

MAYFIELD VILLAGE

MASTER PLAN

CURRENT CONDITIONS

DRAFT January 25, 2018

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MAYFIELD
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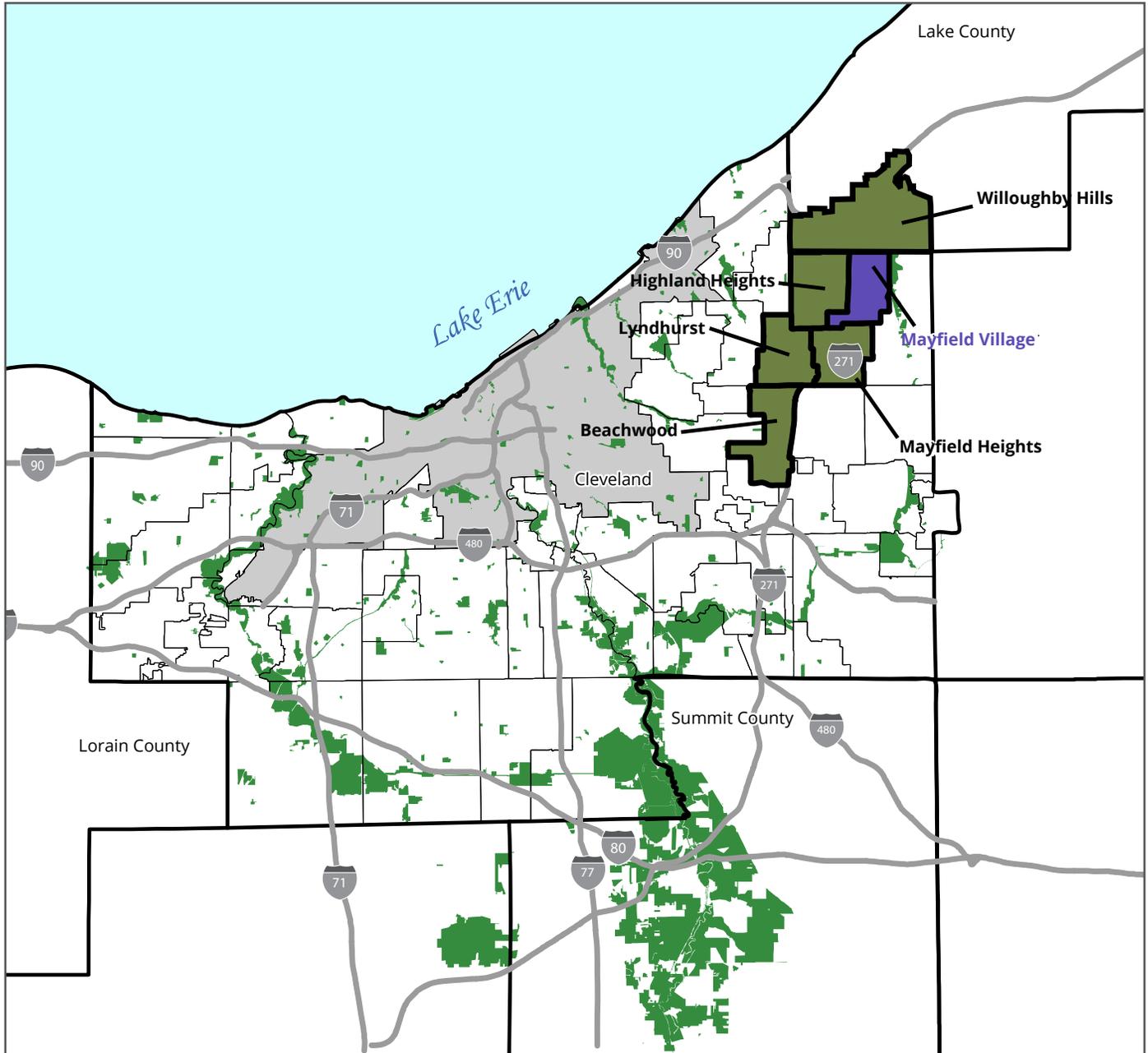
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PEER COMMUNITIES



1.0 Current Conditions

WHAT'S INSIDE

Many factors affect a community's future, including population and housing trends, income and tax receipts, transit access, land use patterns, and natural features. The Current Conditions section provides an overall assessment of trends and existing conditions in Mayfield Village.

This section of the Master Plan outlines a series of profiles that define the Village as it exists today. These profiles - Community, Transportation, Community Services, and Land Use - define local attributes and place them in a regional context for further examination and analysis.

This data comes from numerous sources, including the U.S. Census' American Community Survey, Cuyahoga County, the US Postal Service, and Mayfield Village.

The Current Conditions data will be used to inform goals, policies, and actions in the next phases of the Master Plan.

DATA SOURCES

- 2000 United States Census
- 2010: American Community Survey, 2006-2010 Five Year Estimates
- 2015: American Community Survey, 2011-2015 Five Year Estimates
- Case Western Reserve University Center of Urban Poverty and Community Development
- Mayfield Village
- Cleveland Metroparks
- Cuyahoga County Fiscal Office
- Cuyahoga County GIS
- Cuyahoga County Planning Commission
- Greater Cleveland Regional Transit Authority
- Longitudinal Employer-Household Dynamics
- Northern Ohio Data and Information Service
- Northeast Ohio Areawide Coordinating Agency
- Ohio Department of Education
- Regional Income Tax Agency
- Walkscore.com

CONTENTS

1.1 COMMUNITY PROFILE

- Population, page 6
- Density, page 6
- Households, page 8
- Race & Ethni, page 9
- Educational Attainment, page 10
- Income, page 11
- Occupancy & Vacancy, page 12
- Tenure, page 12
- Rent, page 13
- Affordability, page 13
- Housing Units, page 14
- Housing Market, page 15
- Home Sales, page 16
- Condominium Sales, page 17
- Property Tax, page 18
- Income Tax, page 19
- Employment, page 20
- Employment Centers, page 20

1.2 TRANSPORTATION & INFRASTRUCTURE PROFILE

- Commute, page 22
- Vehicle Ownership, page 23
- Infrastructure Projects, page 24
- Transit System, page 26
- Transit Coverage, page 27
- Bike Routes, page 28
- Connectivity, page 29

1.3 COMMUNITY SERVICES PROFILE

- Police Department, page 30
- Fire & Emergency Services, page 30
- Senior Services, page 32
- Parks & Recreation, page 32
- Schools, page 32
- Library, page 34

1.4 LAND USE PROFILE

- Land Use, page 36
- Zoning, page 38
- Vacant Land, page 42
- Parks & Open Space, page 43
- Tree Canopy, page 44
- Waterways & Slopes, page 45

1.1 COMMUNITY PROFILE

Figure 1 Population

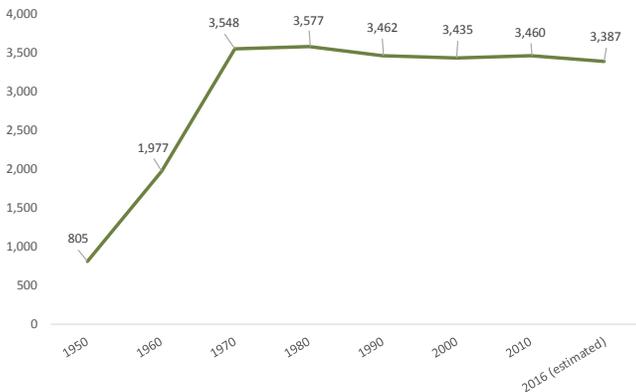
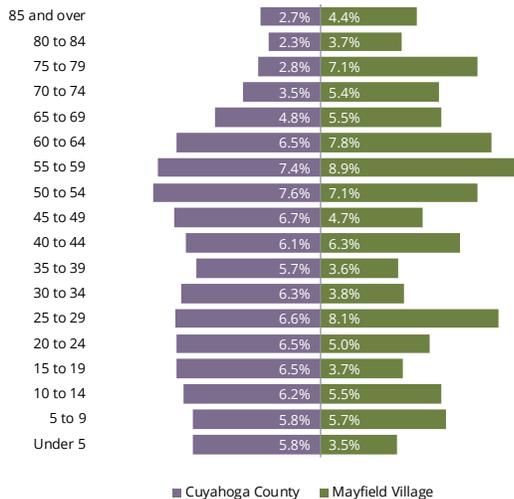


Figure 2 Population Pyramid, 2015



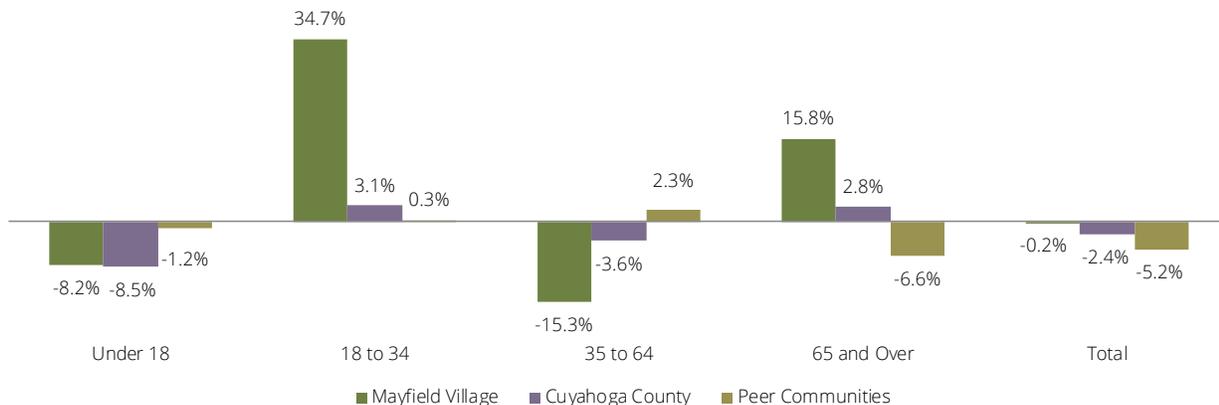
POPULATION

Population size and growth trends are key factors that influence land use designations and municipal services. Mayfield Village saw a large increase in population from the 1950's to the 1970's, but has since seen a gradual decrease in population numbers. This trend has begun to plateau in recent years. Overall, Mayfield Village's trends tend to follow those similar to the County; however, there is a large concentration of those residents that are 55 to 59 years old (8.9%) and 25 to 29 years old (8.1%). There is also a high concentration of population ages 60 to 64 (7.8%) and ages 75 to 79 (7.1%). Additionally, the Village saw a very large jump in its population age 18 to 34 at 34.7%, while the County only saw an increase of 3.1% within the same age group. This could be because of large, technology based companies locating within the area and looking to hire young professionals to fill open positions.

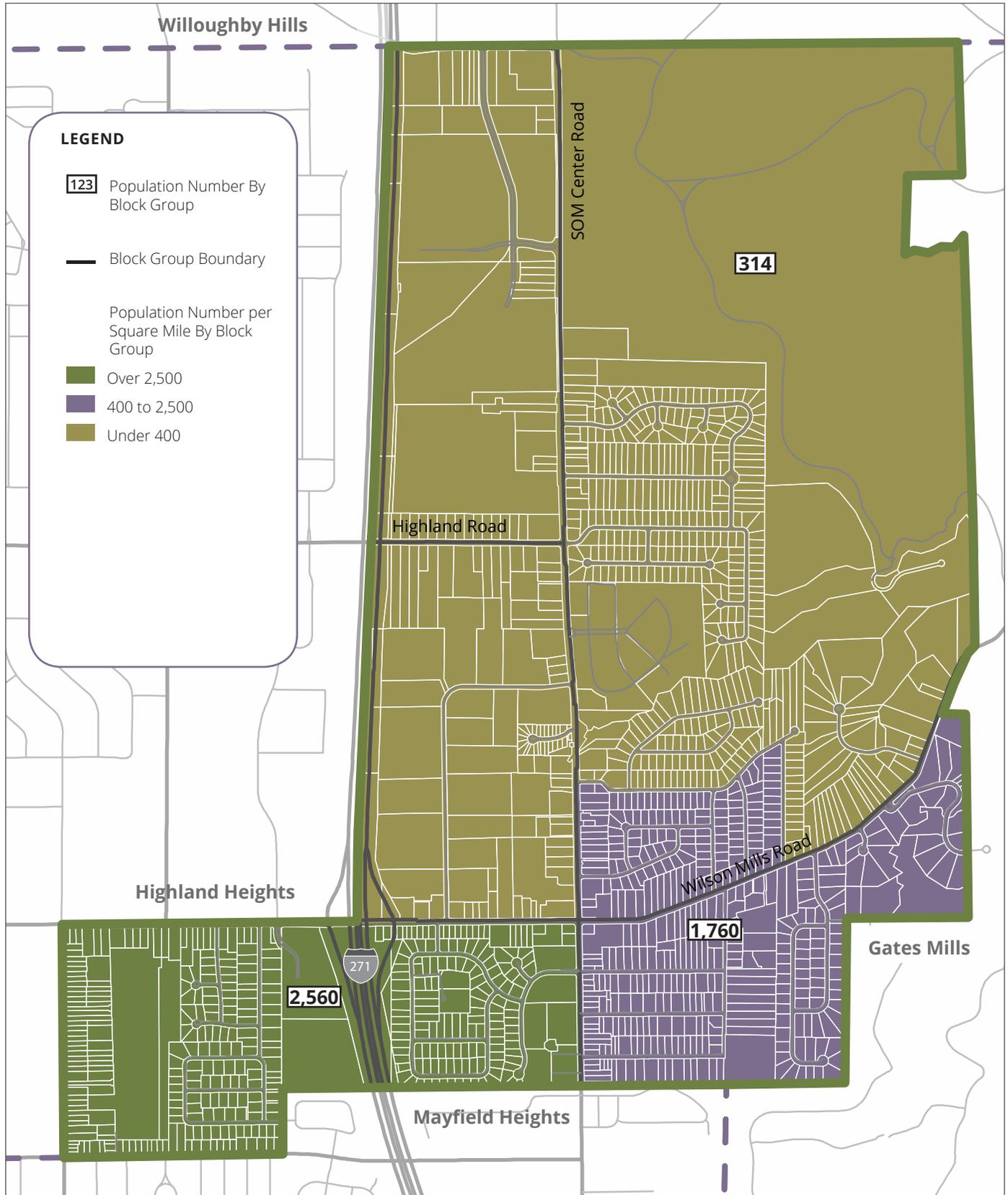
DENSITY

Population density is a measure of population by square mile and when mapped, it can generally display how tightly packed or dispersed the population is within a specific area or region. Densely populated areas can more easily support walkable amenities such as restaurants and retail, and sometimes can have different needs such as greater transit frequencies or biking accommodations. Mayfield's most densely populated areas are concentrated near the High School in the southwest corner, while the least populated areas are concentrated in the northeast corner near the North Chagrin Reservation.

Figure 3 Percent and Numeric Change in Population by Age Group, 2010 to 2015



MAP 1 — POPULATION DENSITY



DRAFT January 25, 2018

1.1

HOUSEHOLDS

The Census defines a household as any person or group of persons living together in a residence regardless of relationship. This may consist of a single person, or multiple related and/or unrelated individuals living together. Overall, Mayfield Village has seen a sharp decrease in household size when compared to the year 2000. In 2015, the Village's average household size had decreased by 5.2% since the year 2000.

From 2010 to 2015, the Village saw the largest increase in single person households (36.5%) and in three-person households (6.6%) when compared to both the County and peer communities. Conversely, Mayfield Village also saw the largest decrease in four-person households (23.1%) and two-person households (6.6%) when compared to both the County and peer communities.

Figure 4 Percent Change in Household Size, 2000 to 2015

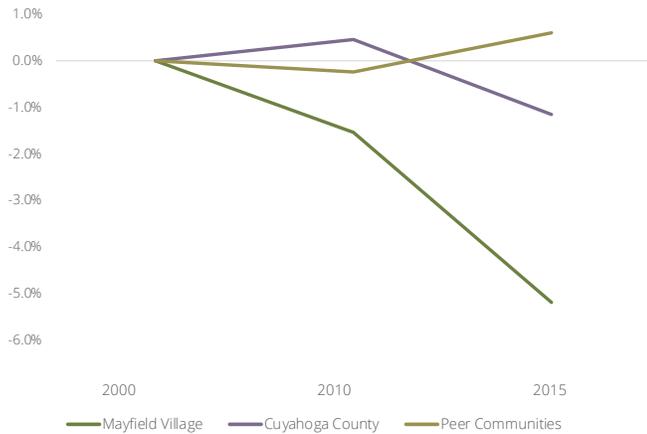
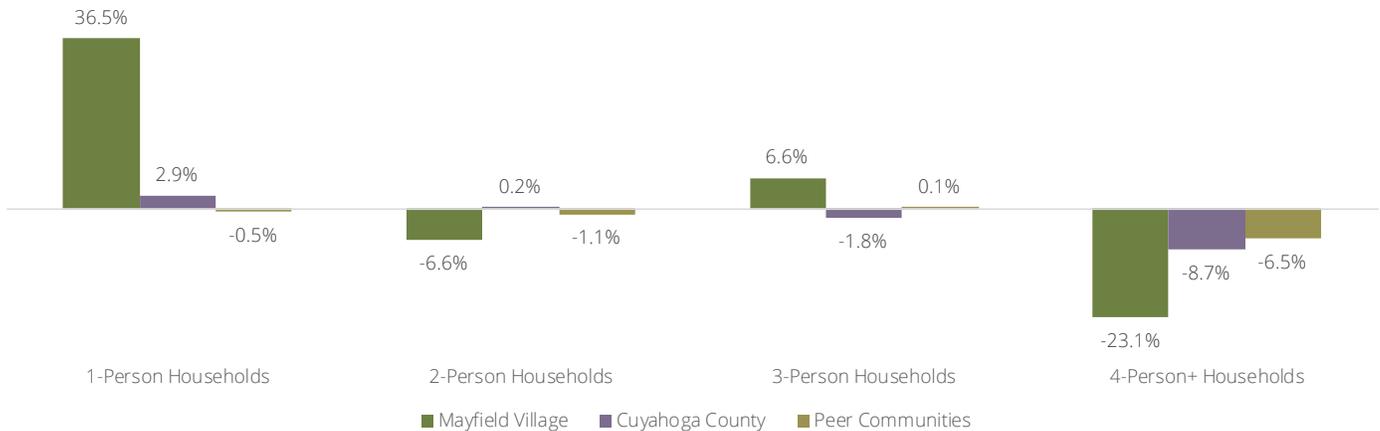


Figure 5 Average Household Size, 2015



Figure 6 Percent and Numeric Change in Number of Households by Size, 2010 to 2015



RACE & ETHNICITY

The racial and ethnic backgrounds of an area can help to inform policy and program decisions for a community. Mayfield Village is slightly less diverse when compared to peer communities, but significantly less diverse than the County as a whole. The Village identifies as 89.5% white, while the County only identifies as 60.4% white.

The Village also has the lowest number of its population identifying as black (0.5%) and Hispanic (0.8%). However, from the years 2010 to 2015 Mayfield did see a large increase in the percentage of its population identifying as Asian (128.8%) and Hispanic (116.7%). Conversely, the Village did see a loss in population identifying as white (2.2%), black (82.1%), and other (53.1%).

Figure 7 Ethnicity, 2015

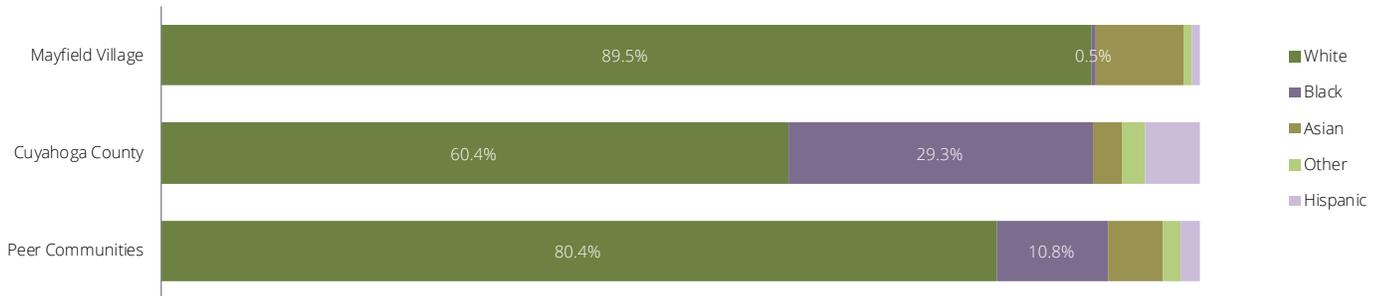
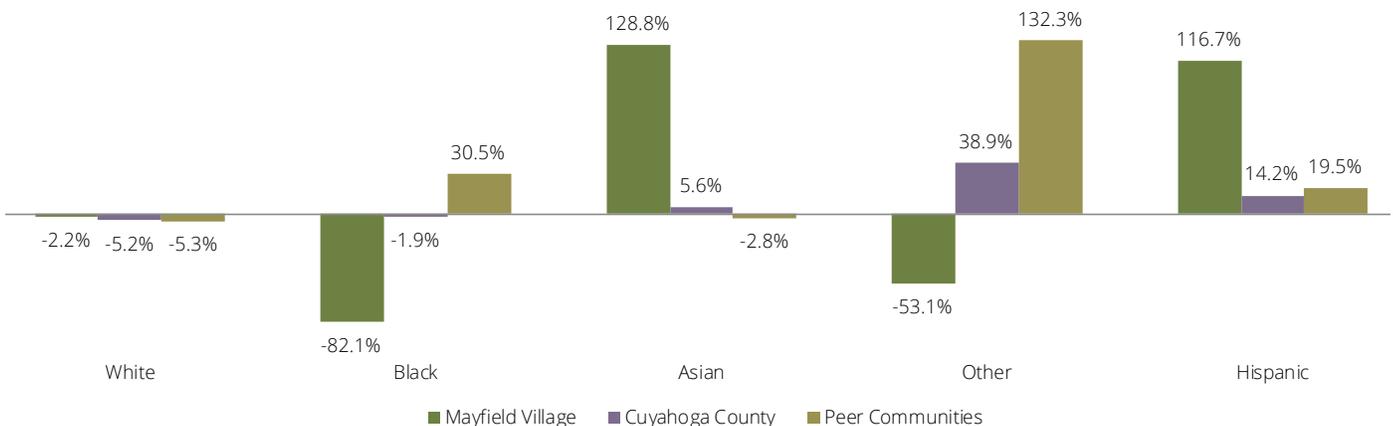


Figure 8 Percent and Numeric Change in Population by Ethnicity, 2010 to 2015



1.1

EDUCATIONAL ATTAINMENT

Higher educational attainment often indicates higher income levels, which can in turn strengthen a community's overall economy. Mayfield Village is a leader within the region and has the highest percentage of its population with both an Associates or Bachelor's degree, and Master's degree or higher, when compared to the County and peer communities. Within the Village, 37.2% of residents have at least an Associates or Bachelor's degree and 21.2% have a Master's degree or higher. Within the County, only 12.5% of the population has a Master's degree or higher. Additionally, Mayfield also has the lowest concentration of population that has less than a high school diploma (4.4%).

From 2010 to 2015, Mayfield Village saw an increase in the percentage of population earning a Master's degree or higher at 7.3%; which is slightly lower than both its peer communities (7.5%) and the County as a whole (9.2%). The Village did see the highest increase in Bachelor's or Associates degrees (15.6%), but they also saw the largest decrease in those with some college (25.2%) and those with less than a high school diploma (14.2%). This could be due in part to an aging population and fewer young families with children moving into the community.

Figure 9 Educational Attainment, 2015

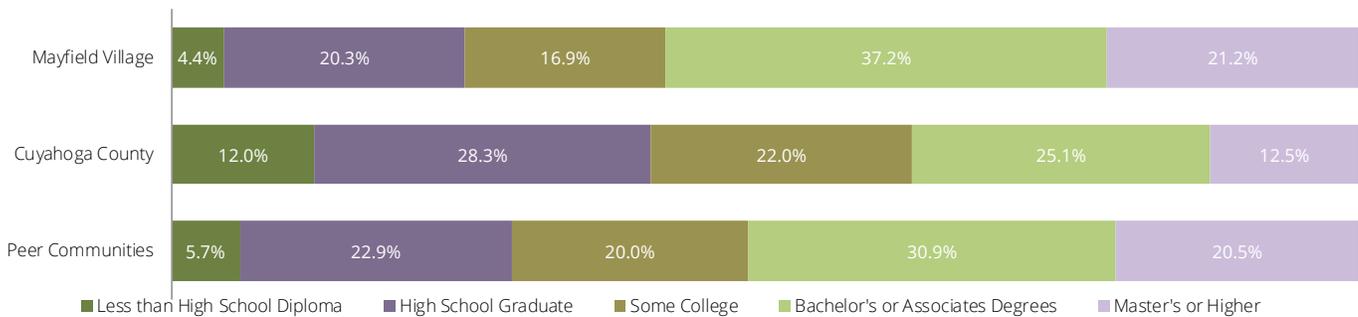
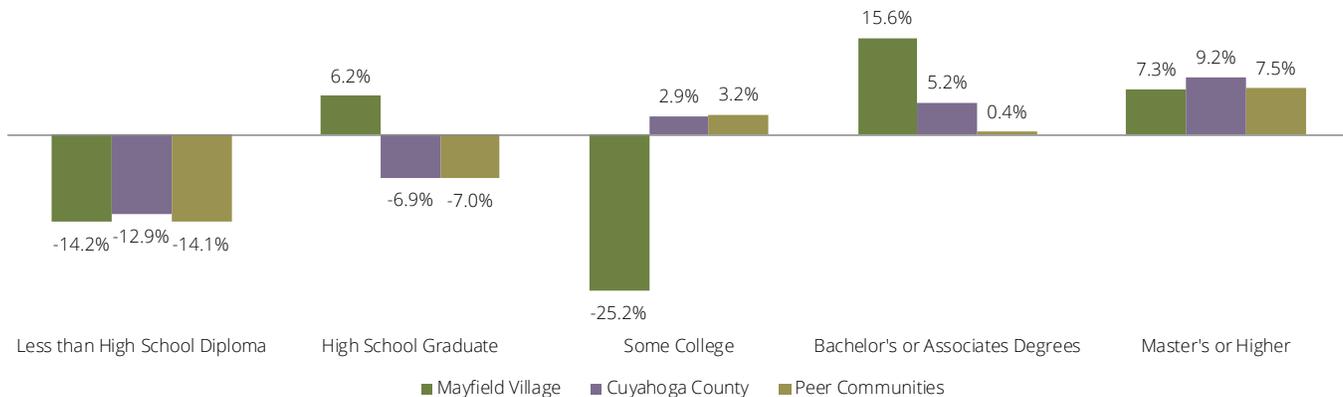


Figure 10 Percent and Numeric Change in Educational Attainment, 2010 to 2015



INCOME

Median Household Income (MHI) is an important indicator to help gauge purchasing power, the ability for residents to maintain their homes, and what a community can expect to collect in income taxes. Between 2010 and 2015, both Mayfield Village's and the County's inflation-adjusted MHI decreased. However, the Village's MHI remains substantially above the County's. In 2015, Mayfield's MHI was \$68,191, while the County's was only \$44,190.

Mayfield Village is a leader in attracting those with incomes greater than \$35,000 annually. The Village has the highest percentage of income levels between \$35,000 and over \$150,000. Those earning over \$150,000 annually (15.7%) is 8% higher than that of the County (7.7%). Additionally, Mayfield has the lowest concentration of those earning less than \$15,000 (2.9%); which is 14.7 percentage points lower than the County (17.6%).

Between 2010 to 2015, Mayfield Village saw its largest increase in income levels for those earning between \$15,000 to \$34,999 (26.2%). The Village was the only community when compared to the County and other peer communities to see an increase in income levels between \$35,000 to \$74,999 (15.8%). The community also saw an increase in those earning \$150,000 or more (18.7%); however, the County saw a slightly larger increase (20.6%).

Figure 11 Median Household Income, 2010 & 2015



Figure 12 Households by Income Category, 2015

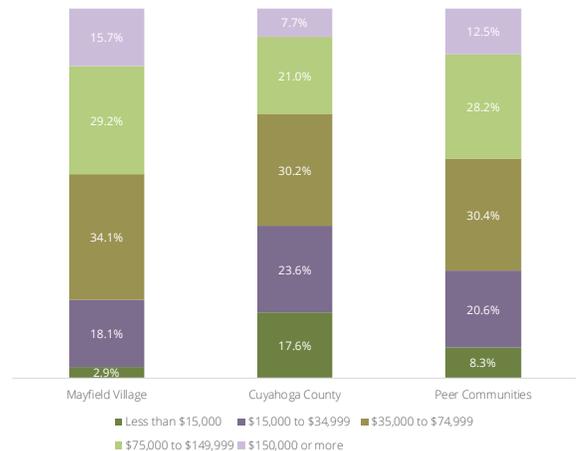
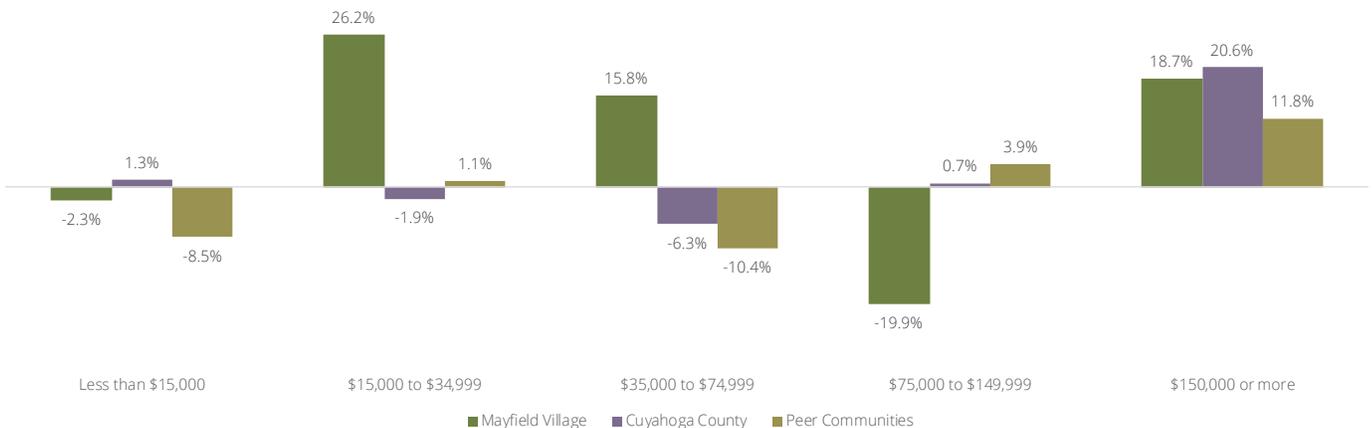


Figure 13 Percent and Numeric Change in Income, 2010 to 2015



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Figure 14 Occupancy Rate, 2015

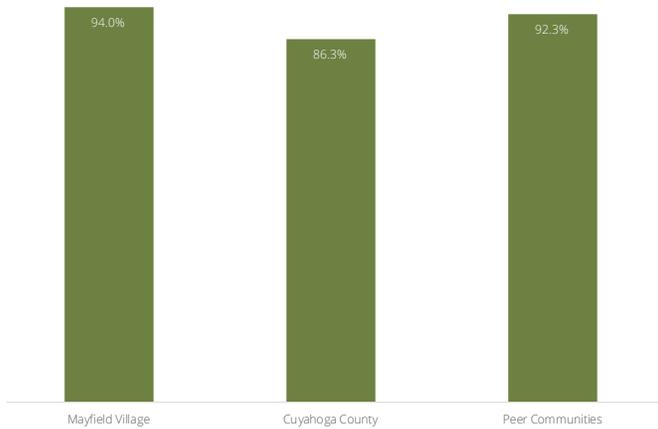
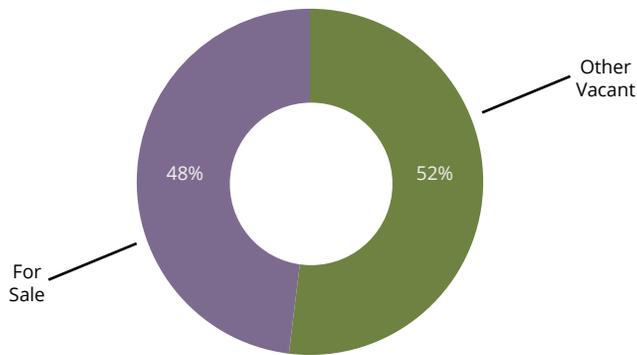


Figure 15 Vacancy Type, 2015



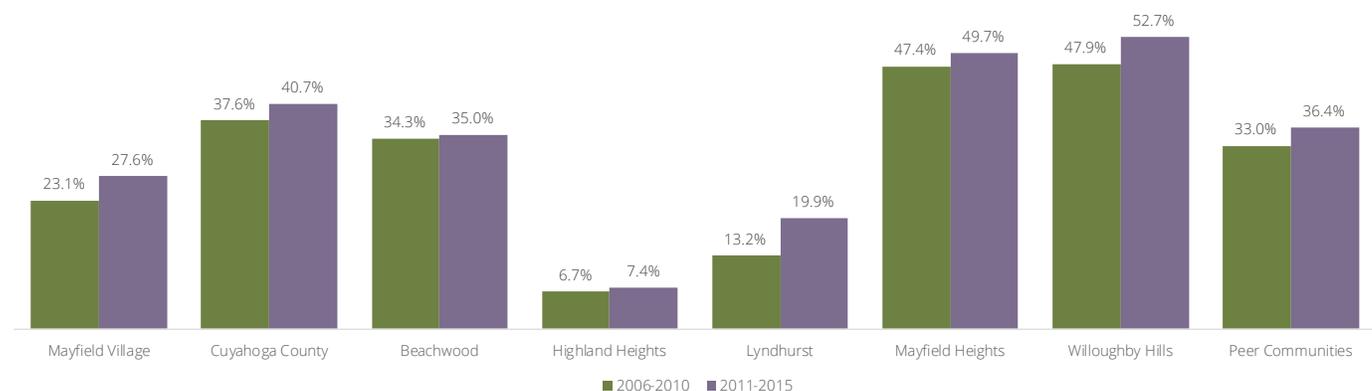
OCCUPANCY & VACANCY

Mayfield Village has a very high occupancy rate of 94.0%, which is slightly higher than the County and peer communities. Any units that are counted as vacant are not necessarily abandoned; they may include for sale or second homes. All of the Village's vacant units are listed as other vacant (52%) or for sale (48%). "Other vacant" indicates that the unit does not fit into the for rent, for sale, rented or sold but not yet occupied, or temporarily used vacant categories. Common reasons include an owner that does not want to rent or sell, or a house being used for storage, being foreclosed upon, or being repaired or renovated.

TENURE

Tenure is a term used to describe whether a housing unit is owned or rented by its occupants. Mayfield Village, the County, and its peer communities all saw an increase in renter-occupied units from 2010 to 2015. The Village saw a 4.5% increase, which is amongst the largest when compared to peer communities; only Lyndhurst (6.7%) and Willoughby Hills (4.8%) saw a larger increase in renter-occupied units.

Figure 16 Percent of Renter-Occupied Housing Units, 2010 & 2015



RENT

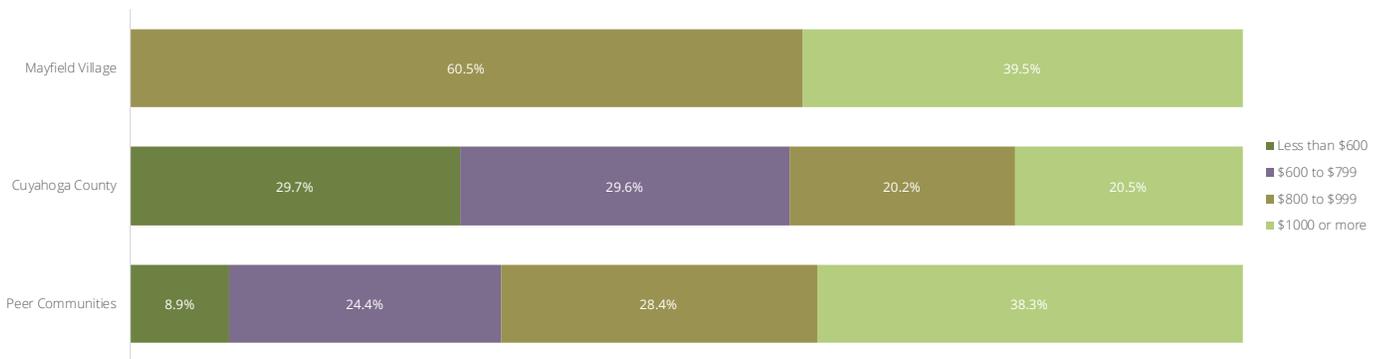
Median Gross Rent is a good indicator for overall affordability of housing within a community. The Median Gross Rent for Mayfield Village in 2015 was \$965, while the County's was only \$730. However, between the years 2010 to 2015, the Village saw a drop in its Median Gross Rent from \$1,238 and the County also saw a slight decrease from \$754.

The majority of Mayfield Village's rental units are priced between \$800 to \$999 (60.5%), while the other portion of the rentals are priced at \$1000 or more (39.5%). These also account for the largest percentage of rentals within their price categories when compared to the County and peer communities. There are no rental units priced below \$800 located within the Village.

Figure 17 Median Gross Rent, 2010 & 2015



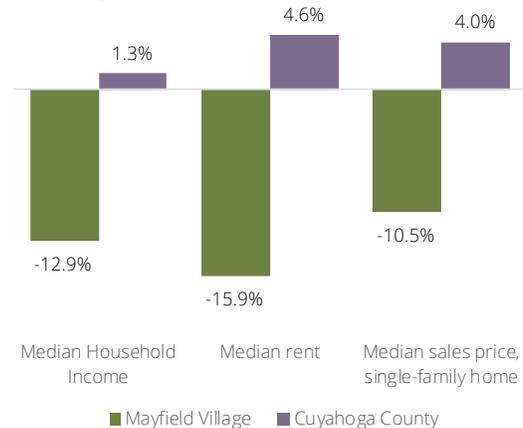
Figure 18 Percentage of Rental Units by Median Gross Rent, 2015



AFFORDABILITY

Overall, rent, sales prices, and household income are decreasing within Mayfield Village while the County is increasing. This can indicate that there is significantly less disposable income in the community, and as the median rent is dropping at a rate faster than median sales price for a single-family home, renting is becoming a more affordable option than buying a home within the Village.

Figure 19 Change in Income, Rent, and Sales Price, 2010 to 2015



1.1

HOUSING UNITS

Mayfield Village has a total of 1,554 housing units, of which 1,148 are single-family detached. Overall, the majority of the Village's housing stock was built in the 1950's and 1960's; this follows a similar trend found within the County as a whole. However, the County does have a very large number of units being built in 1939 or earlier (30.3%).

A very large portion (74%) of Mayfield's housing stock is single-family detached units. Only Highland Heights (91%) and Lyndhurst (80%) have a higher concentration of this housing type. The Village does have the highest concentration

of building that are 5 to 9 units (17%), but Mayfield also has amongst the lowest concentration of single-family attached units (2%).

Additionally, Mayfield Village saw the largest increase when compared to the County and peer communities in adding new housing units. In 2015, the Village saw a 5.6% jump in housing units when compared to the year 2000; the county only saw an overall 0.4% increase and peer communities saw a slight 0.3% drop in numbers.

Figure 20 Year Built

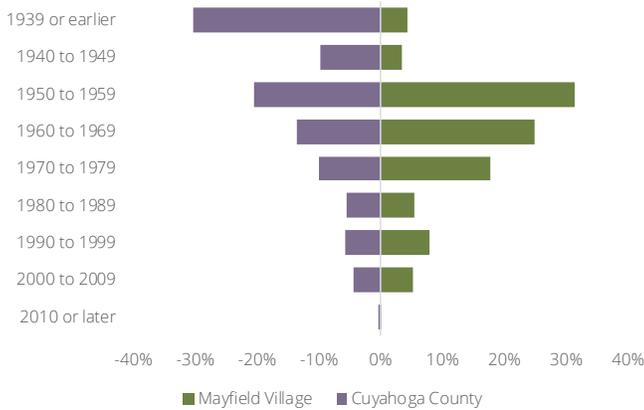


Figure 21 Percent Change in Housing Units, 2000 to 2015

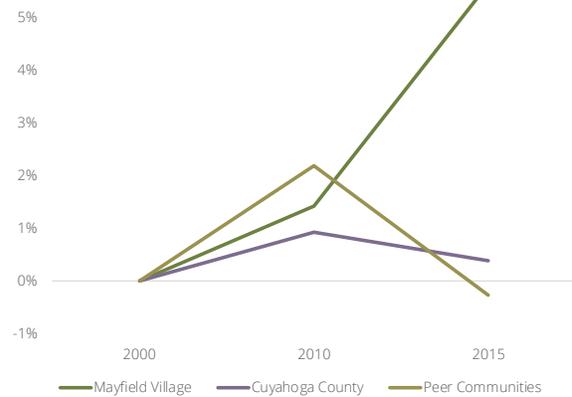
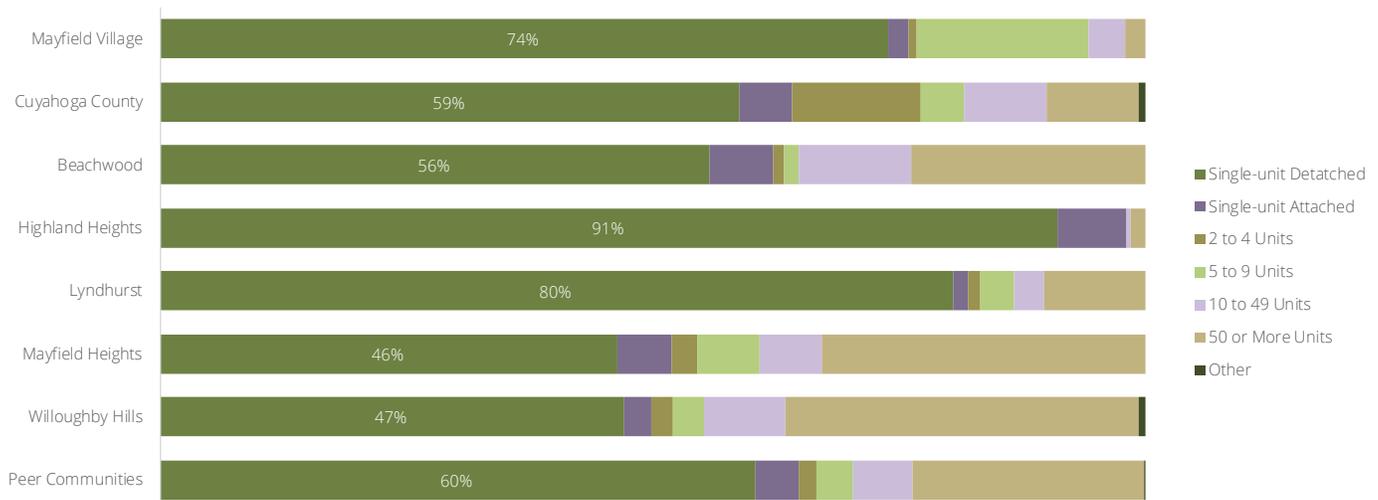
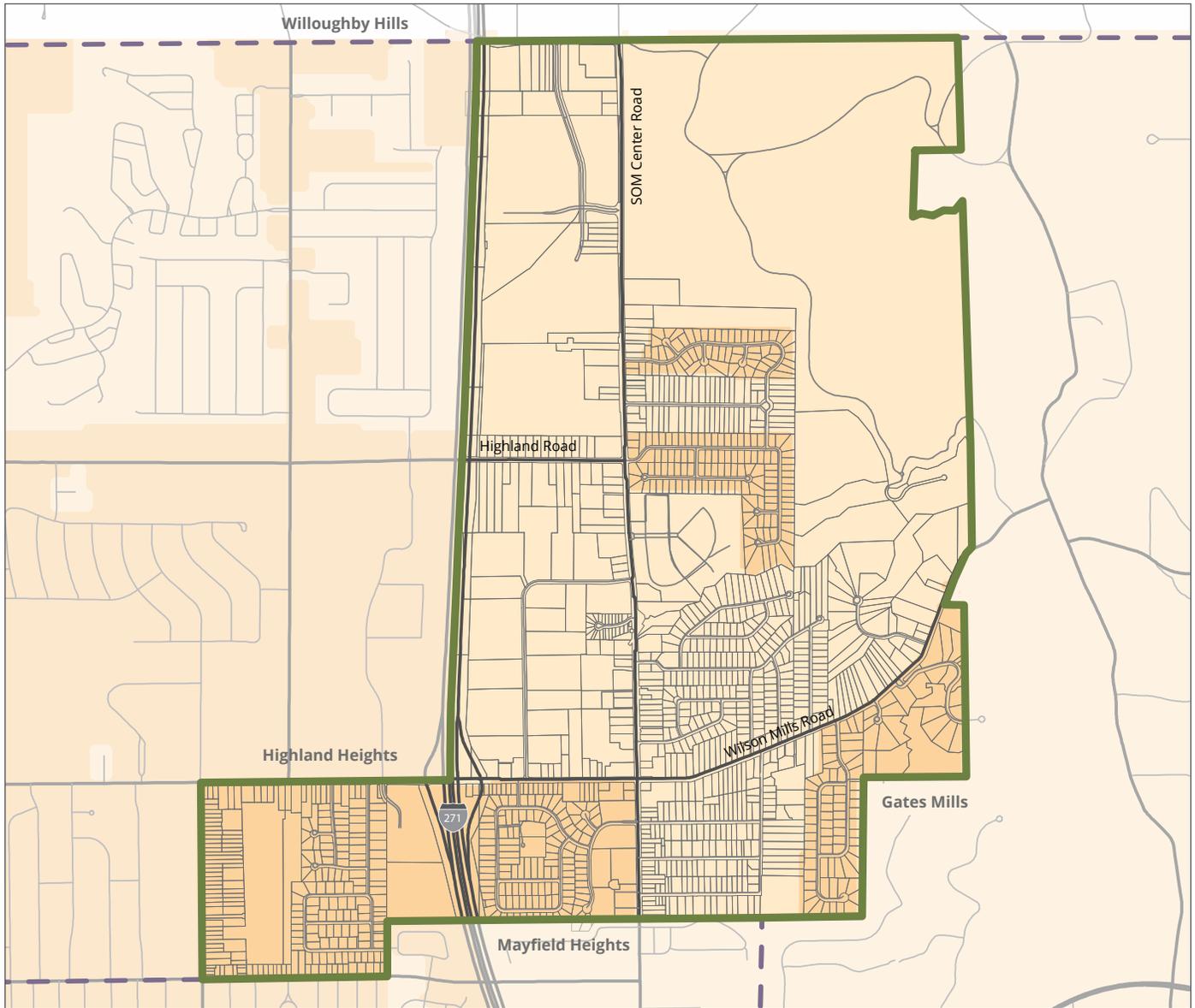


Figure 22 Percent of Units by Number of Units in Structure, 2015



MAP 2 — HOUSING MARKET STRENGTH, 2015



HOUSING MARKET

Mayfield Village’s housing market continues to be very strong and stable when compared to other communities in the region. The entire Village falls within the “Healthy” or “Above Average” categories when looking at the housing market indicators for the community. These indicators include: poverty, tax delinquency, mortgage foreclosure, demolitions, vacancy, change in valuation, and unemployment rate. It is important to note that “Housing Market Strength” displays broad trends and this may not reflect individual homes or subdivisions within Mayfield Village.

LEGEND

- Healthy
- Above Average
- Average
(Not Shown - None in Mayfield Village)
- Below Average
(Not Shown - None in Mayfield Village)
- Weak
(Not Shown - None in Mayfield Village)
- Very Weak
(Not Shown - None in Mayfield Village)

1.1

HOME SALES

Median sale prices are an important indicator for displaying a community's housing market strength and is typically a data point that can be easily tracked over time. There was a large dip in the median sales price for a single-family housing unit around 2010 to 2012, largely due to the recession. In 2012, the average median sales price was 20% below the average in 2007. The housing market within Mayfield has proven to be extraordinarily resilient and has bounced back. In 2016, the average median sale price for a single-family housing unit was 8% above where it was in 2007 (\$228,250).

The median sales price may sometimes not accurately reflect what is happening within a community's housing market. Mayfield Village has an aging demographic and a population consisting of lifelong residents and families. This can indicate that properties have a higher likelihood of exchanging ownership without being placed on the market, potentially being sold below market value, or by obtaining quick claims. These intergenerational transfers can skew the median sales price and effect data results.

Figure 23 Single-Family Median Sale Price, 2016

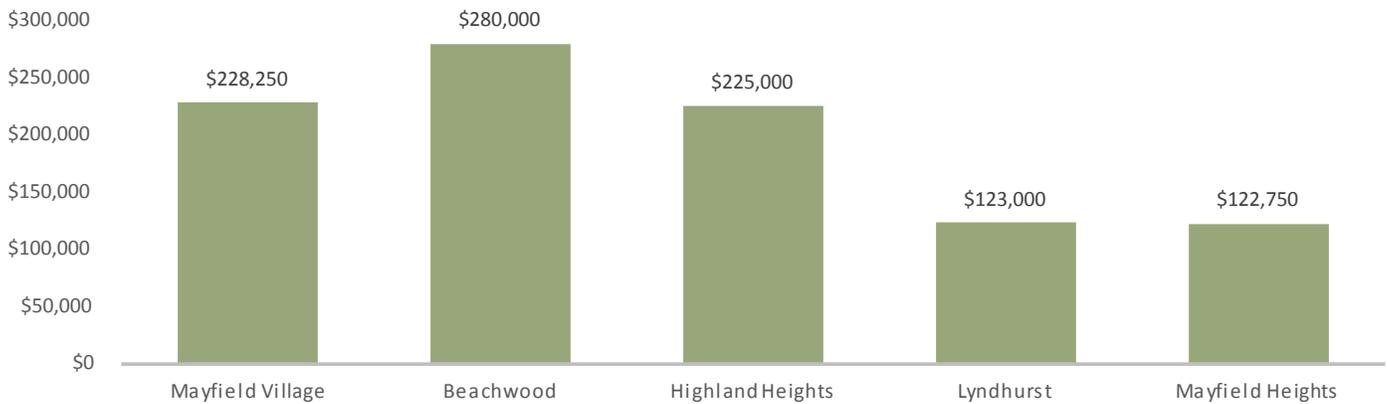
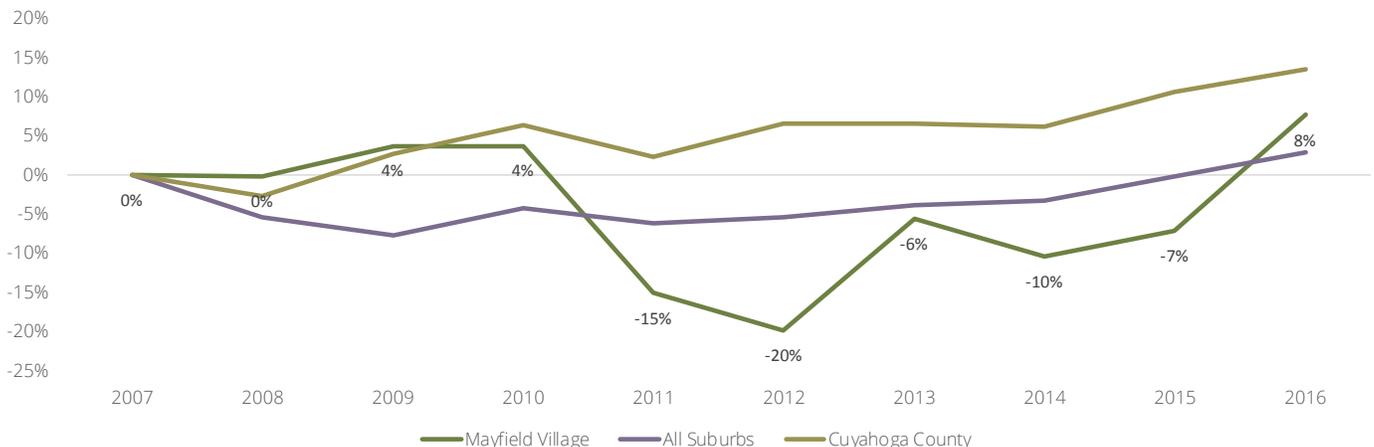


Figure 24 Change in Single-Family Median Sale Price, Compared to 2007



CONDOMINIUM SALES

The condominium market was hit harder during the recession than the single-family housing market. There have been many highs and lows in the Village's condominium market; continues to be significantly less than the median sales price in 2007. Opposite the trend of the single-family housing market, there was a large increase in sales price in 2011 for condominium units; which brought the median sales price to only 5% below the 2007 average.

However, in 2014 the median sales price for condominium units dipped 38% below the 2007 median sales price. As of 2016, there has been a steady increase since the large decrease in 2014 to only 26% below the 2007 average. The average median sales price for a condominium unit within Mayfield Village in 2016 was \$121,200.

Figure 25 Condominium Median Sale Price, 2016

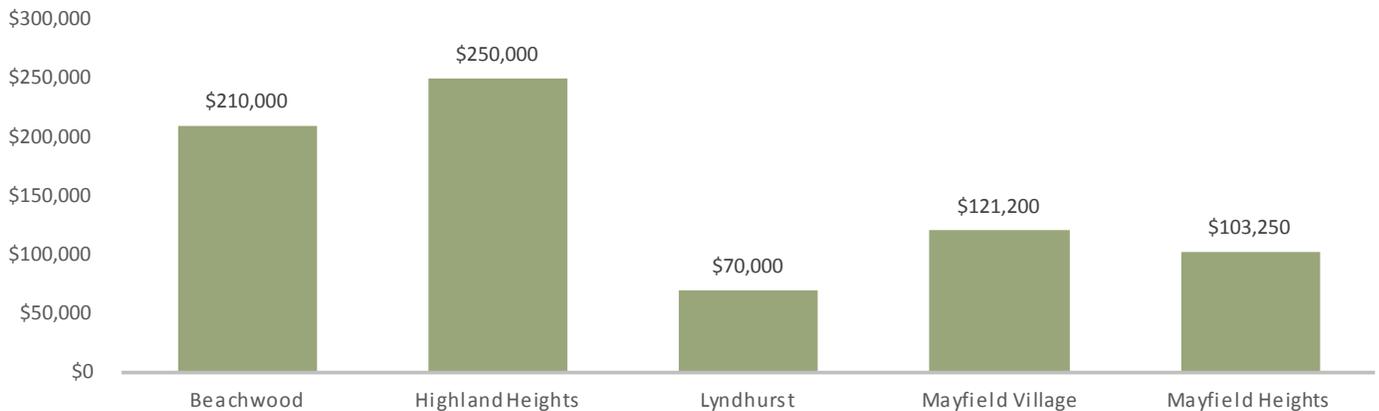
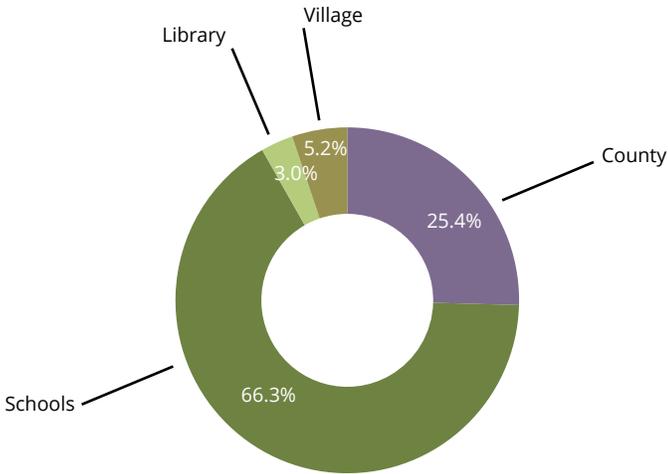


Figure 26 Change in Condominium Median Sale Price, Compared to 2007



1.1

Figure 27 Percent of Millage Dedicated to Taxing Jurisdictions



PROPERTY TAX

Mayfield Village has a voted real estate tax rate of 121.45 per \$1,000 of assessed value. After a reduction, the reduced millage is 81.18 per \$1,000 of assessed value for residential and agriculture properties, and 86.67 for commercial and industrial properties.

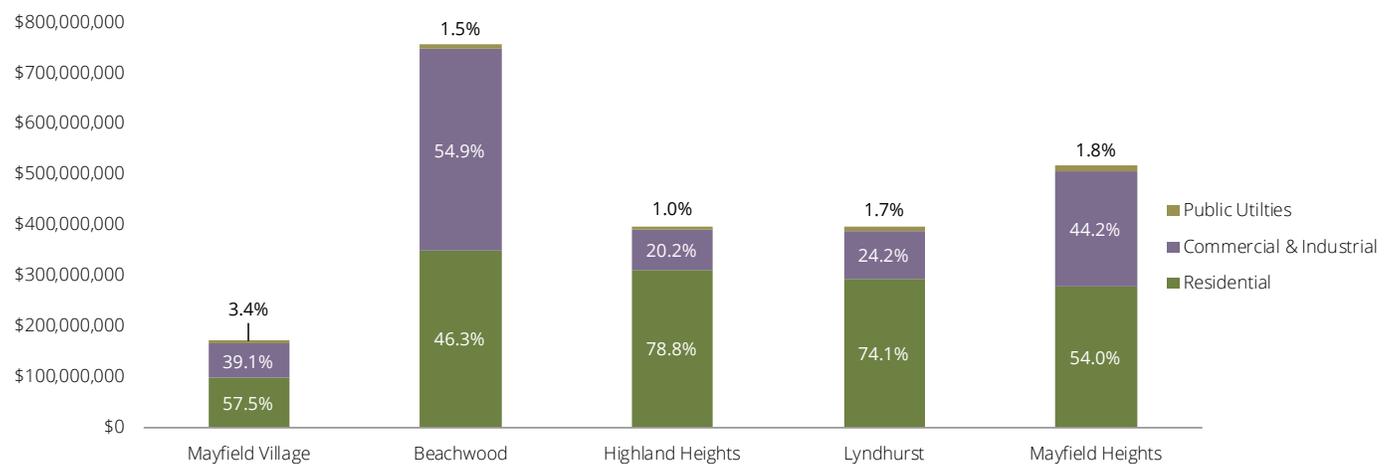
The majority of collected property tax revenues are distributed between the schools (66.3%) and the County (25.4%). The remaining tax revenues are split between the library (3.0%) and the Village (5.2%). Mayfield Village keeps 5.2% of property taxes, which is significantly less than some peer communities; such as Mayfield Heights, which keeps 11.5%.

Figure 28 Millage, 2016*

Tax District	Voted Millage	Residential & Agriculture	Commercial & Industrial
Beachwood	113.83	67.62	77.13
Highland Heights	118.15	80.96	86.04
Mayfield Village	121.45	81.18	86.67
Mayfield Heights	124.15	86.96	92.04
Lyndhurst	142.63	102.68	101.52

*10 mills are equal to 1% of \$1,000 of taxable property value

Figure 29 Tax Valuation by Property Type, 2016



INCOME TAX

Mayfield Village has a very comparable income tax rate of 2%. The Village's income tax is placed upon all wages and profits earned by both residents and non-residents alike within Mayfield's boundaries. The Village's income tax rate was increased in 2010 from 1.5% to 2.0%, but has since remained at its current rate. There was a slight decrease in collected taxes from 2007 to 2009, largely due to the recession, but has since steadily increased; this is largely due to the corporate employers within the community driving the level of revenues collected up. However, from 2015 to 2016, this number has begun to plateau.

While there was an increase in the percentage of residents earning \$150,000 or more in annual income, there was also a large decrease in residents earning between \$75,000 to \$150,000. There was also an increase in residents earning between \$15,000 to \$34,999. This could be from the large increase in elderly residents on a fixed income or the increase in population ages 18 to 34. In 2016, the Village collected \$17,416,653 in income tax revenues and 100% of income tax revenues collected are allocated to the General Fund.

Figure 30 Collected Municipal Income Tax Distribution, 2016

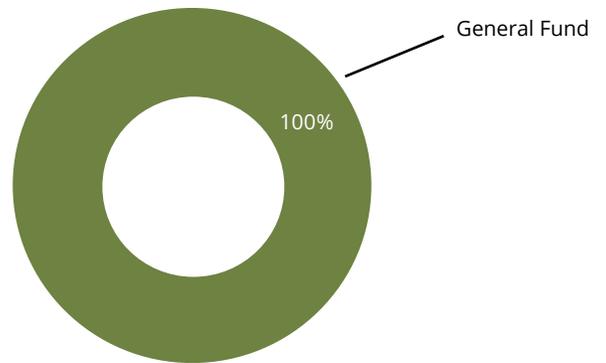
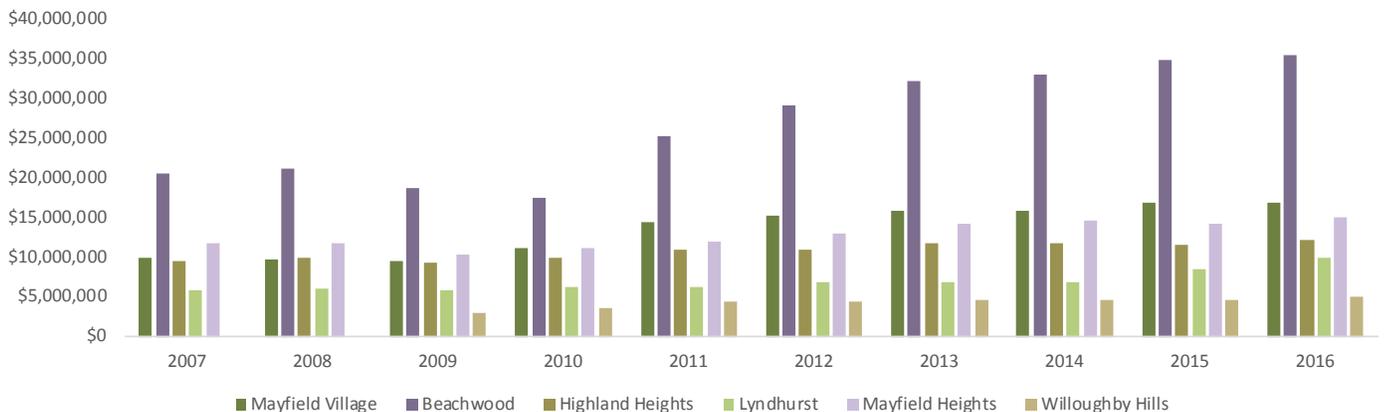


Figure 31 Collected Municipal Income Tax, 2006-2015



1.1

EMPLOYMENT

Employment trends are typically key indicators of a community's economic health. From 2006 to 2014, the Village consistently lost jobs (except for 2007 where there was a slight increase of 0.5% when compared to 2005). These trends closely match that of the County, but tend to be opposite that of peer communities. However, in 2015 Mayfield Village did start to see an increase in workforce when compared to 2005 (1.4% or 142 jobs).

EMPLOYMENT CENTERS

Mayfield Village's employment opportunities are focused around Beta Drive and along the main corridors of Wilson Mills Road and SOM Center Road. Progressive Insurance continues to be the largest employer within the community and one of the largest in the region. They have a footprint in all three of the main employment centers within the Village; the largest is the new Progressive campus near the northern portion of SOM Center Road.

Figure 32 Percent and Numeric Change in Employment Compared to 2005

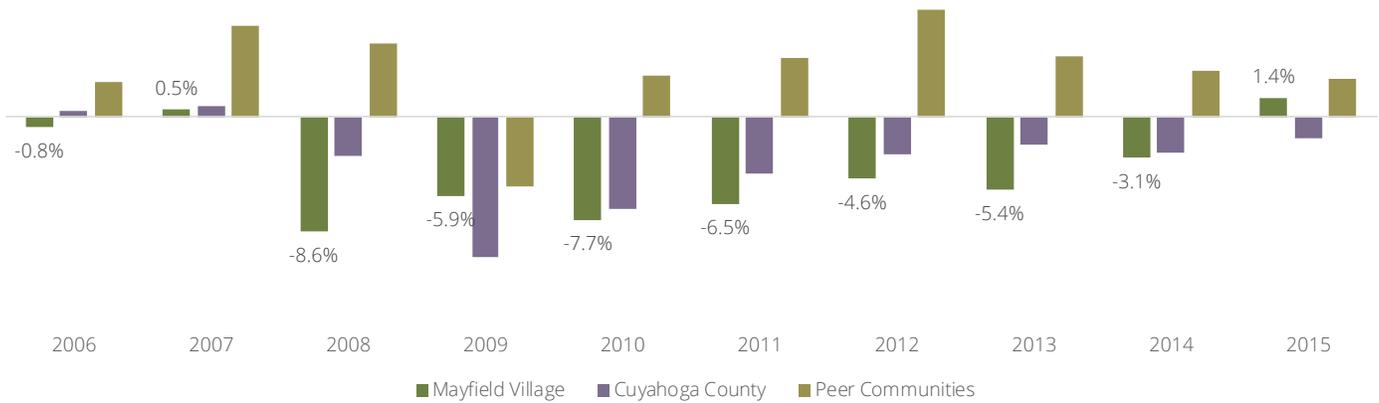
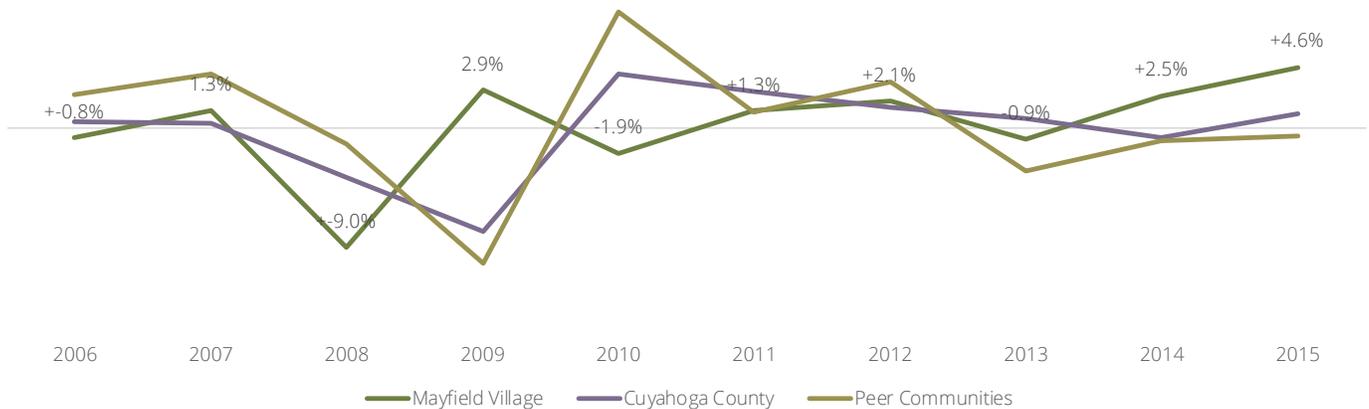


Figure 33 Percent Change in Employment Compared to Previous Year, 2006-2015



MAP 3 — EMPLOYMENT CENTERS

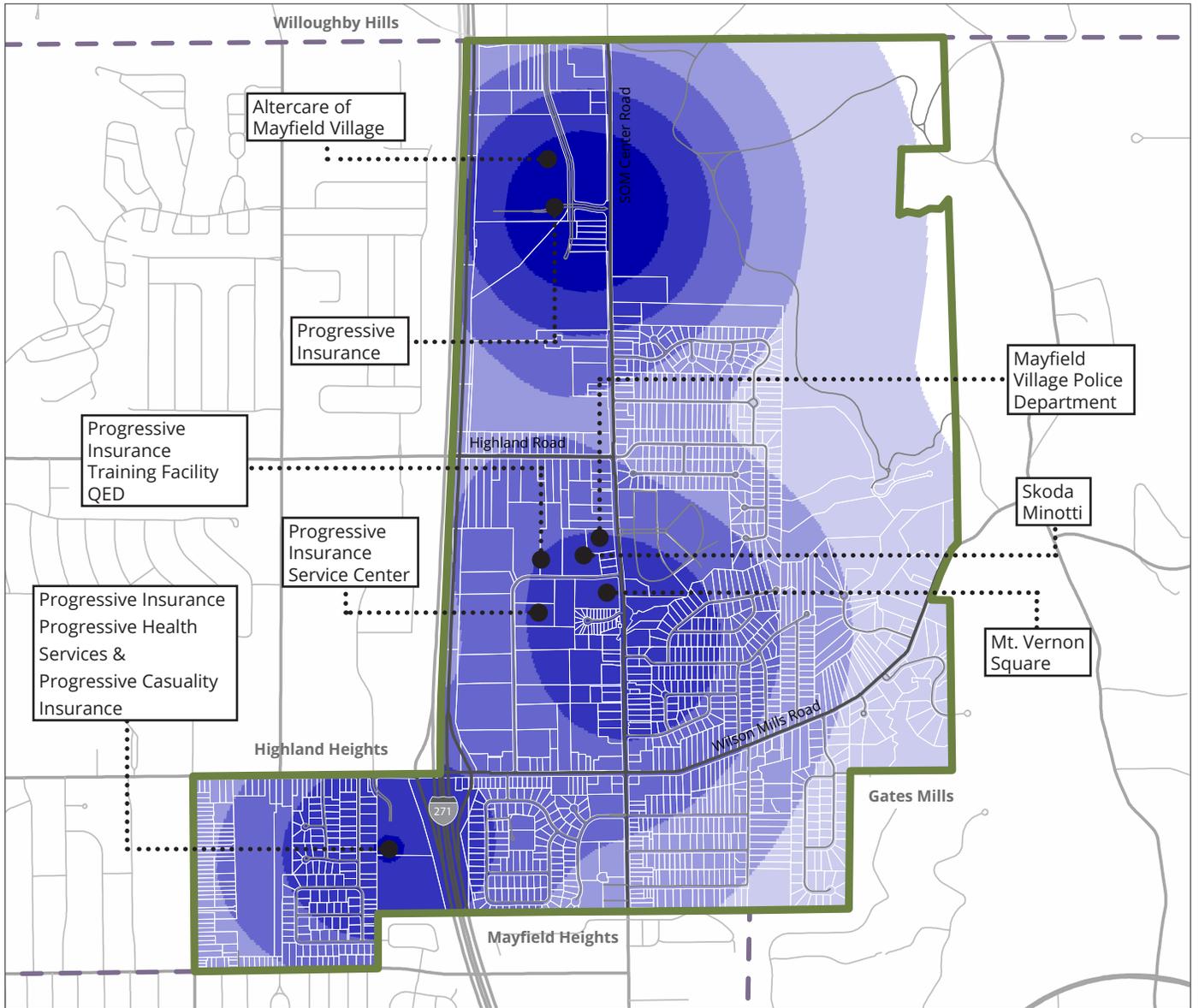
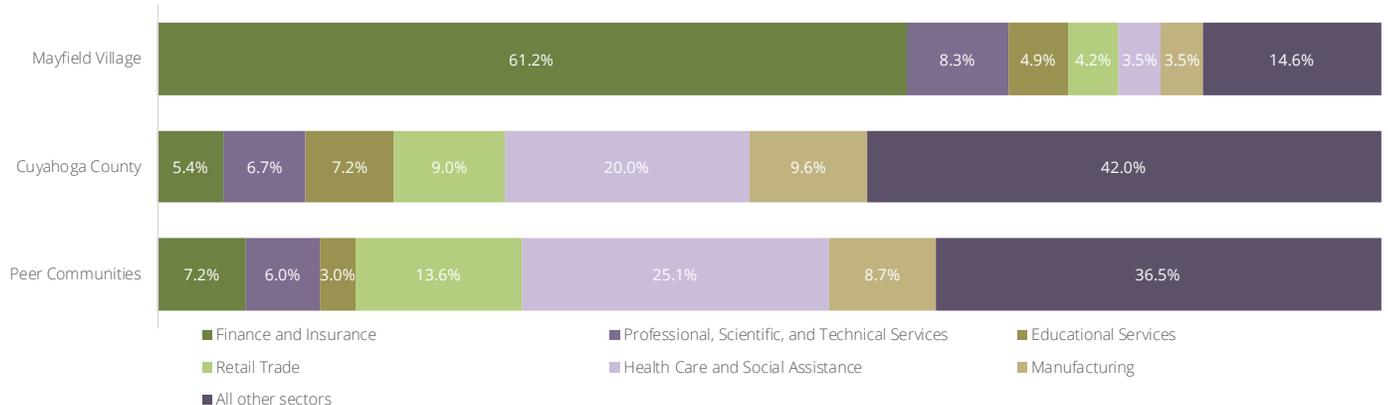


Figure 34 Employment by Sector, 2015



1.2 TRANSPORTATION & INFRASTRUCTURE PROFILE

COMMUTE

Mayfield Village has significantly more jobs within the community that are being filled by outside workers than residents. On a daily basis, 10,021 workers that do not live within the community travel to the Village for work. Conversely, 1,586 residents leave the community to work elsewhere. Only 178 individuals live and work within Mayfield.

Workers tend to primarily drive alone (80.7%), but Mayfield Village does have the lowest percentage of its workforce that is driving alone when compared to the County and peer communities.

Figure 35 Commuting Direction, 2015



Figure 36 Top Commuting Destination, 2015

Destination	Number of Residents Employed at Destination
City of Cleveland	408
Mayfield Village	178
Mayfield Heights	80
City of Beachwood	79
Highland Heights	76
Willoughby Hills	44
City of Solon	43

Figure 37 Commuting Method, 2015



VEHICLE OWNERSHIP

Residents within Mayfield Village are a moderately car-oriented community. Only 38.7% of residents own one vehicle, while both the County and peer communities are over 40%. However, the Village has the highest concentration of population owning three vehicles (16.4%) and owning five or more vehicles (2.9%).

From 2010 to 2015, Mayfield Village saw the largest increase in population owning one or no vehicles (36%). Additionally, Mayfield was the only community to see an increase when compared to both the County and peer communities for the percentage of population owning three or more vehicles (23.5%). Conversely, the Village also saw the largest decrease (23.6%) in residents owning two vehicles.

Figure 38 Percent of Households by Number of Vehicles Owned, 2015

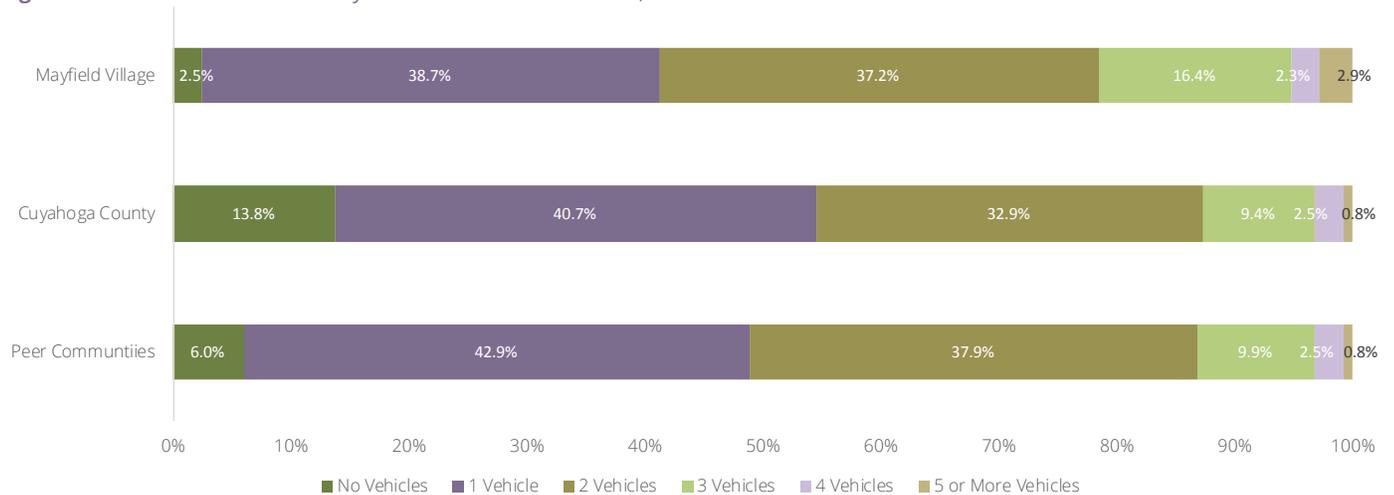
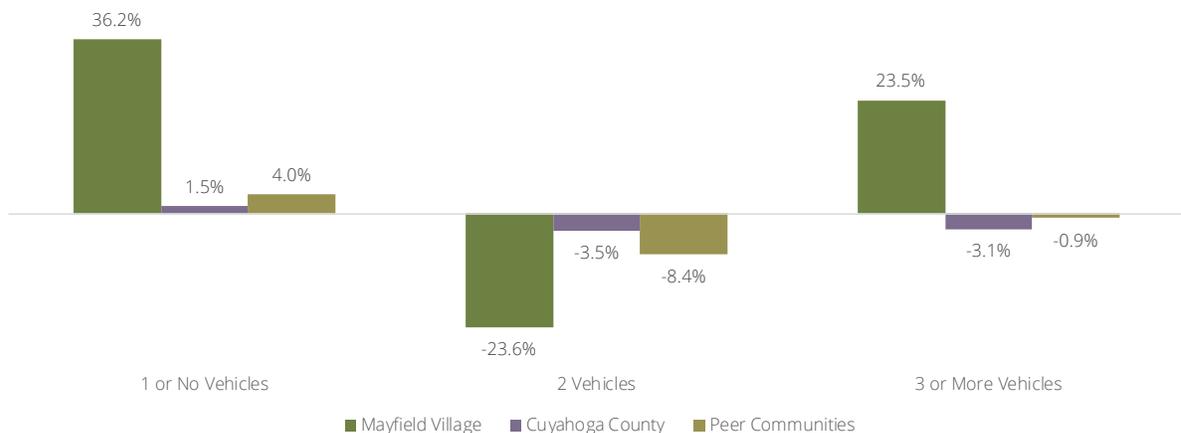


Figure 39 Percent and Numeric Change in Households by Number of Vehicles Owned, 2010 to 2015



1.2

INFRASTRUCTURE PROJECTS

Mayfield Village is collaborating in a number of locally and regionally coordinated projects, with partners such as OPWC (Ohio Public Works Commission), ODOT (Ohio Department of Transportation), Cuyahoga County, NOACA (Northeast Ohio Regional Coordinating Agency), the Ohio EPA, the Ohio Water Development Authority (OWDA), the Cuyahoga County Public Library (CCPL), NatureWorks, and NEORS (Northeast Ohio Regional Sewer District).

The planned projects within the Village vary greatly in type and cost. While a large number of projects are focused on newer municipal and recreation facilities, another large portion of projects are focused on sewer conversions and flooding control. These sewer conversion projects convert septic to sanitary sewers throughout the Village and are often very costly to initiate, but in the long run will prove to be beneficial for the community.

The Village has been very successful in recent years at being awarded grant funds for various projects within the community, and for having good standing in receiving loans as well.

Currently, there are also several upcoming regionally-coordinated projects that will pass through Mayfield Village:

- **I-271 Resurfacing Project, Local Lanes (ODOT, SFY 2020)**
- **Structural steel painting on Highland Bridge over I-271 (ODOT, SFY 2021)**
- **I-271 Resurfacing Project, Express Lanes (ODOT, SFY 2025)**

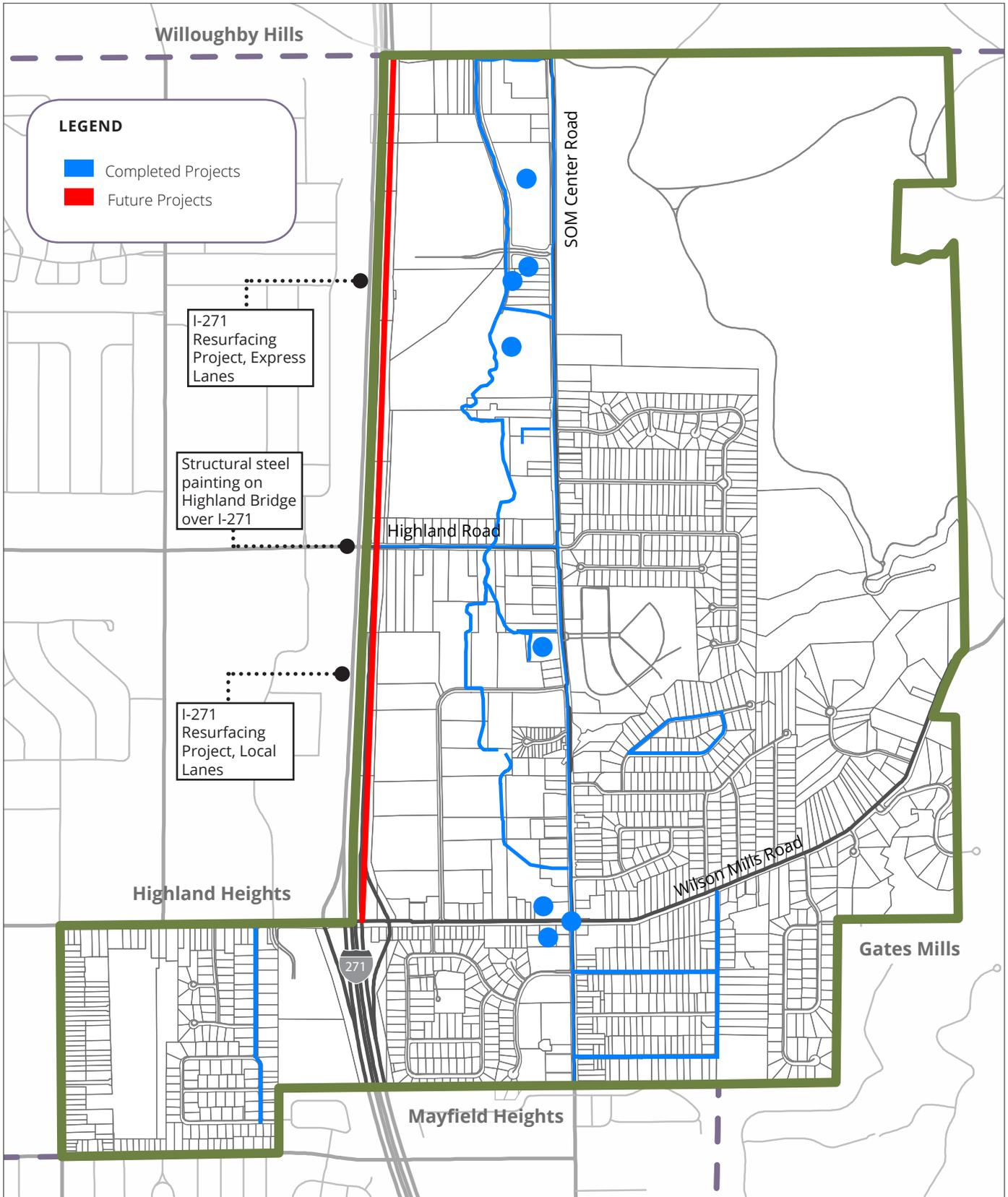
COMPLETED PROJECTS

Within the last ten (10) years, Mayfield Village has completed many capital improvements within the community that total well over \$13.5 Million. A large portion of funds were obtained through grants and outside contributions; all of these improvements continue to enhance the community.

Figure 40 Capital Improvements, 2007 to 2017

Year Completed	Project	Funding Source
2010	Seneca Road Watermain Replacement & Improvements	Village/OPWC Grant
2010	New Police Station	Village
2011	Wiley Park/Service Dept. Driveway Replaced	Village/Ohio EPA Grant
2012	CCPL Access Road Installation	Village/CCPL Contribution
2013	Highland Road Sidewalk Installation; Phase I + II	Village
2013	Soccer Fields Restrooms Construction	Village
2014	Civic Center Parking Lot; Phase I + II	Village/Ohio EPA Grant
2014	Greenway Trail Construction	Village/NOACA
2015	Eastgate/Meadowood Sewer Conversion	Village/OPWC Grant & Loan
2015	SOM Center Road Sidewalk Installation	Village
2015	Water Main Replacement on Glenview, Bonnieview & Beech Hill	Village
2015	Softball Field Restroom & Pavilion Construction	Village
2016	Community Room Construction	Village
2016	Pool Filter/Heater Building Expansion	Village
2016	Audible Traffic Signals (3 intersections)	Village
2016	The Grove Amphitheatre Band Shell	Village/County Development Supplemental Grant
2016	LED Signage at SOM Center & Wilson Mills Road	Village
2017	Water Main Replacement in Worton Park Neighborhood	Village
2017	Intergenerational Park (Tennis Courts, Bocce Ball Courts, and Sand Volleyball)	Village/ODNR Natureworks Grant

MAP 4 — INFRASTRUCTURE PROJECTS



LEGEND

- Completed Projects
- Future Projects

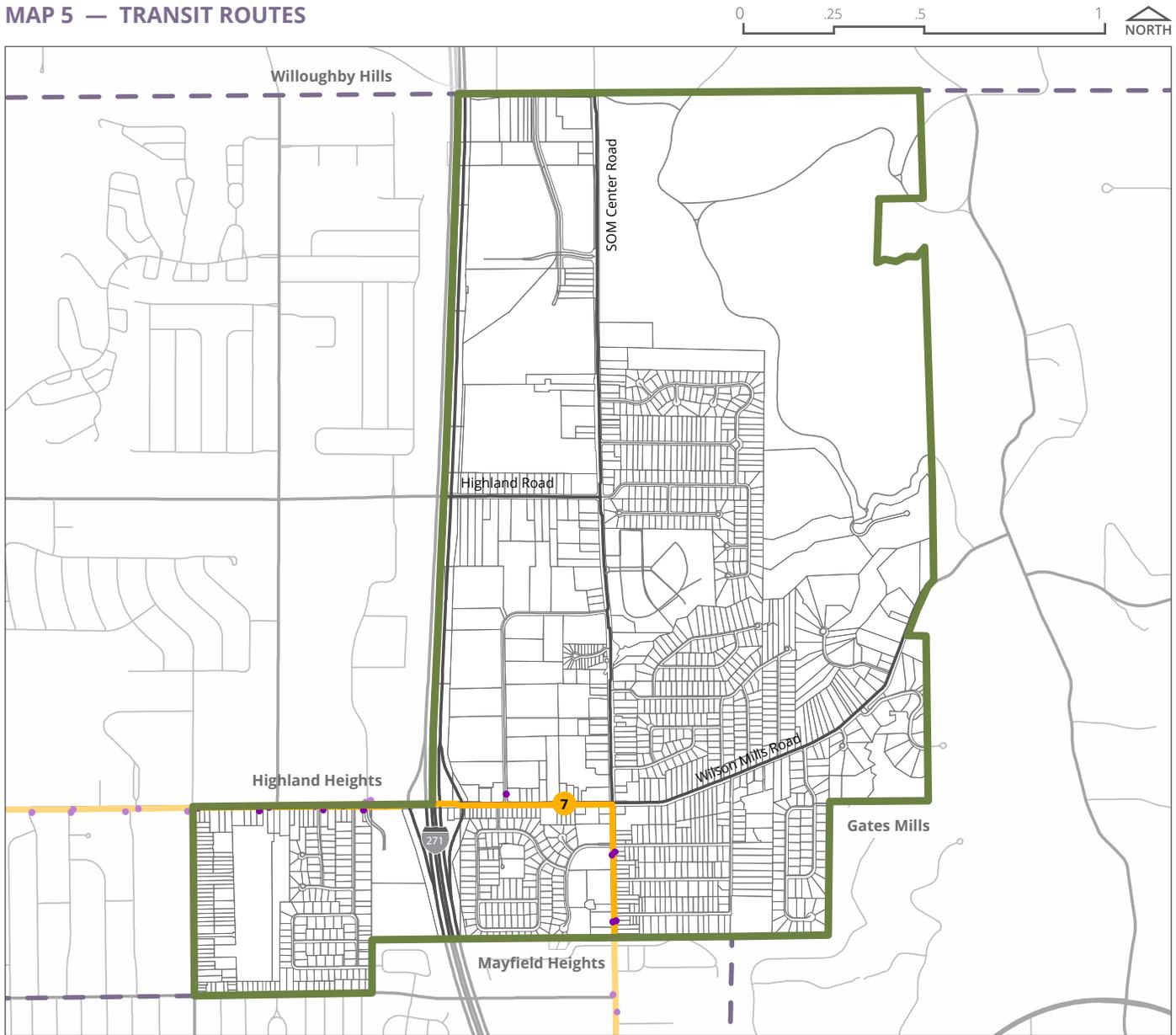
I-271 Resurfacing Project, Express Lanes

Structural steel painting on Highland Bridge over I-271

I-271 Resurfacing Project, Local Lanes

1.2

MAP 5 — TRANSIT ROUTES



TRANSIT SYSTEM

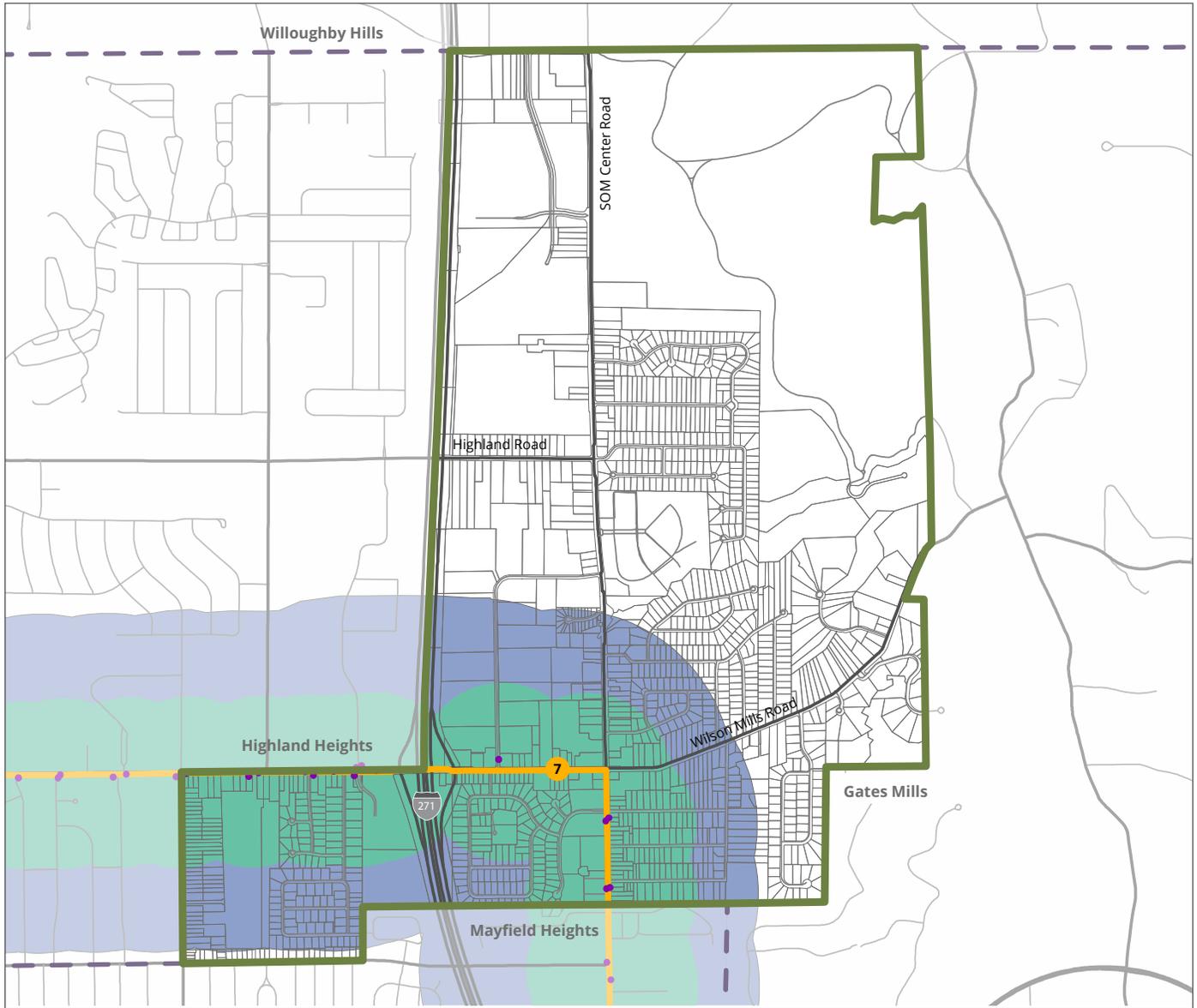
It is important for communities to provide multiple transportation options for its residents and visitors. Having at least several options, or modes, for commuters greatly improves the usability and connectivity of roadways, and help citizens travel to where they need to be safely, efficiently, and on time. There are a limited number of Greater Cleveland Regional Transit Authority (GCRTA) bus routes in the immediate area, but there are a few options for residents to make transit connections just outside the community. The #7 (Monticello - Euclid Heights.) travels from the Cleveland Clinic to the Cedar-University Rapid Station and then on through Richmond Heights to the Richmond Town Square.

LEGEND

- Bus Route 7
- Bus Stop

However, there are some buses that continue further east along Wilson Mills Road and SOM Center Road to Mayfield Road, where riders can then catch the #9 (Mayfield) bus at the Park-N-Ride.

MAP 6 — TRANSIT COVERAGE



TRANSIT COVERAGE

Mayfield Village is considered an “outer suburb” of Greater Cleveland and is a “feeder service area” for the region. The community is largely built at a lower density than more urbanized locations, and it is unlikely that other fixed GCRTA or other transportation routes will be established in the foreseeable future. The GCRTA acknowledges that a need for transit exists within the community, but with overall fewer ridership than the “inner suburbs,” the RTA will continue to provide the fixed routes that currently exist, and focus on enhancing the Park-N-Ride on Mayfield Road. This area has been identified on the higher end of the “Transit Prosperity” spectrum of the GCRTA’s Strategic Plan.

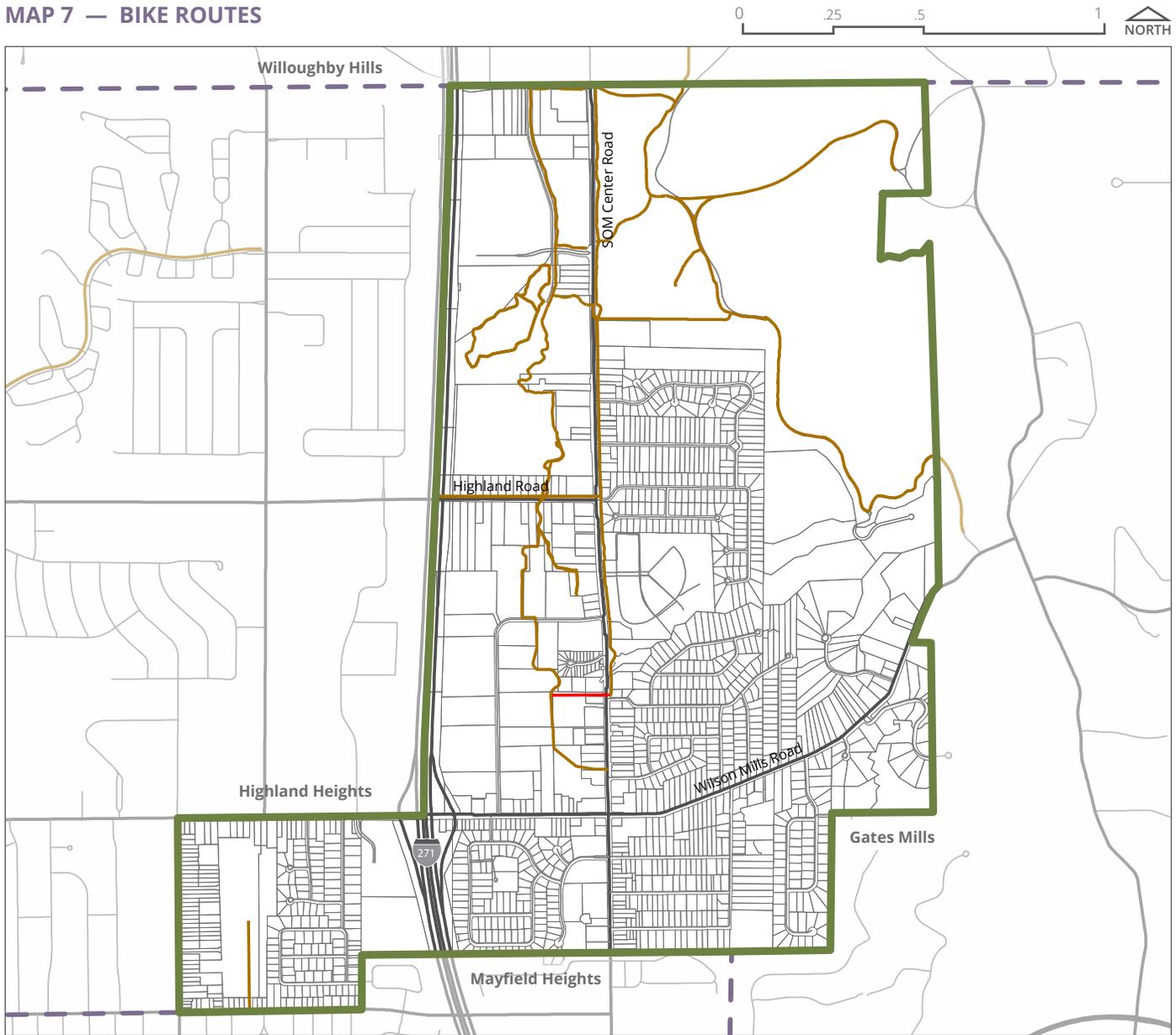
LEGEND

- Within 1/4 mile of a bus stop
- Within 1/2 miles of a bus stop
- Bus Route 7
- Bus Stop

The GCRTA is also available for assisting with local employers and other entities to help coordinate shuttles or van pools to transport employees where they need to go.

1.2

MAP 7 — BIKE ROUTES



BIKE ROUTES

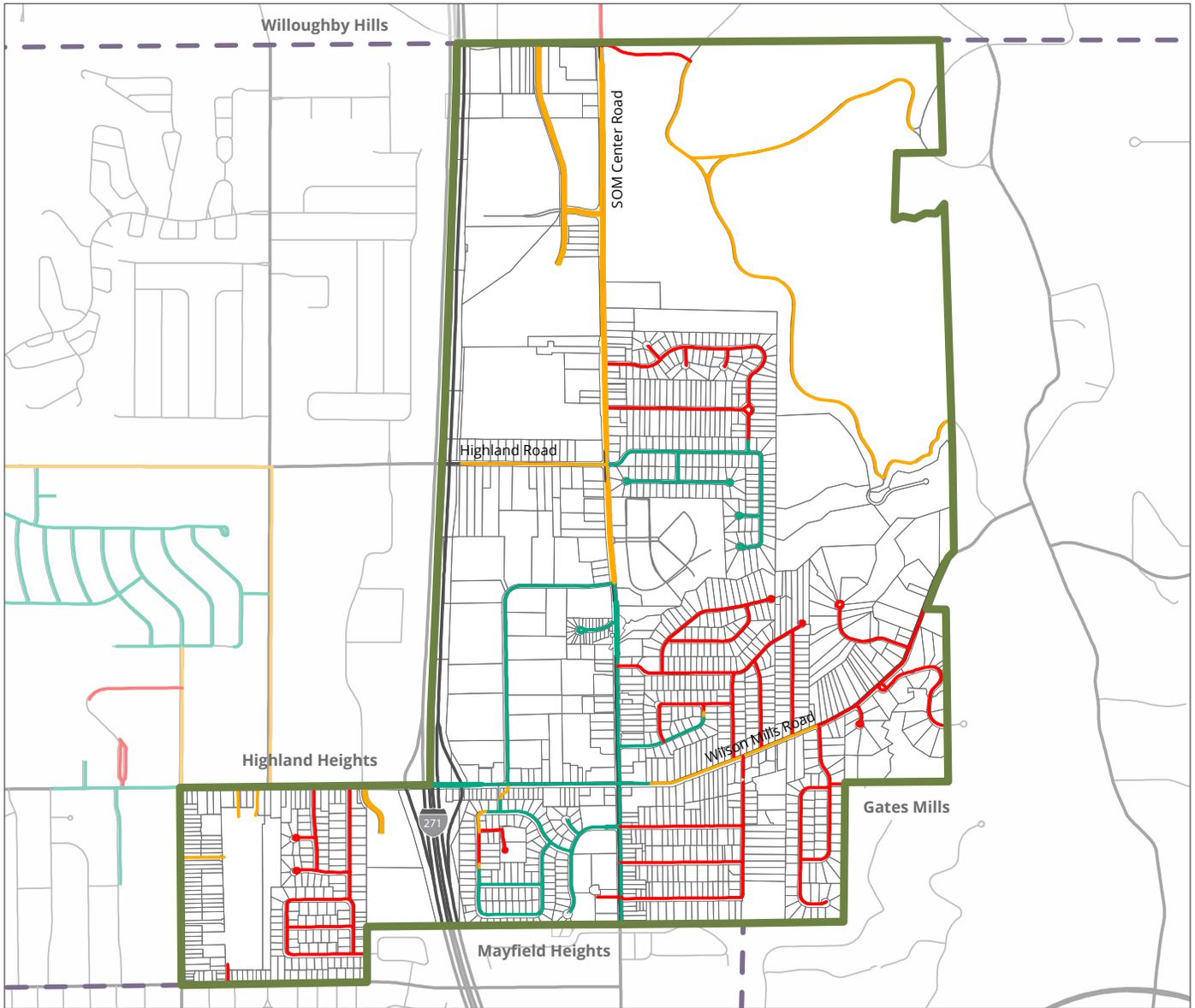
Mayfield Village residents and visitors alike have many options and opportunities for moving around the community by means of other than a car. The term “active transportation” is often used to describe the travel modes of walking and bicycling. The community offers a number of multi-use trails along key thoroughfares, which makes biking or walking much safer due to its distance from the main road surface. The Village also has connectors on its northern border, near Willoughby Hills, that join the Cleveland Metroparks’ trail system within the North Chagrin Reservation. Mayfield Village also has several upcoming trail projects in the near future to make the community even more connected.

LEGEND

Existing Bike Path

Proposed Bike Path

MAP 8 — CONNECTIVITY



CONNECTIVITY

Connectivity is a broad term often used to describe how people are physically connected to an area and its amenities. Mayfield Village has an extensive multi-use trail network throughout the community. However, there are significant gaps for connectivity both within and around surrounding neighborhoods. The majority of residential areas within the community do not have any sidewalks; making this a significant obstacle to overcome when residents would want to use the multi-use trails. This would lead residents and users of the trails to drive and park to use these amenities, instead of the convenience of walking or biking directly from their homes.

LEGEND

	Sidewalks Both Sides		Sidewalks No Sides
	Sidewalks One Side		

The lack of neighborhood sidewalks could also pose the risk of low usership for the Village's multi-use trail network. While the Village as a whole shows great progress towards making the community connected, there are still improvements that can be made to enhance the user experience and connect residents to trails directly from their neighborhoods.

1.3 COMMUNITY SERVICES PROFILE

POLICE DEPARTMENT

Mayfield Village is well known for the efficiency of its Police Department and is regarded as one of the most valued aspects of the Village. The Police Department has been able to establish safety key to the quality of life enjoyed within the community. The Police Department is also responsible for hosting several public relations events that serve as opportunities for outreach to residents of the Village.

SAFETY APP – YOUR 911

On April 1, 2017, the Mayfield Village Police Department launched a safety App for smartphone users called “Your 911”. With the click of one button, this free App gives immediate access to Mayfield Village dispatch (or the nearest dispatch if outside of the Village). Dispatchers will then be provided with the user’s exact location. General users and residents with the App will also receive emergency & weather notifications. These notifications can also be received directly by telephone, text, and social media.

PRESCRIPTION DRUG DROP-OFF

The Mayfield Village Police Department partners with the Cuyahoga County Sheriff’s Office to provide a permanent prescription drug drop- box for unused medications. This drop-box, similar to a mailbox, is in the lobby of the Village Police Department office and is open 24/7. The drop-box permits medication in the form of pills and patches, but syringes or liquid medications are not permitted.

READYNOTIFY

Residents and business owners are able to stay immediately informed with Mayfield Village’s information with the ReadyNotify service. This service provides notification regarding emergency & non-emergency events, government news, building closures, water boil alert, safety messages, and other important updates. These notifications can be received via phone, text, email, or fax.



K9 OFFICER LEO

Leo is Mayfield Village’s police K9, certified in tracking, building and article searches, narcotics detection, handler protection, and suspect apprehension. Mayfield Village Police Department Officer, Chris Cross, serves as Leo’s handler after graduating from an 8-week intensive training school. Officer Cross and Leo are currently on patrol within the Village and they also attend events and give demonstrations for the community.

SPAN

Mayfield Village is part of the Suburban Police Anti-Crime Network (SPAN), which is comprised of several communities; including Mayfield Heights, Mayfield Village, Lyndhurst, Richmond Heights, and Highland Heights. SPAN was formed in 1972 and is organized as a Council of Governments and provides SWAT, Bomb Squad, Traffic Investigative Unit, Crisis Intervention Unit, and a Drug Enforcement Unit to all its member communities.

RESIDENTIAL KEY BOX PROGRAM

The Village’s residential key box program provides a secure, Knox brand key safe, which is installed on a home by the Fire Department. The Village retains ownership of the key box, and the homeowner is responsible for notifying the Fire Department in the event they no longer need or require the service. The safe is factory keyed to a unique key code only used by Mayfield Village and the master keys used by the Fire Department to access the safe cannot be duplicated. Once the box is installed, the homeowner’s keys are secured inside. In the event of an emergency, the Fire Department, using a secure master key can access the resident’s keys inside the box and quickly enter their home to provide assistance. The program is free of charge and is tailored to elderly residents, those with limited mobility, disabilities, or illnesses that could prevent them from providing access to emergency responders.

FIRE & EMERGENCY SERVICES

Mayfield Village is currently served by twelve (12) career positions, which consists of a Fire Chief, Assistant Fire Chief/ Fire Marshal, Executive Assistant, three (3) shift Lieutenants, nine (9) full-time Firefighter/Paramedics, twelve (12) part-time Fire Fighter/Paramedics and EMTs.

The Mayfield Village Fire Department is a member of several regional emergency response teams including the Hillcrest Regional Fire Investigation Unit and the Hillcrest Technical Rescue Team. By working in conjunction with neighboring departments, the Mayfield Village Fire Department is able to have greater efficiency, community impacts, and access to resources.

HOME FIRE SAFETY EVALUATIONS AND SMOKE ALARM PROGRAM

The Mayfield Village Fire Department will conduct a home fire safety evaluation upon request, free of charge to residents. In addition, photoelectric smoke alarms are available at a reduced cost with free installation by Fire Department personnel.

SERVICE DEPARTMENT

Mayfield Village's Service Department offers a wide variety of programs to its residents. All of their programs are free of charge and provide the community with options for recycling, rentals, and other types of services.

LEAF PICK-UP & MULCH DELIVERY

Leaf pick-up begins in mid-October and runs through the month of December. Residents can rake their leaves to the front tree lawn and the Service Department will then vacuum the leaves at each residence. Then, in the Spring, mulch and wood chips can be delivered to residents, free of charge. Residents can call the Service Department after March 1st to put their name on a waiting list. The mulch and/or chips are delivered on a first-come, first-served basis and every residence is permitted a maximum of four (4) yards of each.

REFUSE & RECYCLING

Mayfield Village provides residents with free, unlimited, curbside refuse and recycling pickup. The Village also provides its residents with trash totes for solid waste and recyclables, free of charge. The Village has partnered with Simple Recycling for curbside collection of clothing, shoes, textiles, and household goods. This program is based in Solon, OH and accepts reusable items as well as torn, stained, and otherwise irreparable clothing, linens, and working, small appliances. Throughout the year, hazardous household goods, old tire, and computer and electronic part round-ups are hosted at the Service Department to assist residents with disposal of these items.

TABLE, CHAIR & TOOL RENTALS

Mayfield Village provides its residents an opportunity to rent or borrow folding tables (maximum 15) and chairs (maximum 50) through the Service Department. Tables and chairs are delivered, free of charge, to the residents' homes and picked up after the event. Residents may also borrow a variety of power and hand tools, free of charge. Tools are to be used during a 24-hour window and returned to the Service Department cleaned and refueled as applicable. The tools available include, but are not limited to: push brooms, post-hole digger, lawn mower, rakes, shovels, electric chain saw, extension cords, etc.

SIDEWALK REPAIR PROGRAM

While sidewalk repair and maintenance is the responsibility of each homeowner, Mayfield Village offers up to a \$1,000 (per household) maximum reimbursement to assist with the costs associated with any sidewalk repair or replacement. If a smaller scale repair is needed, the Village will provide up to \$125 for each sidewalk block replaced due to damage from tree roots.



1.3

SENIOR SERVICES

Mayfield Village has a large population of senior residents and offers many services through their Senior Services Department to accommodate them. There are many class offerings available for senior residents, consisting of knitting and crocheting, watercolor painting, cooking and baking, and one-stroke painting. There is also a snow removal program for senior and disabled residents. Eligible residents pay an annual fee of either \$150 or \$200, depending on the type of driveway, and the resident's driveway will then be plowed for the entire season. Senior residents over the age of 65 are eligible for entrance into a leaf raking contest. Seniors in need of leaf raking can enter the drawing and are notified at the end of September if their yards will be raked by volunteers. There are also several annual events for Mayfield Village residents over the age of 60 to attend. The events consist of an anniversary party and luncheon in May, and a holiday party and luncheon in December. Lunch and movie days are also available monthly throughout the year.

COMMUNITY PARTNERSHIP ON AGING

The Community Partnership on Aging serves residents 60 years of age and older in Mayfield Village to provide them an independent lifestyle with community amenities. Previously known as the Tri-City Consortium on Aging, the Partnership originally served the communities of South Euclid, Lyndhurst, and Highland Heights. Mayfield Village joined the Community Partnership in 2011 to provide programming, transportation, meals, social services, traveling opportunities, loan programs, and many other means of livelihood assistance to eligible residents.

PARKS & RECREATION

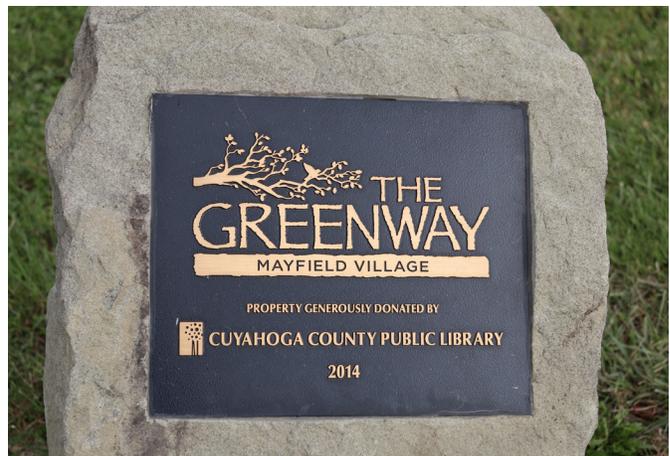
A community recreation center is a great amenity for not only fitness, but as a gathering place, youth and adult sports, physical therapy, and child care. Wildcat Sports and Fitness is a community recreation center that is owned by Mayfield City Schools and is operated by Mayfield Village and Mayfield Heights. This collaboration between neighborhoods and the school creates a dynamic relationship that engages all members of the community. This recreation center provides access to a wide variety of services, including a weight and cardio room, an indoor track, a cycling room, a group fitness room, three (3) gymnasiums, a pool, group classes, and many activities and programs. All Mayfield City School District residents are eligible for membership to the recreation center by proving their residence in the form of a photo ID or

a current gas or electric bill. Annual memberships cost \$32 for an individual (ages 7-64), \$105 for a family, \$12 for seniors (age 64+), or \$5 per day.

Mayfield Village currently owns and operates several additional parks and recreational facilities, with plans for future additions and improvements that serve as valued amenities to the community.

THE GREENWAY

The Greenway is a multi-use path that was a collaborative project between Mayfield Village and NOACA (Northeast Ohio Areawide Coordinating Agency). The project was completed in 2014 and provides routes for pedestrians and bicyclists to safely reach various destinations within the community. The Village has plans to expand these routes in the future.



THE GROVE

The Grove is a state of the art, outdoor amphitheatre with integrated greenspace for seating where guests can view a number of performances throughout the year. The site is roughly three (3) acres in size and is conveniently located just to the north of the Parkview Pool. Residents and visitors have easy access along SOM Center Road and the Village's Greenway trail system.

PROGRESSIVE FITNESS CENTER

The Progressive Fitness Center services the employees of the Progressive Insurance Company, but it is also open to all residents of Mayfield Village at the same cost as its employees. The Center provides many group fitness courses, personal trainers, strength training and free-weight equipment and locker rooms.

SCHOOLS

Mayfield Village is primarily served by the Mayfield City School District. Facilities for the MCSD includes one high school, one middle school, four elementary schools, one vocational education building, and one technical education building.

EDUCATIONAL PROGRAMS

The Mayfield City School District not only offers the traditional education route to students, but they also offer a number of skilled, career focused alternatives.

Cuyahoga East Vocational Education Consortium allows students from multiple school districts in the region to participate in career-based programs that are focused to meet the individual needs of each student. The program is fast approaching its 40th anniversary and students continue to make a seamless transition from school to work life.

Excel Technical Education Career Consortium is another, unique opportunity for students looking to put their future careers on the fast track. The program serves students from ten local school districts and has been in existence for nearly forty years. Excel TECC's primary objective is to prepare students to enter a 4 year college, a two year technical school or the career of their choosing upon graduation. Currently, enrollment is at almost 1,100 students; the largest in the program's history.

The Ohio Department of Education gave the Mayfield City School District the following grades:

- **Achievement: C**
This grade reflects the number of students that passed the state tests and how well they performed overall.
- **Gap Closing: C**
This grade reflects the district's performance in assisting the area's most vulnerable populations in English language arts, mathematics, and graduation.
- **K-3 Literacy: B**
This grade reflects how well the district has been at identifying readers that are not on-track per the Third Grade Reading Guarantee and then getting them on track to proficiency in third grade and throughout the rest of the education careers.
- **Progress: A**
This grade reflects the growth of students within the district based on past performances.
- **Graduation Rate: A**
This grade reflects the percentage of students whom successfully graduate within four or five years with a high school diploma.
- **Prepared for Success: C**
This grade reflects the district is preparing students for all future opportunities.

Overall, the Mayfield City School District continues to lead the region in academic excellence.



LIBRARY

Conveniently located along SOM Center Road and The Greenway multi-use trail, the Mayfield Village Branch of the Cuyahoga County Public Library is a popular destination for the community. Visitors have access to many books, magazines, movies, CDs, and the library's extensive digital collections as well (eBooks, audiobooks, music, etc.). Library cardholders also have access to millions of additional items that they can borrow from Universities and Colleges across Ohio as the Cuyahoga County Public Library participates in the SearchOhio and OhioLINK sharing consortium.

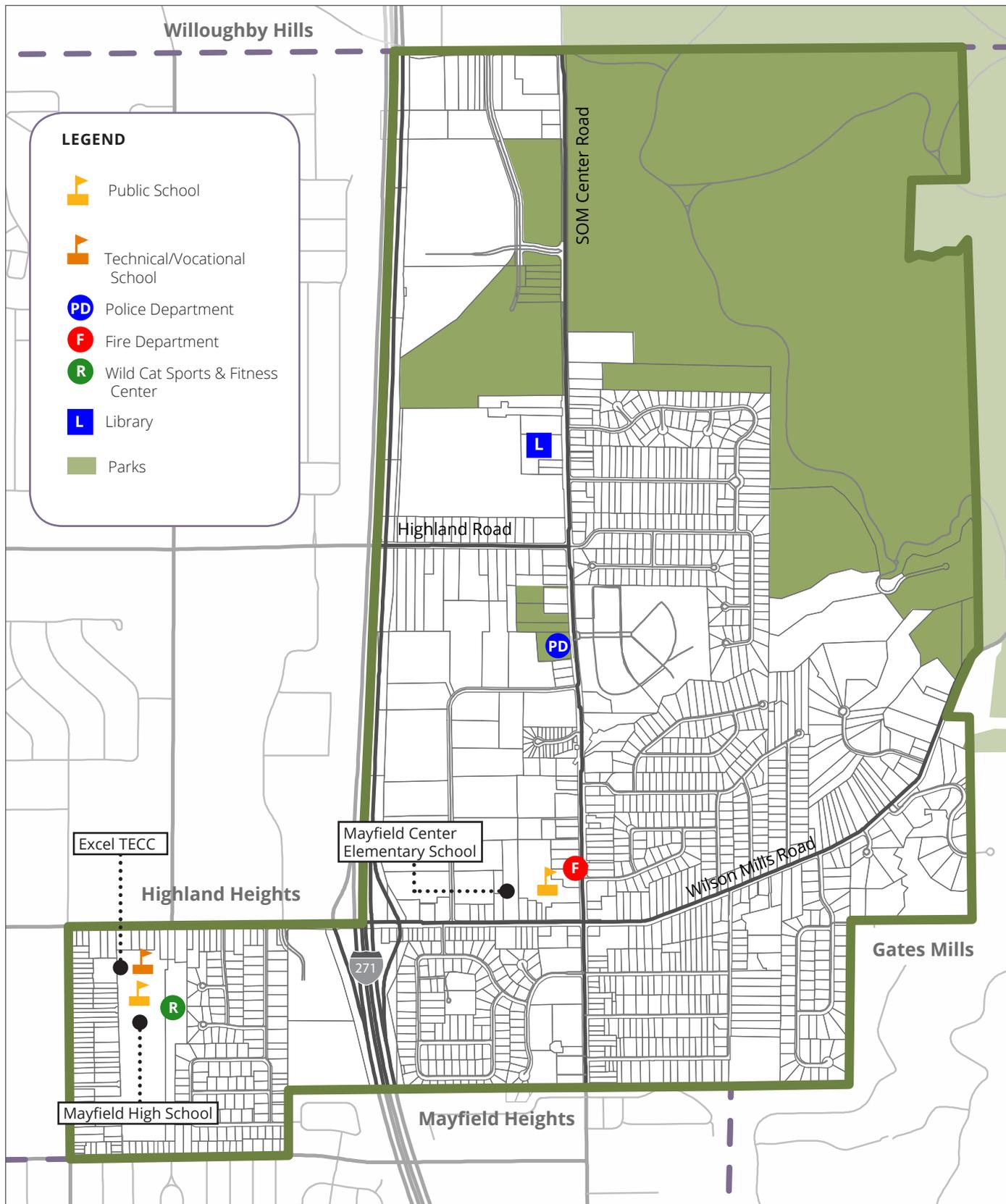


The Cuyahoga County Public Library system has been rated as the nation's top-rated library system for eight (8) consecutive years and usage continues to hit high marks. The Mayfield Branch is the 4th busiest branch in the Cuyahoga County and in 2016, the Mayfield Branch was visited more than 263,000 times and over 645,000 items were borrowed.

The 30,000-square foot library opened on April 20, 2013, as a replacement for an older branch of the Cuyahoga County Public Library and the total project cost was \$11.7 million. The most recent addition to the Mayfield branch is an Innovation Center that features a 3D printer, robotic software, a t-shirt press, Mac and PC computers with design software, and many other forms of technology for the use by library patrons.



MAP 9 — COMMUNITY SERVICES



1.4 LAND USE PROFILE

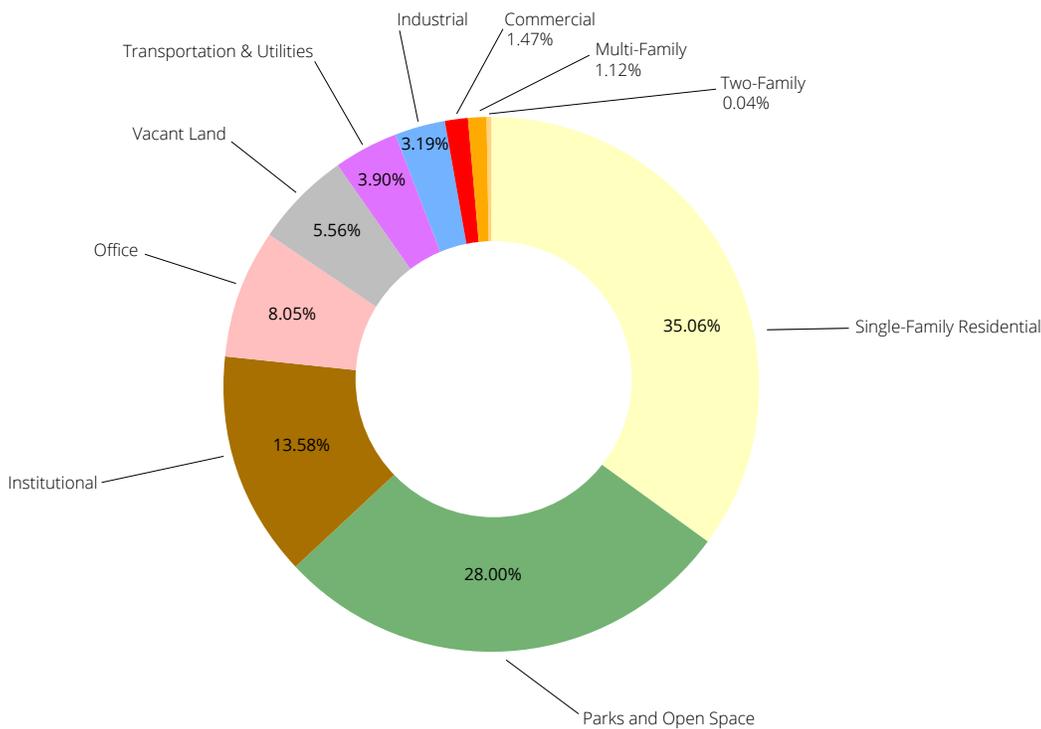
LAND USE

Land Use is a broad term which describes how land within any given municipality is currently being utilized. Types of uses typically include industrial, residential, commercial, and open space.

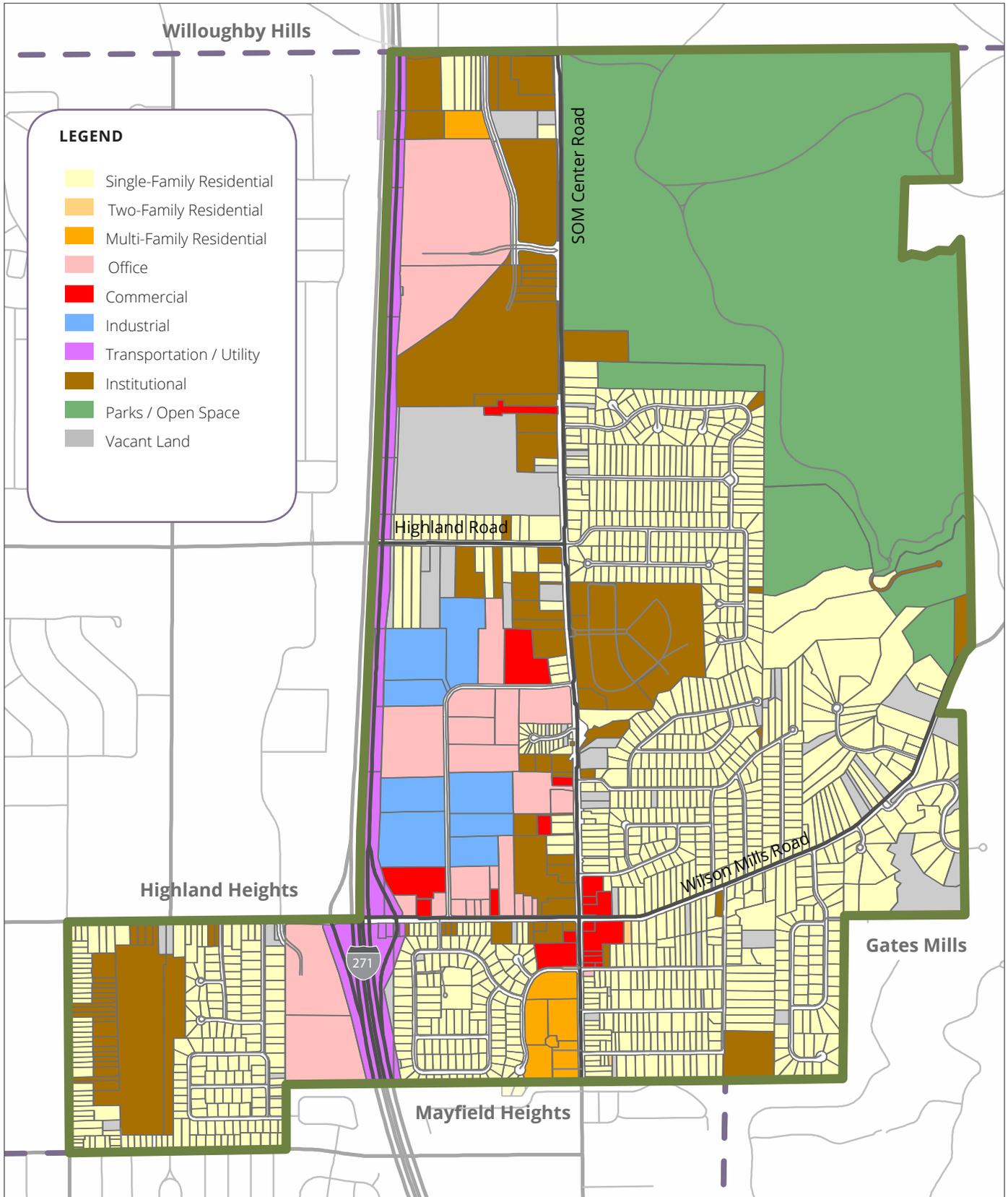
Mayfield Village is predominantly comprised of Single-Family Residential dwellings, which occupies roughly 35% of the community's available land. The second largest land use is for Parks and Open Space at nearly 30% of available land. This is a great amenity for residents, families, and visitors to the community to enjoy both passive and active recreation options.

The third highest land use is Institutional; which can include educational facilities, municipal buildings, religious institutions, and cemeteries (13.58%).

Figure 41 Land Use Coverage Percentage



MAP 10 — CURRENT LAND USE



DRAFT January 25, 2018

1.4

ZONING

Zoning regulations serve an important purpose in designating restrictions and allowable uses for districts and sometimes specific areas throughout a community. These regulations can vary in definition and restrictiveness, but they all serve to protect property values and to ensure that communities are planned and function in a safe, predictable, and suitable manner for that specific municipality. The zoning regulations for Mayfield Village can be found within Title Five, Zoning, of the adopted Planning and Zoning Code for the Village.

RESIDENTIAL

The residential areas within Mayfield Village offer a wide array of permitted uses, including home occupations, but the diversity in housing types is limited. With the vast majority of Mayfield's housing stock being single-family, detached dwellings, there is an opportunity to expand the Village's housing options within the community. There is a high concentration of single family residences along the two major arterial roadways within the community, SOM Center Road and Wilson Mills Road.

SINGLE-FAMILY HOUSE DISTRICT (U-1)

The purpose of the Single-Family House District is predominantly to provide adequate space and locations for the construction of single-family, detached dwellings. This zoning is the most restrictive amongst the adopted zone districts for the Village, but does permit some other types of activities. These can include farming, nurseries, truck gardening, and municipal uses.

APARTMENT HOUSE DISTRICT (U-3)

The purpose of the Apartment House District is to provide for a medium to high density style of residential development. The types of uses permitted within this district include apartment homes, hotels, and motels. However, there are currently no provisions to allow for more diverse housing options. While all residential districts within Mayfield Village do allow some form of home occupation, there are not any standards for the general mixing of uses, including residential.

PLANNED RESIDENTIAL DISTRICT (PRD)

The purpose of the Planned Residential District is to provide larger residential lots for developers and to allow for a greater flexibility in design and housing types. This zoning district does permit single-family homes, both detached and attached, and detached cluster style, single-family dwellings. The locations of these sites are carefully chosen to ensure compatibility with neighboring uses and are an ideal alternative for residential development along arterial and collector streets throughout the Village.

BUSINESS

The business areas within Mayfield Village are limited in size, location, and opportunities for expansion. All of the business-related zoning districts are located solely around the SOM Center and Wilson Mills Road intersection. The Planning and Zoning Code limits the height of all structures located within these districts to two and a half stories or thirty-five (35 feet) in height. The only exception to these limitations are churches, schools, or libraries; which cannot exceed four stories or fifty (50) feet in height.

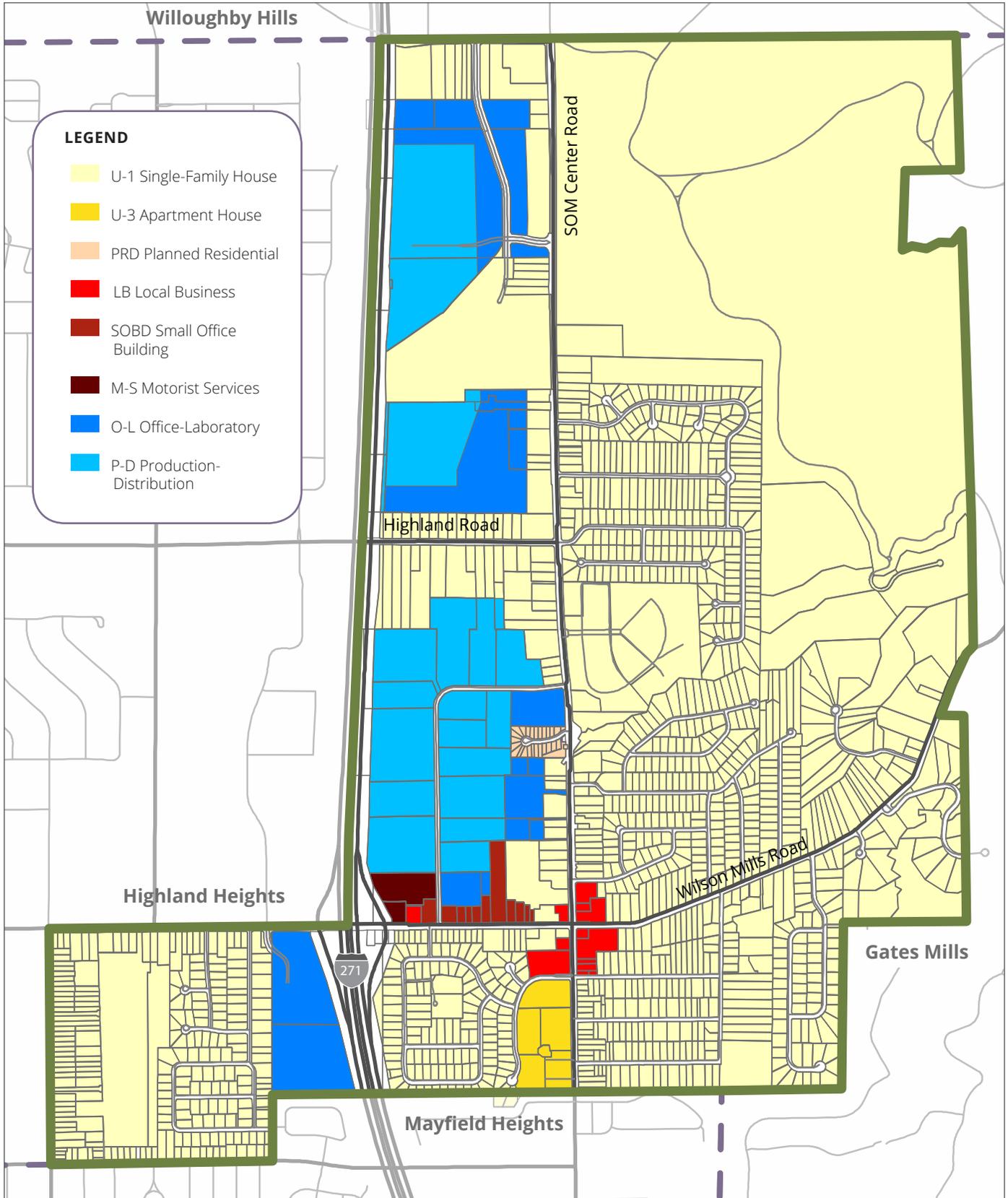
LOCAL BUSINESS DISTRICT (LBD)

The purpose of the Local Business District is to provide appropriate and convenient locations for the exchange of goods and services within the Village and to encourage the grouping of such businesses within community centers. The types of uses permitted within this district include retail sales, automobile services, restaurants, grocery stores, and office or administrative uses. Mayfield Village strives to maintain adequate separation of obtrusive uses from residential neighborhoods and rights-of-way by requiring larger setbacks and landscaped yards.

SMALL OFFICE BUILDING DISTRICT (SOBD)

The purpose of the Small Office Building District is to provide areas that can adequately accommodate office, municipal, medical, banking, and other similar uses within the community. All of the structures within this zone district are limited to a single story, which the Village supports to protect nearby neighborhoods and to provide the highest and best use of its land. However, this could prove to be a potential hindrance in attracting future businesses and in turn limit economic growth.

MAP 11 — ZONING



DRAFT January 25, 2018

1.4

MOTORIST-SERVICES DISTRICT (M-S)

The purpose of the Motorist-Service District is to provide areas for automobile related businesses that are situated within convenient locations with direct access to major roadways and highway interchanges. The types of uses typically found within this zone district include vehicle service stations, automotive repair services, restaurants, and lodging facilities. The uses permitted within the M-S district are limited to a structure that is no taller than 35-feet.

INDUSTRIAL

The industrial areas located within Mayfield Village account for the second largest use of land, behind residential uses. Mayfield Village is home to the headquarters of Progressive Insurance, which is a very large contributor to the annual tax base. However, the structures located within these zoning districts are limited again to only thirty-five (35) feet in height; not including towers, cornices, or other similar features.

OFFICE-LABORATORY DISTRICT (O-L)

The purpose of the Office-Laboratory District is to provide locations within the community that are in close proximity to the highway interchange system and to create easily accessible routes for regional workers in the area. The types of uses permitted within this zone district is limited to executive offices, research and testing facilities, sales offices, and other similar types of small-scale offices. The structures within this zone district are also limited to 35-feet in height in order to maintain the health, safety, and welfare of abutting neighborhoods.

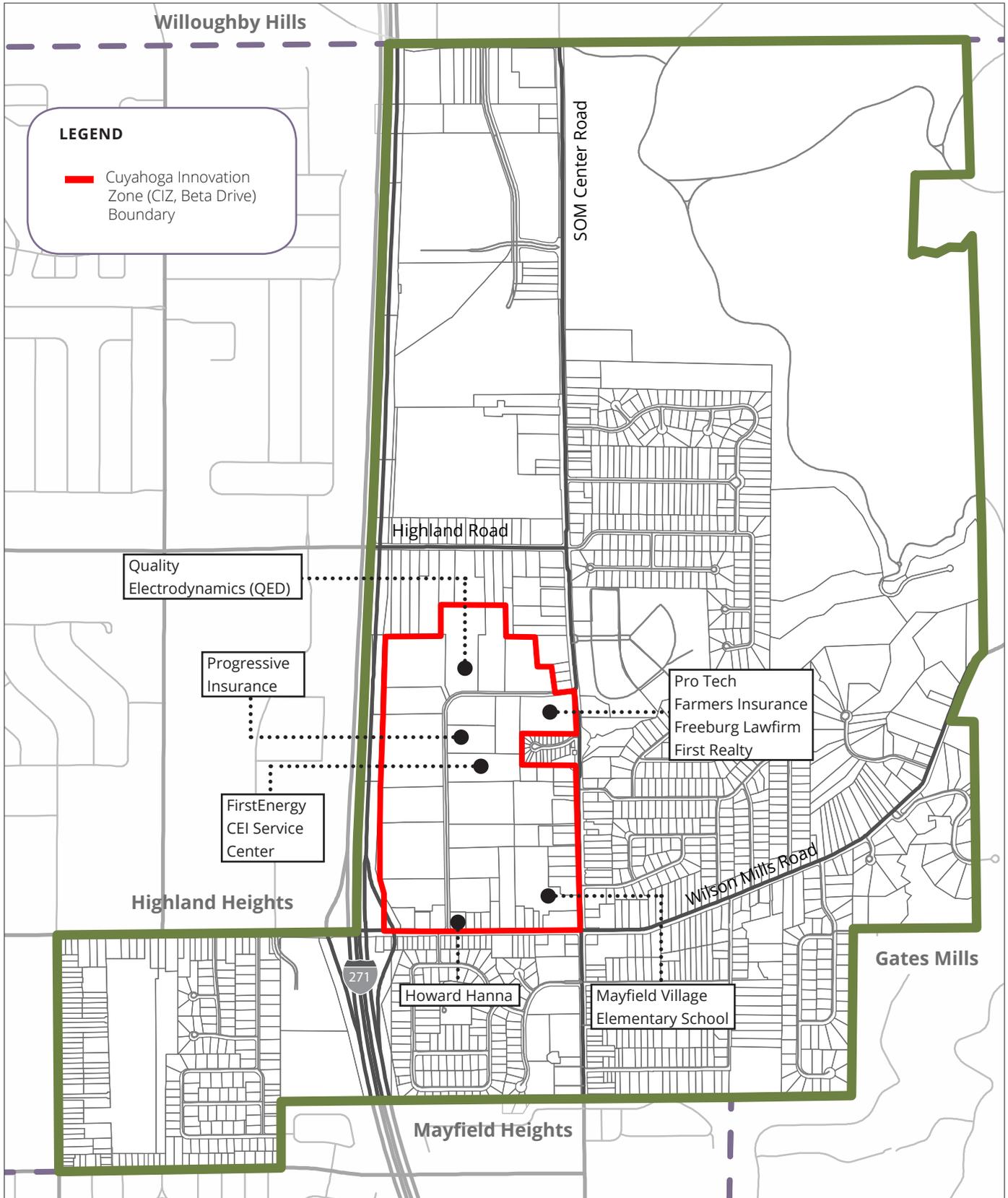
PRODUCTION-DISTRIBUTION DISTRICT (P-D)

The purpose of the Production-Distribution District is to locate easily accessible areas close to the interstate system as to provide regional workers and larger trucks effective travel routes within the community. The types of uses typically permitted within this zone district include offices and laboratories as permitted within the O-L district, metal production, assembly of products and materials, and the storage and distribution of goods.

INNOVATION ZONE

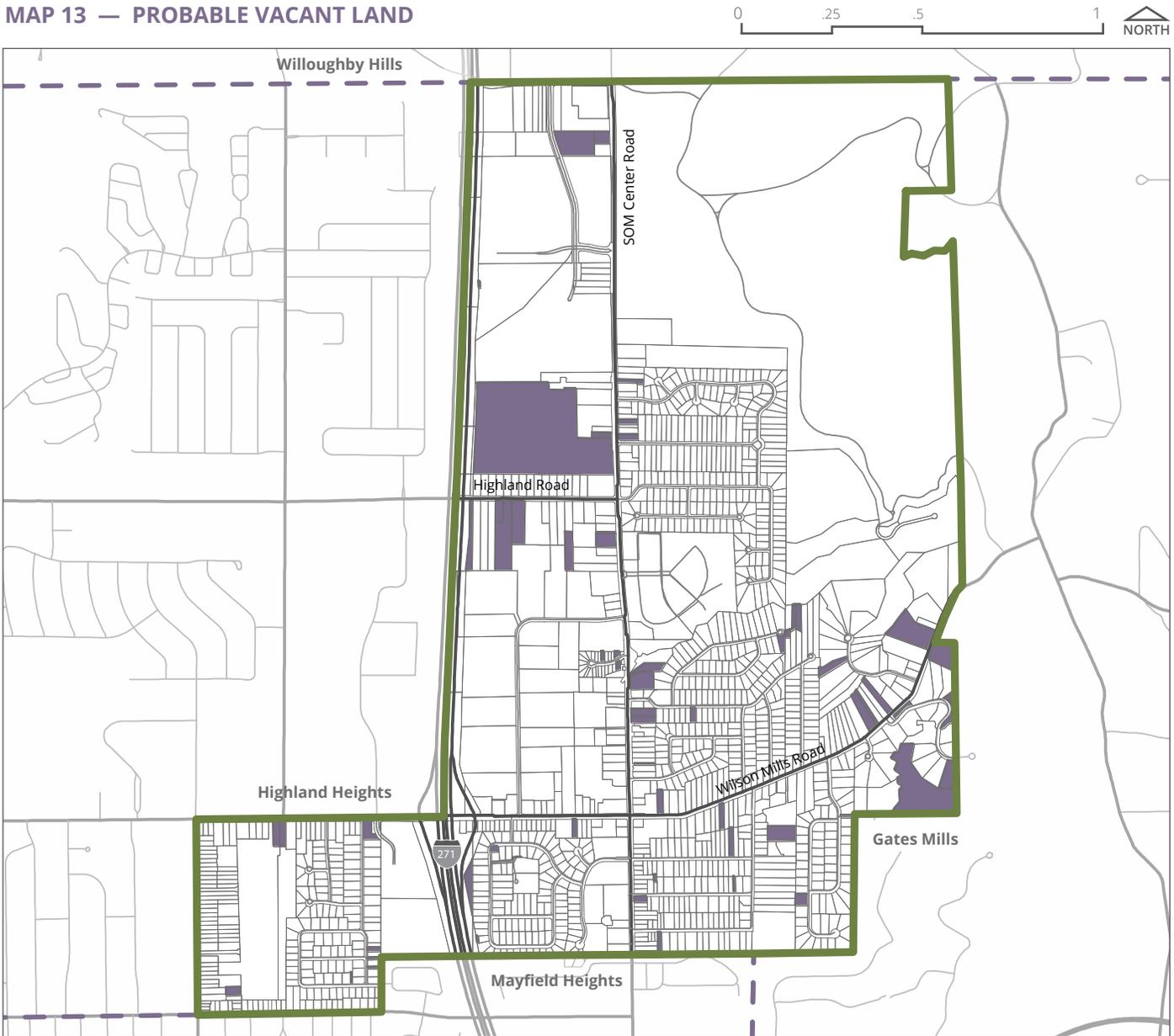
Mayfield Village has recognized the importance in attracting and retaining companies looking to become established within Northeast Ohio. A Cuyahoga Innovation Zone (CIZ) is defined as a, “business-friendly environment comprised of a network of private industry, nonprofit, educational, and institutional organizations focused on a unique commercial market opportunity of the greater regional economy.” To obtain designation as a CIZ, at least two anchor partners already need to be established within an area. These partners then work together with the municipality to identify the market focus of the area and create a business development plan for the CIZ. The program provides funding for the Zone anchor partners to establish and implement a Zone Business Plan and promote business investment. Currently, Mayfield Village is one of three established CIZs in the area; along Beta Drive. Mayfield used the funds it received through the CIZ program to invest in Beta Drive by providing the area with fiber-optic cable. This has since attracted many new businesses to the community and continues to be a key feature for Beta Drive.

MAP 12 — INNOVATION ZONE



1.4

MAP 13 — PROBABLE VACANT LAND



VACANT LAND

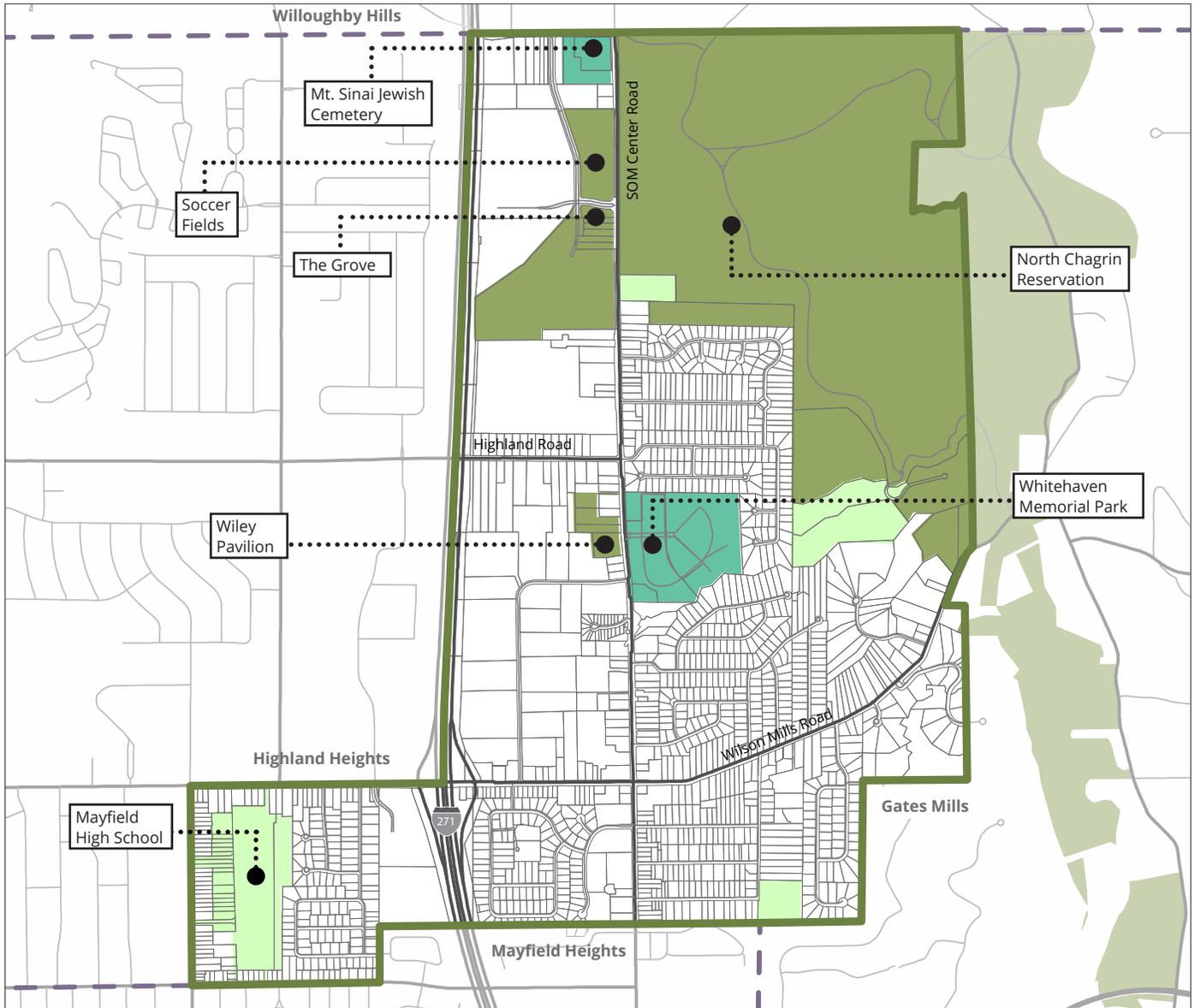
Vacancy, as defined for the purposes of this Master Plan, is a parcel that has had a structure demolished or that has never been built upon. The Village's largest vacant parcels are concentrated around Highland Road and the southeast corner of the community near the Gates Mill border. Vacancy was determined by the Cuyahoga County Fiscal Office and its appraisal process. The available data reflects appraisals made over an eighteen month process, meaning some vacancy information may be out of date. A cursory review of vacant parcel data, along with field verification, was performed.

LEGEND

 Probable Vacant Land

The largest probable vacant sites do have physical limitations due to riparian zones, large wetlands, and in some cases steep slopes; which can significantly raise construction cost.

MAP 14 — PARKS & OPEN SPACE



PARKS & OPEN SPACE

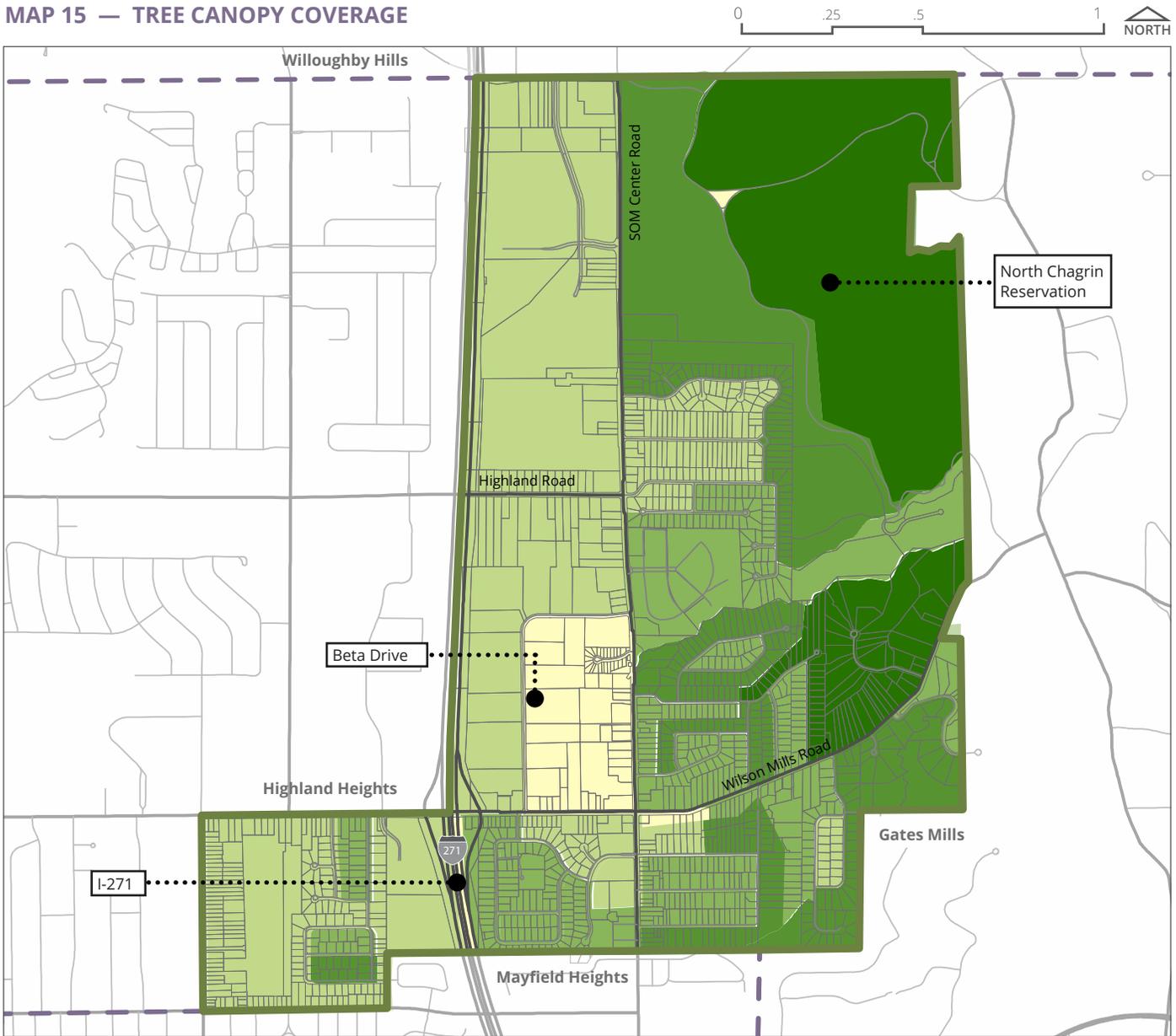
Parks and open space are an important component for any community. Mayfield Village is a highly desirable area in this sense due to its proximity to the Cleveland Metroparks North Chagrin Reservation, its passive and active recreation options, along with opportunities for residents of all ages. The Village has a number of parks offering a wide variety of amenities; such as an outdoor pool, ball fields, walking and biking paths, indoor recreation, and entertainment venues including The Grove Amphitheater and the Reserve Hall Theatre.

LEGEND

- Parks
- Open Space
- Cemetery

1.4

MAP 15 — TREE CANOPY COVERAGE



TREE CANOPY

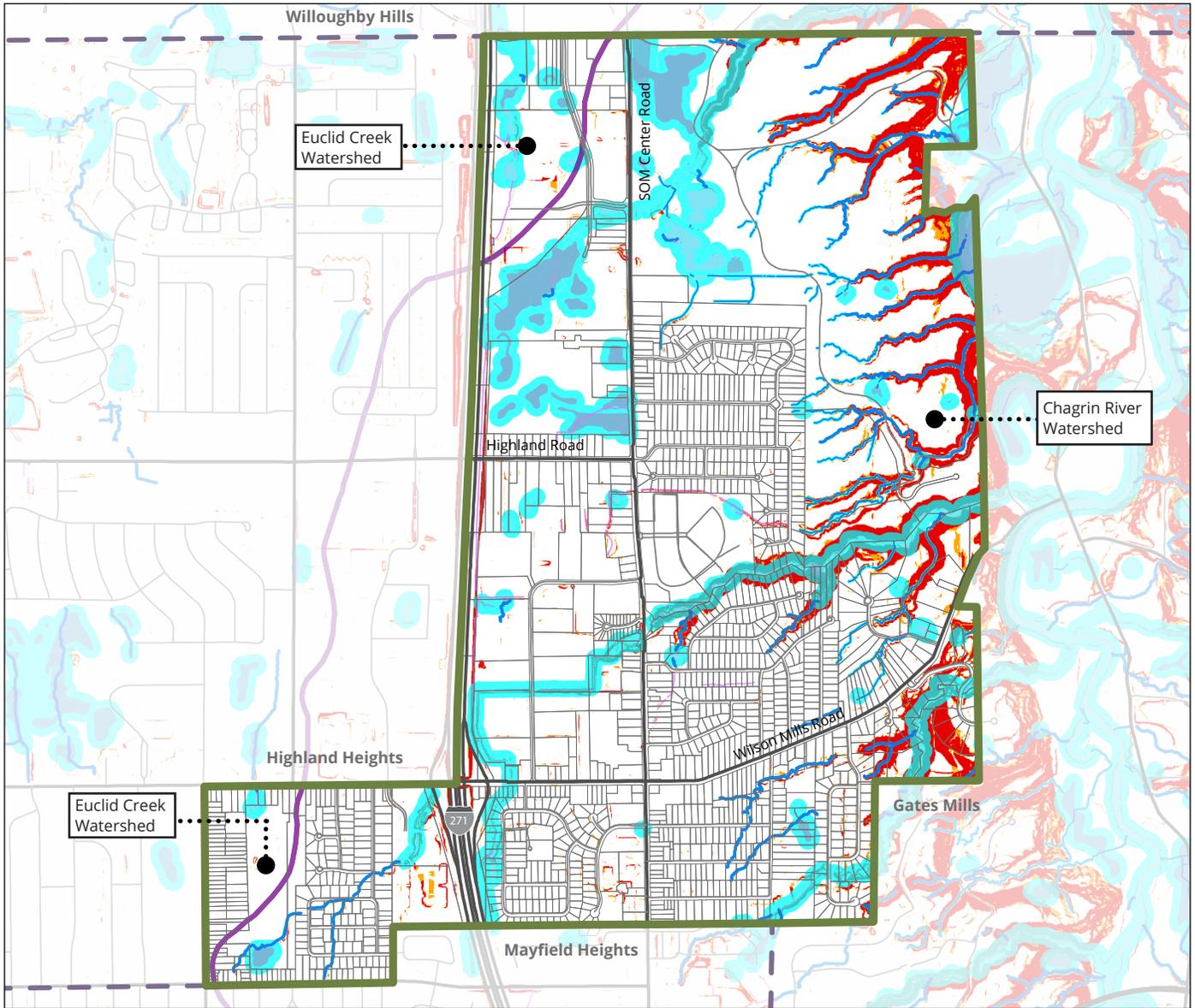
Tree canopy is a term used to describe the amount of ground covered by trees and their leaves when viewed from above. A healthy tree canopy can provide many benefits to a community, such as cleaner air, reduction of heat in the summer months, and increased property values.

Mayfield Village has a relatively dense tree canopy throughout the community with a high concentration being within the North Chagrin Reservation. The lowest concentration of tree canopy can be found along Beta Drive. This is expected as many industrial, office, and warehouse uses are concentrated within this area. Large building footprints with expansive parking areas can contribute to a lack of tree canopy as well.

LEGEND

- 0% – 20%
- 21% – 40%
- 41% – 60%
- 61% – 80%
- 81% – 100%

MAP 16 — WATERWAYS & STEEP SLOPES



WATERWAYS & SLOPES

Mayfield Village contains a number of waterways, wetlands, and riparian zones. The community is also situated within two watersheds; Euclid Creek Watershed and the Chagrin River Watershed. The majority of these features are concentrated on the northern half of the Village; primarily within the North Chagrin Reservation.

Steep slopes are classified as land with a general slope of 12% or greater. This is a land feature that tends to be very difficult to develop and is often very costly to build upon. Additional work such as filling, erosion control, and slope reinforcement are common engineering tasks that are typical for this type of development. Most of the Village's sloped

LEGEND

- Watershed Boundaries
- Waterways & Lake
- Riparian Zones
- Man-Made Drainage Features
- 12.7% - 18% Slope
- Wetlands
- 18.1% or higher Slope

areas are concentrated within the North Chagrin Reservation, while others exist along roadways for drainage purposes.



County Planning

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