

# LIFE-LONG COMMUNITY HOUSING OPTIONS

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.

Place **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-STORY SINGLE FAMILY**  
One story living on a typical single-family lot.

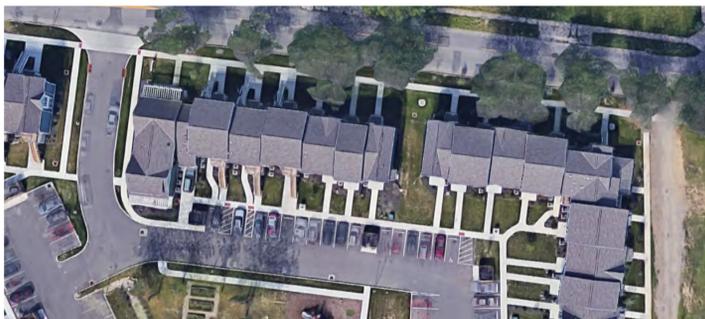
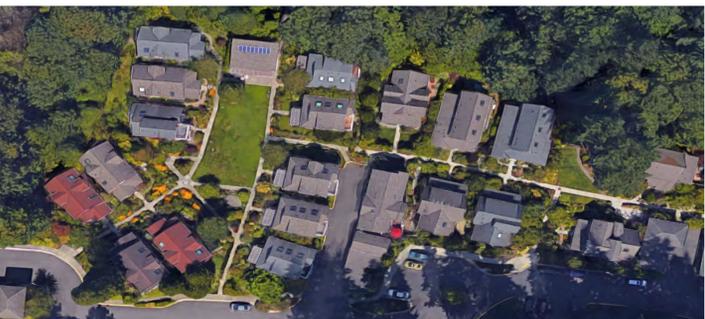
**B COTTAGE HOUSING**  
One story living in small houses clustered around courtyards and common space. Can be attached or detached units.

**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

TYPE

EXAMPLE



EXAMPLE

Place dots on the building style you prefer here. Are there other options you would like to see?

VOTE

**A**

**B**

**C**

**D**

VOTE

# 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.

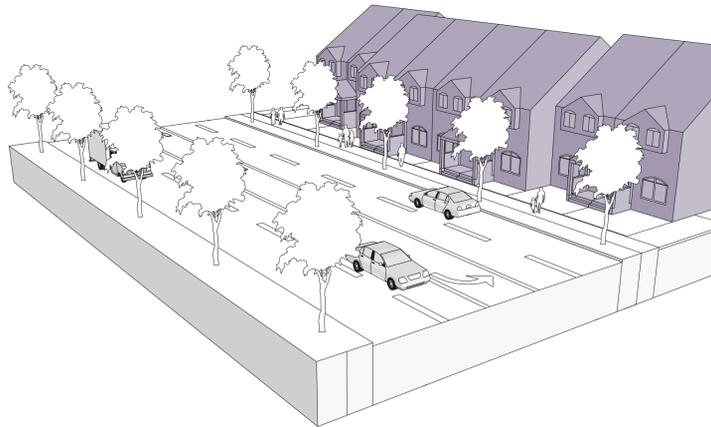
Below are images that represent four different potential development options for Senior Housing in Mayfield Village (A,B,C, & D).  
**If this type of improvement is proposed, which option would you like to see?**

TYPE

**A MIXED-USE CENTERS**  
*A mix of commercial and residential uses. First floor street front commercial, condos above, with parking behind.*



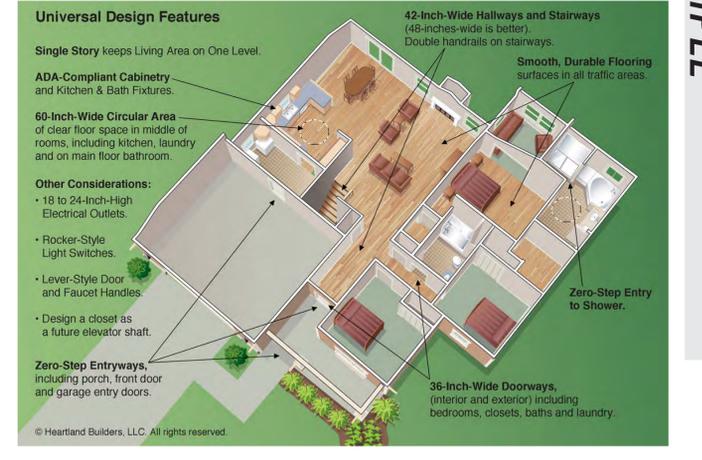
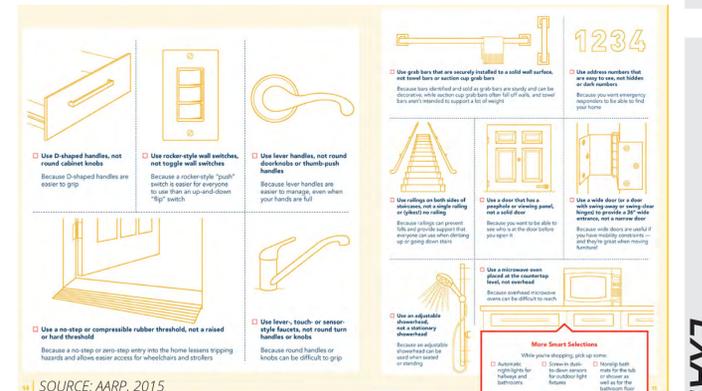
**B TOWNHOMES**  
*Line larger corridors with street fronting townhouses, or cluster in small infill developments similar to cottage housing.*



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



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



EXAMPLE

TYPE

EXAMPLE

LIKE IT



DON'T LIKE

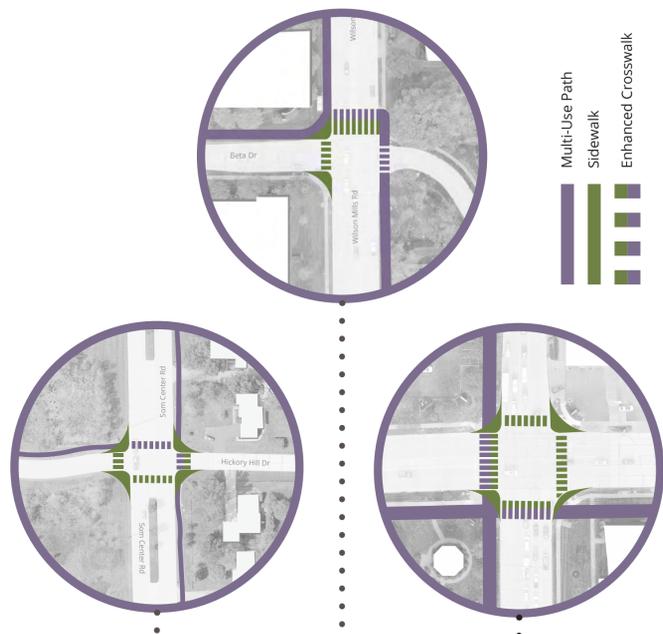
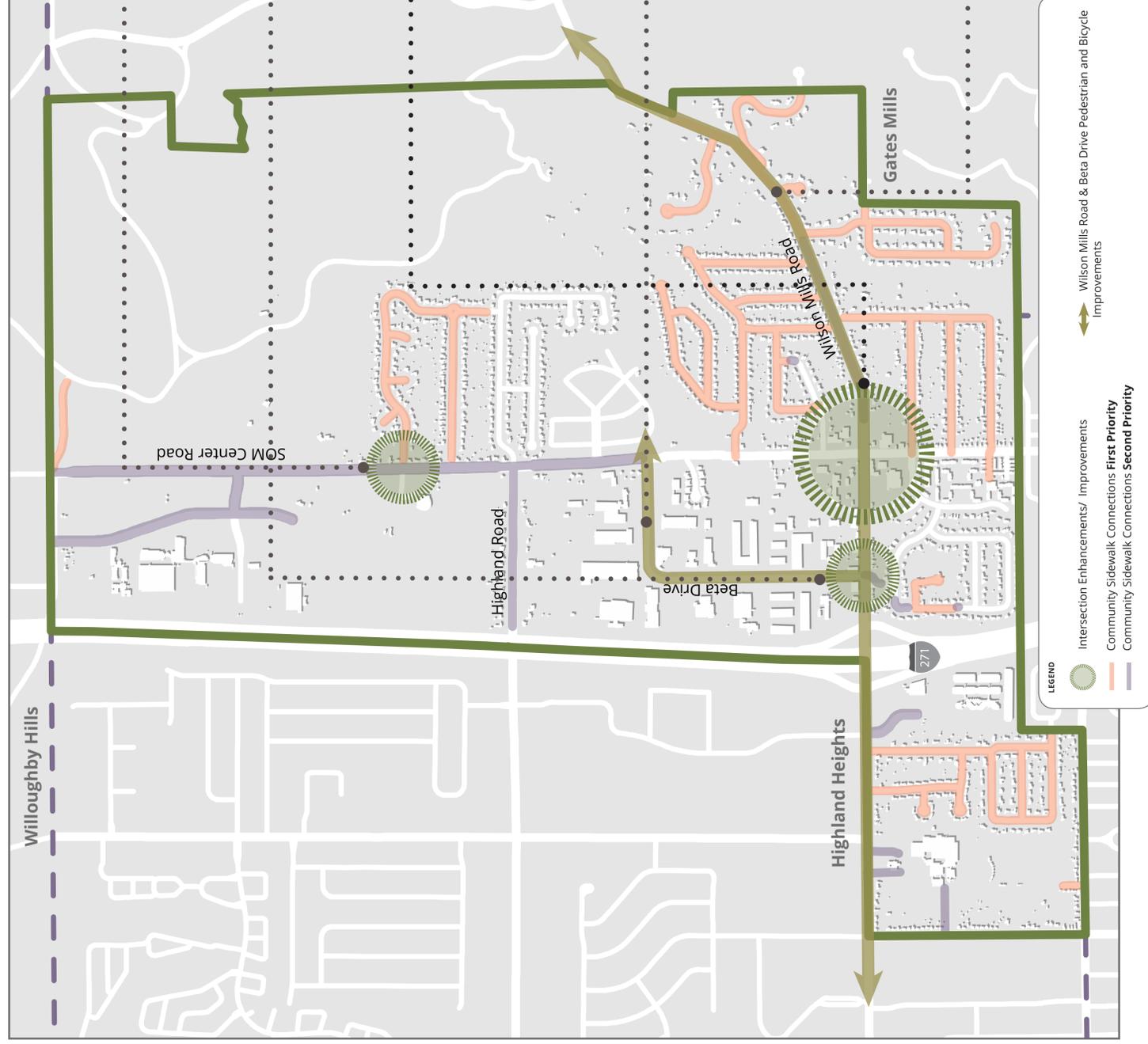


LIKE IT

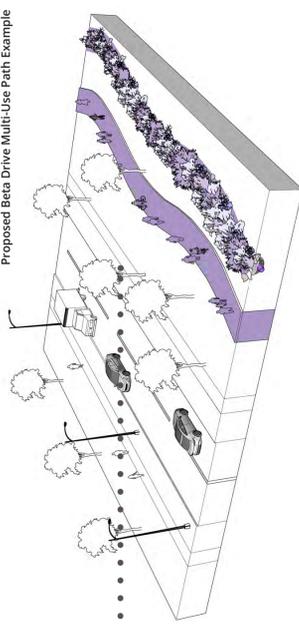
DON'T LIKE

# PLACE-BASED FRAMEWORK

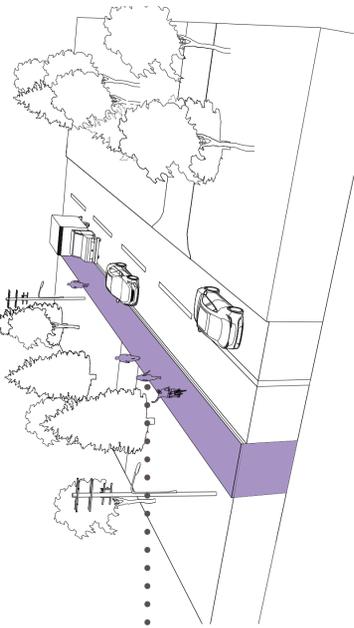
The **Place-Based Framework** describes actions and policies targeted to specific locations in the Village. This is a specific strategy for how Mayfield Village should prioritize development at these locations in the coming years.



Proposed Beta Drive Multi-Use Path Example



Proposed Wilson Mills Road Multi-Use Path Example



## 1: ENHANCE KEY INTERSECTIONS & VILLAGE CENTER

There are a number of intersections within Mayfield Village that play a significant role in moving people throughout the community and to various destinations. The Plan recommends focusing efforts on improving the intersections of SOM Center Road /Wilson Mills Road, Beta Drive /Wilson Mills Road, and SOM Center Road / Hickory Hills Drive, in addition to enhancing the Village Center.

Within each of these key intersections and in the Village Center, efforts should be undertaken to accomplish the following:

- Define, name, and brand key commercial areas
- Improve primary streetscapes and gateway entrances
- Enhance public green spaces
- Construct and enhance existing non-motorized connections into commercial nodes
- Improve safety infrastructure for all modes of transportation



## 3: ENHANCE BETA DRIVE

Beta Drive contains a large portion of the Village's top employers, including Progressive, QED, and First Energy. Currently, Beta Drive allows deep building setbacks, single story building height maximums, and has standard sidewalks on both sides of the roadway. Beta Drive has immense opportunity to be more than a technology hub within the community. The Plan recommends providing a more "pedestrian oriented" experience with better connections to existing trails and businesses.

Along the length of Beta Drive, efforts should be undertaken to accomplish the following:

- Better connections to the existing Bruce G. Rinker Greenway and trails network
- Construct and enhance non-motorized connections into existing trail and sidewalk network
- Review the Village's Planning & Zoning Code for revisions and enhancements for reduced setbacks and taller building heights along Beta Drive
- Encourage landscape improvements along Beta Drive

## 2: IMPROVE PEDESTRIAN & BICYCLE CONNECTIVITY ALONG WILSON MILLS ROAD

Mayfield Village has already undertaken many multi-modal enhancements to connect the community north to south with the construction of the Bruce G. Rinker Greenway. To ensure a fully connected community, east to west connections should be improved. The Plan recommends the Village focus on pedestrian and bicycle improvements along Wilson Mills Road.

Along the length of the Wilson Mills Road corridor, efforts should be undertaken to accomplish the following:

- Construct new non-motorized trails along Wilson Mills Road
- Provide connections to the Bruce G. Rinker Greenway and easily accessible trailheads from residential neighborhoods
- Create design streetscape guidelines for the commercial section of Wilson Mills from I-271 to the Village Center



## COMMENTS

# VILLAGE-WIDE FRAMEWORK

The **Village-Wide Framework** describes actions and policies that should be applied to development or projects throughout the Village. This is the general strategy for how Mayfield Village should pursue and guide development in the coming years.

## GOAL 1: PROMOTE COMMUNITY PRIDE THROUGH STREETScape AND GATEWAY ENHANCEMENTS & RESIDENT NETWORKS

### ACTION STEPS: STREETScape & GATEWAY ENHANCEMENTS

- Construct gateway signs at minor and major entrances to the Village
- Increase wayfinding signage throughout the village, especially along main corridors, the Bruce G. Rinker Greenway, and major amenities
- Provide consistent design choices and approvals across the community
- Create a "Design Guidelines" handbook for new development, redevelopment, and streetscape fixtures
- Evaluate the Village's current Planning & Zoning Code for updates and revisions to development standards
- Install IDA (International Dark-Sky Association) compliant street lighting throughout the Village

### ACTION STEPS: RESIDENT NETWORKS

- Support block club programs that connect neighbors and build local social networks
- Map neighborhood groups and block clubs, and post contact information on the Village's website to make involvement easier
- Evaluate the Village's website, social media presence, and direct mailings for updates and additions that can further enhance resident and visitor interactions



## GOAL 2: IMPROVE PEDESTRIAN AND BICYCLE LINKAGES TO COMMUNITY AMENITIES, FACILITIES, AND TRAILS

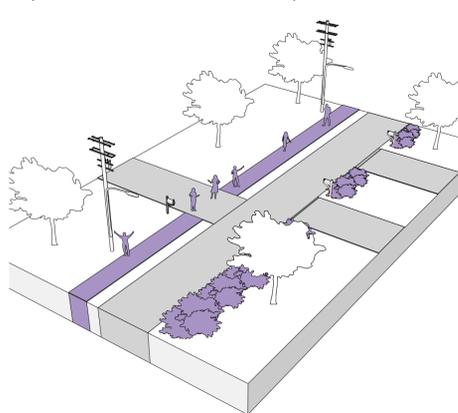
### ACTION STEPS: BICYCLE LINKAGES

- Link east-west connections to existing north-south connections
- Install a multi-use path along Wilson Mills Road and Beta Drive
- Install wayfinding signage throughout the Village and along trails

### ACTION STEPS: PEDESTRIAN LINKAGES

- Provide modern, highly visible crosswalks at all intersections and mid-block crossings
- Link to existing multi-use path and sidewalk networks
- Install "dark sky" compliant street lighting to improve safety throughout residential areas and sidewalks
- Enhance the mid-block crossing across N. Commons Blvd. with highly visible paint, flashing pedestrian crossing signs, ADA approved ramps

Proposed Residential Area Sidewalk Example (Glenview Road)



Enhanced Mid-Block Crossing on North Commons Boulevard by Altercare



## GOAL 3: PURSUE INTERGOVERNMENTAL COOPERATION FOR REGIONAL SOLUTIONS TO TRAFFIC, SERVICE PROVISION & ECONOMIC DEVELOPMENT

### ACTION STEPS: REGIONAL TRAFFIC SOLUTIONS

- Continue to coordinate traffic discussions with neighboring communities and regional agencies (ODOT, NOACA) in the pursuit of a interchange study for the I-271 corridor
- Work with neighboring communities (Highland Heights) and local business on Beta Drive, Alpha Drive, and Progressive to determine the impact and feasibility of local shuttles during peak hours
- Collaborate with neighboring communities, regional organizations, and local companies to provide incentives for carpooling, biking, or flexible hours to help reduce traffic at peak hours
- Continue upgrading the I-271 Interchange at Wilson Mills Road for better traffic flow and a more welcoming environment
- Continue to ensure that traffic signals are synchronized with Highland Heights to ensure an optimal flow of traffic along Wilson Mills Road during peak hours

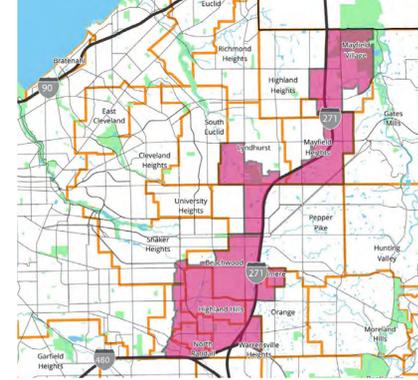
### ACTION STEPS: REGIONAL SERVICE PROVISION

- Explore opportunities to work with neighboring communities to consolidate emergency services and government operations to create cost savings and expand services
- With the new position of Economic Development Director, add the duties of "Director of Regional Initiatives" to help coordinate regional efforts in economic development, transportation, services, sustainability, and other areas

### ACTION STEPS: REGIONAL ECONOMIC DEVELOPMENT

- Coordinate with other local governments, major businesses, and regional economic development organizations to create a signature branding style and common marketing material for the I-271 Corridor. (See County Planning's Economic Development Plan: Headquarters Highway)
- Survey businesses along the I-271 Corridor to determine opportunities, needs, and threats for businesses in the region
- Coordinate regionally on major land development, zoning, technology infrastructure, and business attraction to assure the regional is working cooperatively rather than competitively

Headquarters Highway



As part of the 2015 Economic Development Plan Year IV Framework study, County Planning identified this area as part of "Headquarters Highway". This is a stretch of commercial and retail businesses along I-271. The corridor is home to major corporations in the retail, finance, health care, and insurance industries.

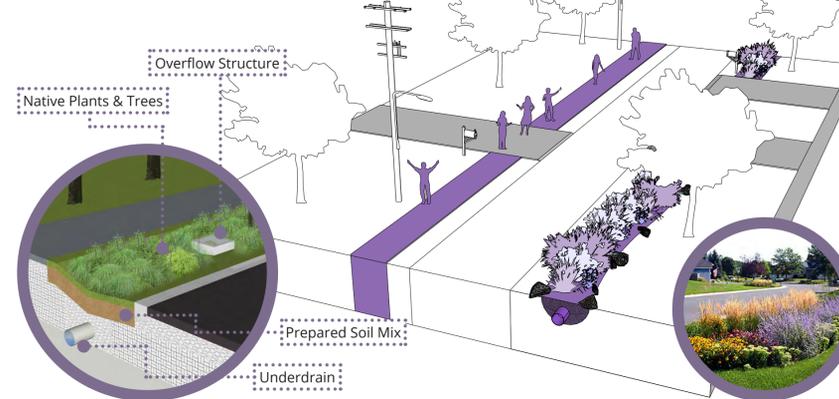
The study recommends several strategies for the corridor including regional branding and marketing, identification of land prime for development or redevelopment, and increased walkability and access to transit. See the County Planning website for more information. ([www.CountyPlanning.us](http://www.CountyPlanning.us))

## GOAL 4: PROVIDE SUSTAINABLE AND EFFICIENT INFRASTRUCTURE IMPROVEMENTS

### ACTION STEPS: STORMWATER MANAGEMENT

- Prioritize runoff control measures and drainage along the eastern half of Wilson Mills Road (done in concert with an All Purpose Trail)
- Prioritize drainage concerns for residential properties along North and South Woodlane Drives and Norman Lane
- Work with residents to form a plan to address flooding issues
- Promote green infrastructure solutions for parking lot and roadway runoff, including bioswales, rain gardens, or pervious pavement
- Implement green infrastructure on Village properties as demonstration projects
- Reduce parking requirements for commercial development
- Incentivize commercial properties to implement green infrastructure

Proposed Residential Area Sidewalk & Bioswale Example (Glenview Road)

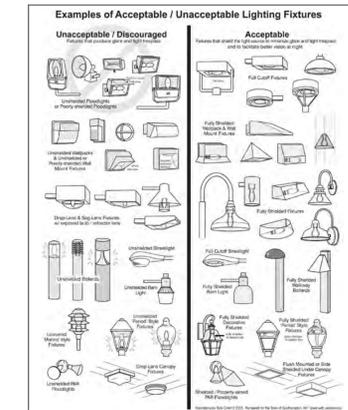


## GOAL 5: PROTECT, ENHANCE, AND PROMOTE THE VILLAGE'S ENVIRONMENTAL ASSETS

### ACTION STEPS: ENVIRONMENTAL ASSETS

- Promote the community's natural amenities and recreational programming through the Village's social media presence, website, and direct mailings
- Work with ODOT and Cleveland Metroparks to place signs on I-271 identifying the exit for the North Chagrin Reservation
- Implement consistent wayfinding throughout the Village to direct people to community amenities
- Establish regulations to protect against environmental impacts to community parks, including the installation of consistent IDA (International Dark-Sky Association) compliant street lighting throughout the Village
- Continue to work closely with the Cleveland Metroparks to ensure one entity doesn't negatively impact the other through development or policy changes
- Ensure that parks and open spaces are well maintained
- Review the Codified Ordinances of Mayfield Village, "Destruction and Removal of Trees," of the Building Code, Chapter 1359 for updates and revisions

### Dark Sky Compliant Lighting to Prevent Light Pollution



Attractive And Consistent Wayfinding To Guide Residents And Visitors To Civic Buildings, Parks, and Amenities

## GOAL 6: SUPPORT A MULTI-GENERATIONAL COMMUNITY FOR RESIDENTS OF ALL AGES

### ACTION STEPS: SENIOR HOUSING

- Allow infill housing to be built at a scale and with features that cater to the needs of seniors
- Permit new development of single-story living cluster housing, condos, and townhomes at appropriate locations
- Allow for mixed use development in the Village center to permit condos, townhomes, and cluster homes with commercial uses
- Continue to support the Community Partnership on Aging to increase efforts to help connect seniors to funding and support for housing

### ACTION STEPS: ADA ACCESSIBILITY

- Ensure all Village buildings and parks are ADA accessible
- Install an elevator in the Civic Center to make all levels (including the basement) ADA accessible and activate currently unused space
- Ensure sidewalks, crosswalks, pedestrian signals, and curb ramps are available and in good repair throughout the Village

### ACTION STEPS: RECREATION

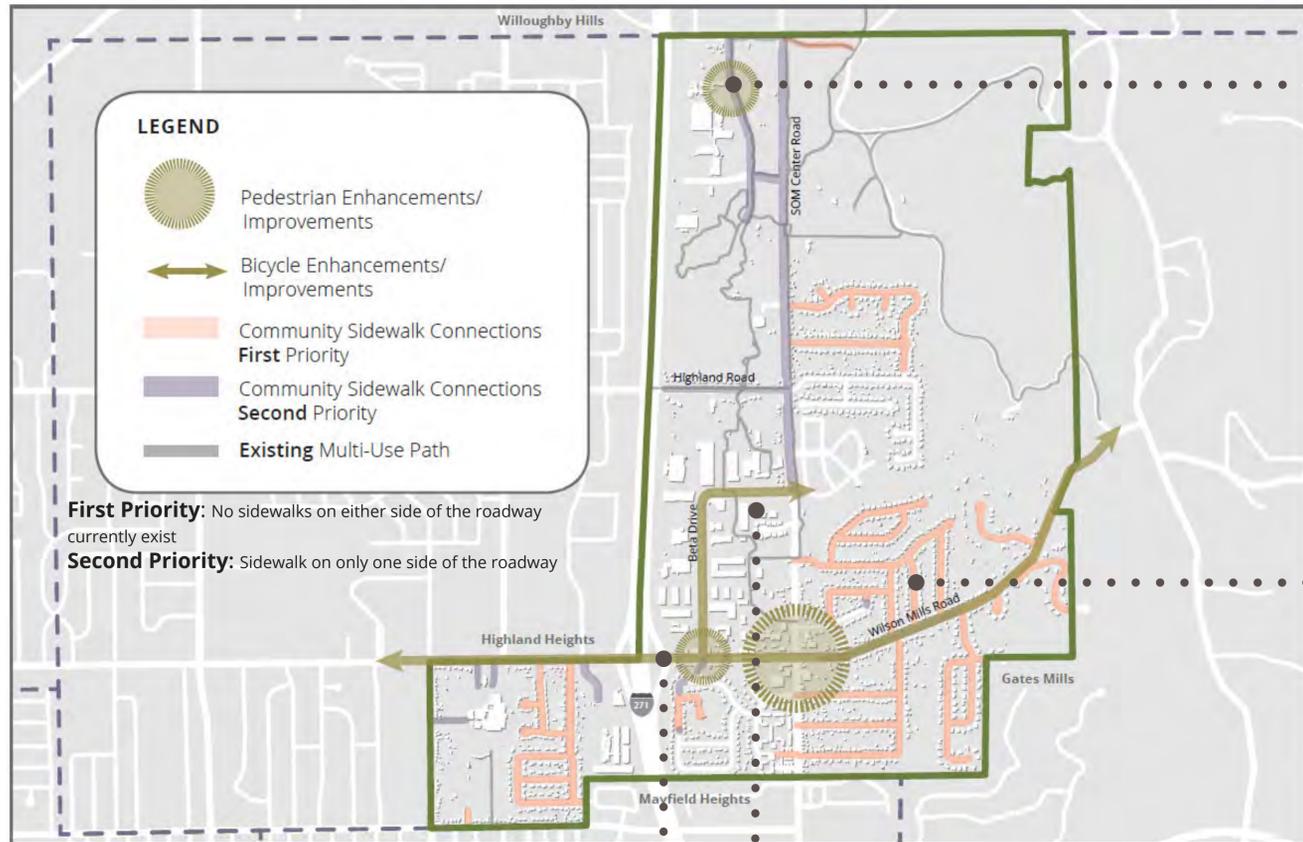
- Partner with neighboring communities, schools, and other local organizations to offer arts, sports, and other cultural programs and events
- Implement amenity improvements along the Bruce G. Rinker Greenway to offer exercise stations, art and cultural markers, scenic overlooks, and rest areas
- Diversify the type of recreational offerings for seniors to meet the needs of active seniors
- Increase recreational offerings for young families
- Encourage local theater and school productions at Reserve Hall
- Continue summer movie & concert series at The Grove Amphitheater
- Purchase small lots of unused or vacant land to turn into pocket parks, especially near the Village Center and along trails
- Evaluate potential community uses for underutilized basement space within Civic Center



# CONNECTIVITY INFRASTRUCTURE

Connectivity, being able to walk or bike safely in an area, are increasingly more important to creating vibrant and attractive neighborhoods and commercial areas. Mayfield Village has an extensive multi-use path network with the Bruce Rinker Greenway. However, key east to west links and residential neighborhood connections are missing and provide an opportunity to improve overall connectivity to existing community amenities and facilities.

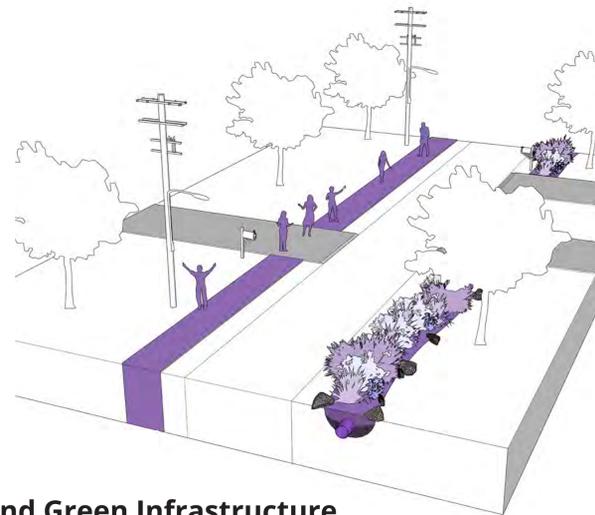
## Pedestrian and Bicycle Improvement Map



### Mid-Block Crossing on North Commons Boulevard



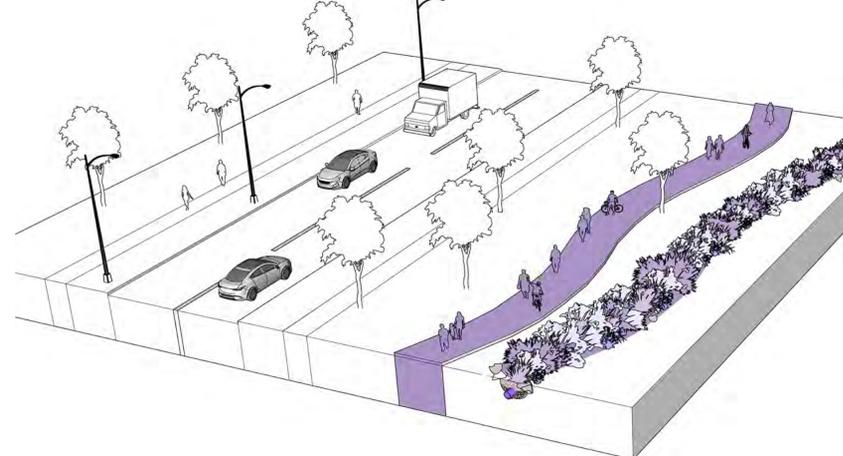
### Sidewalk Added To Residential Street (With Enhanced Bioswale)



### Cross-Section of Wilson Mills Road at I-217 (Looking West) Showing Multi-Use Path to The High School

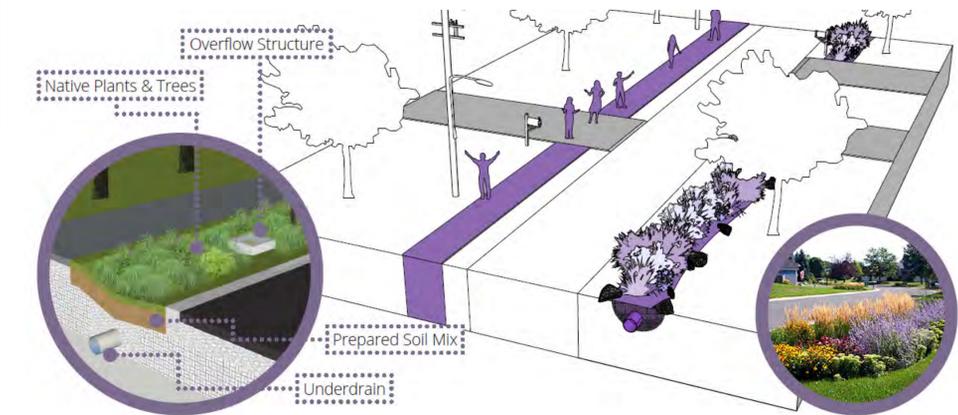


### Multi-Use Path and Green Infrastructure Along Beta Drive



## Bioswales

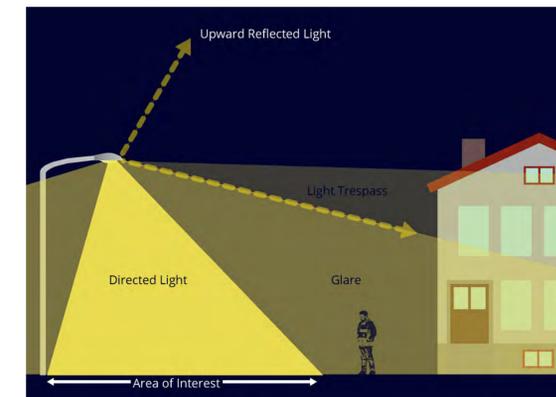
A bioswale is an enhanced drainage feature prepared with appropriate soil and native plants that can better hold stormwater and allows it to be naturally filtered into the ground. Bioswales help to alleviate flooding by absorbing rainwater, filtering pollutants, and can also be decorative elements to streetscapes. They can be placed along roads and trails, in yards, or in parking lots. They can be installed in conjunction with road, sidewalk, or multi-use path projects. Because of their positive impacts on stormwater management, there is often grant funding available for this type of improvement.



## Dark Sky Street Lighting

Dark-sky lighting, as defined by the International Dark-Sky Association, is lighting that minimizes glare while reducing light trespass and sky-glow. Dark Sky compliant lighting can have many positive effects on a community and its environment. Installing quality fixtures that focuses light directly down can typically cut energy costs by 60-70%. It can also reduce impacts on human health, such as decreased interference with circadian rhythms. As well as reducing glare and trespass on neighboring properties and windows. Installation of consistent design and standards throughout the Village can provide visibility and safety while reducing the impact on residential properties and the parks.

### Street Lighting Areas Of Impact



### Effectiveness Of Lighting Fixture Types



## COMMENTS OR IDEAS?

We need your feedback! If you have any general or specific comments, questions, or ideas for the Master Plan based on what you have seen or heard today, please write them on a sticky note and place them on this board. Feel free to write directly on the board if you want.

**Don't forget to take the Survey!** [https://www.surveymonkey.com/r/mv\\_publicmeeting\\_2](https://www.surveymonkey.com/r/mv_publicmeeting_2)