveys
- 24 City Staff Meetings
- 02 Council Meetings
- 03 Planning Commission Meetings
- 03 Master Plan Action Committee Meetings
- 13 Focus Group Meetings
- 06 Public Events
- 08 Trips to Maumee

Resources

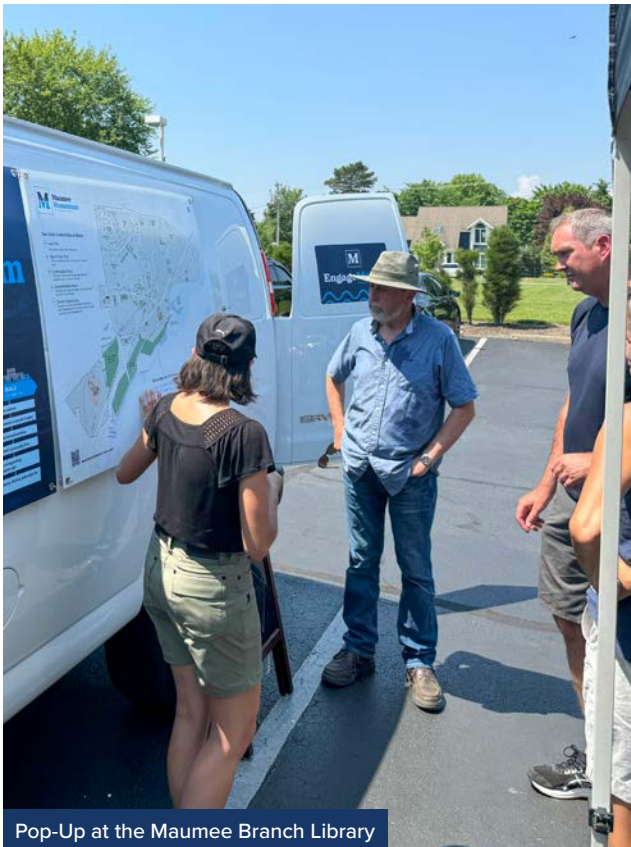
To learn more, please click the button(s) below.

[Public Engagement Summary](#)

[Summary of Understanding](#)



Phase 2 Public Engagement at the Maumee Summer Fair



Pop-Up at the Maumee Branch Library



Phase 1 Public Engagement at Towpath Park



The Vision: Building for Community





Uptown Maumee July 3rd Music Fest

The Vision: Building for Community

Achieving a vision of a more connected, prosperous, and sustainable city will be accomplished by building a place where neighbors can more easily build relationships with one another, where those relationships inspire engaged citizenship, and where that level of engagement can proactively shape the growth of Maumee.

Building for community has become the Maumee mantra for the next ten years. At its core, building for community has the following three principled goals:

- 1 Be the most livable city in the region.**
- 2 Build neighborhoods, not housing**
- 3 Change the city, but not our values.**

This plan has been guided by insights from community members across Maumee who shared their experiences, contributed input, and paid attention to the progress.



The 10-Year Plan





Evans Farm - Lewis Center, Ohio



Uptown Maumee



Live show at The Village Idiot - Maumee, OH

The Focus for the Next 10 Years

1 — Be the most livable city in the region

Maumee aspires to become an even more vibrant, welcoming city where people are drawn to live and jobs naturally follow. By offering a range of housing options, enriching community amenities, and investing in safe, walkable streets, the city aims to create a lively, connected environment that fosters shared experiences and a deep connection with nature. This approach will attract new residents, help grow businesses, and make Maumee a cherished place to call home while reducing isolation and enhancing opportunities for everyone to build wealth and thrive.

2 — Build neighborhoods, not housing

Maumee envisions a vibrant, inclusive city where a mix of housing types and uses creates interconnected spaces with walkable streets and welcoming civic spaces. By focusing on adaptable, flexible building types and nurturing gathering spaces and Third Places (i.e. not work and not home), the City can foster a sense of community where people naturally connect, support one another, and enjoy shared experiences. This can support work-from-home lifestyles and encourages casual interactions, making Maumee a warm, inviting, and engaging place to live and work.

3 — Change the city, but not our values

Maumee aims to grow in a manner that honors its built traditions and enduring neighborhoods, building on a strong sense of community identity and pride. By focusing on neighborhood character and differentiating itself from surrounding jurisdictions, the City seeks to balance tourism with meeting the needs of its residents first. Building organizational capacity across the community and maintaining regular, multi-channel communication will be key to fostering a vibrant, engaged community. Site plans that reflect the community's values and sense of place will enhance resident engagement and ensure the successful implementation of this Plan.

Why it matters:

The impact of livability and mixed uses

Livability impacts talent and investment attraction

Investors and skilled professionals consider livability factors when evaluating potential locations making livability important for both business and talent attraction. Demand for compact communities consistently increases property values by more than 15% for office, residential and retail use.¹

Urban forests improve livability, health, and wealth

Tree Equity Score, a project of the non-profit organization American Forests, has correlated tree canopy coverage with higher income, higher rates of employment, and better health outcomes. Maumee's canopy coverage is great along the riverfront and existing neighborhoods, but lacking in other areas with future development opportunity.

Walkable neighborhoods cost less to service and maintain

Compact development and walkable neighborhoods require fewer tax dollars per mile for road, water, and sewer infrastructure as compared with sprawl. The cost of provisioning public services is lower in compact communities opposed to sprawl as well.²

Mixed-use / compact development allows aging in place

Mixed-use places allow people to remain in and connected to their community when they are no longer able to drive, need more support services, or need to downsize. "For older adults with changing needs, housing choices suitable to diverse household configurations and affordable across the income spectrum are crucial."³

Mixed-use benefits children's health and development

Mixed-use developments promote walkability, boosting physical activity and reducing childhood obesity rates. Integrated green spaces and parks offer opportunities for play and improved mental well-being, while diverse environments foster social interaction and community building.

References

- ¹ The Livability Economy: People, Places and Prosperity, AARP, July 2015
- ² Costs of Providing Infrastructure and Services to Different Residential Densities, Metro Vancouver Regional Planning, September 2023
- ³ Harvard Joint Center for Housing Studies, Housing America's Older Adults, 2023
- ⁴ HealthyChildren.org (American Academy of Pediatrics): "Building Healthy Places for Children to Thrive: AAP Policy Explained"



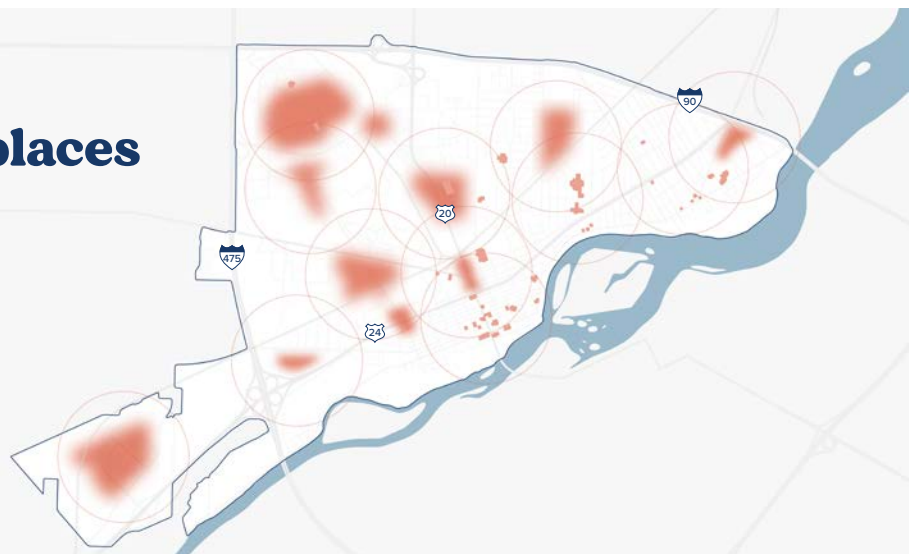
Policy Objectives and Tasks

Meeting the City's ten-year goals requires a common focus and prioritization. The Plan is organized into five objectives, each including tasks that are sequenced into short, mid, and long-term time horizons. These five objectives will enhance Maumee's ongoing efforts to build for community:

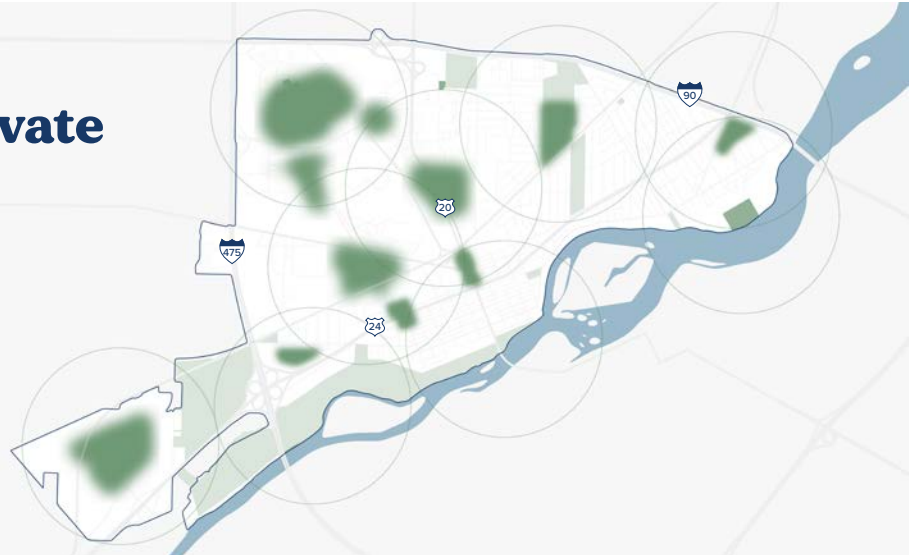
Objective A Expand the number of porches and patios



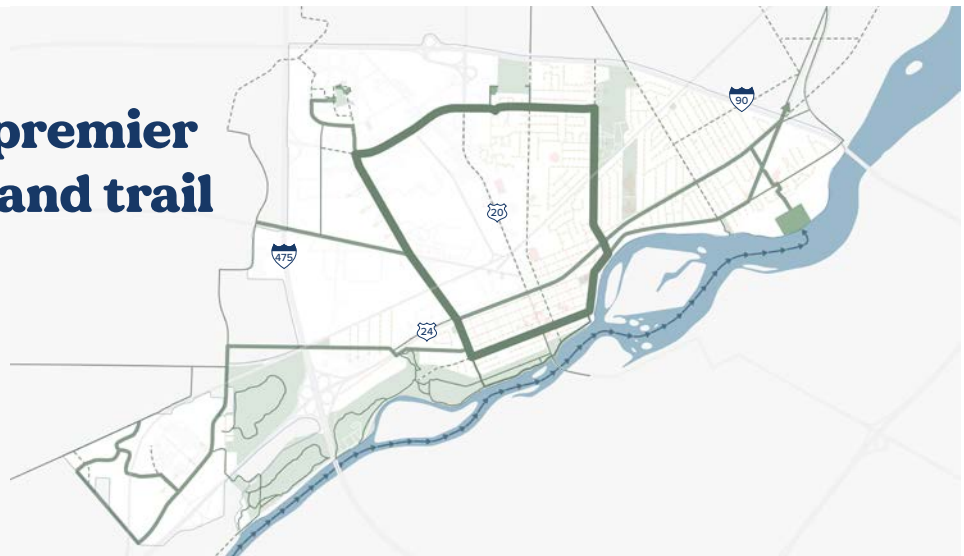
Objective B Create more places to gather



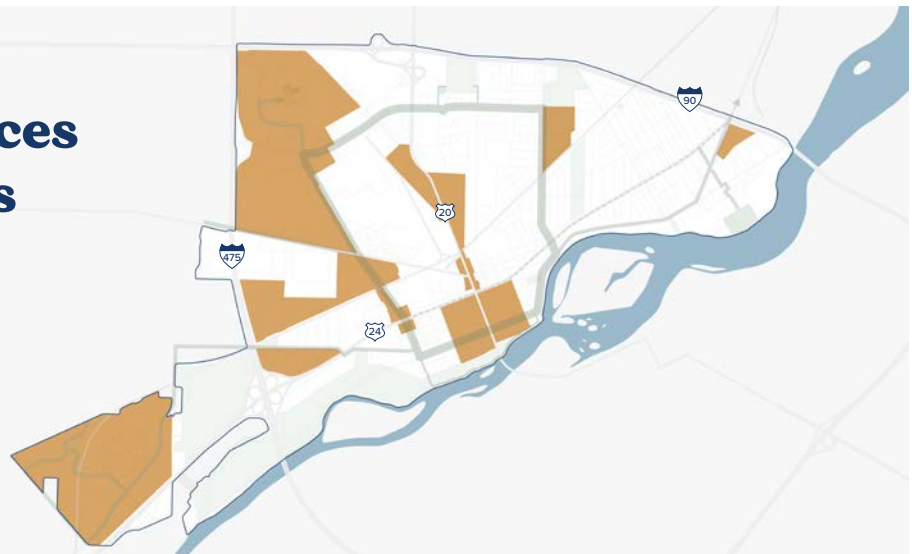
Objective C
Build and activate civic spaces



Objective D
Establish a premier park, river, and trail experience



Objective E
Grow new places out of old ones



Objective A

Expand the number of porches and patios



Conceptual Neighborhood Scene with Residential Porches and Commercial Patios



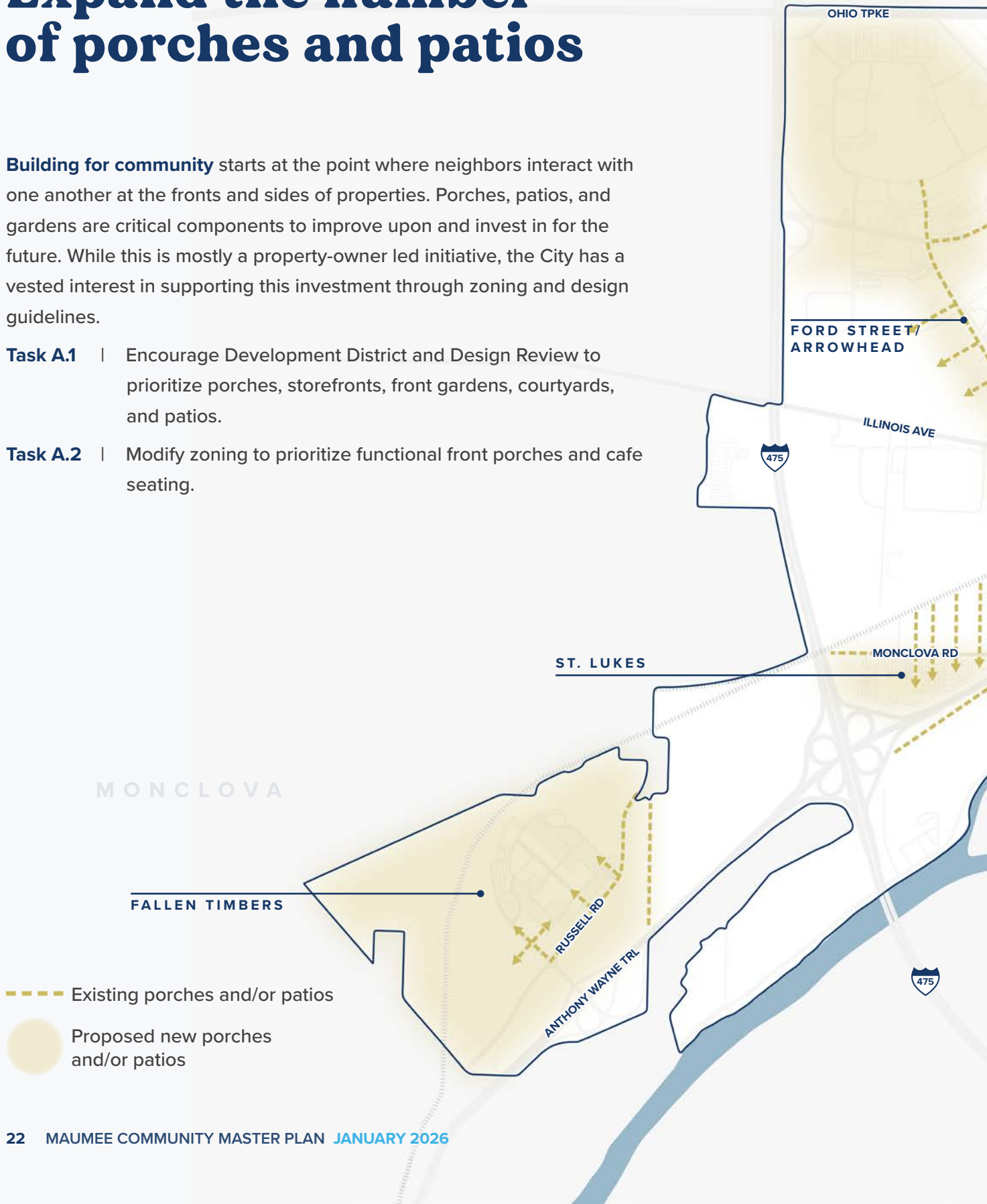




Objective A

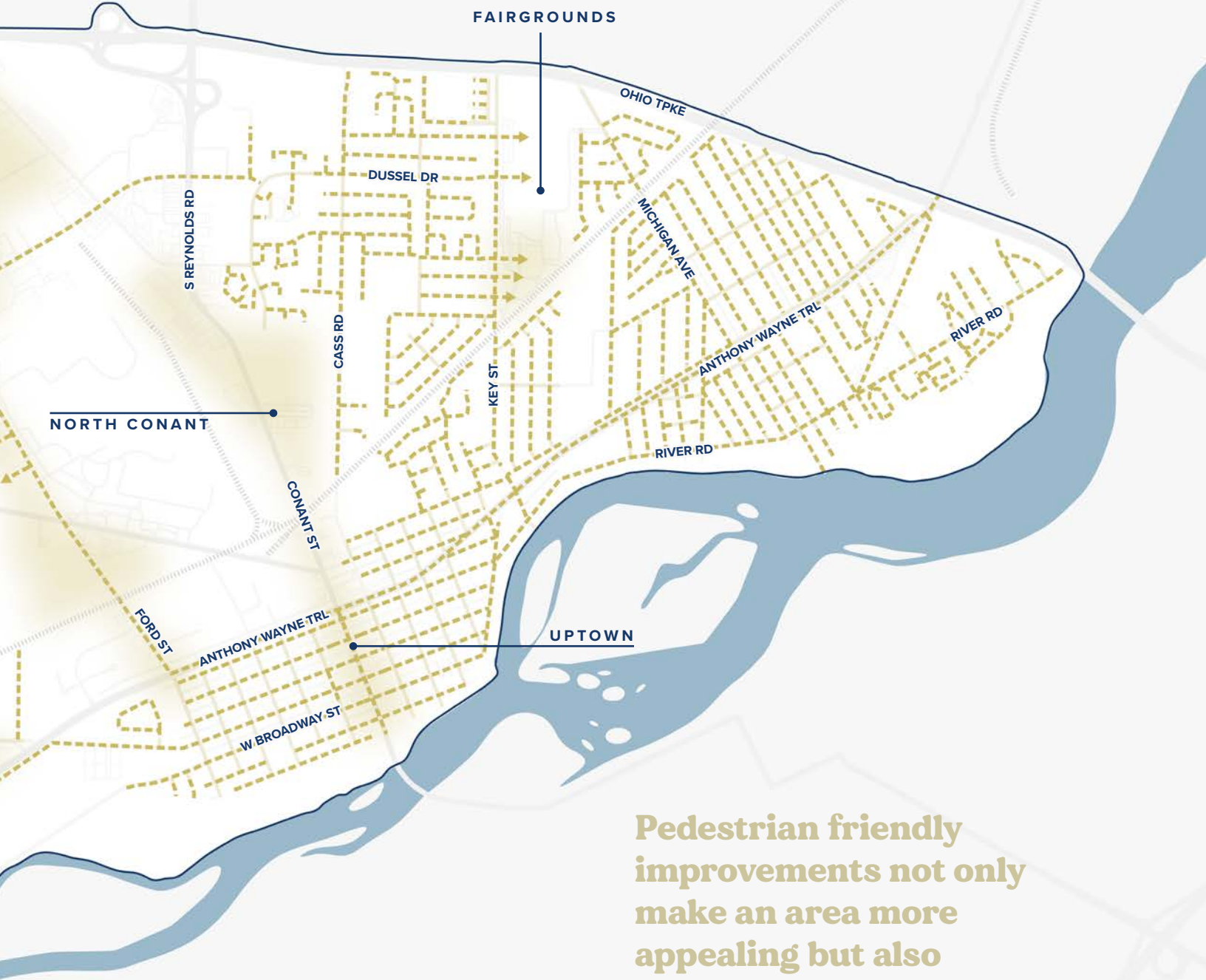
Expand the number of porches and patios

Building for community starts at the point where neighbors interact with one another at the fronts and sides of properties. Porches, patios, and gardens are critical components to improve upon and invest in for the future. While this is mostly a property-owner led initiative, the City has a vested interest in supporting this investment through zoning and design guidelines.

- Task A.1** | Encourage Development District and Design Review to prioritize porches, storefronts, front gardens, courtyards, and patios.
- Task A.2** | Modify zoning to prioritize functional front porches and cafe seating.



-  Existing porches and/or patios
-  Proposed new porches and/or patios



Pedestrian friendly improvements not only make an area more appealing but also contribute to overall economic health and vitality.

Implementing Pedestrian Improvements at the Local Level. U.S. Department of Transportation, Federal Highway Administration, Publication No. FHWA-98-139. 1998

Task A.1

Encourage Development District and Design Review to prioritize porches, storefronts, front gardens, courtyards, and patios.

> Short-Term

Friendly, walkable, and safe streets rely, in part, on regular human activity at street level in front of and/or to the side of buildings. Where space and the appropriate building use allows, this activity should be housed in patios, terraces, and other outdoor spaces.

Maumee should consider strengthening its Development District and Design Review requirements to prioritize building frontages by:

- Establishing design guidelines for appropriate building frontages that may be utilized in Development District projects or projects subject to Design Review/Conditional Use cases (see A.2 for minimum standards for porches and cafe seating).
- In master planned Development Districts, establish a Regulating Plan that describes appropriate frontages that may be used on each master planned street or public space.
- In commercial districts and sites managed by Home Owners Associations, establish minimum standard operation and maintenance standards for building frontages within the district.

Top Response

The highest selected Porches and Patios priority on Survey 2 was to **provide grants for businesses to create dining patios and cafe seating.**



Dale's Bar & Grill - Maumee, OH



Front Porches

Task A.2












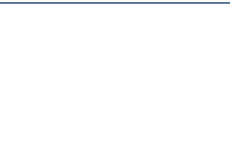
























Modify zoning to prioritize functional front porches and cafe seating.

»» Long-Term

New development should be built to accommodate porches and patios for residential structures and appropriate commercial ones. Updates to the Zoning Code and Building Design Accent Standards should be made to make functional porches and patios the default for new development. These standards may include:

- Allowing encroachments into setbacks for part or all of porches, porticoes, balconies, and garden walls/fences;
- Requiring multi-family buildings to have functional terraces and landscaping at ground level;
- Minimum depths of 8 feet for porches and 4 feet for balconies or stoops;
- Minimum finished floor elevations of 18 inches for the front of residential structures;
- Minimum ground floor height of 14 feet for commercial buildings and nine feet for residential ones;
- No new parking between the front of a building and the street; and/or
- Parking and garages located a minimum of 18 feet to the rear of the primary facade to accommodate the depth of a typical vehicle and diminish the visibility of parking from public view.

Chart of Usable Frontage Types Across Various Types of Buildings

Building Type	Porch Frontage Type	Stoop Frontage Type	Patio Frontage Type	Storefront Frontage Type
Small Lot House				
House				
Large House				
Mercantile				
Civic				
Highway Fronting				
Neighborhood Office				
Carriage House				
Commercial/Retail				

Objective B

Create more places to gather



Conceptual Biergarten / Food Truck Park for Eppstein Park or other open space near daytime users



ER GARDEN





Objective B

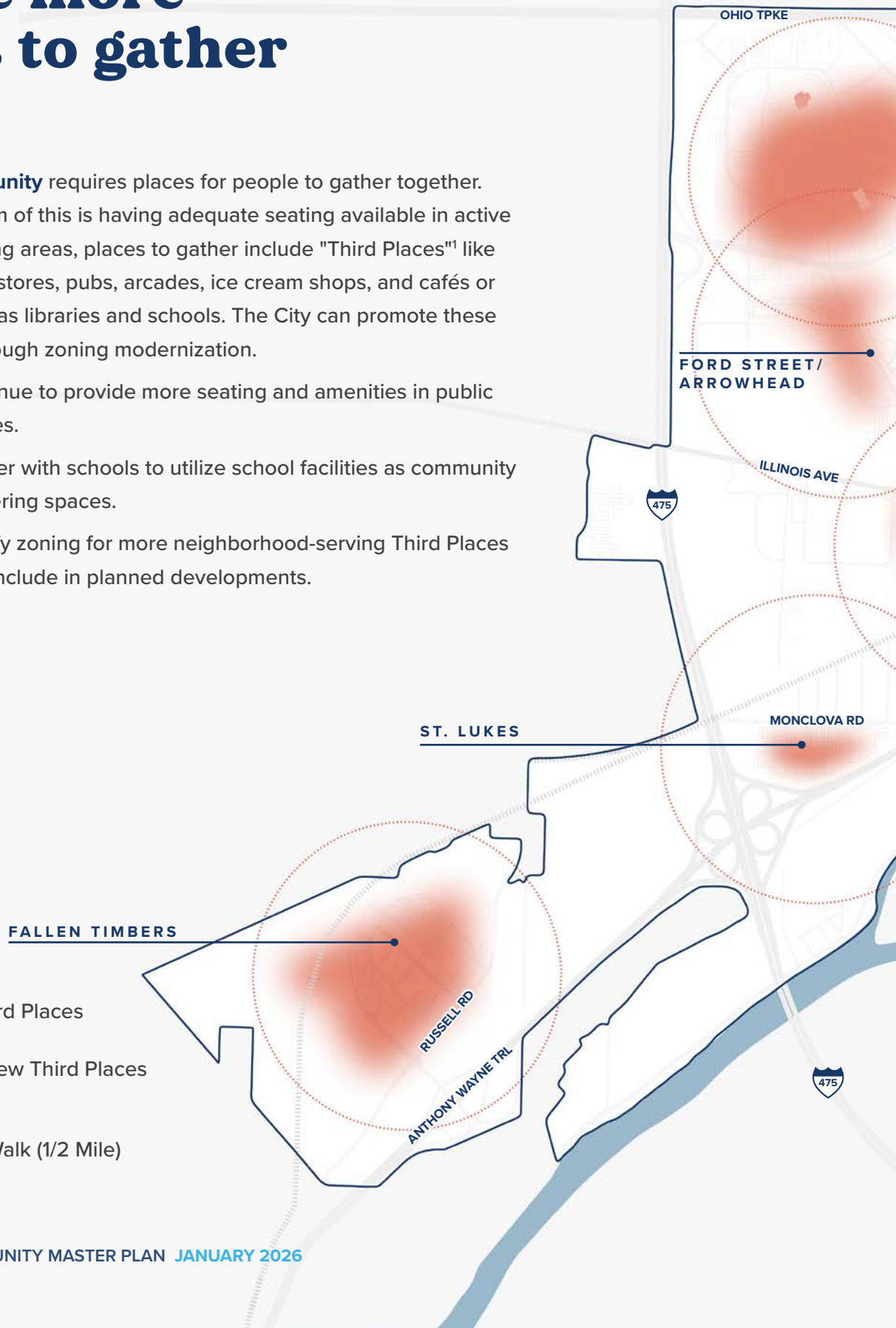
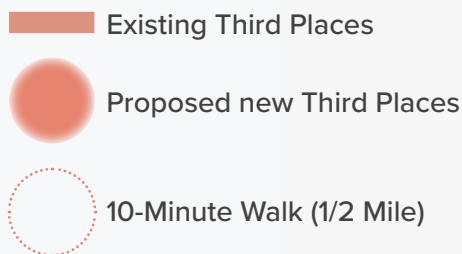
Create more places to gather

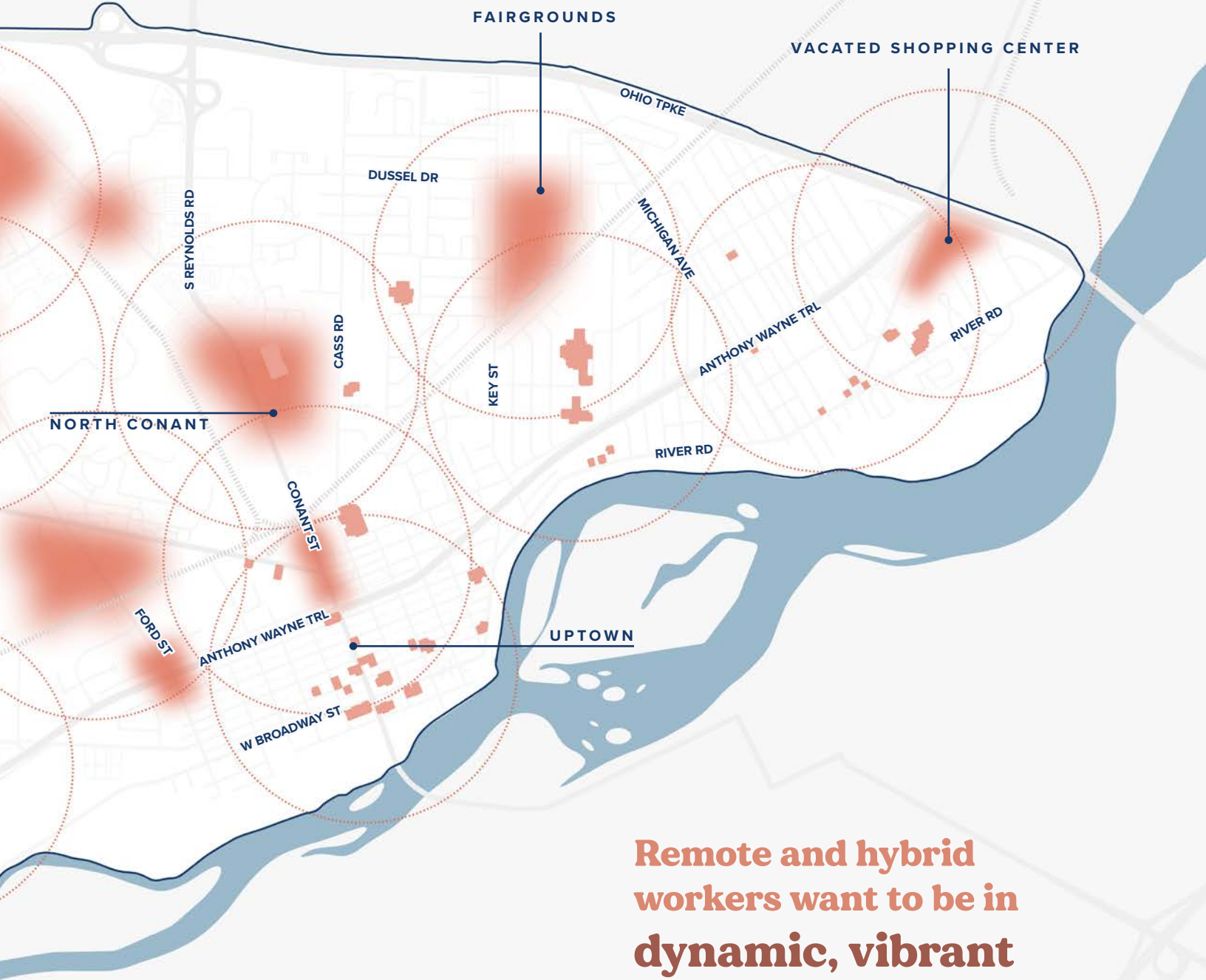
Building for community requires places for people to gather together. The most basic form of this is having adequate seating available in active areas. Beyond sitting areas, places to gather include "Third Places"¹ like coffee shops, bookstores, pubs, arcades, ice cream shops, and cafés or in institutions such as libraries and schools. The City can promote these establishments through zoning modernization.

- Task B.1** | Continue to provide more seating and amenities in public spaces.
- Task B.2** | Partner with schools to utilize school facilities as community gathering spaces.
- Task B.3** | Modify zoning for more neighborhood-serving Third Places and include in planned developments.

¹ Third Place

A social space that is distinct from home (first place) and work (second place). It's a neutral, accessible gathering spot where people can relax, interact, and build community.





Remote and hybrid workers want to be in dynamic, vibrant neighborhoods with amenities within walking distance.

Urban Land Institute's Emerging Trends in Real Estate 2024

Task B.1

Continue to provide more seating and amenities in public spaces.

> Short-Term

A mix of seating opportunities and amenities is fundamental to successful public spaces. These elements should be considered default minimums for the design, building, and maintenance of current and future public spaces.

Streetscapes

- Regular bench and seat wall placement.
- Particular emphasis on areas where gathering currently occurs (parks, bus stops, bike racks, retail/restaurant districts) for waiting, watching, and/or resting.
- Allow for instances of non-traditional seating options to encourage conversation and mingling.

Trails and Pathways

- Where space allows and usage requires at trailheads, provide bike racks, a water-fill station, a bike repair station, informational signage, waste bins, and seating.
- Where another satisfactory solution does not exist, provide restrooms at significant trailheads.
- Provide benches and seat walls at regular intervals with increased frequency in areas with heavy usage.



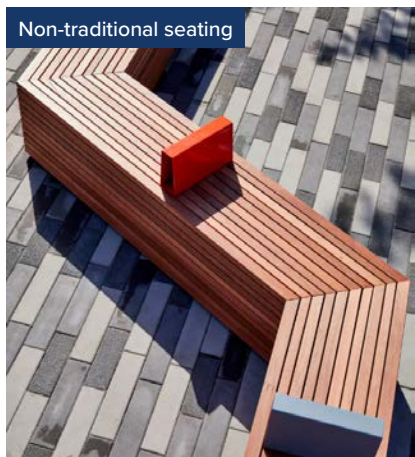
Bench in Uptown Maumee



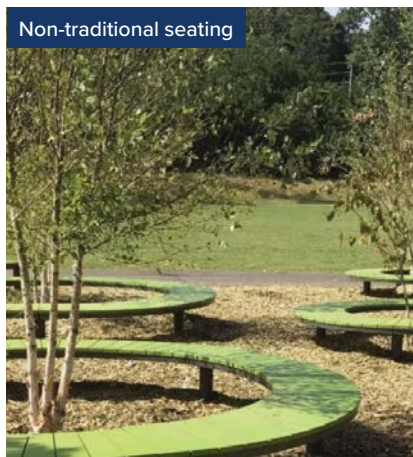
Trailhead at Boring Station Park, Portland, OR



Non-traditional seating



Non-traditional seating



Non-traditional seating



Seating along trails/pathways



Movable seating

Parks

¹ Outdoor Rooms

Intentionally designed exterior spaces that recreate the enclosure and comfortability of interior rooms. They use landscape elements and outdoor furniture to define areas for specific uses, encouraging social interaction.

- Cluster benches and seat walls in “outdoor rooms” and in areas where gathering currently occurs (ball fields/courts, playgrounds) for waiting, watching, and/or resting.
- Provide areas that have both shade and sun access.
- Provide picnic tables and pavilions where appropriate.

Plazas and Civic Spaces

- Provide a mix of benches and moveable seating and tables.
- Create well-defined edges and flexible central space(s) for a wide variety of formal and informal interactions.
- Continue to provide infrastructure for food trucks and music.
- Design the space for four seasons of use.
- Include waste/recycling bins, bicycle parking, lighting, and landscaping.

Task B.2

Partner with schools to utilize school facilities as community gathering spaces.

» Medium-Term

Maumee City Schools recently completed its own Strategic Plan. Part of that plan highlights the opportunity for school facilities to be utilized as shareable assets for the communities they serve. As part of this Plan’s prioritization of community gathering spaces, the City can partner with Maumee City Schools to:

- Reinforce the relationship between the school and its community to establish spaces that are accessible for a variety of uses (clubs, neighborhood meetups, City information sessions, etc.);
- Collaborate with Schools on the promotion of space availability for appropriate uses;
- Co-design new community spaces that provide a shared benefit to Schools and the community; and
- Support the development of an “Open Doors” Plan by Maumee City Schools to serve as a community resource center that provides tools and opportunities for families.

Resources

To learn more, please click the button(s) below.

**Strategic Plan
2024-2029
Maumee City
Schools**



Outdoor space with shared benefit to schools and community



Students walking to school

Task B.3

Modify zoning for more neighborhood-serving Third Places and include in planned developments.

» Long-Term

Neighborhood-scaled services and gathering places are critical to fostering community and walkability. They fill the important gap between work and home life and, as a result, are often called Third Places. Third Places improve neighborhood safety by keeping eyes on neighborhood streets during the day and improve neighborhood property values by expanding the number of amenities in the neighborhood. Future modifications to zoning should permit appropriately sized and located Third Place establishments such that:

- Uses such as, but not limited to, cafés, pubs, shops and services (i.e. Third Places), to be permitted or conditional uses in most, if not all, zoning districts in the following instances:
 - Street corners on primary streets (i.e. streets that connect through a neighborhood)
 - On parcels contiguous to or across the street from other parcels featuring retail, commercial, or institutional uses
 - Along trails
 - Near schools
 - Fronting parks and the riverfront
- They are designed contextually to the height and scale of the neighborhood
- They are not larger than 1,500 square feet per operator/use (maybe be larger when a structure is shared by multiple businesses)
- Are open to the public and offer enjoyment by a wide variety of ages
- Have hours that do not extend into the late evening

Planned developments in the targeted growth areas should also provide an appropriately scaled Third Place(s) that are proportionate to the scale and need of the planned development and are open to enjoyment by the wider Maumee community. These Third Places should generally align with the guidance included above but with more flexibility afforded to the location and size of the proposed establishment(s) to best fit into the planned development.

Top Response

The highest selected Third Places priority on Survey 2 was to **make a zoning allowances for small neighborhood-based cafes, pubs, and shops and services.**



Levi & Lilac's - Maume, OH



Seven Coffee Roasters Market & Cafe - Seattle, WA



BRICS - Broad Ripple, Indianapolis, IN

Objective C

Build and activate civic spaces



Conceptual Farmers Market in Uptown Maumee, OH



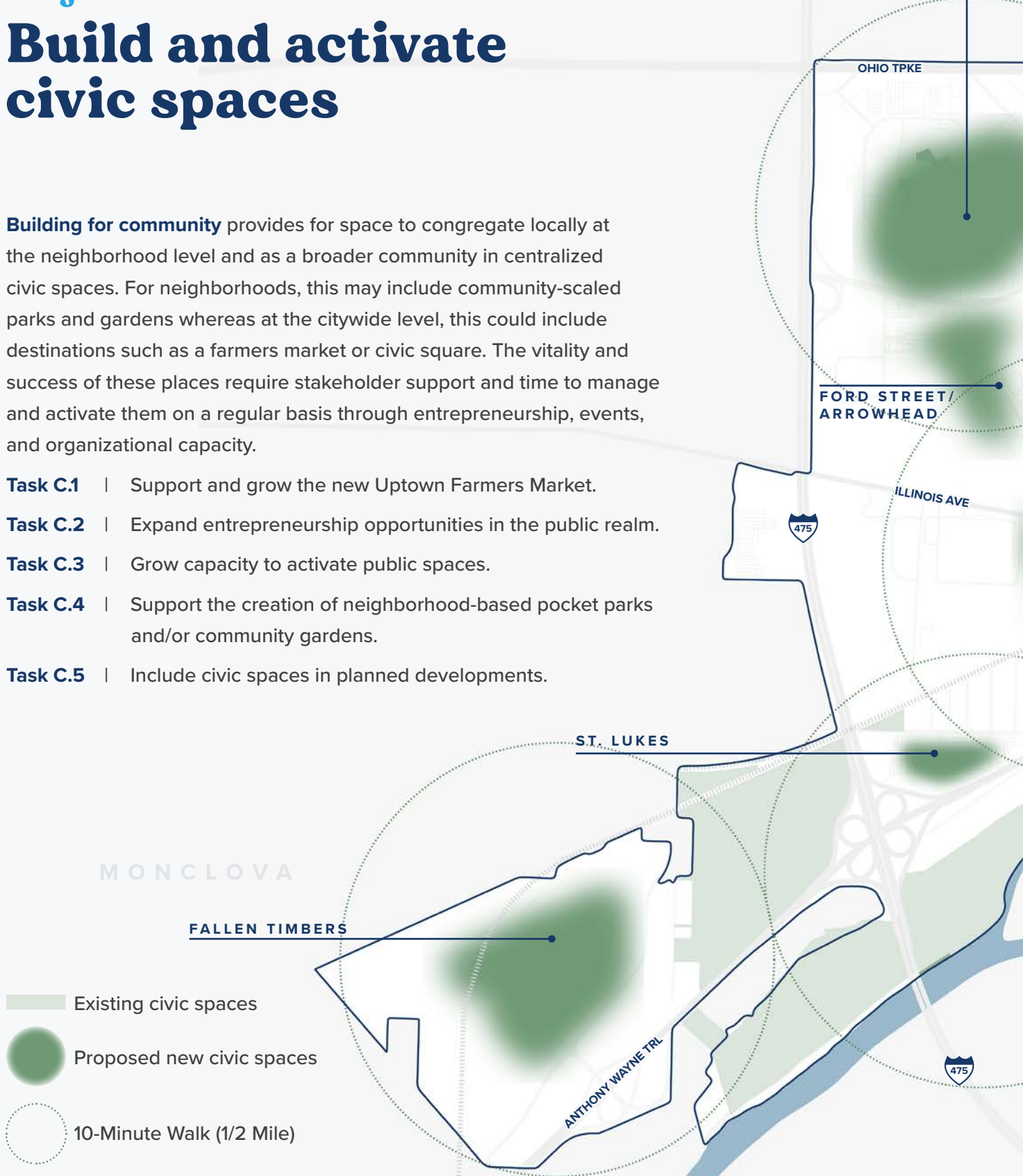
Objective C

Build and activate civic spaces

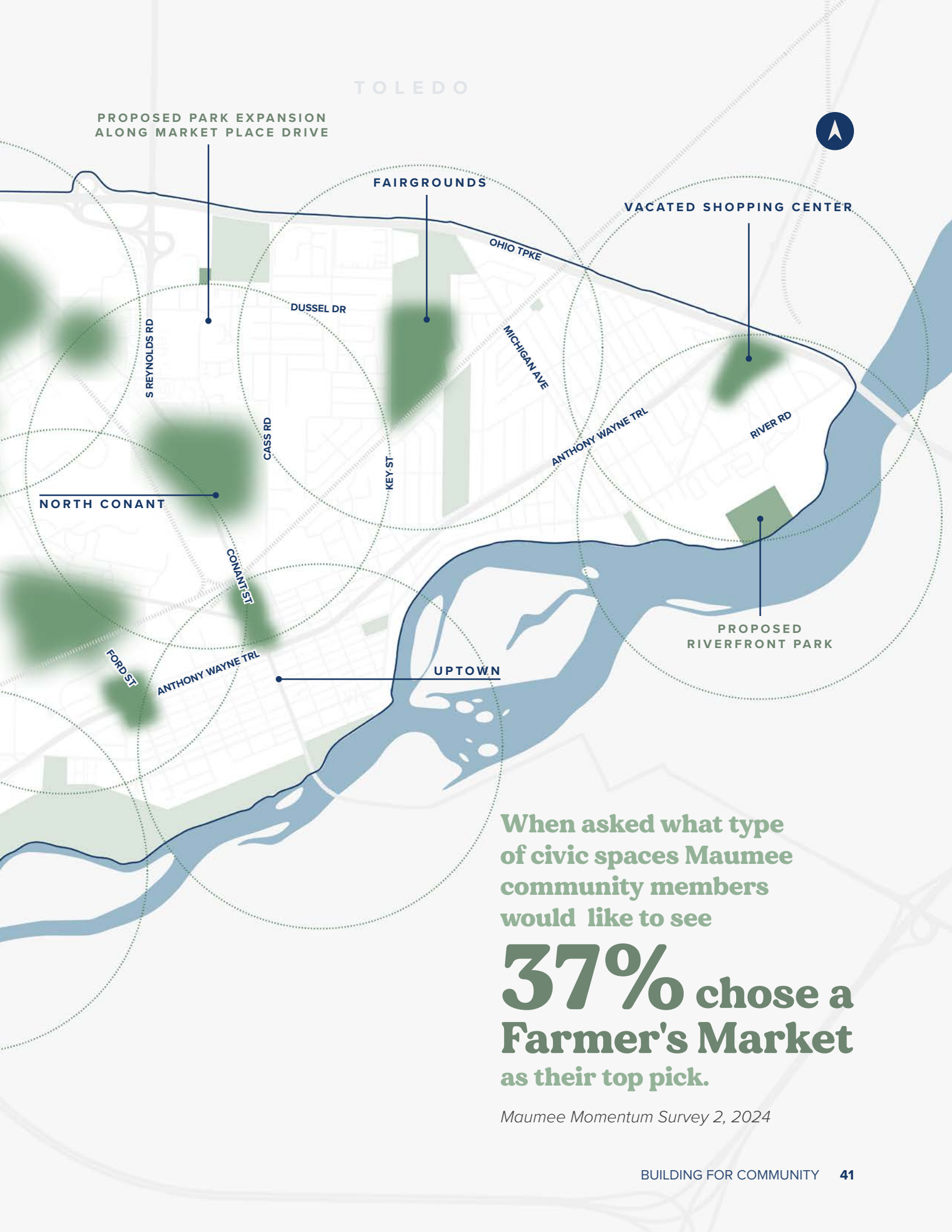
Building for community provides for space to congregate locally at the neighborhood level and as a broader community in centralized civic spaces. For neighborhoods, this may include community-scaled parks and gardens whereas at the citywide level, this could include destinations such as a farmers market or civic square. The vitality and success of these places require stakeholder support and time to manage and activate them on a regular basis through entrepreneurship, events, and organizational capacity.

- Task C.1** | Support and grow the new Uptown Farmers Market.
- Task C.2** | Expand entrepreneurship opportunities in the public realm.
- Task C.3** | Grow capacity to activate public spaces.
- Task C.4** | Support the creation of neighborhood-based pocket parks and/or community gardens.
- Task C.5** | Include civic spaces in planned developments.

475
PARK ACTIVATION IN
ARROWHEAD PARK



TOLEDO



PROPOSED PARK EXPANSION
ALONG MARKET PLACE DRIVE

FAIRGROUNDS

VACATED SHOPPING CENTER

OHIO TPKE

DUSSEL DR

MICHIGAN AVE

S REYNOLDS RD

CASS RD

KEY ST

ANTHONY WAYNE TRL

RIVER RD

NORTH CONANT

CONANT ST

FORD ST

ANTHONY WAYNE TRL

UPTOWN

PROPOSED
RIVERFRONT PARK

When asked what type
of civic spaces Maumee
community members
would like to see

37% chose a
Farmer's Market
as their top pick.

Maumee Momentum Survey 2, 2024

Task C.1

Support and grow the new Uptown Farmers Market.

> Short-Term

A routine Uptown Maumee Farmers Market has recently been started to provide a smaller scale version of what is experienced once a year during the Maumee Summer Fair. While exploring the idea of a more permanent location, a provisional event took place weekly from late spring through early fall 2025 in the parking lot of the Maumee Municipal Building, within Maumee's Downtown Outdoor Refreshment Area (DORA). This provisional market included elements such as tents, movable kiosks, live music, food and vendor trucks, trailers, and movable seating areas.

As the location, operation, and end-user demand are evaluated and better understood, a more permanent location for the Farmers Market may be explored. This location will likely be a publicly-controlled parcel that may be dedicated, in part, to this purpose. The design of the Farmers Market structures should be civically minded and made out of durable materials such that it will support an active and dynamic market setting while also being flexible enough to support non-market uses when not functioning as the Farmers Market. Considerations for usage during winter months should also be made. The next page shows a relevant example of a multi-functional market facility being built in Traverse City, MI.

Top Response

The highest selected Future Public Space priority on Survey 2 was to **create a Farmers Market.**

Resources

To learn more, please click the button(s) below.

**Market Cities
Project for
Public Spaces**



Maumee Summer Fair on Conant Street in Uptown



Farmers Market - Vincennes, IN



Market Shed Cross Section: Market Days - Traverse City Farmers Market, Traverse City, MI



Market Shed Cross Section: Non-Market Days - Traverse City Farmers Market, Traverse City, MI

Task C.2

Expand entrepreneurship opportunities in the public realm.

> Short-Term

Temporary commercial and retail use of public assets such as streets, parks, plazas, vacated/underutilized public buildings, and parking lots can provide low-threshold amenities within a shorter distance to a wider spectrum of Maumee residents. In addition to providing a reason and means for community members to gather, permitting entrepreneurship has a number of other benefits such as supporting small businesses; celebrating a diverse range of art, maker, and food cultures; providing revenue streams to the owners of the assets to support their maintenance; testing demand for incrementally more permanent opportunities; and improving the safety of public spaces through additional use and oversight. The following should be available within public assets through an easy-to-navigate City permitting and fee process:

- Food and vendor trucks
- Park pavilion, amphitheater, and pad rentals (with discounts for public art and non-profit users)
- Busking (music performed on the street)
- Street vending carts
- Markets, festivals, and block parties
- Temporary (i.e. Pop Up) retail in vacant retail/public spaces

These entrepreneurial opportunities should be implemented by the City in a branded and marketed program that, through a contract, license or similar agreement, assigns candidates to a designated location with permission to use the space during approved times.

Top Response

The highest selected People-Powered Places priority on Survey 2 was **Expand entrepreneurship opportunities in the public realm and in accessible, high-traffic retail areas through pop-up retail areas pop-retail kiosks, mobile vending, busking, and food trucks.**

Resources

To learn more, please click the button(s) below.

Klyde Warren Park

Dallas Arts District Public Improvement District

Sidewalk Vending Districts

Cincinnati, OH

OurShop Video

Cincinnati, OH



Food truck park - Franklin, OH



Rhythm on the Rails Concert - Maumee, OH



Busking - Findlay Market, Cincinnati, OH



Daisy Jane's Flower Truck - Cincinnati, OH

Task C.3

Grow capacity to activate public spaces.

➤ Short-Term

Thriving communities feature a mix of organizations, including the Municipality, that either lead or support the active use of public spaces. The City should collaborate with and support both formal and informal place-based organizations that bring people together. The following should be pursued to strengthen the ecosystem of public space activators:

- Support the creation of a Maumee Uptown Business Association (MUBA) Strategic Plan (see **Task E.4: Uptown**)
- Continue monthly meetings with partner organizations including the Maumee Churches United, Quality of Life Committee, the Chamber, Arrowhead Park Association, and MUBA to understand ways that all can better support neighborhood events throughout the community.
- Collaborate with Schools, arts organizations, and users of the City-owned Maumee Indoor Theater to regularly program public spaces such as parks, the riverfront, the Theater, and the Uptown Maumee Farmers Market.
- Fund and undertake a public art master plan to prioritize and coordinate the procurement of public art, performances, and festivals. Explore the potential for a public art council or similar body to oversee the Plan's implementation.
- Highlight this goal to have activated public spaces across Maumee as part of a new or updated Zoning Code.
- Explore the role of a Community Engagement and Events coordinator to assist the Public Information Officer with ongoing public engagement and City-led events, marketing, and promotion.



Uptown Maumee July 3rd Music Fest



Maumee Indoor Theater



Phase 2 Public Engagement at the Maumee Summer Fair

Task C.4

Support the creation of neighborhood-based pocket parks and/or community gardens.

» Medium-Term

Neighborhood-scaled pocket parks and community gardens form an important part of healthy neighborhood livelihoods and encourage neighbor collaboration and interaction. The Wolcott Heritage Center community garden is a good example of an institutionally-led community asset. Resident-led spaces often are developed on undevelopable land or property that has been acquired with the intent to develop as a pocket park or community garden. While sanctioned by the Municipality, these spaces would be “adopted” by a resident association that is charged with its maintenance and upkeep through a use agreement with the property owner. The City can support the sanctioning of these uses by establishing a model use agreement template that may be employed amongst the partners. The development of the space may, but is not required to, be supported by the neighborhood beautification program described in **Task C.3**



Community Garden



Straw Hat Park - Medfield, MA



Wolcott Heritage Center Community Garden - Maumee, OH

Task C.5

Include civic spaces in planned developments.

»» Long-Term

Planned developments in the targeted growth areas (**Task E.4**) should provide appropriately scaled civic spaces that are proportionate to the scale, character, and need of the planned development and are open to enjoyment by the wider Maumee community. Across the city, these spaces should include an inventory of both active and passive spaces. Sustainable public access, maintenance, care, and activation responsibilities between the developer, the property management entity, tenant/resident associations, private operators, and the City will be established as part of a use agreement or as part of a developer agreement. They should also form connections to the city-wide trail network and loop system described in **Task D.5**



Emerald Park - Norton Commons, Prospect, KY



Summit Park - Blue Ash, OH

Objective D

Establish a premier park, river, and trail experience



Concept for a Redesigned and Redeveloped Ford Street, part of the Maumee Loop Trail







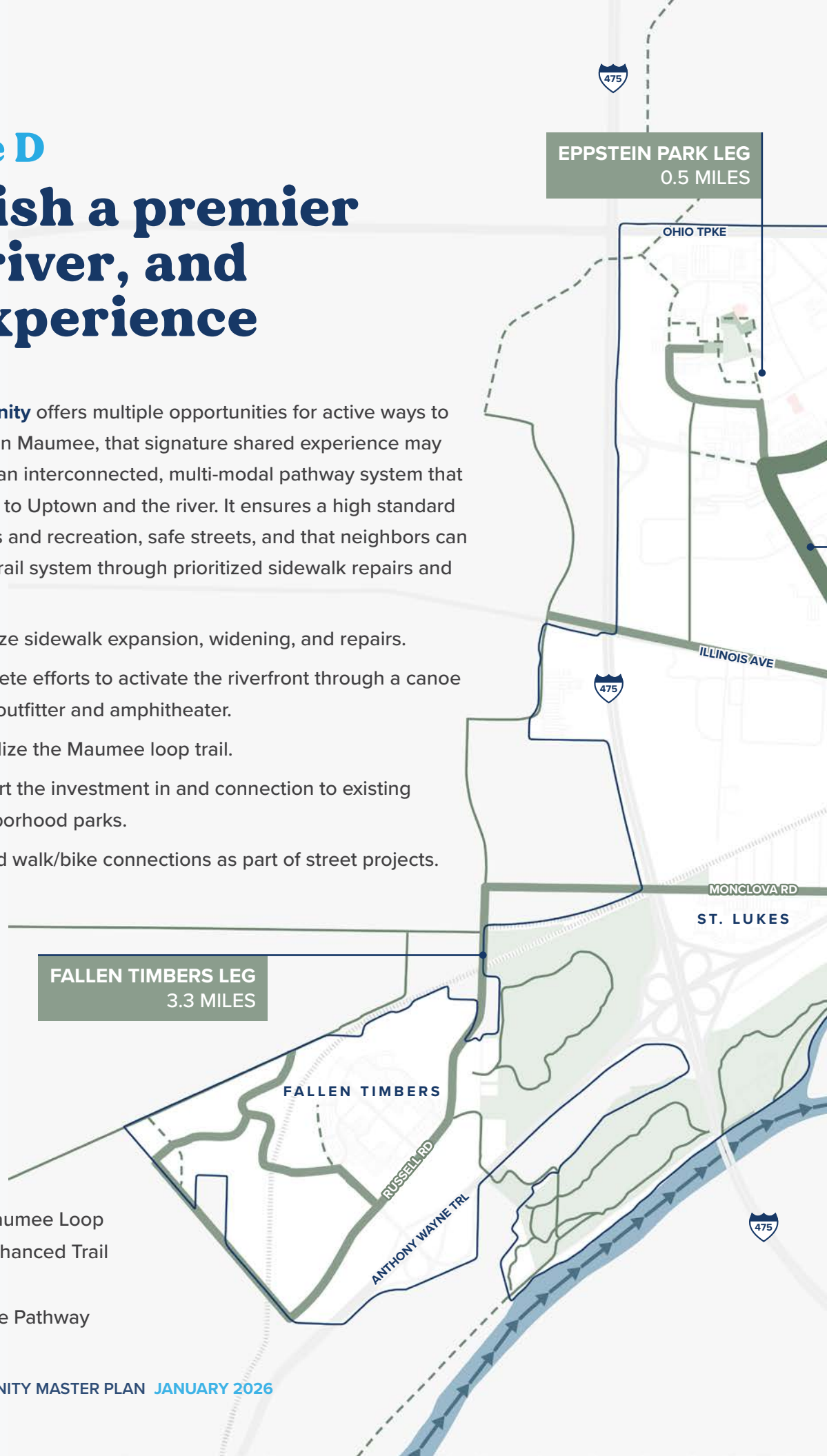
Objective D

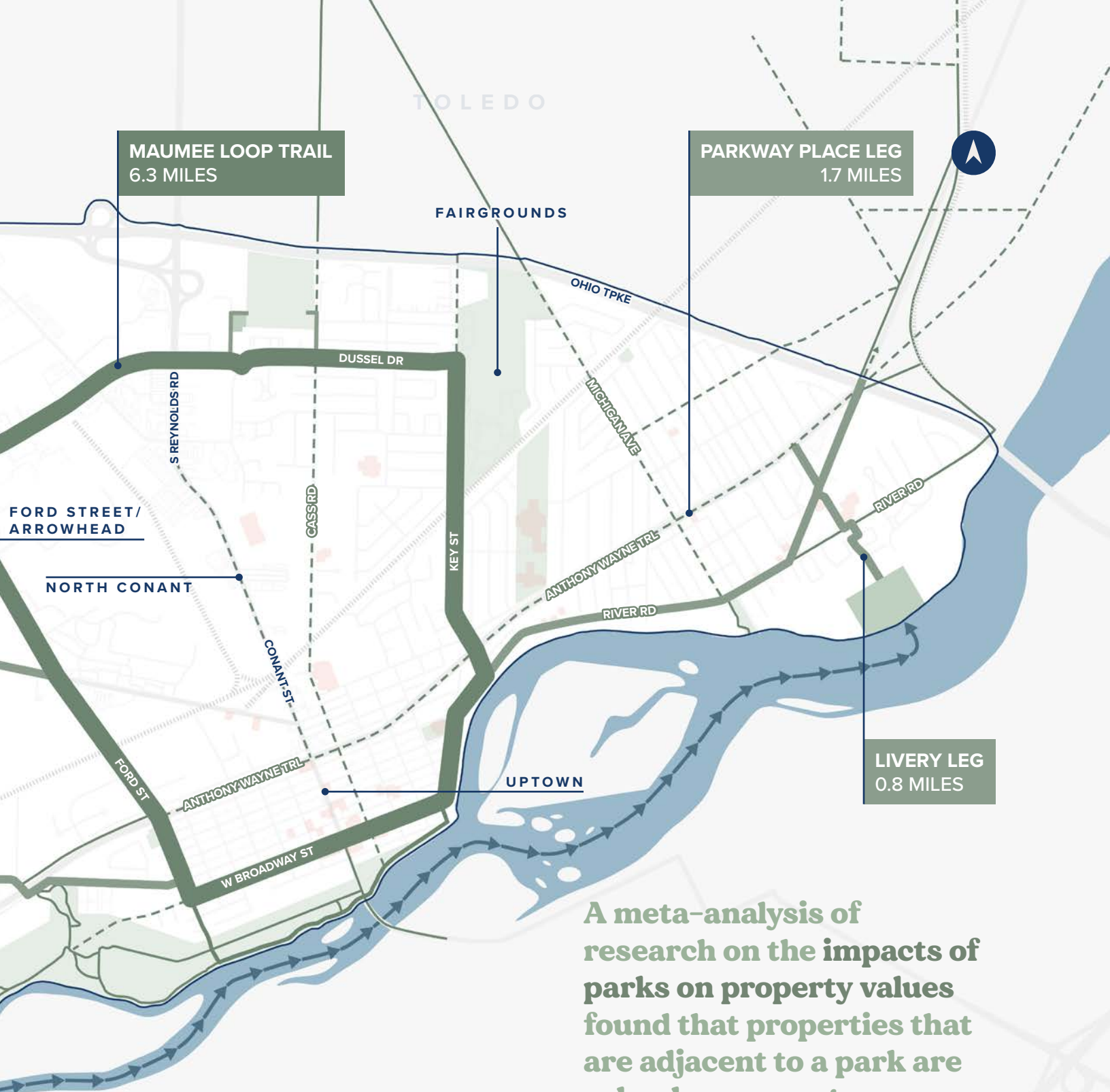
Establish a premier park, river, and trail experience

Building for community offers multiple opportunities for active ways to experience the city. In Maumee, that signature shared experience may come in the form of an interconnected, multi-modal pathway system that links neighborhoods to Uptown and the river. It ensures a high standard of care for City parks and recreation, safe streets, and that neighbors can reach the park and trail system through prioritized sidewalk repairs and installation.

- Task D.1** | Prioritize sidewalk expansion, widening, and repairs.
- Task D.2** | Complete efforts to activate the riverfront through a canoe livery/outfitter and amphitheater.
- Task D.3** | Formalize the Maumee loop trail.
- Task D.4** | Support the investment in and connection to existing neighborhood parks.
- Task D.5** | Expand walk/bike connections as part of street projects.

-  Proposed Maumee Loop
-  Proposed/Enhanced Trail
-  Planned Trail
-  Livery Service Pathway





MAUMEE LOOP TRAIL
6.3 MILES

PARKWAY PLACE LEG
1.7 MILES

LIVERY LEG
0.8 MILES

**FORD STREET/
ARROWHEAD**

NORTH CONANT

UPTOWN

A meta-analysis of research on the impacts of parks on property values found that properties that are adjacent to a park are valued, on average, **20% higher** than those not in close proximity to a park.

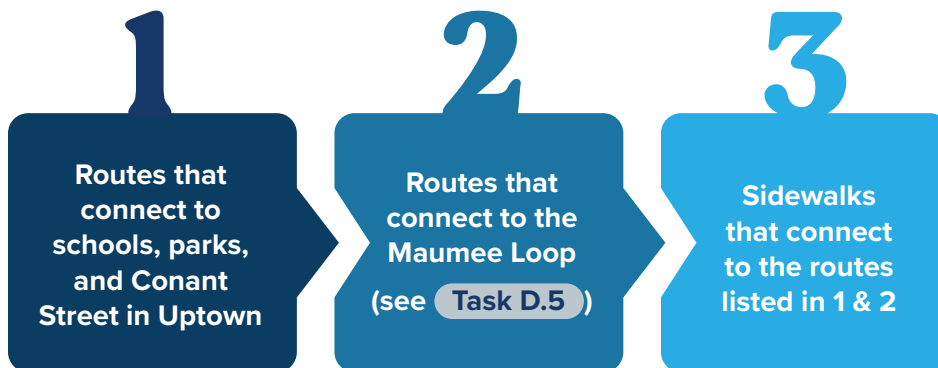
John L. Crompton, "The Impact of Parks on Property Values: Empirical Evidence from the Past Two Decades in the United States," Managing Leisure, Vol. 10, 2005

Task D.1

Prioritize sidewalk expansion, widening, and repairs.

> Short-Term

A well-functioning sidewalk and crosswalk network that is accessible and usable by all users is critical. While many parts of the City feature sidewalks, some areas are missing sidewalks or crosswalks and others have deteriorated to the point where they are not easily navigable by all. In some cases where sidewalks exist, they are too narrow to accommodate multiple users, wheelchairs, strollers, and the like. Additions and improvements to the sidewalk, curb ramp, and crosswalk marking network should be prioritized in the following order:



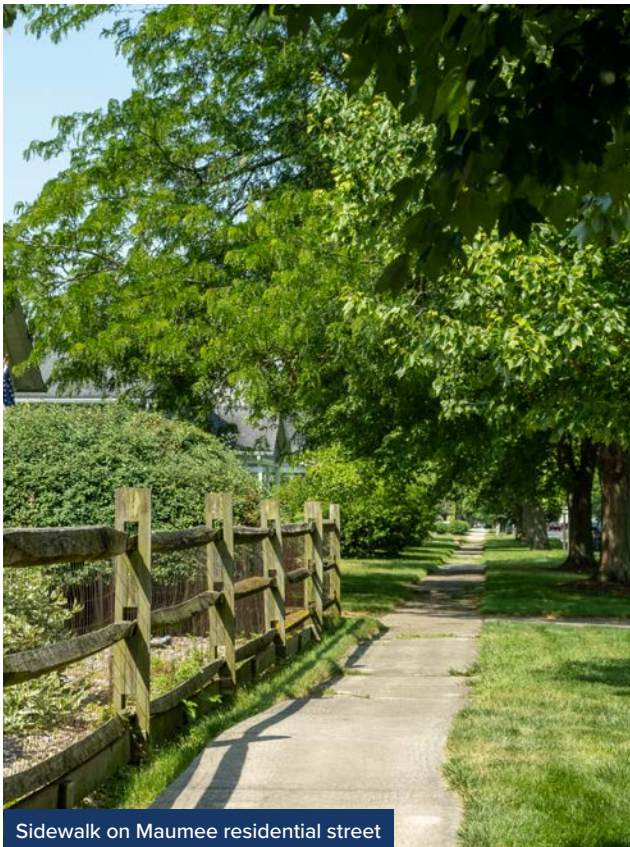
City funding and grant pursuits for this work should be prioritized.

Throughout the city, property owners and residents should be able to submit a request for a temporary repair to the sidewalk to address heaving or other interruptions to the network via grinding down tripping hazards or filling in holes. These repair requests should be documented and mapped before being scored and prioritized by level of deterioration.

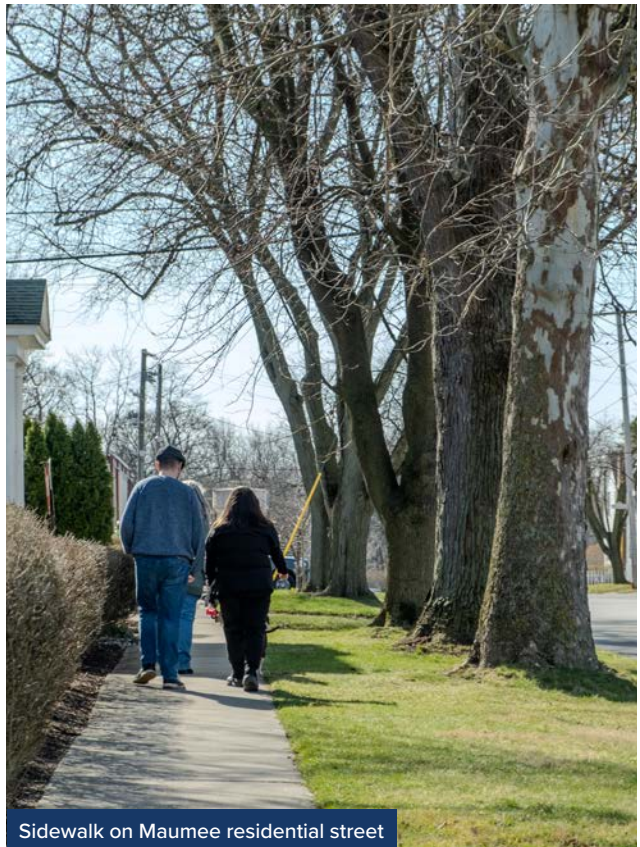
It should be noted that sidewalks are not context-appropriate in all parts of the city. Where traffic counts per day are low and street widths are narrow enough to naturally slow traffic below 15 miles per hour or are not through streets, the street itself may be safely shared by all users.



Sidewalk construction in Uptown Maumee



Sidewalk on Maumee residential street



Sidewalk on Maumee residential street

Task D.2

Complete efforts to activate the riverfront through a canoe livery/ outfitter and/or amphitheater.

» Medium-Term

The riverfront is central to the Maumee brand experience. This is demonstrated in part by the City's logo design and success of large, high-attendance events including the Walleye Run. Maumee's connection to the river is growing further due to recent access and amenity improvements that build off the presence of Side Cut Metropark. In the future, this riverfront experience should be expanded to grow its role as a regional destination. Specifically, the following should be pursued:

- Introduce public art in accordance with the recommended public art plan (see **Task C.3**)
- Construct an amphitheater and program regular professional performance events during warm months. This amphitheater could be located in public space along the river or elsewhere in the City.
- Design and construct two non-motorized craft launches, including accessible parking, drop-off, and blueway trailhead, at each end of the waterfront. Consider a livery in one or both locations and provisions for a vendor/outfitter to facilitate water recreation.



Maumee Riverfront Towpath



Example amphitheater that may be built along the Maumee River or elsewhere in the City



Muraled Piers - Piers Art Park, Lewisburg, Pennsylvania



White River Kayak and Canoe Livery - Mountain Home, AR

Task D.3

Formalize the Maumee trail loop.

» Medium-Term

Much work has gone into Maumee’s pathways and trails, the results of which are already being felt. The next stage of connecting Maumee neighborhoods to each other, to the river, to Uptown, and to the broader regional trail system is to introduce a signature trail loop that is identifiable as a contiguous active park experience, and is branded, signed, and contains elevated design features and amenities. Where feasible, this loop should be dimensioned and designed to separate faster and slower-moving traffic. In some cases, this means enhancing current alignments and, in others, building new segments to complete the loop. In all cases where access management is compromised through an overburden of curb cuts, measures should be taken to reduce the number of overall curb cuts along the trail loop alignment. This loop should be maintained for four seasons of use.

Resources

To learn more, please click the buttons below.

[Maumee Street Sections](#)



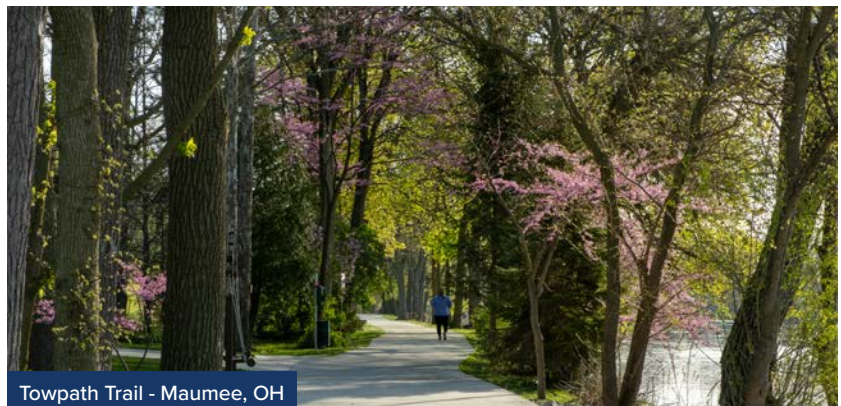
Monon Trail - Carmel, IN



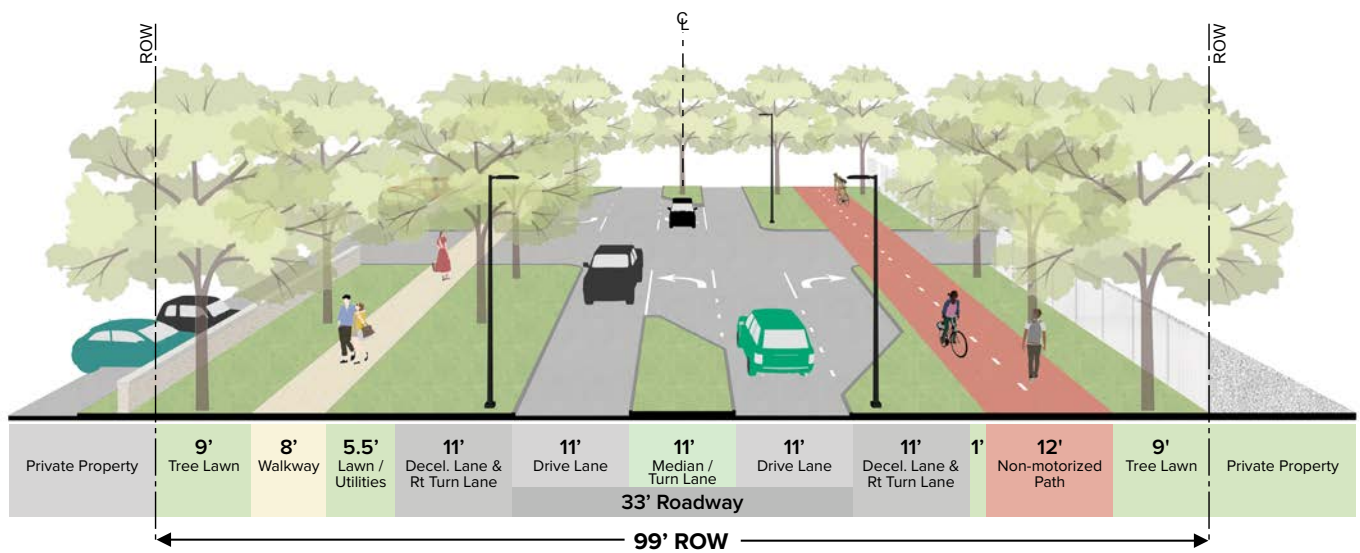
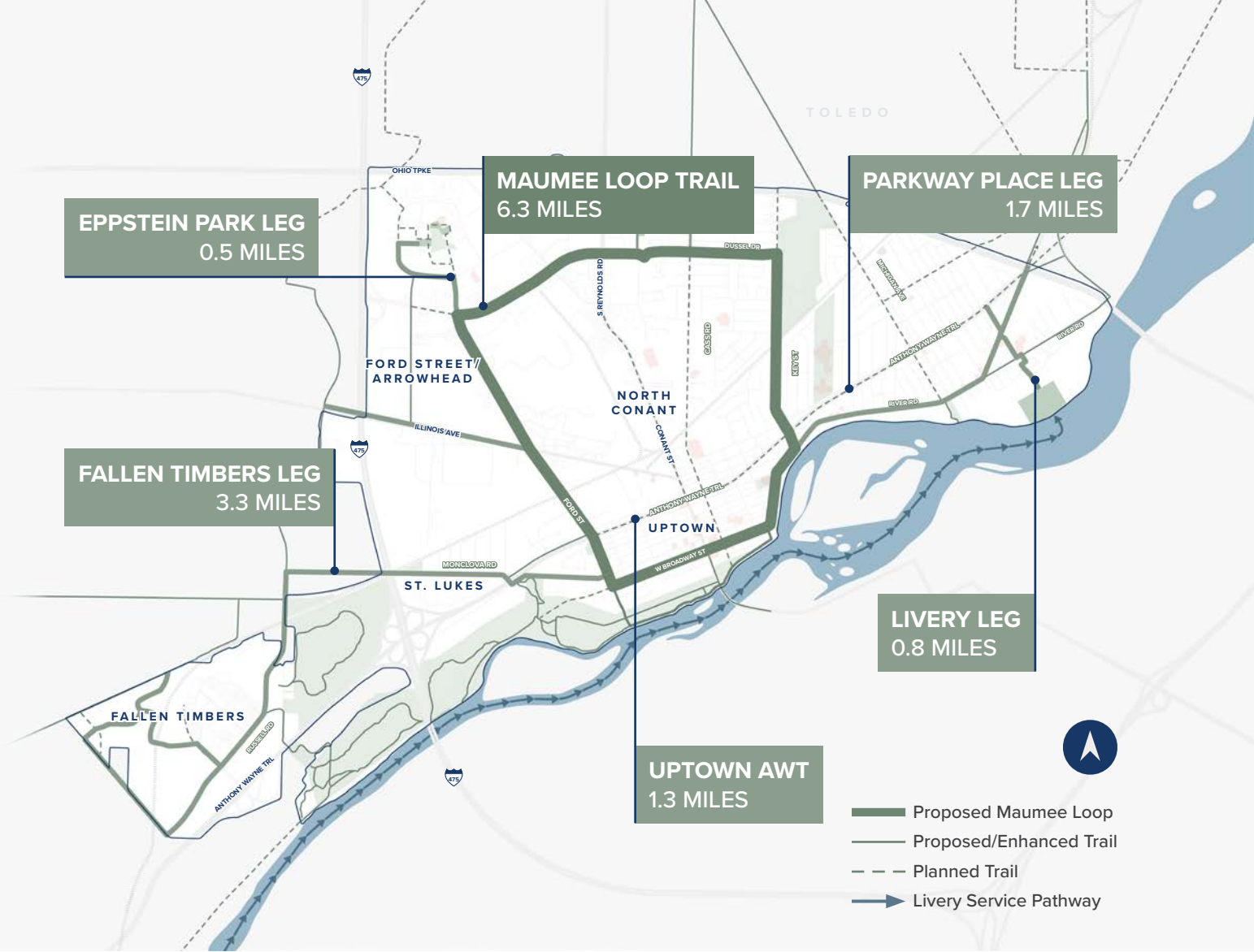
Loveland Bike Trail - Loveland, OH



Crown Trail Branding - Cincinnati, OH



Towpath Trail - Maumee, OH



Conceptual Ford Street Redesign

Task D.4

Support the investment in and connection to existing neighborhood parks.

» Medium-Term

Parks and recreation are fundamental to Maumee and critical to attracting new households. With the growth projected as part of this Plan, the City should consult the National Recreation and Parks Association (NRPA) Agency Performance Review data and best practices to guide the City's park development commensurate to population trends. That may entail one or more of the following measures to be taken:

- Increase the frequency of neighborhood parks such that neighborhood residents may access a park without crossing major roadways.
- Ensure accessibility to and within neighborhood parks.
- Identify critical safety hazards.
- Devote space to both active and passive recreational pursuits.
- Prioritize connectivity to the trail loop and regional trail systems.
- Ensure a minimum program for neighborhood parks.

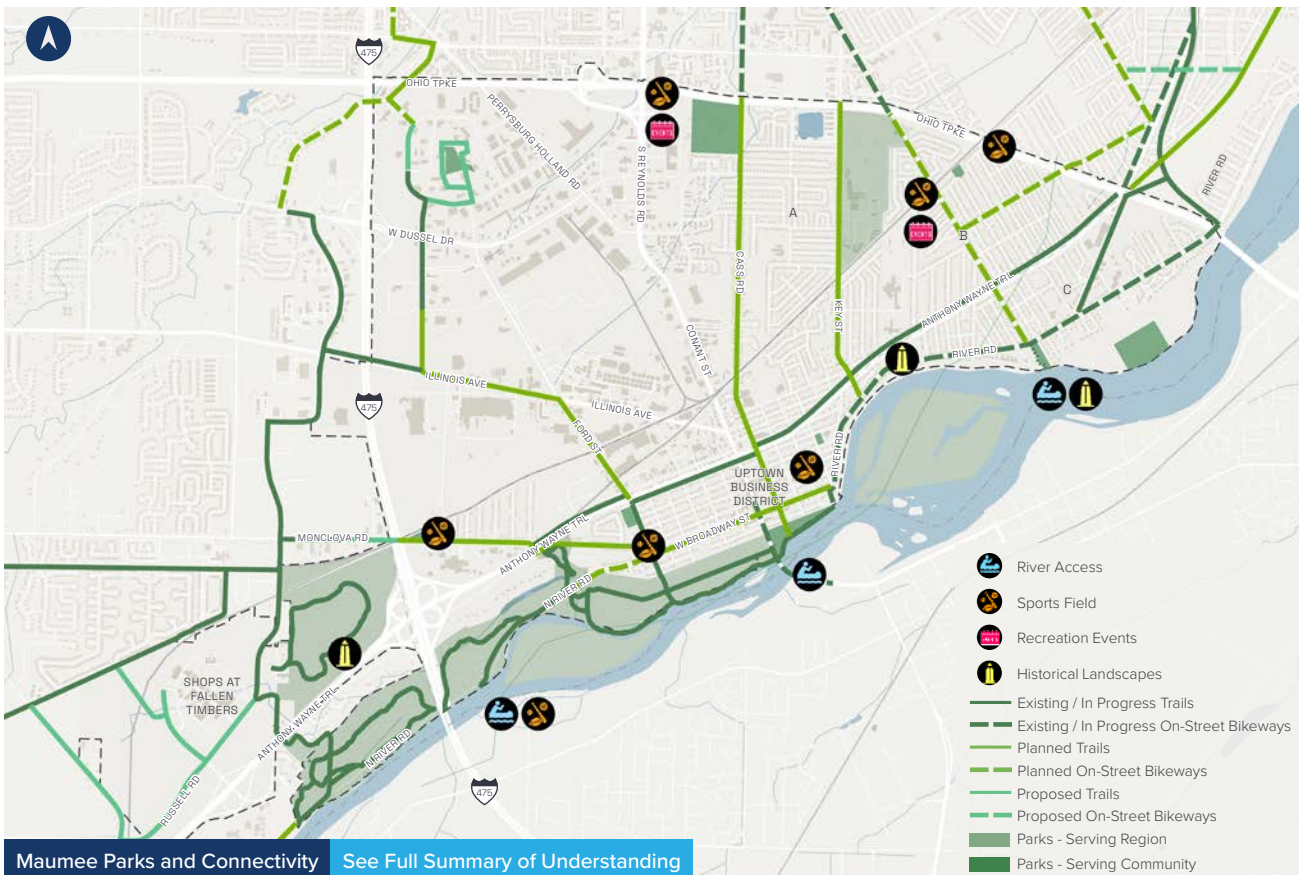
Based on the findings of this review, the City may need to prepare a Five Year Parks & Recreation Master Plan to inventory current parks and recreation offerings, gather community input, and outline priorities for park development in the short and long term.

Top Response

The highest selected parks, trails, and riverfront priority on Survey 2 was to **invest in and connect to existing neighborhood parks** as well as **create a parks and recreation master plan**.



Rolf Park Pool - Maumee, OH



Task D.5

Expand walk/bike connections as part of street projects.

» Long-Term

The City will be building or adopting new streets that come as part of new development and incrementally retrofitting existing streets where grants, safety issues, and/or underground infrastructure replacements are required. Human scale, safety, and comfort should be prioritized in streets over speed and volume of traffic.

In some cases, this work will be accomplished through new sidewalks, streetscaping, and striping. In other cases, reconstruction of the right of way will be required. All of this work is best managed by modernizing the City's standard street cross-sections and improving access management along primary corridors. Where access management goals are difficult to achieve, design responses to pathway crossings at driveways may be implemented. In all projects, the planning, coordination, and communication with affected users in the community should be part of the design process.

Other components of this task include:

- Reinforce the Maumee visual brand through coordinated wayfinding signage, information kiosks, furnishings, trail markers, etc.
- Tailor street standards to context by right-sizing
 - Collector streets to traffic volumes, where applicable, providing equity to a range of transportation modes;
 - Local streets to desirable neighborhood traffic speeds and design character; and
 - Neighborhood streets to support neighborhood life and safe use for kids' play, block parties, and access to properties.
- Introduce traffic calming techniques where appropriate to improve safety outcomes.
- Implement street repaving with new street standards where possible.
- Prioritize the continuation of the Maumee Tree Planting program along streets identified in **Task D.1** and in coordination with Maumee Street Tree Planting Design standards.

State and Federal Grants for Project Design and Implementation

ODNR

- Clean Ohio Trail Fund
- Land and Water Conservation Fund
- LWCF Outdoor Recreation Legacy Partnership Program
- NatureWorks
- Recreational Trails Program

ODOT

- Small City Program
- Transportation Alternatives Program (TAP)
- Safe Streets and Roads For All (SS4A)

Federal Government

- Safe Routes to Schools

Resources

To learn more, please click the buttons below.

Street Sections Appendix

Benefits of Trees & Vegetation

Community Impact of Trees



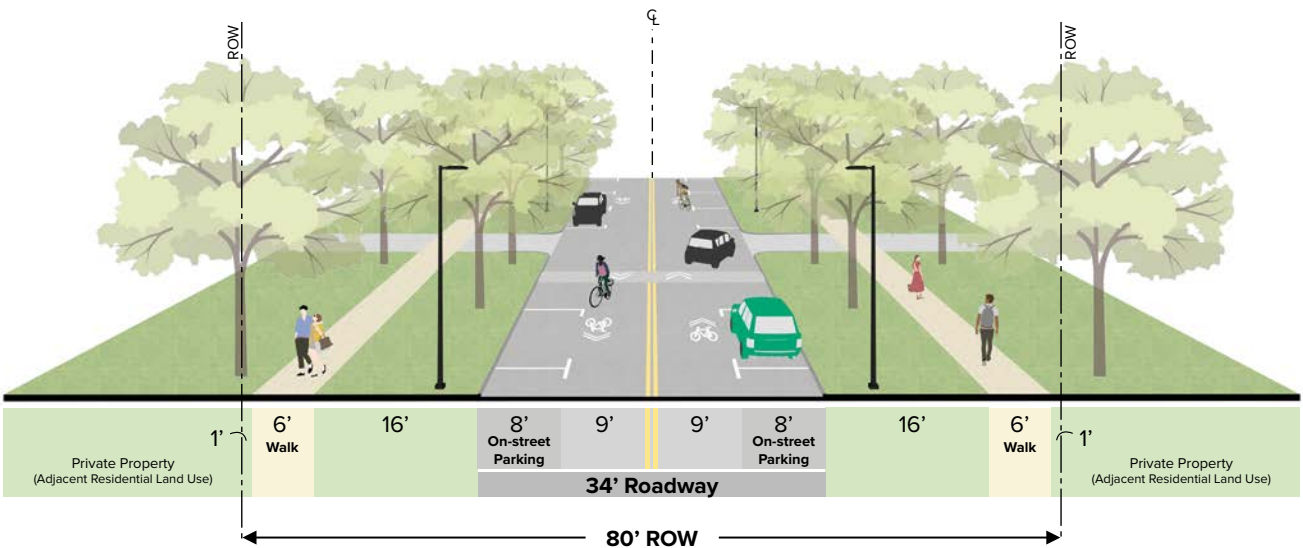
National Night Out block party - St. Paul, MN



Safe street for play



Access management barricades - St. Paul, MN



2 Lane Roadway

Objective E

Grow new places out of old ones



Conceptual Large Site Redevelopment



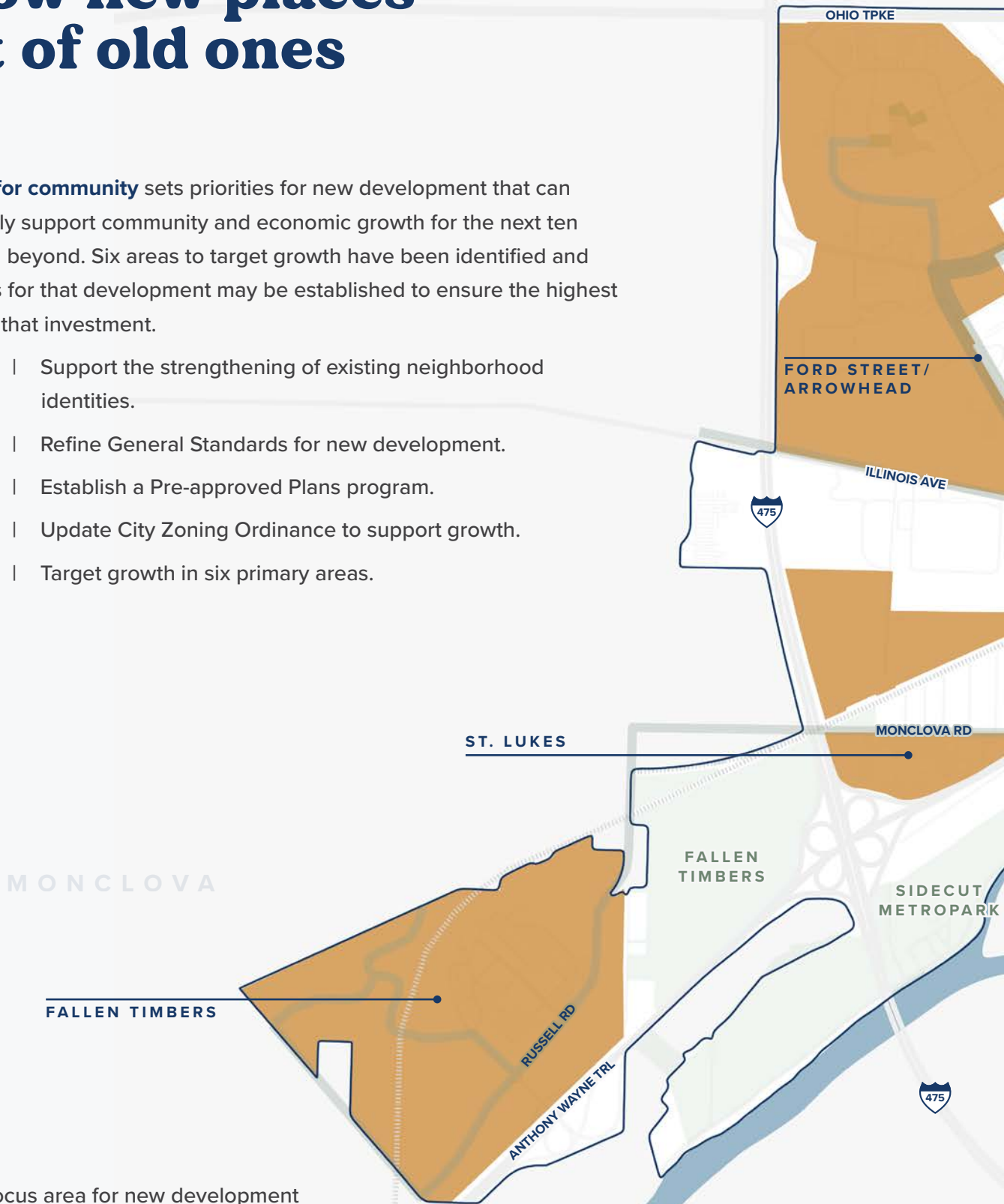


Objective E

Grow new places out of old ones

Building for community sets priorities for new development that can sustainably support community and economic growth for the next ten years and beyond. Six areas to target growth have been identified and standards for that development may be established to ensure the highest return on that investment.

- Task E.1** | Support the strengthening of existing neighborhood identities.
- Task E.2** | Refine General Standards for new development.
- Task E.3** | Establish a Pre-approved Plans program.
- Task E.4** | Update City Zoning Ordinance to support growth.
- Task E.5** | Target growth in six primary areas.





Survey participants want to see vacant properties turned into **new restaurants, local shops, and places to spend time.**

Maumee Momentum Survey 1, 2024

Task E.1

Support the strengthening of existing neighborhood identities.

> Short-Term

A neighborhood's understanding and pride in itself is critical to its health and vitality. It also has been shown to support connections between neighbors, further adding to the strength of the neighborhood. While some streets and neighborhoods have a strong identity, others are still yet to emerge. In either case, the City has a role in supporting residents in their efforts to strengthen their neighborhoods.

The following should be undertaken as part of this task:

- Connect the future Community Engagement/Event Coordinator as identified in **Task C.3** to local leaders/volunteers to support neighborhood engagement.
- Establish, fund, and promote a micro-grant program for neighborhood beautification projects and block club capacity building.
- As interest emerges, provide resources for neighborhoods to define their unique personality and how that can inform decisions made on signage, art, and landscaping. Residents should raise a quarter of the capital required for this work.
- As neighborhood identity solidifies, design and install neighborhood identification signs to showcase the neighborhood's name, mark its boundaries, and help reinforce the neighborhood's identity. Residents should raise half of the capital required for this work and collaborate with the City to secure the remainder of the cost.

Resources

To learn more, please click the button(s) below.

**Neighborhood
Beautification
Covington, KY**

**Neighborhood
Improvement
Grant
Fort Wayne, IN**

**Neighborhood
Block Party
Package
Dublin, OH**

**Equipment
Rental
Raleigh, NC**

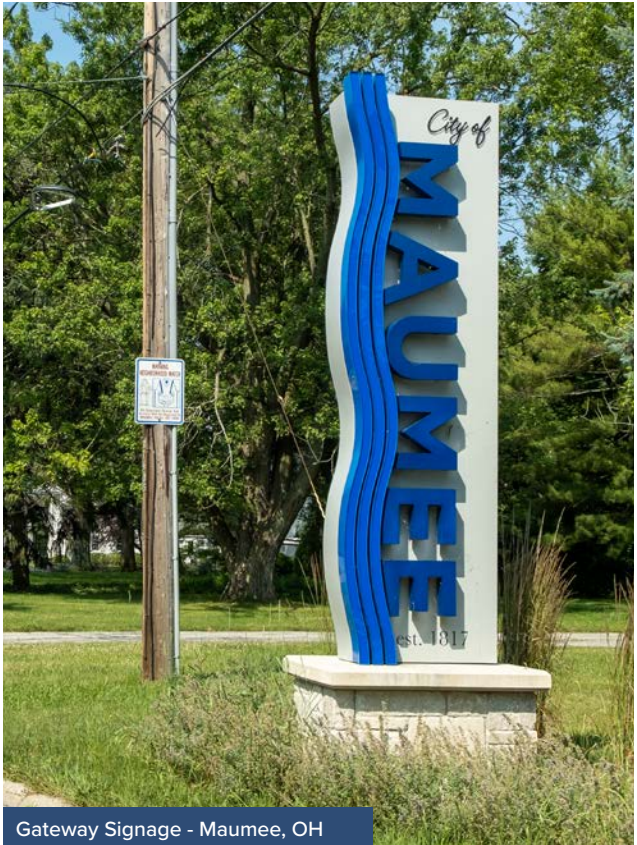
**Placemaking
Shed
Raleigh, NC**



Neighborhood Beautification - Covington, KY



Neighborhood Branded Banners



Gateway Signage - Maumee, OH

Task E.2

Refine General Standards for new development.

> Short-Term

As site plan reviews and meetings with developers occur, especially for projects in the focus areas described in **Task E.4**, development and performance standards should be reinforced. At a minimum, those general standards should include:

1. Prioritized ground floor design that maximizes human activity by incorporating features including seating, landscaping, transparent / operable glazing, lighting, and signage, and minimizes the visual and environmental impact of parking through rear of structure requirements, landscaping and/or attractive screening, and promotion of permeable materials.
2. Mix of uses and housing types with varying types of Third Places to conveniently gather and/or meet daily needs within walking distance.
3. Well-defined, publicly accessible civic spaces.
4. Streets that prioritize human-scaled use and trails that connect civic spaces to the city-wide loop network.
5. Clearly communicated identity and gateways.
6. Incorporate the adaptive reuse of existing structures as part of redevelopment, where feasible.

As the new Zoning Code is implemented, the City may reevaluate the need for these general standards to exist outside of the Zoning Code.

Task E.3

Establish a Pre-Approved Plans program.

»» Mid-Term

Resources

To learn more, please click the button(s) below.

**Housing Ohio:
Tools for
Development**
**Greater Ohio
Policy Center**

**Neighborhood
Infill Pattern
Book**
South Bend, IN

Pre-approved building plans are becoming a popular tool for communities looking to streamline the development process. While not a novel idea, as they are very similar to the days when homes could be ordered through a Sears Catalog, they create a pathway geared toward small-scale builders looking to construct new neighborhood-scale development that aligns with a community's vision, one or two buildings at a time.

A study of Maumee's vacant, developable sites and range of residential and neighborhood-serving retail character should be conducted to inform a set of building designs that have public and City leader support. Visualized building standards would complement the existing pre-development agreement process where City staff work with a developer to refine a site plan, typically for a larger-scale project.

It is recommended that a Maumee specific set of pre-approved building plans be explored as a follow-up architectural project to the adoption of this Plan. Relevant resources and two building plans that are available to be utilized as part of this effort are available at HousingOH.org. This work was created and made available by Ohio Realtors and the Greater Ohio Policy Center.

In addition, the City of South Bend can be looked at as a relevant case study. Their South Bend Neighborhood Infill catalog provides housing types relevant in size and character to Maumee's existing, older neighborhoods.

In line with the goal to build neighborhoods, not just housing, building plans that cater to neighborhood-scale retail and commercial uses should be studied and incorporated as well.

Task E.4

Update City Zoning Ordinance to support growth on Maumee's terms

»» Long-Term

As part of the implementation of this Plan, the City will comprehensively modernize its zoning code and development processes to support the recommendations in this Plan. The following steps should be taken as part of doing so:

- Engage a zoning/legal expert to:
 - Review the recommendations of this plan against the current Zoning Code and Procedures;
 - Provide modifications to existing zoning districts and introduce new zoning districts, where appropriate to support the successful implementation of this Plan;
 - Map revised and new zoning districts to create the new zoning map; and
 - Provide recommendations on other policies and procedures relevant to the successful implementation and use of the updated zoning code.
- Evaluate the merits of an Interim Development Control (IDC) Overlay District to temporarily introduce additional oversight in areas where potential development could be detrimental or have adverse impacts on the implementation of pending changes to the Zoning Code.



Example of new construction residential built on infill lots. Work by Flintlock LAB

Task E.5

Target growth in six primary areas.

» Long-Term

Maumee has six areas that are well-positioned for growth. As land is limited and the cost to extend infrastructure is high, the planning and development of these areas should be efficient, compact, durable, and adaptable to changing market conditions. In general terms, the development process for each area may take the following steps:

1 | Consolidate property ownership

Property control is essential for development. Prior to detailed planning, ensure that a well-defined property assemblage is established for which planning can occur. In some cases, it may be advantageous for a public-private partnership to be formed to achieve this outcome.

2 | Prepare a development master plan

Once the site is defined, master planning may commence with a meeting with City staff. If rezoning or public-private partnerships are part of the project, active engagement of abutting neighbors should be included to understand the site and provide input to concepts.

3 | Work with City to make a development agreement

This step is common practice for the City and an important one to understand. As the plan comes into focus and details of the project's scope, program, identity, phasing, and design/performance standards are drafted, collaboration with City staff is necessary and should transition into forming a development agreement or similar structure that conditionally allows for the development plans to be finalized and proceed.

4 | Inform zoning considerations

Currently, Development District regulations can be leveraged to support the envisioned development described for the six focus areas. As zoning updates and modifications are considered, these development concepts can be used to inform priority design considerations to be incorporated.

Aerial Map of the Six Focus Areas for Growth





Uptown

The heart of the Maumee experience

Uptown has been the focus of significant public investment in streets and public spaces. As these investments mature, it will be critical to capitalize on the investment with proactive place management practices that include but are not limited to, marketing, events/programming, small business support, and new business cultivation and attraction. Building designs should prioritize the storefront experience and interface with the street. Partnership with and resources dedicated to MUBA should grow to meet the needs of the district and ensure its sustained success. In addition to filling vacant storefronts and upper levels, and ensuring ground floor spaces provide active uses and/or engaging frontages, a development strategy for the southeastern corner of Conant and East Wayne should be pursued to include a three-to-four-story mixed-use development with a 4,000-6,000 square foot plaza at the northwestern most corner. The plaza should be designed to be the centerpiece of Uptown and MUBA should be the primary activator of the space with weekly, monthly, and yearly events.

Short-Term Actions —————> 10-Year Vision

- | | |
|--|---|
| <ul style="list-style-type: none"> • Complete the current public space project • Repurpose the former post office property at 415 Conant Street • Support the creation of a MUBA strategic plan • Refresh the Uptown place brand • Implement the Patios program | <ul style="list-style-type: none"> • Redevelop Conant and East Wayne • Permanent MUBA staff |
|--|---|

Recommended Land Uses

- Commercial
- Retail
- Residential
- Institutional/Educational
- Hospitality
- Parks/Plazas

Building Typologies

- Detached House (incl. duplexes & accessory units)
- Attached homes (incl. townhomes, duplexes, triplexes)
- 3-4 Story Apartment/Condo Building
- 2-5 Story Mixed Use (ground floor retail, upper floor office / residen.)
- 1-Story Retail/Commercial (limited to adaptive reuses)
- Accessory Unit

Existing



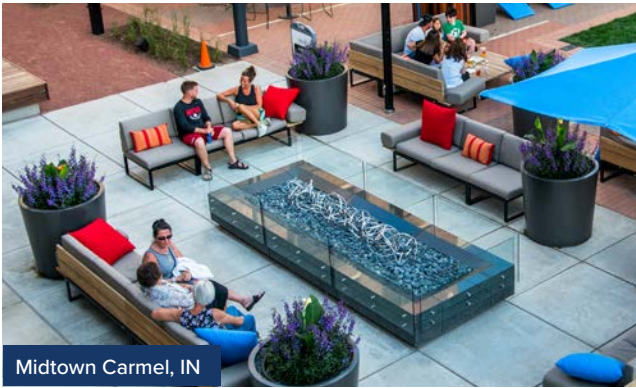
Inspiration



Over-the-Rhine, Cincinnati, OH



East Neighborhood, Indianapolis, IN



Midtown Carmel, IN



Restaurant in Former Law Office, Mt. Washington, PA



Ford Greenway

West Maumee's premier trailside district

With the Ford Street Greenway, Maumee has the opportunity to create a signature park experience for the west side of town that will be a regional attraction. It will link together Eppstein Park in Arrowhead, Fallen Timbers, and the riverfront, providing a high-value, active address for current and future parcels and development sites that sit along it. The roadbed should be reduced to the minimum dimensions that still provide for the legacy industrial uses with the balance of the right-of-way dedicated to a multi-purpose trail and tree canopy. In certain areas, property acquisition may be an appropriate investment to provide expanded park space along the greenway. The southern terminus of the greenway is the Side Cut Metropark and the northern terminus at Eppstein Park can be refashioned as a true park space anchored by a people attractor such as a destination brewery. The City should work with the Arrowhead Park Architectural Committee to create a unified and flexible design standard for development along the corridor.

Short-Term Actions —————> 10-Year Vision

- Continue collaboration with Arrowhead property owners to host Eppstein Park cleanups and park events
- Host park-to-park walks, 5Ks, and rides along Ford Street
- Strengthen development restrictions on automobile-oriented land uses near the Interstate.
- Create a detailed master plan and place brand for the greenway
- Update design guidelines for development along the greenway
- Create a value capture mechanism to fund infrastructure improvements

Recommended Land Uses

- Light Industrial
- Commercial
- Retail
- Residential
- Institutional/Educational
- Hospitality
- Parks/Plazas

Building Typologies

- Attached homes (incl. townhomes, duplexes, triplexes)
- 3-4 Story Apartment/Condo Building
- 2-4 Story Mixed Use (commercial, / office / residen.)
- 1-Story Retail/Commercial (limited to adaptive reuses)

Existing



Inspiration



Fifty West Brewing Company, Cincinnati, OH



The Porch, Washington Park, Cincinnati, OH



Brewery along the Monon Trail, Indianapolis, IN



Fairgrounds

A new traditional Maumee neighborhood

The Lucas County Fairgrounds and Recreation Center sits among several Maumee neighborhoods. While portions of the site remain actively used, the rationale for keeping the site in its current condition is minimal and the opportunity cost to make a positive addition to the surrounding neighborhoods is increasing as the site further deteriorates. The northern portion of the site should maintain its public use as field space and water utility. The southern portion of the site should be redeveloped with neighborhood streets and gathering spaces supporting a range of residential uses. A new street that connects Key Street to Michigan Avenue should be explored and considered for locating neighborhood-serving commercial uses to foster a Main Street like district within this new community. Where appropriate, the creative reuse of legacy structures on-site should be pursued as public or commercial spaces and the appropriateness of building a new Lucas County Community Center on site should be explored.

Short-Term Actions —————> 10-Year Vision

- | | |
|--|---|
| <ul style="list-style-type: none"> • Conduct environmental due diligence on the site • Continue negotiations with the County on property acquisition | <ul style="list-style-type: none"> • Phased redevelopment of the site into a new Maumee neighborhood |
|--|---|

Recommended Land Uses

- Residential
- Hospitality
- Retail
- Commercial
- Institutional/
Educational

Building Typologies

- Carriage/
Accessory Units
- Detached House
- Attached homes
- 2-3 Story
Apartment/
Condo Building
- 2-4 Story Mixed
Use (commercial,
/ office / residen.)
- 1-Story Retail/
Commercial

Existing



Inspiration



Wheeler District, Oklahoma City, OK



Eastdale Village, Poughkeepsie, NY



Outdoor activity example



Carlton Landing, OK



St. Luke's

A new residential district with civic amenities

The former St. Luke's Hospital was acquired by Mercy Health in 2023, allowing staff and facilities to be consolidated elsewhere in the area and rendering this site vacant. The City should seek a collaboration with the property owner to steer redevelopment of the site into a new neighborhood district that includes rental and ownership housing, neighborhood services, public spaces, and some neighborhood-serving commercial or retail uses. One or two of the site's highly visible corners may also be viable for a future employment use if that use is compatible with the neighborhood character that is envisioned for this site. The primary address for the site is Monclova Road, which will have a multi-use pathway along it in the future. This presents an opportunity to redevelop and relocate the parking area that currently fronts this corridor and replace it with neighborhood scale trail-oriented development and amenities.

Short-Term Actions —————> 10-Year Vision

- Work with the property owner to successfully draft a master plan
- Design criteria for the site
- Phased redevelopment of the site into a new Maumee neighborhood

Recommended Land Uses

- Residential
- Retail
- Neighborhood Commercial
- Hospitality

Building Typologies

- Carriage Units
- Detached House
- Attached homes
- 2-3 Story Apartment/Condo Building
- 1-2 Story Retail/Commercial

Existing



Inspiration



Factory 52 - Norwood, OH



Fallen Timbers

A humming, mixed-use destination

The Fallen Timbers lifestyle center was a casualty of the 2008 financial crisis that never fully recovered. A relic of its time, the opportunity exists to reimagine the site's future, with a particular focus on its perimeter. Adjacent properties were recently rezoned to help provide a much needed mix of residential uses to complement the commercial core of the focus area. This residential footprint will benefit greatly from the trail and park space density surrounding the site. Fallen Timbers itself, however, will need significant investment if the residential surrounding it is to meet its full potential. Floodplain issues, property management, and tenant mix will all have to be addressed by property ownership. If these basic issues can be addressed, increased development of the site may also be possible to further enrich the mix of uses and create a more economically vibrant district on the city's west side.

Short-Term Actions —————> 10-Year Vision

- Work with residential developers to create a mix of housing types, interconnected residential streets, and trail extensions
- Continue working with current Fallen Timbers ownership to achieve a sustainable, long-term solution for the property
- Develop the Fallen Timbers district into a mixed-use and walkable neighborhood, with access to destinations across Maumee.

Recommended Land Uses

- Commercial
- Retail
- Residential
- Institutional/Educational
- Hospitality
- Parks/Plazas

Building Typologies

- Carriage Units
- 1-2 Story Retail/Commercial
- 2-5 Story Mixed Use (ground floor retail, upper floor office / residen.)
- 3-6 Story Apartment/Condo Building
- Attached homes
- Detached House

Existing



Inspiration





North Conant

An eclectic and active commercial corridor

Conant Street north of Anthony Wayne Trail differs significantly from the corridor within the Uptown environment to the south. It also divides Maumee east from west and is among the city’s least safe stretches of roadways from a user collision standpoint. This portion of the corridor is mostly automobile-oriented and includes a wide range of industrial and commercial uses. It is congested with frequent curb cuts, a range of property conditions, and predominantly deep setbacks that make it a harsh environment for extending the walkable scale of Uptown into this area. While North Conant provides an alternative to the relatively more historic and pedestrian-scaled Uptown, incremental steps may be taken to make the corridor safer for a wider range of users, more attractive, and more supportive of a range of development types along it.

Short-Term Actions —————> 10-Year Vision

- | | |
|--|--|
| <ul style="list-style-type: none"> • Allow for a wider range of provisional and permanent uses on existing parking lots • Work with property owners to develop out-parcels that address the street • Create an access management plan to reduce the number and frequency of curb cuts and expand connectivity between parcels | <ul style="list-style-type: none"> • A safer and more vibrant corridor with less vacancy, fewer driveways, a multi-use trail, and wider range of uses |
|--|--|

Recommended Land Uses

- Commercial
- Small Batch/Urban Manufacturing
- Retail
- Institutional/Educational
- Hospitality
- Residential
- Parks/Plazas

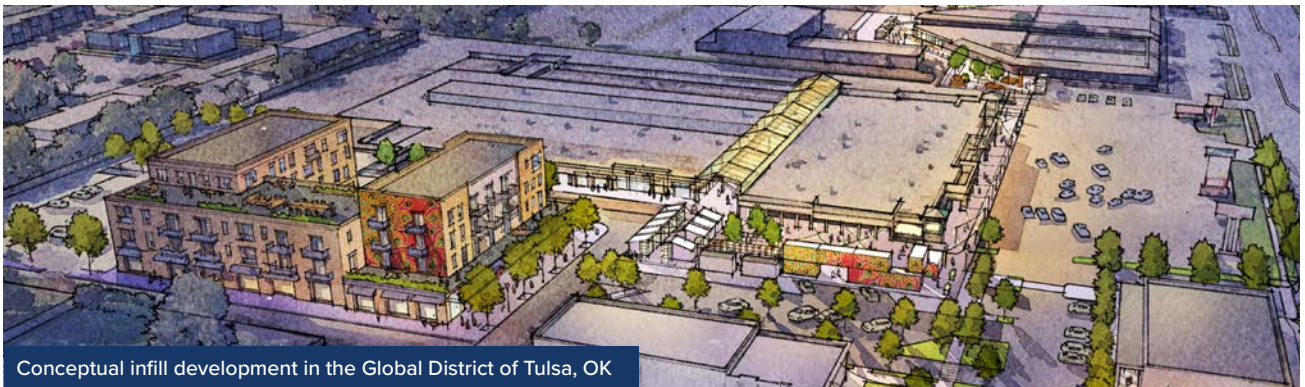
Building Typologies

- 1-4 Story Retail/Commercial
- 2+ Manufacturing
- Attached homes
- 3-6 Story Apartment/Condo Building

Existing



Inspiration



Conceptual infill development in the Global District of Tulsa, OK

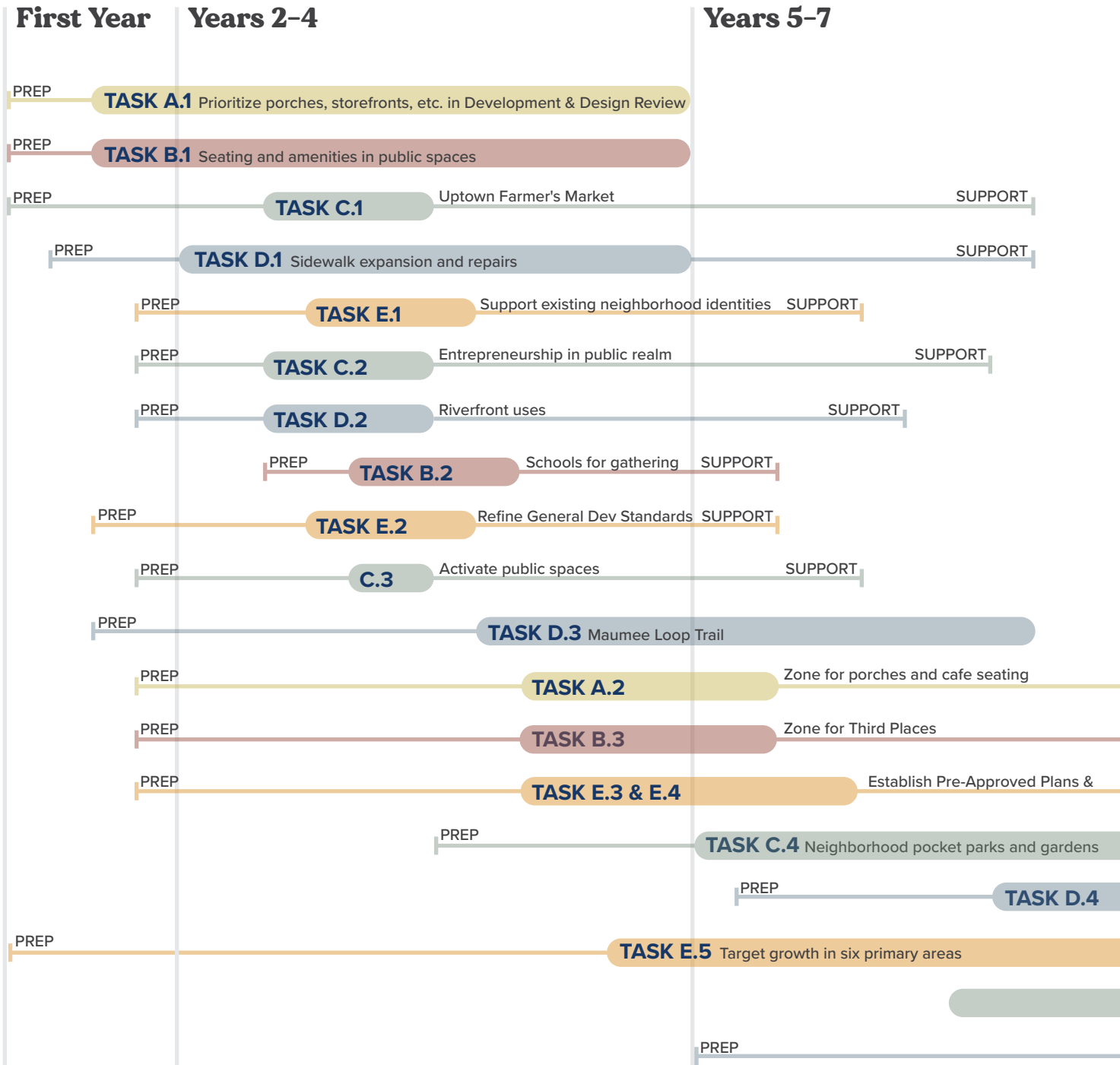


Proposed Development in Decatur Township, IN



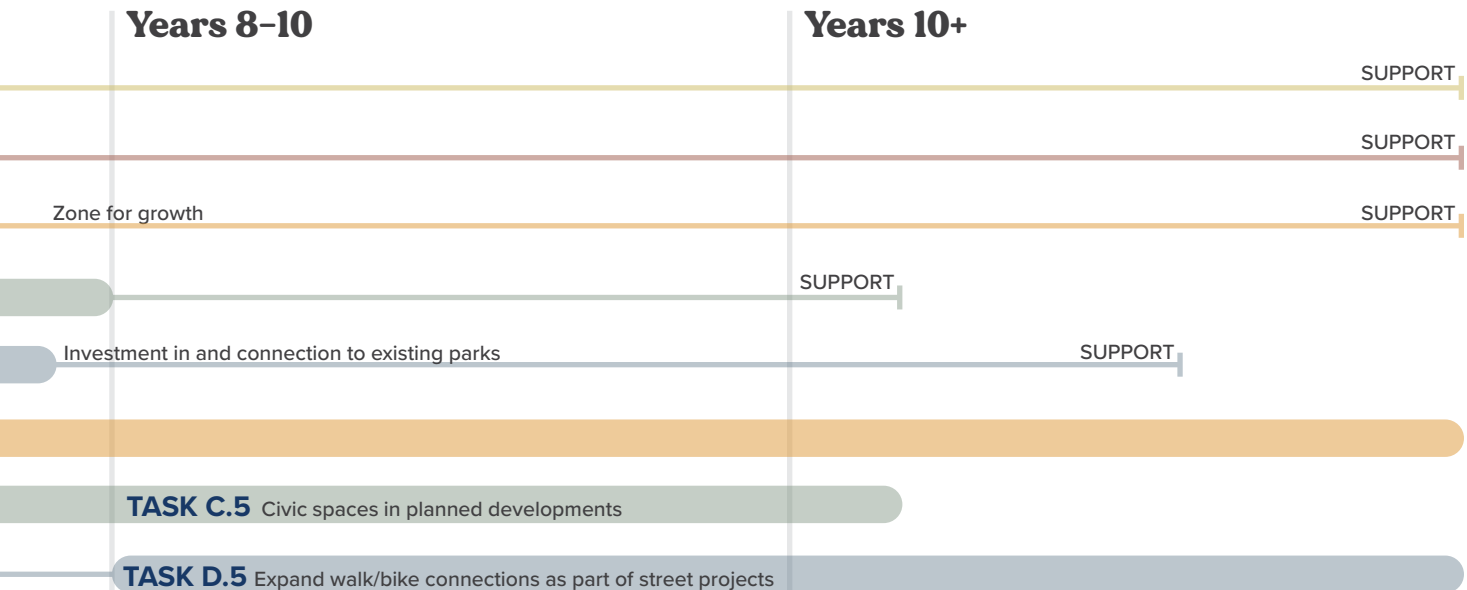
Proposed Downtown Development in Highland Park, MI

Implementation and Phasing



Each task under each objective included in this Plan describes actions and responsible parties. These tasks will not be all undertaken at once. Some may be accomplished in months while others will take longer to execute after further planning. The impact of certain tasks may be felt immediately, while others will take longer to realize the result of the longer-term investment. Below is the recommended order of operations to implement the Plan.

- Objective A:** Expand the number of porches and patios
- Objective B:** Create more places to gather
- Objective C:** Build and activate civic spaces
- Objective D:** Establish a premier park, river, and trail experience
- Objective E:** Grow new places out of old ones





Further Reading and Listening

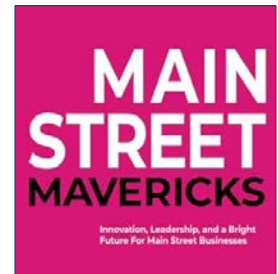


Porches and Patios

Main Street Mavericks

Jamie Izurieta

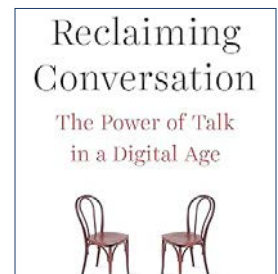
Main Street Mavericks proposes a collaborative approach to revitalize main streets and downtowns by helping businesses adapt to new economic paradigms and create unique experiences for visitors.



Reclaiming Conversation

Sherry Turkle

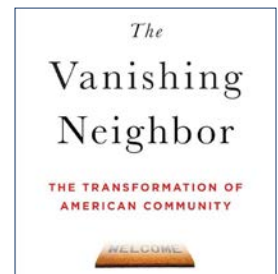
In "Reclaiming Conversation", Sherry Turkle explores how our reliance on technology has led to a decline in face-to-face conversation and its negative consequences, advocating for a return to genuine human interaction.



The Vanishing Neighbor

Marc J. Dunkelman

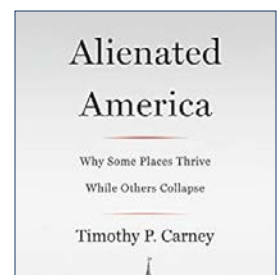
The Vanishing Neighbor examines the decline of informal community interactions in America, arguing that this shift underlies many of the nation's current economic and political challenges.



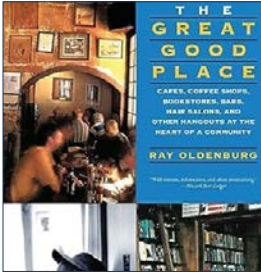
Alienated America

Timothy P. Carney

Alienated America argues that the decline of social connections, rather than economic hardship, is the primary cause of the problems facing many parts of the US, and that rebuilding these connections is crucial for national recovery.



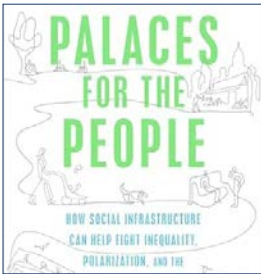
Third Places



The Great Good Place

Ray Oldenburg

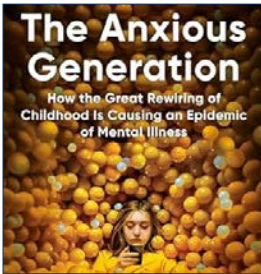
The Great Good Place explores the importance of "third places" — informal gathering spaces that foster community and individual well-being — and encourages readers to create or revitalize such spaces in their own communities.



Palaces for the People

Marc J. Dunkelman

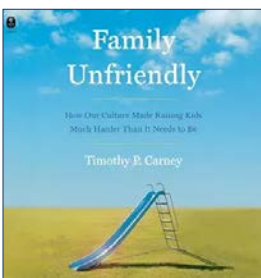
Palaces for the People argues that investing in shared spaces, or "social infrastructure," can help bridge societal divides and foster stronger communities.



The Anxious Generation

Jonathan Haidt

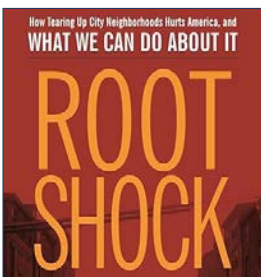
The Anxious Generation investigates the sharp decline in adolescent mental health, linking it to the rise of smartphone and social media use, and proposes community and individual solutions for a healthier childhood.



Family Unfriendly

Timothy P. Carney

Family Unfriendly describes ways in which neighborhoods can better support families.



Root Shock

Mindy Thompson Fullilove

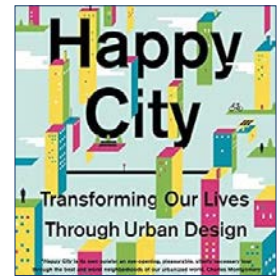
Root Shock examines the devastating effects of urban renewal on communities, revealing the trauma and social disruption caused by these policies and advocating for more sensitive urban development approaches.

Civic Spaces

Happy City

Charles Montgomery

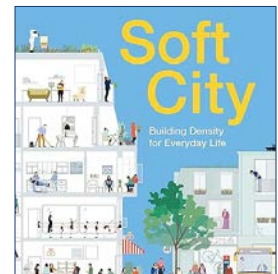
Happy City explores the relationship between urban design and happiness, showcasing cities that have successfully incorporated happiness-boosting elements into their planning and advocating for a similar approach globally.



Soft City

David Sim

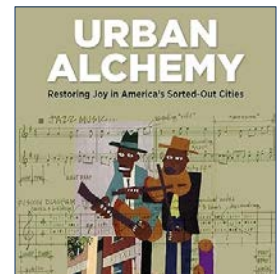
Soft City advocates for a human-centered approach to urban design, focusing on creating dense, diverse, and comfortable cities that prioritize walkability, adaptability, and sustainability.



Urban Alchemy

Mindy Thompson Fullilove

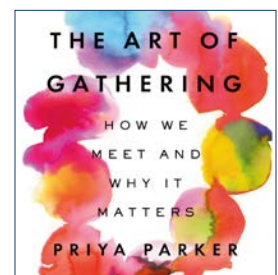
Urban Renewal uses a public health perspective to explore the negative impacts of urban segregation and offers strategies for healing divided neighborhoods and communities.



The Art of Gathering

Priya Parker

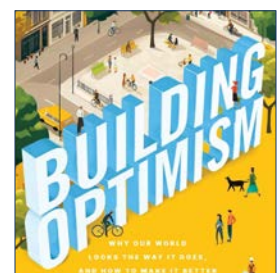
At a time when coming together is more important than ever, Parker sets forth a human-centered approach to gathering that will help everyone create meaningful, memorable experiences, large and small, for work and for play.



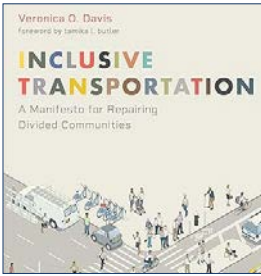
Building Optimism

Coby Lefkowitz

Building Optimism explores why our communities look the way they do, and offers a series of concrete reforms to make them more beautiful, desirable, friendly, salubrious, and affordable.



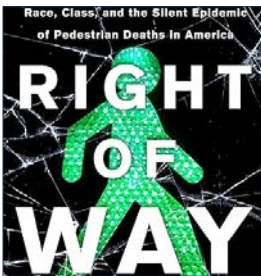
Parks, Rivers, and Trails



Inclusive Transportation

Veronica Davis

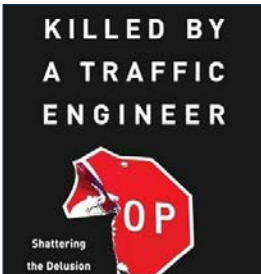
Inclusive Transportation calls for a transformation in transportation planning and engineering, advocating for a more people-centered and equitable approach to create transportation networks that truly connect communities.



Right of Way

Angie Schmitt

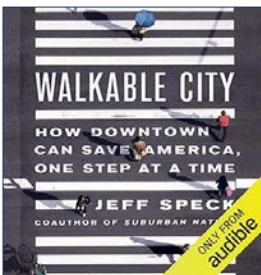
Right of Way exposes the systemic inequalities behind the pedestrian safety crisis, revealing that pedestrian deaths are not accidents but predictable outcomes of discriminatory urban planning and design.



Killed by a Traffic Engineer

Wes Marshall

Killed by a Traffic Engineer criticizes the unscientific approach to traffic engineering, arguing its focus on speed and capacity creates unsafe streets, advocating for prioritizing safety and quality of life.



Walkable City

Jeff Speck

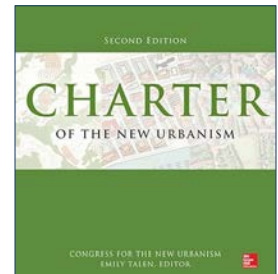
Walkable City argues that walkability is a key factor in creating thriving cities and provides practical advice on how to make American cities more pedestrian-friendly.

New Places

Charter of the New Urbanism

Congress for the New Urbanism

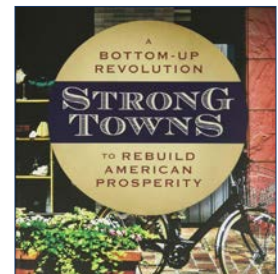
The Charter of the New Urbanism, Second Edition is the definitive guide to creating walkable, sustainable communities, featuring updated insights on urban design principles and real-world case studies.



Strong Towns

Charles L. Marohn Jr.

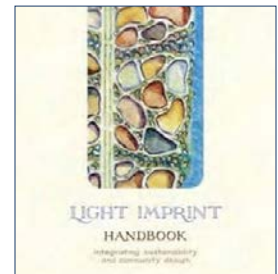
This book delves into how cities large and small can focus on bottom up investments to minimize risk and maximize their ability to strengthen the community financially and improve citizens' quality of life.



Light Imprint Handbook

Thomas E. Low

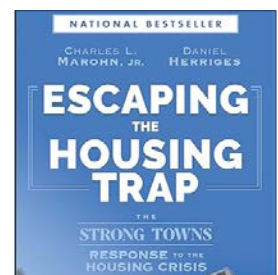
Light Imprint is a green approach to neighborhood design that employs New Urbanist principles and stormwater management techniques to create more environmentally friendly, beautiful, and livable communities.



Escaping the Housing Trap

Charles L. Marohn Jr., Daniel Herriges

Escaping the Housing Trap examines the tension between housing as an investment and housing as shelter, offering a Strong Towns approach to solving the housing crisis through local, neighborhood-level change.





Maumee Branch Library



Maumee Momentum Playlist

Curated as inspiration during the planning process and to set the mood at public engagement events, this playlist features a blend of local artists and classic rock tunes, and reflecting the feedback we received.

[Click here to take a listen!](#)



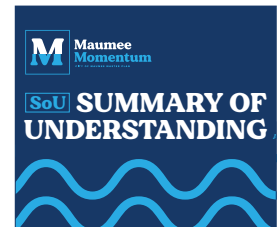
Planning Resources and References



Project Supporting Deliverables

Maumee Momentum Summary of Understanding

This document summarizes early findings on the Maumee City Master Plan, including community input and key goals for improving livability, neighborhoods, mobility, and city capacity while preserving Maumee values.



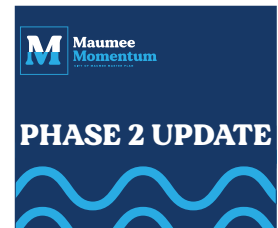
Maumee Momentum Engagement Plan

This document describes the plan for gathering community feedback for the Community Master Plan through various online and offline engagement methods, ensuring a community-driven process.



Maumee Momentum Phase 2 Update

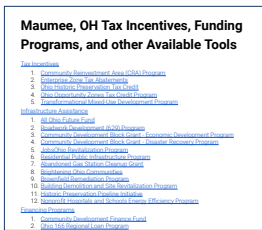
This document outlines community feedback on Maumee City's strengths, weaknesses, and growth opportunities, proposing early development options to improve livability and engagement.



Maumee Focus Areas Economic Impact Sheet

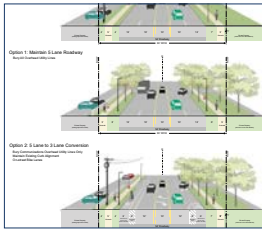
This document estimates the economic impact of development in Maumee by providing projections on residential and commercial capacity, income, property values, and tax revenues across different focus areas.

Area	Residential Units	Commercial Units	Population	Income	Property Value	Tax Revenue
Area 1	100	50	1,000	\$50,000	\$10,000,000	\$1,000,000
Area 2	200	100	2,000	\$100,000	\$20,000,000	\$2,000,000
Area 3	300	150	3,000	\$150,000	\$30,000,000	\$3,000,000
Area 4	400	200	4,000	\$200,000	\$40,000,000	\$4,000,000
Area 5	500	250	5,000	\$250,000	\$50,000,000	\$5,000,000
Area 6	600	300	6,000	\$300,000	\$60,000,000	\$6,000,000
Area 7	700	350	7,000	\$350,000	\$70,000,000	\$7,000,000
Area 8	800	400	8,000	\$400,000	\$80,000,000	\$8,000,000
Area 9	900	450	9,000	\$450,000	\$90,000,000	\$9,000,000
Area 10	1,000	500	10,000	\$500,000	\$100,000,000	\$10,000,000



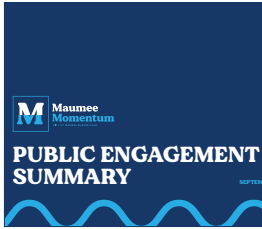
Maumee Incentives, Funding Programs, and Tools

This document outlines various tax incentives, funding programs, and tools available to the City of Maumee to stimulate economic development and neighborhood revitalization.



Maumee Street Sections

This document presents various road cross-section options for 2, 4, 5, and 8 lane roadways, including lane reductions, the addition of bike lanes and non-motorized paths, and the burying of utility lines.



Public Engagement Summary

This document summarizes the public engagement results for the Maumee City Master Plan, highlighting community priorities, concerns, and ideas for future development.



Maumee Feature Video

This short documentary highlights the city's recent achievements—from revitalized public spaces and growing local businesses to renewed energy along the river and in Uptown—and the shared vision guiding what comes next. Through the voices of residents, business owners, and community leaders, the film reflects on Maumee's past, celebrates the momentum of the present, and looks ahead to a future built on connection, investment, and pride of place.

Additional References

Neighborhood Playbook

The Neighborhood Playbook is a tool for community revitalization, enabling both developers and residents to create thriving, engaging neighborhoods that benefit everyone.



Thriving Cities Initiative

The Thriving Cities Initiative aims to help cities create regenerative systems and inspire collective behavior change to achieve sustainable lifestyles and meet climate goals.



Reimagining the Civic Commons

Reimagining the Civic Commons is a national initiative to achieve ambitious social, economic and environmental goals by revitalizing and connecting public spaces to create more resilient communities.



The Mercados Project

This report explores 20 diverse markets across five South American countries, aiming to offer insights and inspiration for North American cities undergoing market revitalization efforts.



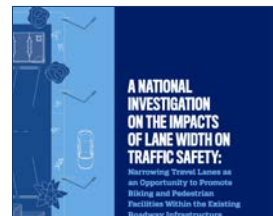
NACTO Design Guides

The NACTO design guides are a collection of resources created by and for cities, providing best practices and innovative solutions for designing safe, sustainable, and people-centered urban streets and transportation networks.



A National Investigation on the Impacts of Lane Width on Traffic Safety

This study finds narrower vehicle lanes do not increase crashes, and may even improve safety.



External Image Sources

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