OUR MISSION

“To inform and provide services in support of the short and long term comprehensive planning, quality of life, environment, and economic development of Cuyahoga County and its cities, villages and townships.”

Glenn Coyne, FAICP, Executive Director

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Rachel Novak, Planner

Nate Weyand-Geise, Planning Intern
PLANNING PROCESS
MEETING AGENDA
• Planning Process Update
• Goals & Actions
  • Place-Based Framework
  • Village-Wide Framework
• Tonight’s Activity
• Next Steps
• Planning Process Update
• Goals & Actions
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  • Village-Wide Framework
• **Tonight’s Activity**
• Next Steps
• Planning Process Update
• Goals & Actions
  • Place-Based Framework
  • Village-Wide Framework
• Tonight’s Activity
• Next Steps
PLANNING PROCESS UPDATE
Mayfield Village Master Plan:
Six Steps
Mayfield Village Master Plan: Step One

Community Survey
Summary of the findings from the returned surveys

Findings will be incorporated into the Current Conditions analysis

Final report delivered!
Mayfield Village Master Plan: Step Two

Current Conditions

Demographic, land use, housing, and other data to develop a community profile

Includes a review of existing plans and policies

Draft completed.
Mayfield Village Master Plan: Step Three

Community Vision
Broad goals for how the community wants to grow and develop in the future

Draft completed.
Mayfield Village Master Plan: Step Four

<table>
<thead>
<tr>
<th>Community Survey</th>
<th>Current Conditions</th>
<th>Community Vision</th>
<th>Implementation</th>
<th>Draft Master Plan</th>
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</thead>
<tbody>
<tr>
<td>Policies</td>
<td>Action steps to achieve the community’s desired future</td>
<td></td>
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| *Initial draft sent to the project team on 03/21/18*  
*Updated draft sent 04/09/18* | | | |
| *Current Phase* | | | | |
# Mayfield Village Master Plan: Step Five

<table>
<thead>
<tr>
<th>Community Survey</th>
<th>Current Conditions</th>
<th>Community Vision</th>
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<th>Draft Master Plan</th>
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</table>

## Implementation

Timelines, priorities, responsibilities, and potential funding sources for undertaking action steps

**Target Completion: June 2018**
# Mayfield Village Master Plan: Step Six

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<tr>
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</table>

**Draft Master Plan**

Combine into completed Master Plan document

**Target Completion: August 2018**
Public Meeting #1 | Common Themes

Connectivity
Street Lighting
Drainage/Flooding
Education
PLANNING PROCESS
GOALS & ACTIONS
Goals & Actions Document

COMMUNITY VISION STATEMENT

CORE THEMES & PRINCIPLES

GOALS & ACTIONS

PLACE-BASED FRAMEWORK

VILLAGE-WIDE FRAMEWORK
Goals & Actions Document

COMMUNITY VISION STATEMENT

CORE THEMES & PRINCIPLES

GOALS & ACTIONS

PLACE-BASED FRAMEWORK

VILLAGE-WIDE FRAMEWORK

The overarching vision statement describing community in the future.
Goals & Actions Document

COMMUNITY VISION STATEMENT

CORE THEMES & PRINCIPLES

GOALS & ACTIONS

PLACE-BASED FRAMEWORK

VILLAGE-WIDE FRAMEWORK

The overarching vision statement describing community in the future.

The Core Themes & Principles are the foundational ideas of the plan and are the basis for all the Goals & Actions.
Goals & Actions Document

COMMUNITY VISION STATEMENT

- The overarching vision statement describing the community in the future.

CORE THEMES & PRINCIPLES

- The Core Themes & Principles are the foundational ideas of the plan and are the basis for all the Goals & Actions.

GOALS & ACTIONS

- The Goals & Actions are the specific steps to achieve the Vision. They are broken into Place-Based and Village-Wide Goals & Actions.

PLACE-BASED FRAMEWORK

VILLAGE-WIDE FRAMEWORK
Goals & Actions Document

COMMUNITY VISION STATEMENT
- The overarching vision statement describing community in the future

CORE THEMES & PRINCIPLES
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GOALS & ACTIONS
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PLACE-BASED FRAMEWORK
- The Place-Based Framework outlines Goals and Actions for specific areas of the Village

VILLAGE-WIDE FRAMEWORK
Goals & Actions Document

COMMUNITY VISION STATEMENT

The overarching vision statement describing the community in the future.

CORE THEMES & PRINCIPLES

The Core Themes & Principles are the foundational ideas of the plan and are the basis for all the Goals & Actions.

GOALS & ACTIONS

The Goals & Actions are the specific steps to achieve the Vision. They are broken into Place-Based and Village-wide Goals & Actions.

PLACE-BASED FRAMEWORK

The Place-Based Framework outlines Goals and Actions for specific areas of the Village.

VILLAGE-WIDE FRAMEWORK

The Village-wide Framework outlines the Goals and Actions that are more general and apply to the Village as a whole.
Goals & Actions Framework

Place-Based Framework (3 Goals)
- The Place-Based Framework identifies a series of areas and corridors that should be the focus of investment.
- The Framework is intended to show how investments made within these areas and corridors would link together to form a vibrant and connected Mayfield Village that matches the Vision Statements outlined by residents.

Village-Wide Framework (6 Goals)
- The Village-wide framework includes a series of goals that should be generally considered for the entire community and will help accomplish the community’s vision.
- Each goal is described in detail followed by a series of specific action steps that can be undertaken to accomplish each of these goals.
Placed-Based Framework

1) Enhance Key Intersections & Village Center

2) Improve Pedestrian & Bicycle Connectivity Along Wilson Mills Road

3) Enhance Beta Drive
Placed Based Framework, Goal 1: Enhance Key Intersections & Village Center

ACTION STEPS

ENHANCE KEY INTERSECTIONS
✓ SOM/WILSON MILLS
✓ BETA/WILSON MILLS
✓ SOM/HICKORY HILL
Placed Based Framework, Goal 1: Enhance Key Intersections & Village Center

ACTION STEPS

ENHANCE KEY INTERSECTIONS
✓ SOM/WILSON MILLS
✓ BETA/WILSON MILLS
✓ SOM/HICKORY HILL
Placed Based Framework, Goal 1: Enhance Key Intersections & Village Center

ACTION STEPS

ENHANCE KEY INTERSECTIONS
✓ SOM/WILSON MILLS
✓ BETA/WILSON MILLS
✓ SOM/HICKORY HILL
Placed Based Framework, Goal 2: Improve Bicycle Connectivity Along Wilson Mills Road

ACTION STEPS
IMPROVE BIKE CONNECTIVITY ALONG WILSON MILLS ROAD
Placed Based Framework, Goal 3: Enhance Beta Drive

ACTION STEPS

PEDESTRIAN & BICYCLE CONNECTIVITY
STREETSCAPE ENHANCEMENTS
PROMOTE REDEVELOPMENT
ECONOMIC DEVELOPMENT
Village-Wide Framework

1) Promote Community Pride Through Streetscape and Gateway Enhancements & Resident Networks

2) Improve Pedestrian and Bicycle Linkages to Community Amenities, Facilities, and Trails

3) Pursue Intergovernmental Cooperation for Regional Solutions to Traffic, Service Provision & Economic Development

4) Provide Sustainable and Efficient Infrastructure Improvements

5) Protect, Enhance, and Promote the Village’s Environmental Assets

6) Support a Multi-Generational Community for Residents of All Ages
Village-Wide Framework, Goal 1:
Promote Community Pride Through Streetscape and Gateway Enhancements & Resident Networks

ACTION STEPS
STREETSCAPE & GATEWAY ENHANCEMENTS
RESIDENT NETWORKS
Goal 1: Promote Community Pride

Branding and Wayfinding Examples
Village-Wide Framework, Goal 2:

Improve Pedestrian and Bicycle Linkages to Community Amenities, Facilities, and Trails

ACTION STEPS

BICYCLE LINKAGES

PEDESTRIAN LINKAGES

CROSSWALK PATTERN ALTERNATIVES

SOLID  STANDARD  CONTINENTAL  DASHED  LADDER  ZEBRA
Village-Wide Framework, Goal 3:

Pursue Intergovernmental Cooperation for Regional Solutions to Traffic, Service Provision & Economic Development

ACTION STEPS
REGIONAL TRAFFIC SOLUTIONS
REGIONAL SERVICE PROVISION
REGIONAL ECONOMIC DEVELOPMENT
Goal 3: Intergovernmental Cooperation
Village-Wide Framework, Goal 4:

Provide Sustainable and Efficient Infrastructure Improvements

ACTION STEPS

STORMWATER MANAGEMENT
Goal 4: Sustainable Infrastructure

What is a bioswale?
Village-Wide Framework, Goal 5:
Protect, Enhance, and Promote the Village’s Environmental Assets

ACTION STEPS
ENVIRONMENTAL ASSETS
Goal 5: Environmental Assets, IDA Lighting

Examples of Acceptable / Unacceptable Lighting Fixtures

**Unacceptable / Discouraged**
- Fixtures that produce glare and light trespass
  - Unshielded Floodlights or Poorly-shielded Floodlights
  - Unshielded Wallpacks & Unshielded or Poorly-shielded Wall Mount Fixtures
  - Drop-Lens & Sag-Lens Fixtures w/ exposed bulb / refractor lens
  - Unshielded Streetlight
  - Unshielded Bollards
  - Louvered "Marine" Style Fixtures
  - Unshielded PAR Floodlights

**Acceptable**
- Fixtures that shield the light source to minimize glare and light trespass and to facilitate better views at night
  - Full Cutoff Fixtures
  - Fully Shielded Wallpack & Wall Mount Fixtures
  - Fully Shielded Fixtures
  - Fully Shielded Barn Light
  - Fully Shielded Walkway Bollards
  - Fully Shielded Decorative Fixtures
  - Fully Shielded Period Style Fixtures
  - Shielded / Properly aimed PAR Floodlights
  - Flush Mounted or Side Shielded Under Canopy Fixtures

Illustration by Bob Cahn © 2005. Rendered for the Town of Southampton, NY. Used with permission.
Goal 5: Environmental Assets, IDA Lighting
Village-Wide Framework, Goal 6:

Support a Multi-Generational Community for Residents of All Ages

ACTION STEPS

SENIOR HOUSING
ADA ACCESSIBILITY
RECREATION
Goal 6: Multi-Generational Community
**Goal 6: Multi-Generational Community**

Single Story Living (Cluster Homes)
Goal 6: Multi-Generational Community

Single Story Living (Cluster Homes)

Townhomes
Goal 6: Multi-Generational Community

- Single Story Living (Cluster Homes)
- Townhomes
- Flats
Goal 6: Multi-Generational Community

Single Story Living (Cluster Homes)

Townhomes

Flats

Mixed-Use
PLANNING PROCESS
TONIGHT’S ACTIVITY
Tonight’s Activity | Voting, Housing Types

LIFE-LONG COMMUNITY HOUSING OPTIONS

Below are examples of different housing types that can meet the housing needs of residents of all ages, but especially provide options that will allow an aging resident to remain within their community for as long as they desire. As you review these options, consider the needs seniors you know or what you would desire in a house when you reach senior age. Also consider what is appropriate for Mayfield Village while also meeting the need for new senior housing.

Place ONE (1) GREEN DOT in the corresponding “VOTE” box to indicate which type of housing development you would like to see or would be most appropriate for Mayfield Village.

**TYPE**

A SINGLE-STOREY SINGLE FAMILY
One story living on a typical single-family lot.

B COTTAGE HOUSING
One story living in small houses clustered around courtyards and common space. Can be attached or detached units.

C TOWNHOMES
One or two-level attached single-family residences with shared open space, typically in walkable areas near amenities.

D MULTI-LEVEL CONDOS
Multi-story condo building with elevator access and shared common space and amenities. Can be stand-alone or part of mixed-use buildings and development.

Place dots on the building style you prefer here. Are there other options you would like to see?
Tonight’s Activity | Voting, Housing Types

Life-long communities provide housing options to suit the needs of residents of all ages. Facing an increase in senior population, Mayfield Village and all of Northeast Ohio need to provide affordable, senior friendly housing to residents who wish to “age in place”. That is, provide options that allow seniors to stay in their current home, or find new housing, that meets their needs for safety, accessibility, and affordability.

Below are examples of different housing types that can meet the housing needs of residents of all ages, but especially provide options that will allow an aging resident to remain within their community for as long as they desire. As you review these options, consider the needs seniors you know or what you would desire in a house when you reach senior age. Also consider what is appropriate for Mayfield Village while also meeting the need for new senior housing.

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<thead>
<tr>
<th>TYPE</th>
<th>EXAMPLE</th>
<th>DESCRIPTION</th>
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<tbody>
<tr>
<td>A</td>
<td>SINGLE-DECORATIVE SINGLE FAMILY</td>
<td>One story living on a typical single-family lot.</td>
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<tr>
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Place dots on the building style you prefer here. Are there other options you would like to see?
Tonight’s Activity | Voting, Housing Development

POTENTIAL HOUSING DEVELOPMENT

A  MIXED-USE VILLAGE CENTER
Reimagine the Village Center with first floor street front commercial, condos above, with parking behind.

B  TOWNHOMES ON WILSON MILLS RD
Line the south side of Wilson Mills Road between I-271 and the Village Center with street fronting townhouses

C  COTTAGE/CLUSTER HOUSING
Clustered, cottage-style housing in undeveloped or infill locations throughout the Village.

D  UNIVERSAL DESIGN RETROPTS
Provide incentives, financing, and support to help homeowners upgrade or remodel existing homes with senior-friendly features.

Review examples below. PLACE ONE (1) GREEN DOT in the box that corresponds to your feelings on the proposed development option. If you like it place it in the “Like It” box. If you are not in favor of it, place it in the “Don’t Like” box. You do not have to vote for all or any of the options if you do not want.

Below are images that represent four different potential development options for Senior Housing in Mayfield Village (A, B, C, & D). If this type of improvement is proposed, which option would you like to see?
Tonight’s Activity | Voting, Housing Development

POTENTIAL HOUSING DEVELOPMENT

Review examples below. PLACE ONE (1) GREEN DOT IN THE BOX THAT CORRESPONDS TO YOUR FEELINGS ON THE PROPOSED DEVELOPMENT OPTION. IF YOU LIKE IT PLACE IT IN THE “LIKE IT” BOX. IF YOU ARE NOT IN FAVOR OF IT PLACE IT IN THE “DON’T LIKE” BOX. YOU DO NOT HAVE TO VOTE FOR ALL OR ANY OF THE OPTIONS IF YOU DO NOT WANT.

Below are images that represent four different potential development options for Senior Housing in Mayfield Village (A, B, C & D). If this type of improvement is proposed, which option would you like to see?

### TYPE

#### A MIXED-USE VILLAGE CENTER
Reimagine the Village Center with first floor street front commercial, condos above, with parking behind.

#### B TOWNHOMES ON WILSON MILLS RD
Line the south side of Wilson Mills Road between I-71 and the Village Center with street fronting townhouses.

#### C COTTAGE/CLUSTER HOUSING
Clustered, cottage-style housing in undeveloped or infill locations throughout the Village.

#### D UNIVERSAL DESIGN RETROPTS
Provide incentives, financing, and support to help homeowners upgrade or remodel existing homes with senior-friendly features.

### EXAMPLE

#### LIKE IT

A

B

C

D

#### DON'T LIKE

A

B

C

D
Tonight’s Activity | General Comments
PLANNING PROCESS
NEXT STEPS
<table>
<thead>
<tr>
<th>Current Conditions</th>
<th>Community Vision</th>
<th>Policy Development</th>
<th>Implementation Plan</th>
<th>Final Plan</th>
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<td>• 12 weeks</td>
<td>• April 2018</td>
<td>• 12 weeks</td>
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<tr>
<td>• Project Team #1</td>
<td>• February 2018</td>
<td>• Project Team #3</td>
<td>• June 2018</td>
<td>• August 2018</td>
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<tr>
<td>• Steering Committee #1</td>
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<td>• Project Team #4</td>
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<td>• Project Team #5 &amp; #6</td>
<td>• August 2018</td>
<td>• Project Team #5 &amp; #6</td>
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<tr>
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<td>• Steering Committee #5</td>
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<td>• Public Meeting #3</td>
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<td>• Public Meeting #3</td>
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<td>• Steering Committee #4</td>
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</table>

- Current Conditions
- Community Vision
- Policy Development
- Implementation Plan
- Final Plan

**Duration:**
- 12 weeks

**Target Completion:**
- November 2017
- February 2018
- April 2018
- June 2018
- August 2018

**Meetings:**
- Project Team #1
- Steering Committee #1
- Project Team #2
- Steering Committee #2
- Public Meeting #1
- February 15, 2018
- Project Team #3
- Steering Committee #3
- Public Meeting #2
- Tonight
- Project Team #4
- Steering Committee #4
- Project Team #5 & #6
- Steering Committee #5
- Public Meeting #3
- Present to City Council
Additional Thoughts?

Take our online survey!

https://www.surveymonkey.com/r/MV_PublicMeeting_2
Thank you!
Questions & Discussion

Additional Questions or Feedback?
Call or write us an email:

**Micah Stryker**  
mstryker@cuyahogacounty.us

**Rachel Novak**  
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