



Mayfield Village MASTER PLAN

Goals & Actions



County Planning

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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Micah Stryker, AICP, Project Lead

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

- Place-Based Framework
- Village-Wide Framework

- Tonight's Activity

- Next Steps

- Planning Process Update
- **Goals & Actions**
 - **Place-Based Framework**
 - **Village-Wide Framework**
- Tonight's Activity
- Next Steps

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 - Place-Based Framework
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- **Tonight's Activity**
- Next Steps

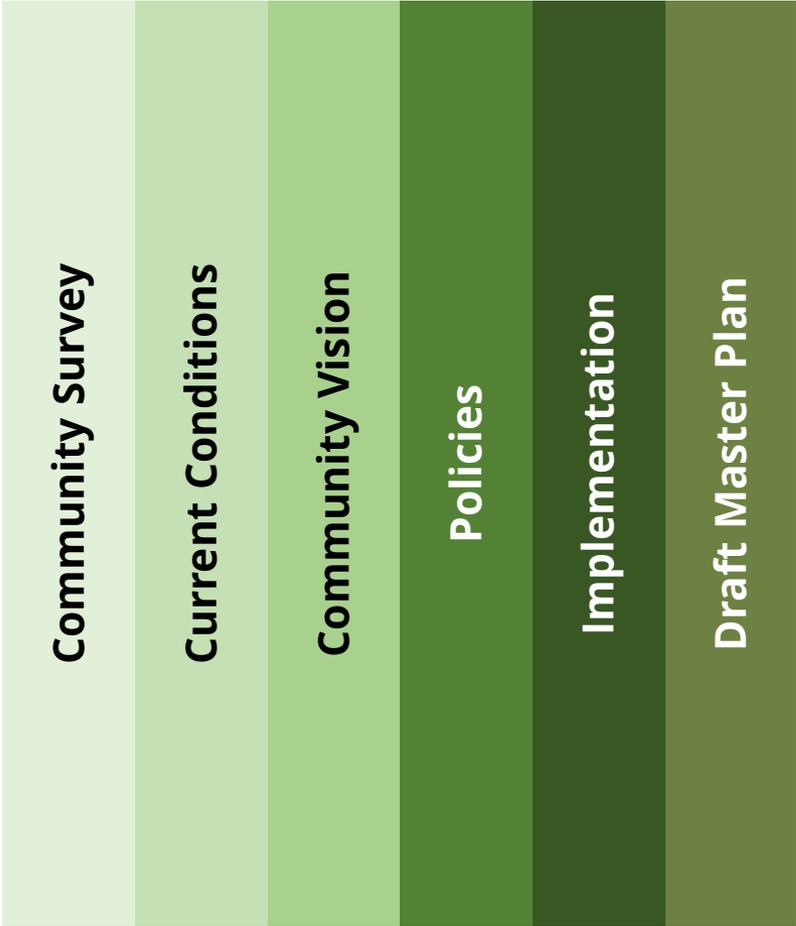
- Planning Process Update
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- Tonight's Activity
- **Next Steps**



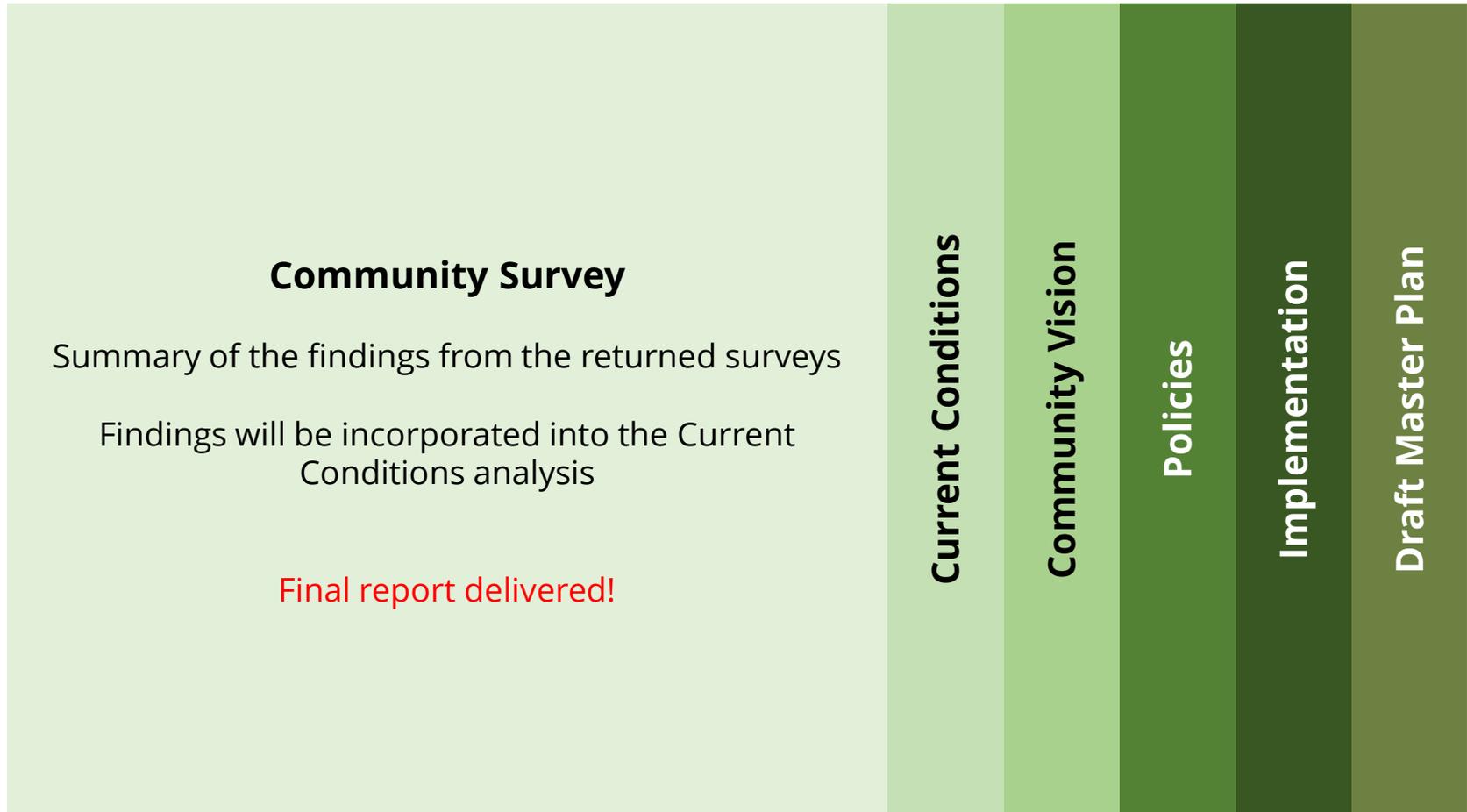
PLANNING PROCESS UPDATE

Mayfield Village Master Plan:

Six Steps



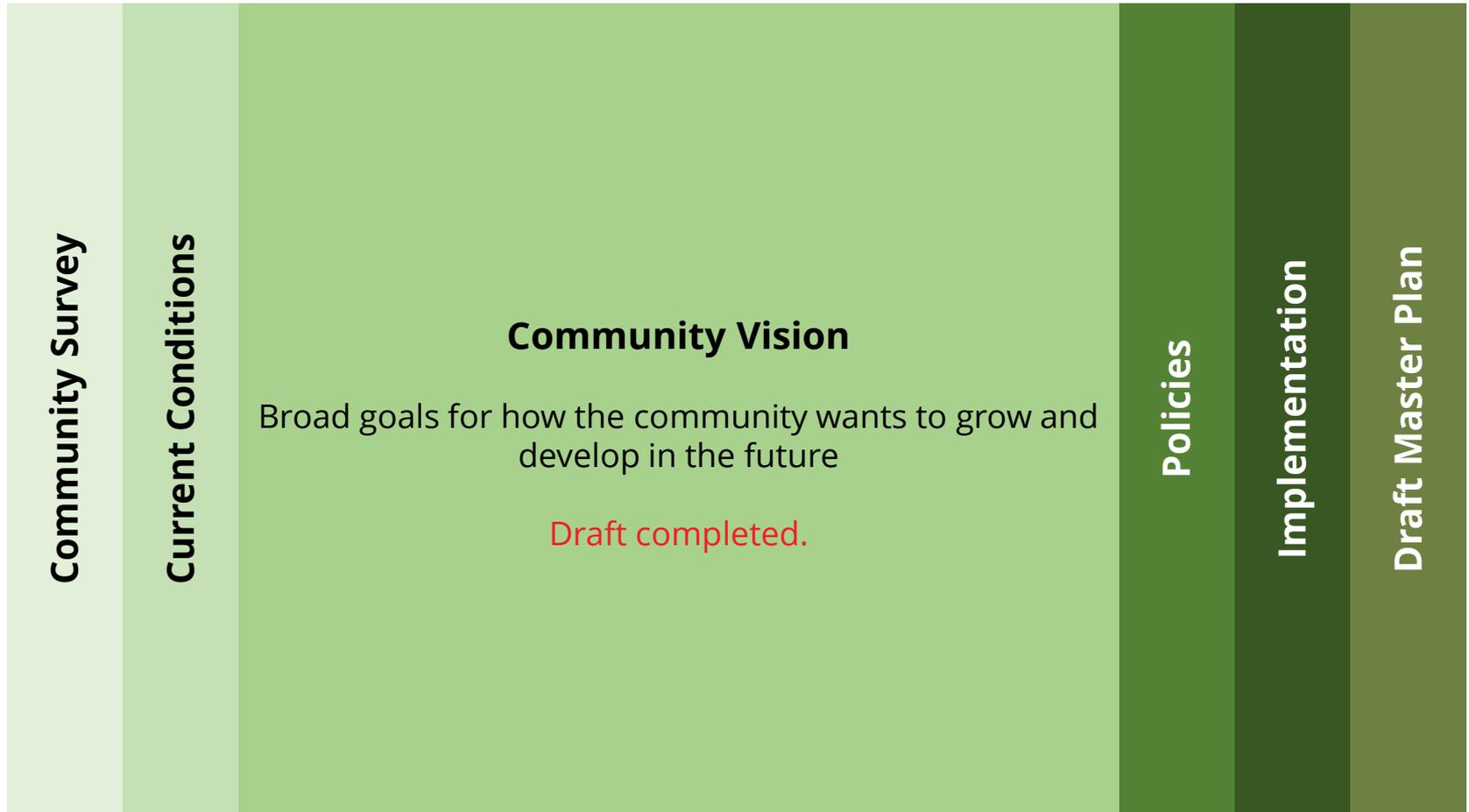
Mayfield Village Master Plan: Step One



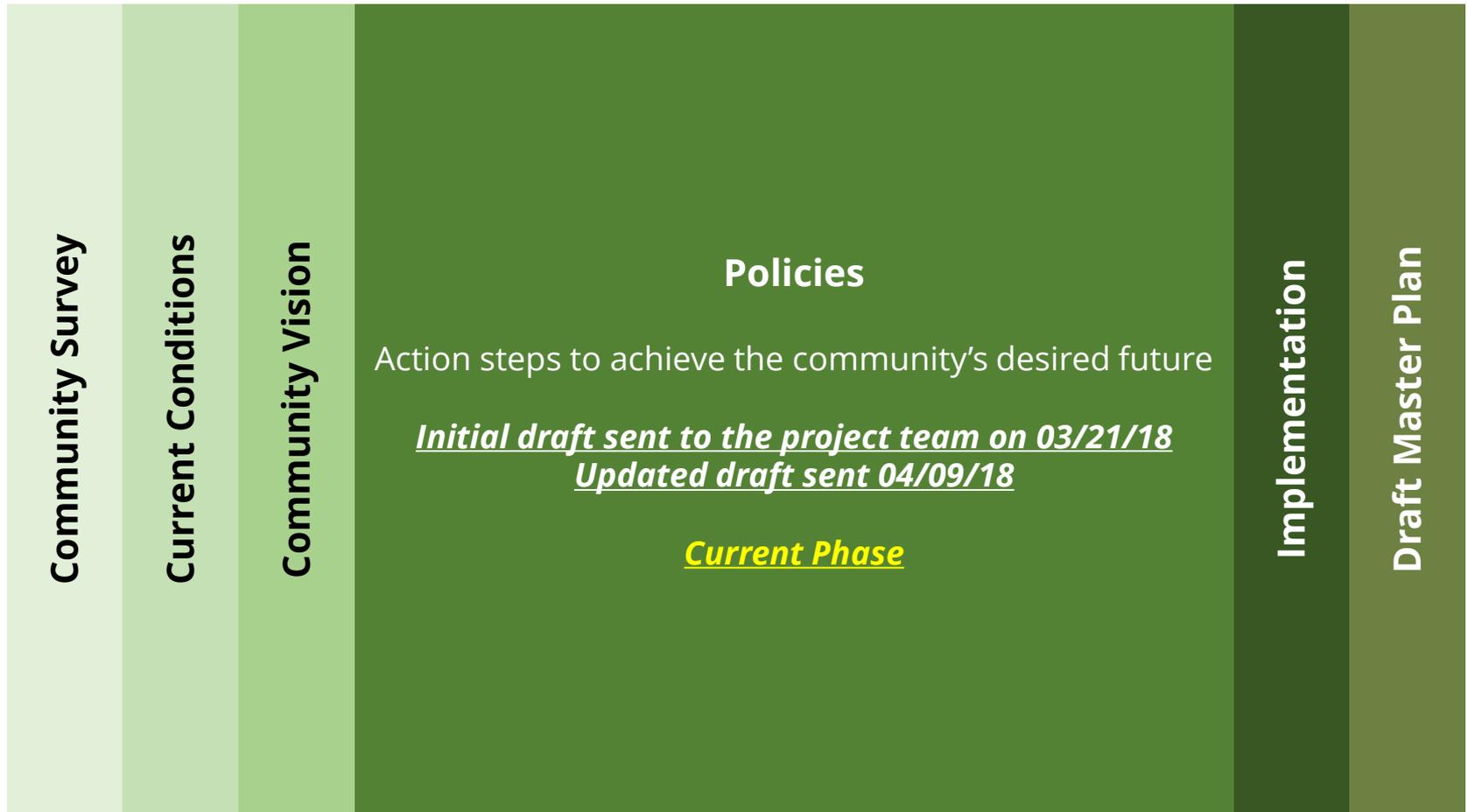
Mayfield Village Master Plan: Step Two



Mayfield Village Master Plan: Step Three



Mayfield Village Master Plan: Step Four



Mayfield Village Master Plan: Step Five

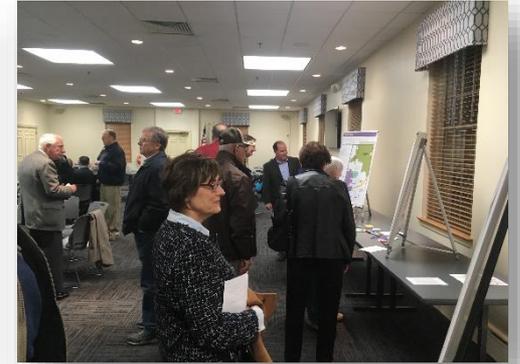


Mayfield Village Master Plan: Step Six



Public Meeting #1 | Common Themes

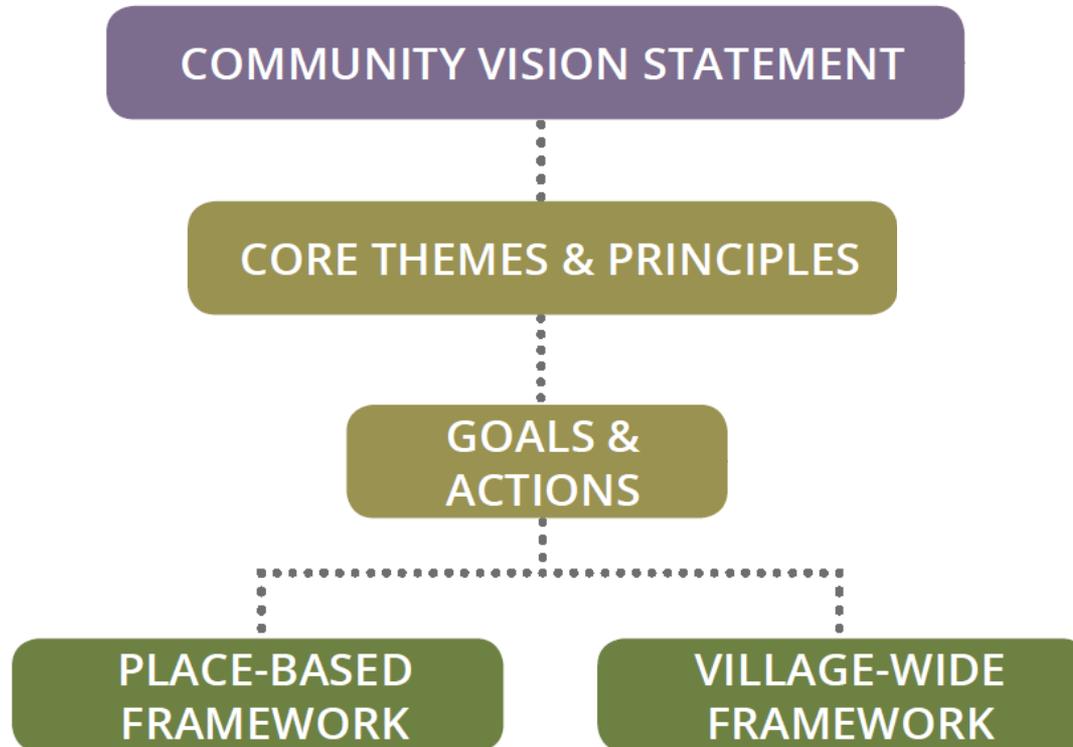
Connectivity
Street Lighting
Drainage/Flooding
Education



An aerial photograph of a golf course and clubhouse. The clubhouse is a large, light-colored building with a blue roof, situated on the left side of the image. The golf course is a lush green, winding through the landscape. The surrounding area is filled with trees in various shades of autumn, including yellow, orange, and red. A paved road runs through the middle of the scene, and a parking lot is visible near the clubhouse. The overall scene is bright and clear, suggesting a sunny day.

PLANNING PROCESS GOALS & ACTIONS

Goals & Actions Document



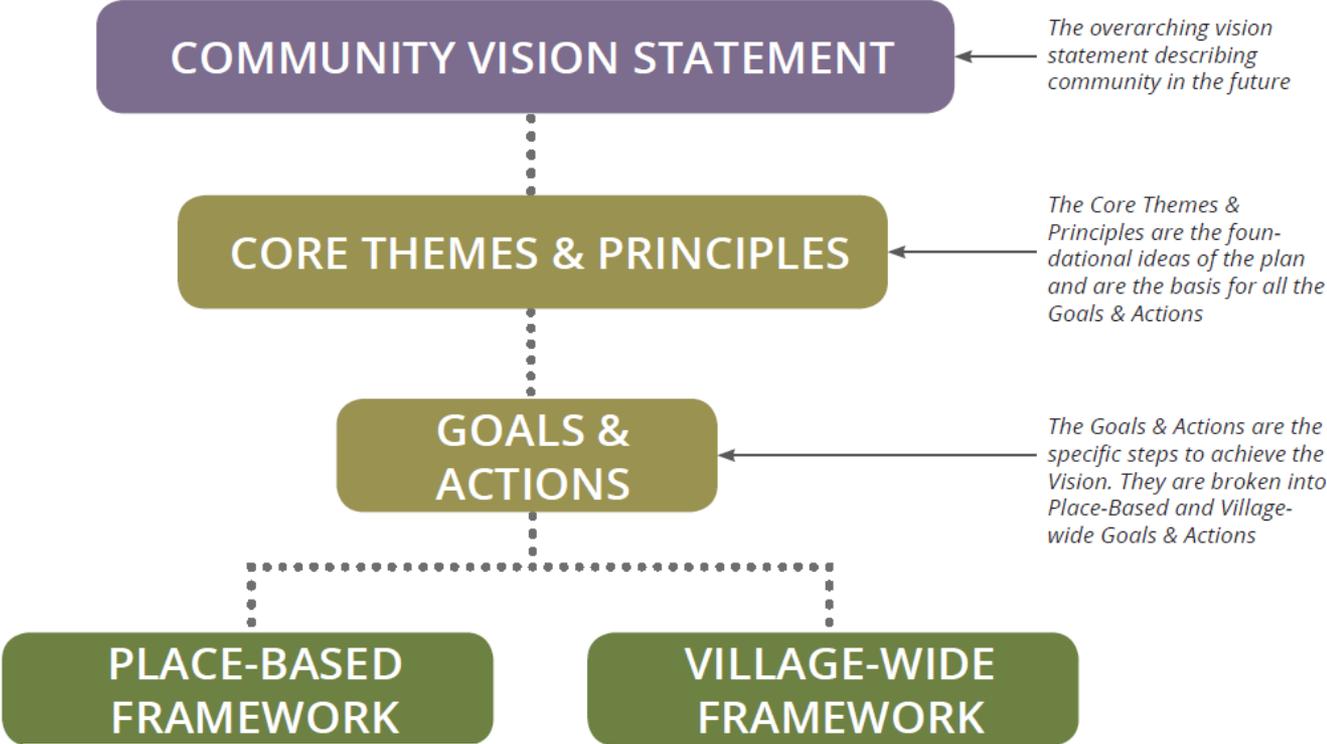
Goals & Actions Document



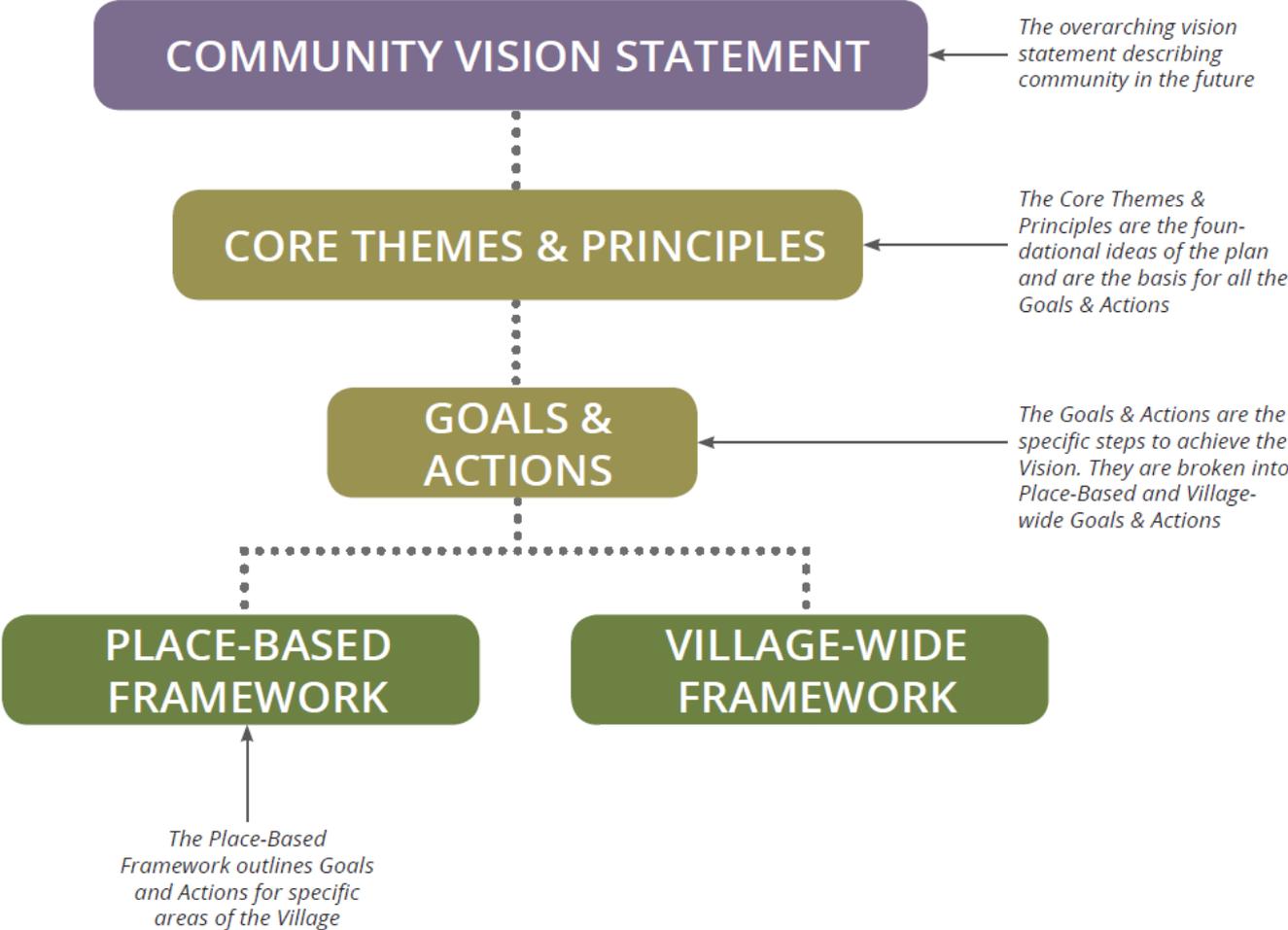
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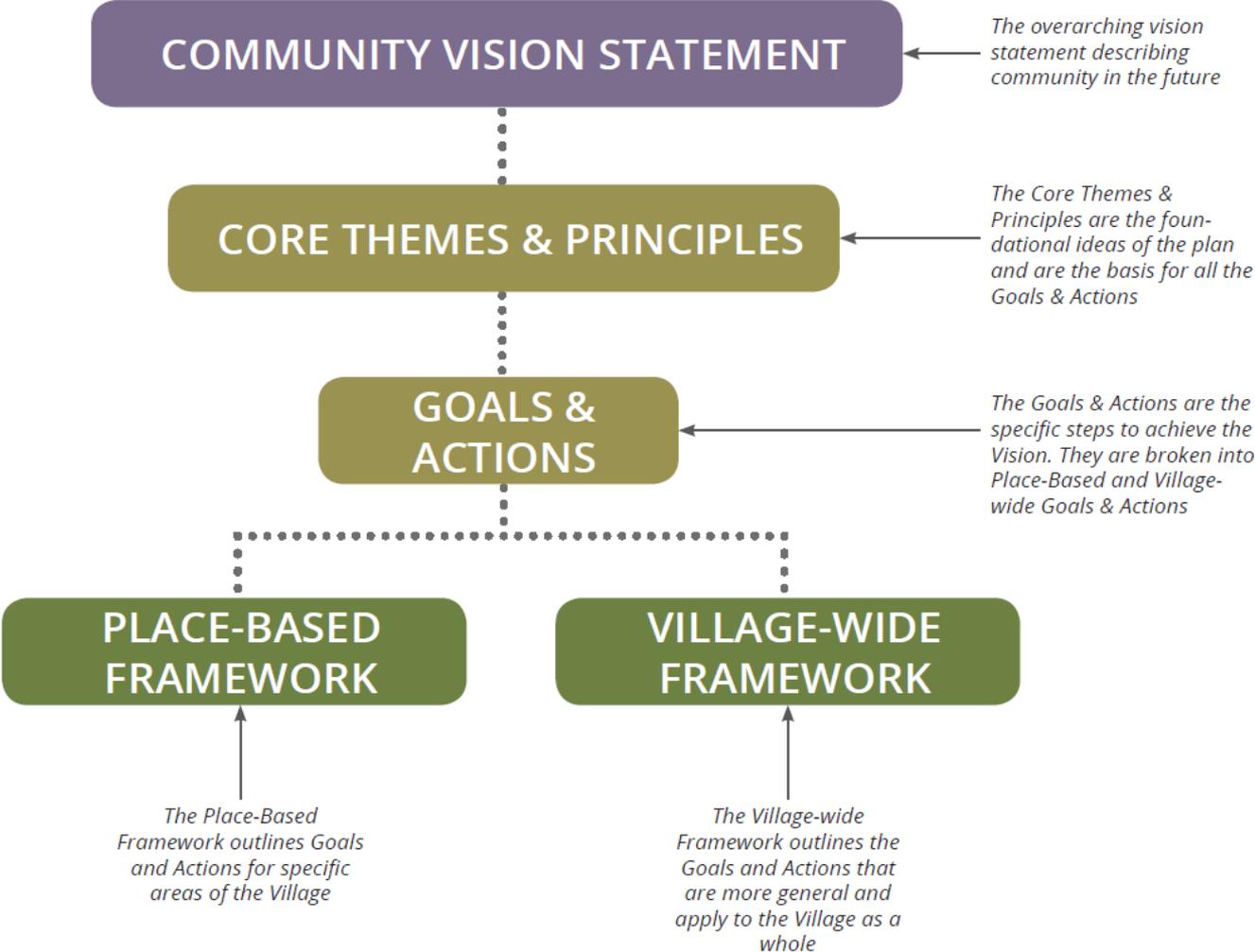
Goals & Actions Document



Goals & Actions Document



Goals & Actions Document



Goals & Actions Framework

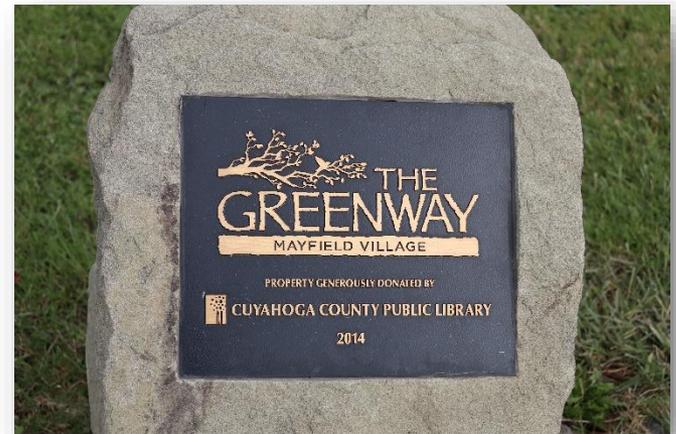
Place-Based Framework (3 Goals)

- 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

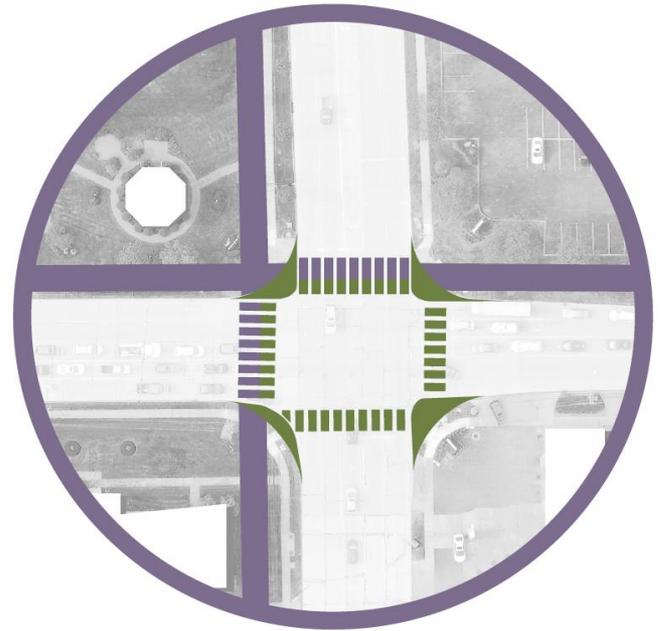


Placed Based Framework, Goal 1: Enhance Key Intersections & Village Center

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

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- ✓ BETA/WILSON MILLS
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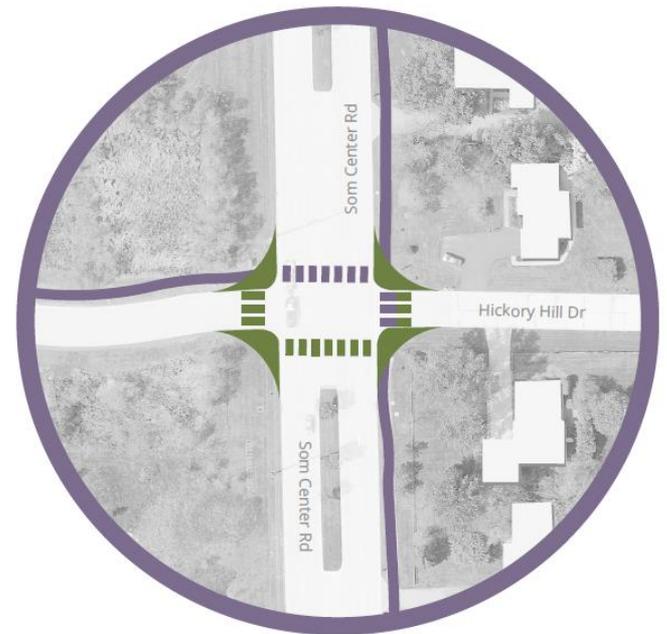


Placed Based Framework, Goal 1: Enhance Key Intersections & Village Center

ACTION STEPS

ENHANCE KEY INTERSECTIONS

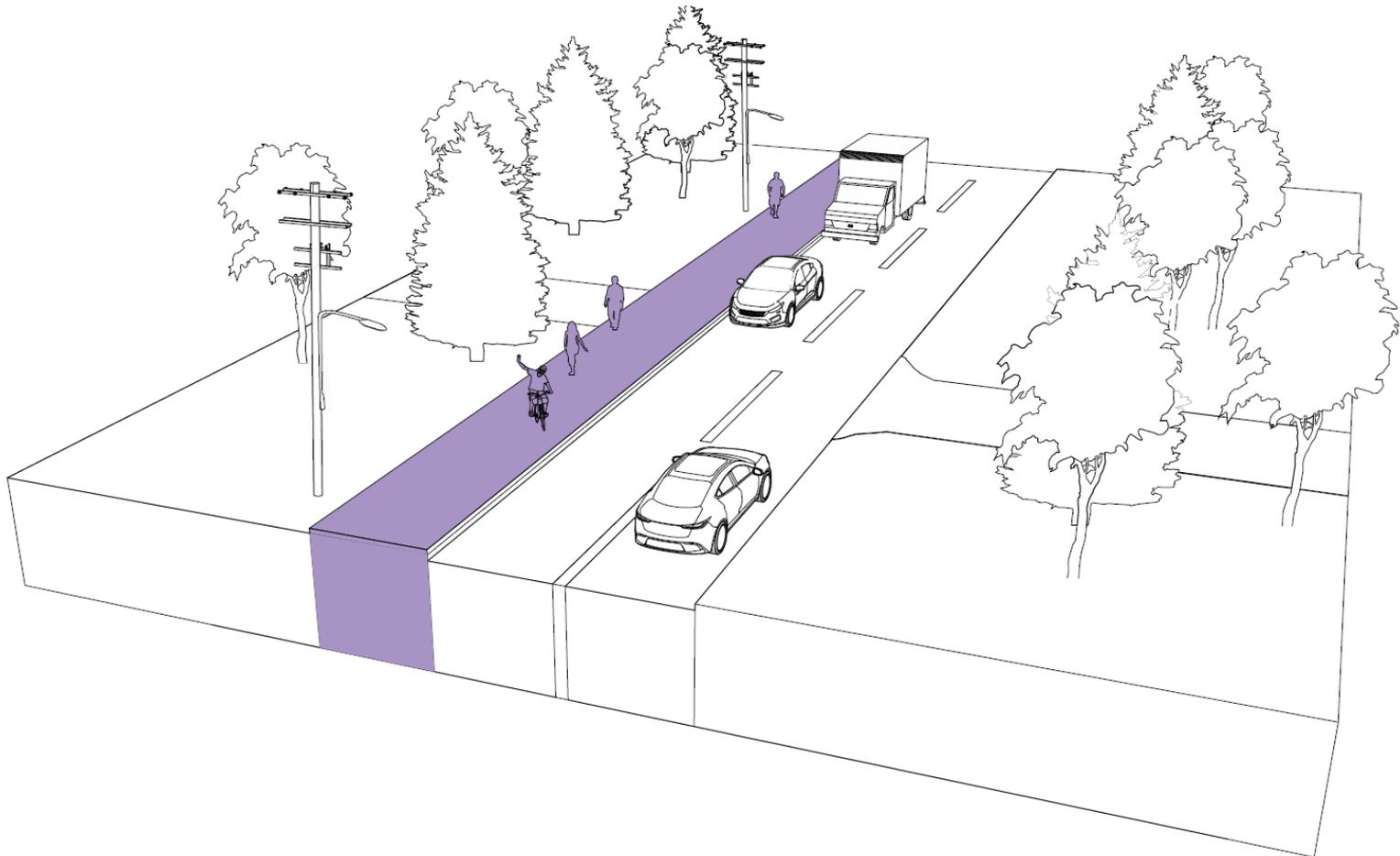
- ✓ SOM/WILSON MILLS
- ✓ BETA/WILSON MILLS
- ✓ SOM/HICKORY HILL



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

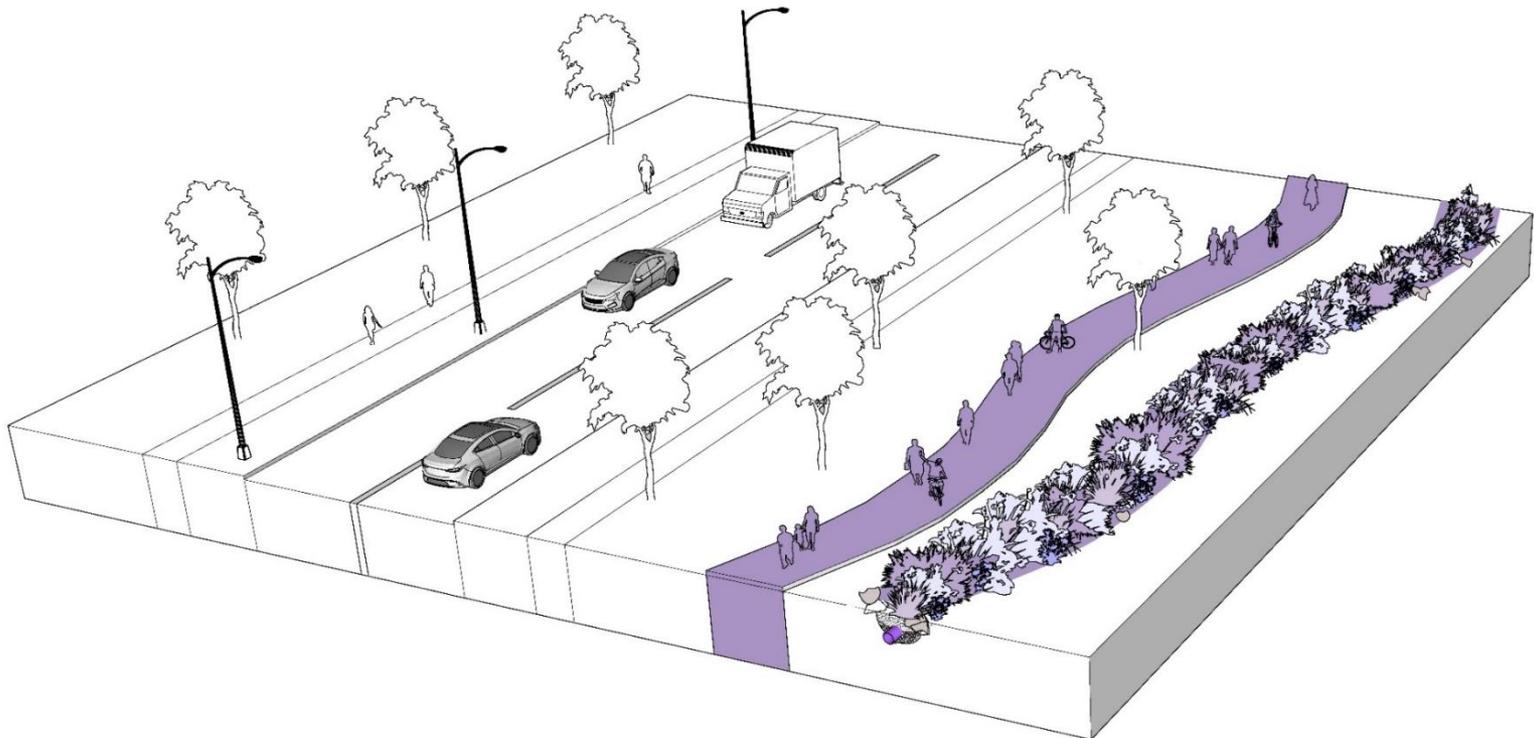
ACTION STEPS

PEDESTRIAN & BICYCLE CONNECTIVITY

STREETScape ENHANCEMENTS

PROMOTE REDEVELOPMENT

ECONOMIC DEVELOPMENT



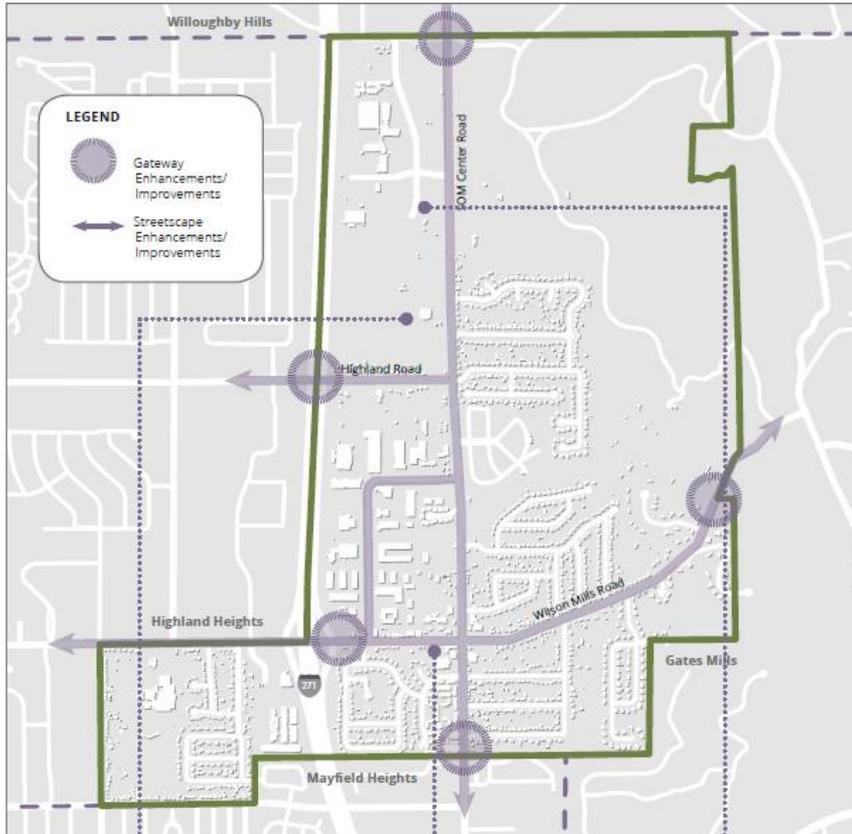
Village-Wide Framework

- 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



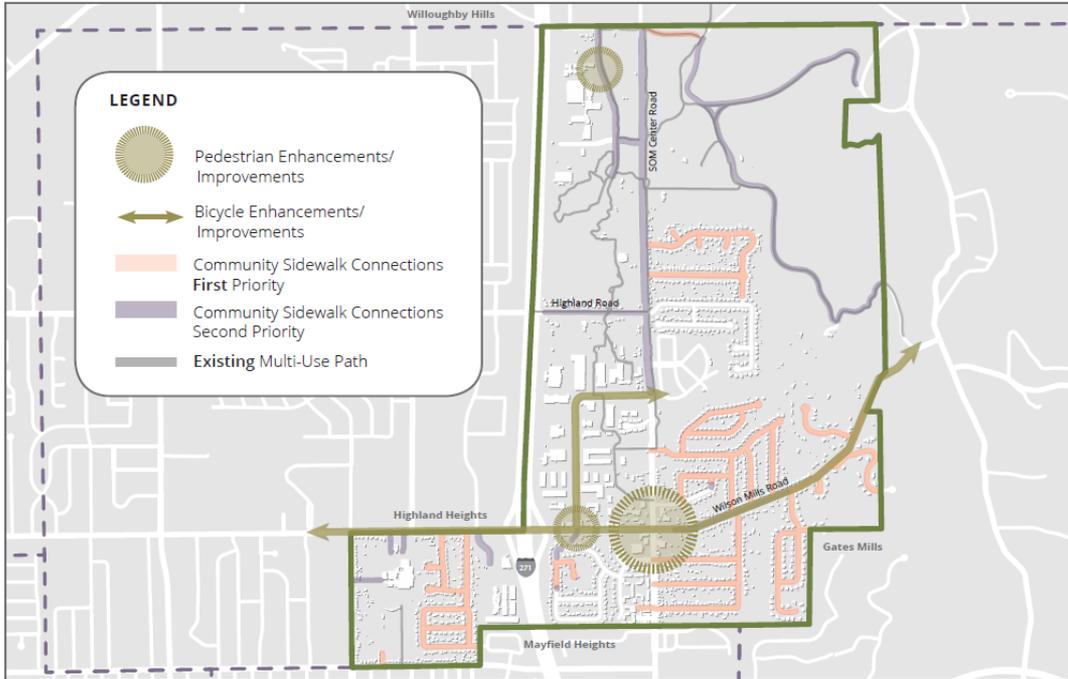
Goal 1: Promote Community Pride

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



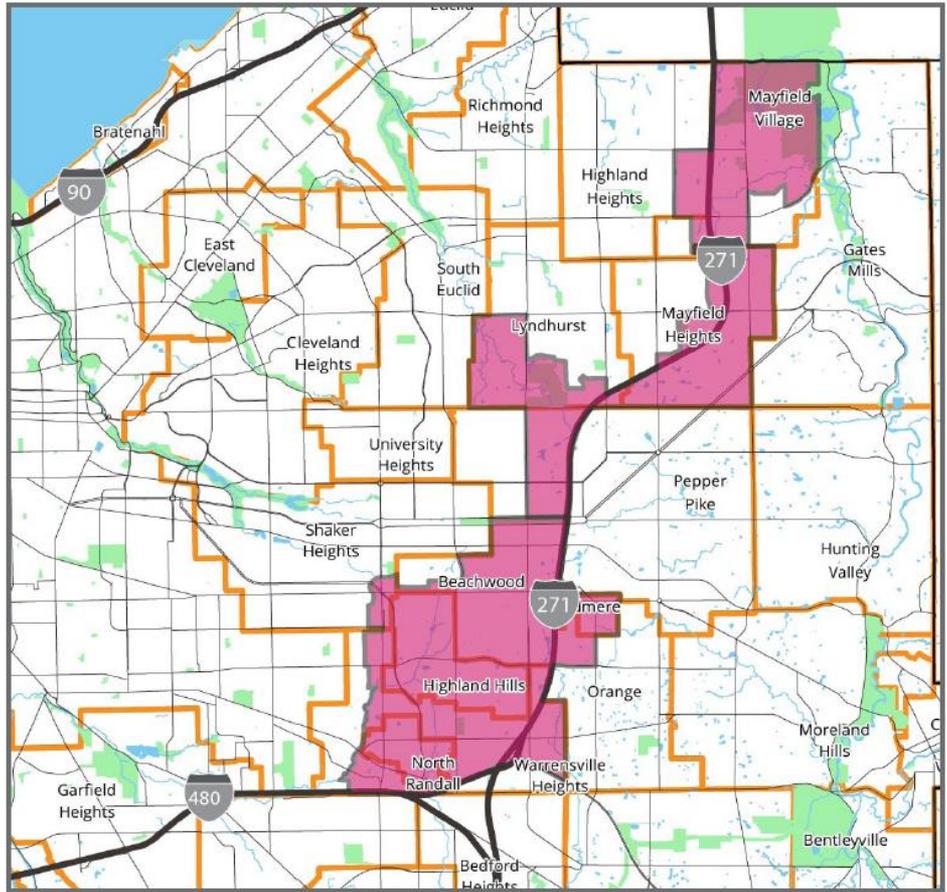
LADDER



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

Major Development Considerations for I-271 Corridor Study

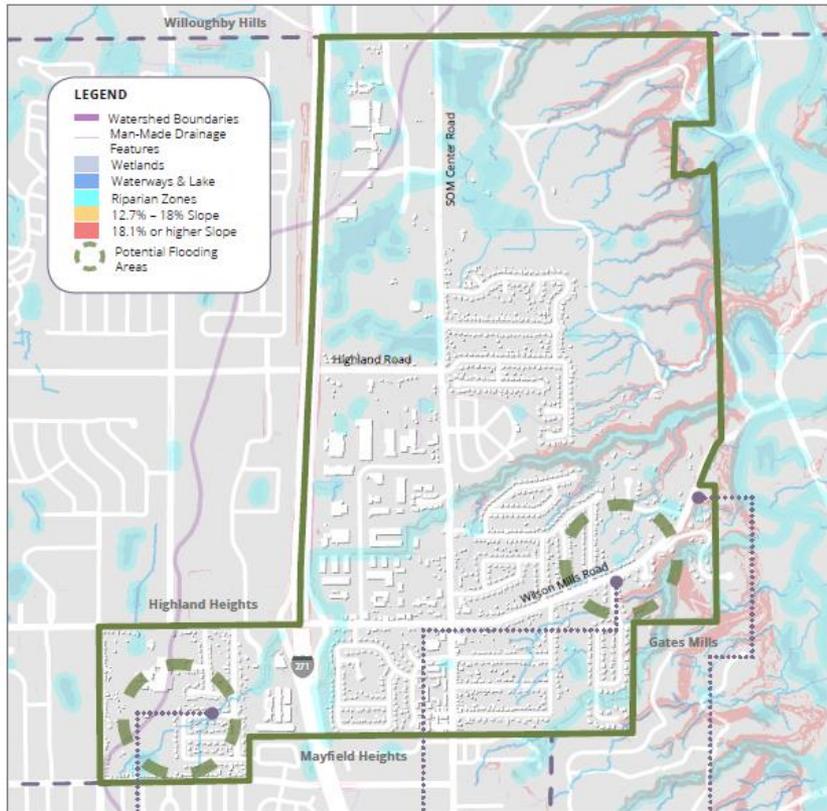


Proposed Interchange & Gateway Enhancements (Wilson Mills Road at I-271, Looking West)



Village-Wide Framework, Goal 4:

Provide Sustainable and Efficient Infrastructure Improvements

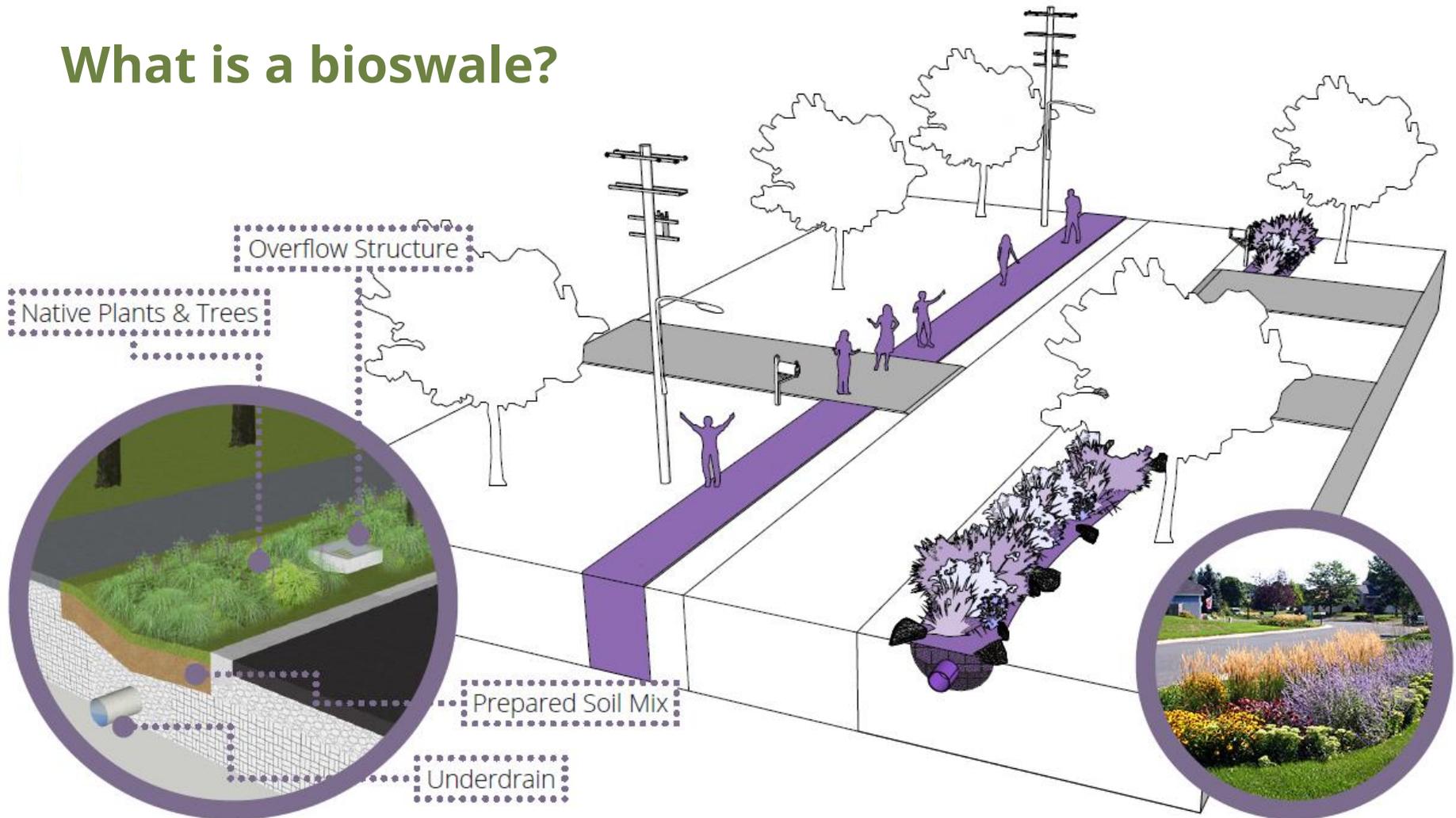


ACTION STEPS
STORMWATER MANAGEMENT



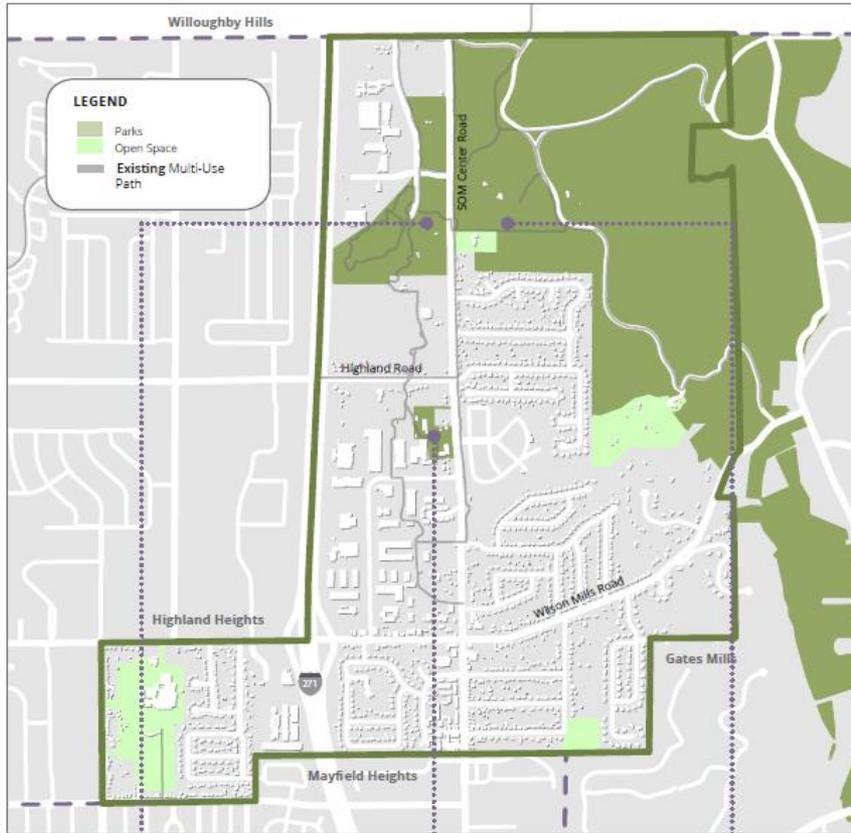
Goal 4: Sustainable Infrastructure

What is a bioswale?



Village-Wide Framework, Goal 5:

Protect, Enhance, and Promote the Village's Environmental Assets



ACTION STEPS
ENVIRONMENTAL ASSETS

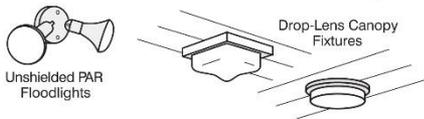
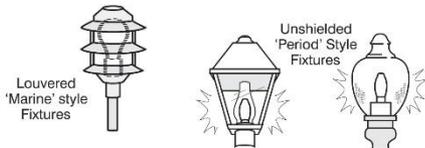
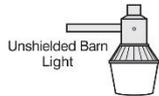
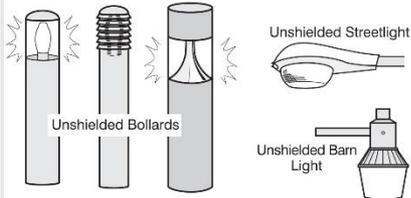
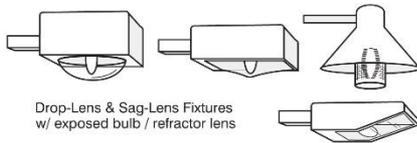
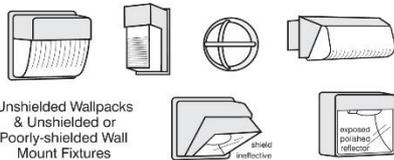
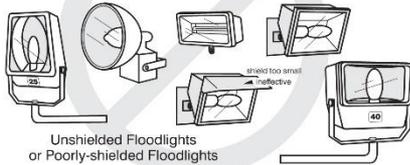


Goal 5: Environmental Assets, IDA Lighting

Examples of Acceptable / Unacceptable Lighting Fixtures

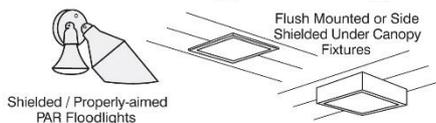
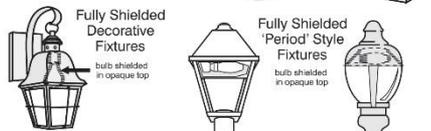
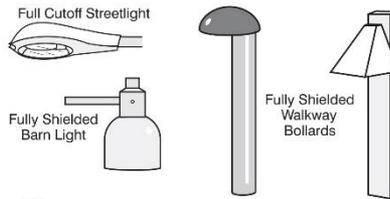
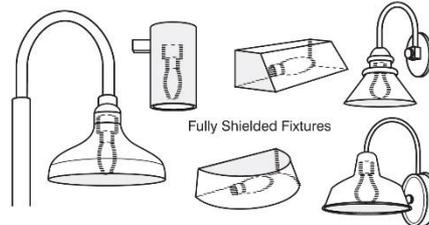
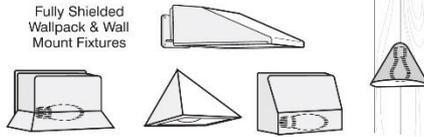
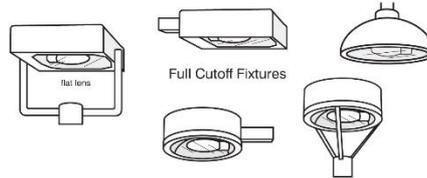
Unacceptable / Discouraged

Fixtures that produce glare and light trespass

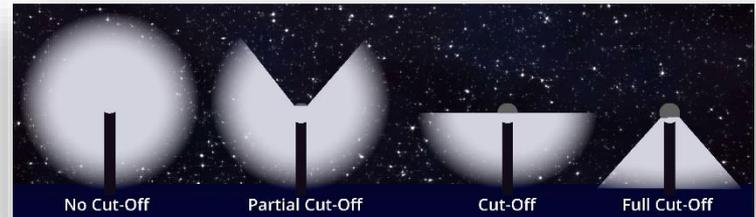


Acceptable

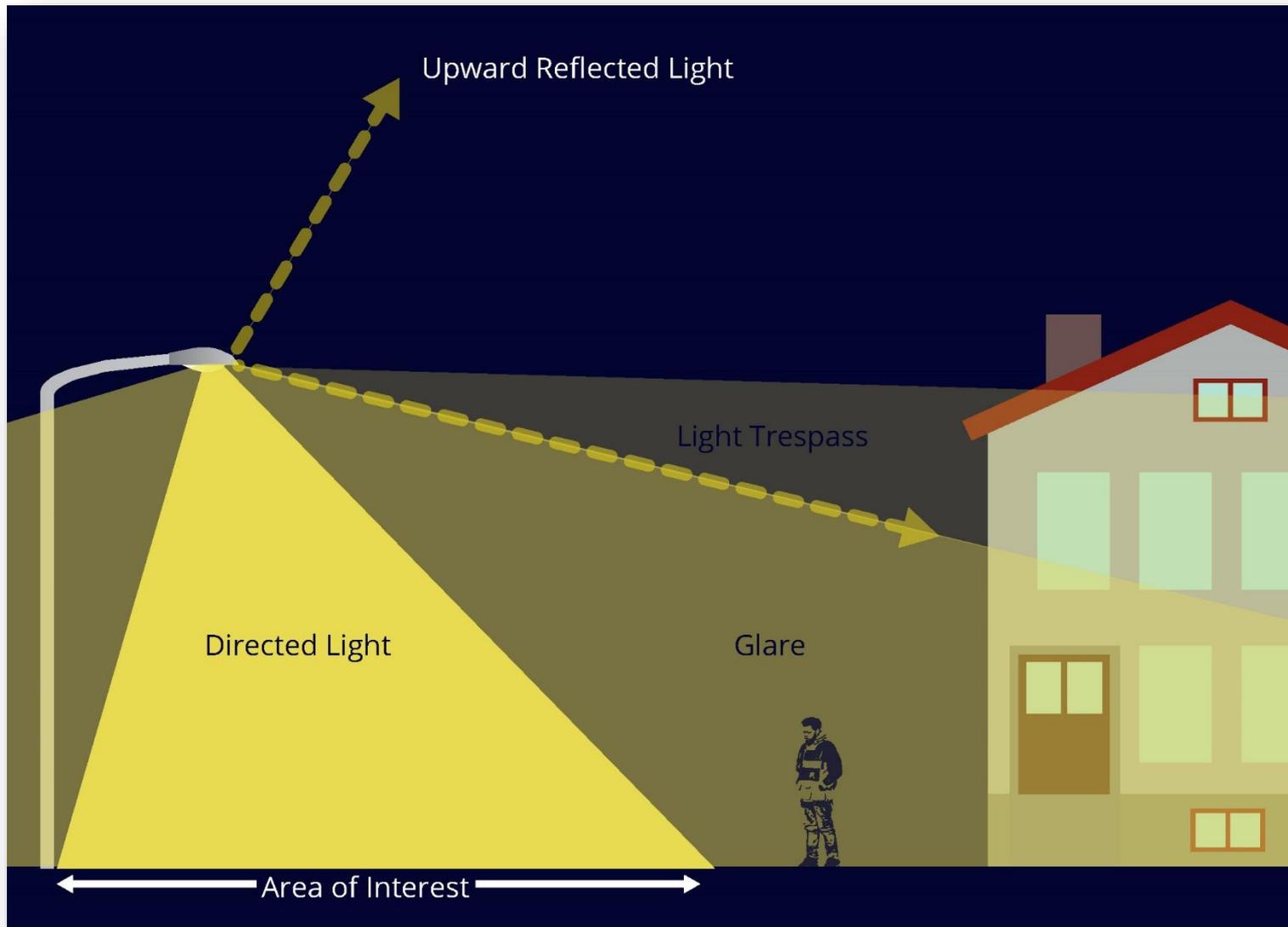
Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



Illustrations by Bob Crelin © 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



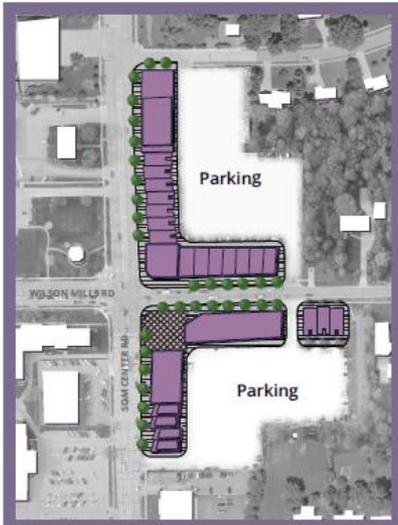
ACTION STEPS

SENIOR HOUSING

ADA ACCESSIBILITY

RECREATION

Potential Multi-Generational Housing Example



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

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

Tonight's Activity | Voting, Housing Types

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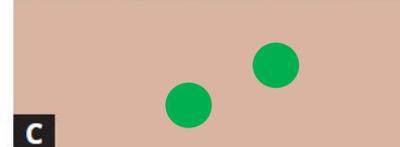
EXAMPLE



EXAMPLE

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

VOTE



VOTE

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

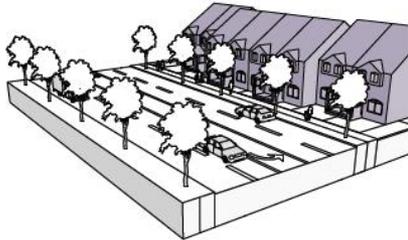
A MIXED-USE VILLAGE CENTER

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-271 and the Village Center with street fronting townhomes



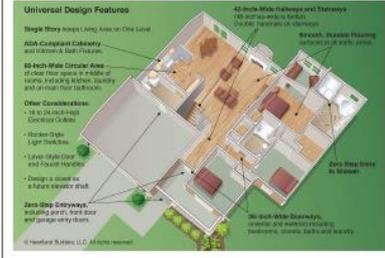
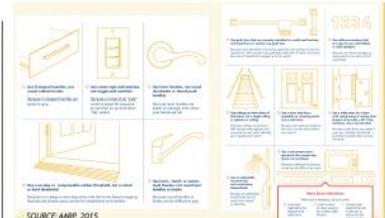
C COTTAGE/CLUSTER HOUSING

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.



TYPE

EXAMPLE

EXAMPLE

LIKE IT

LIKE IT

A

B

C

D

DON'T LIKE

DON'T LIKE

A

B

C

D

Tonight's Activity | Voting, Housing Development

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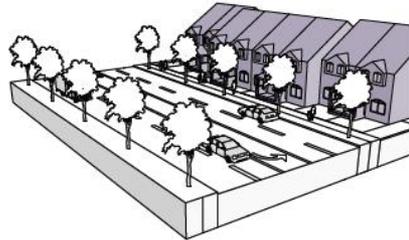
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TYPE

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Reimagine the Village Center with first floor street front commercial, condos above, with parking behind.



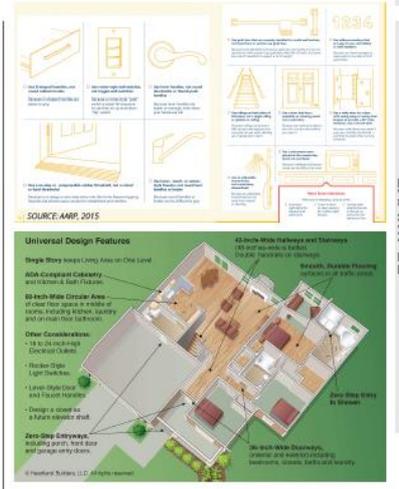
B TOWNHOMES ON WILSON MILLS RD
Line the south side of Wilson Mills Road between I-271 and the Village Center with street fronting townhouses



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Clustered, cottage-style housing in undeveloped or infill locations throughout the Village.



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TYPE

EXAMPLE

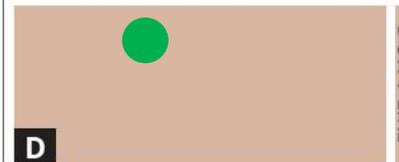
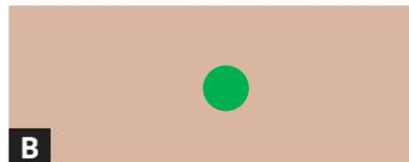
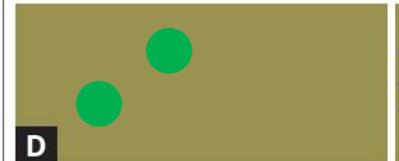
EXAMPLE

LIKE IT

LIKE IT

DON'T LIKE

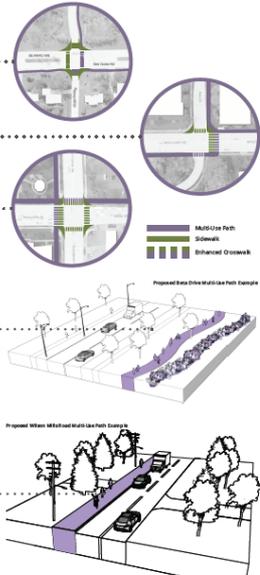
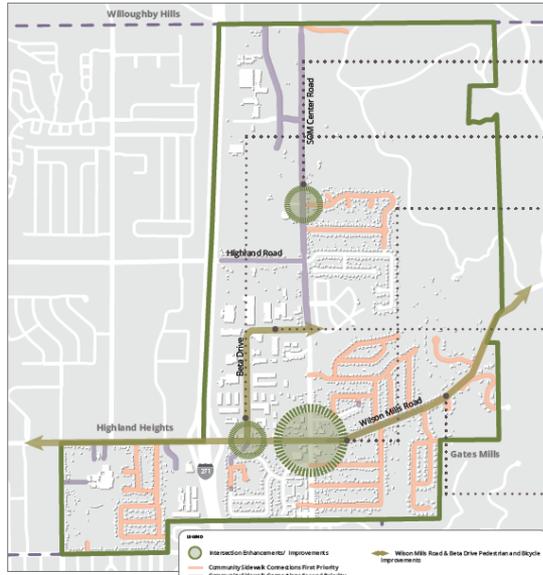
DON'T LIKE



Tonight's Activity | General Comments

PLACE-BASED FRAMEWORK

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



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 SOA Center Road / Wilson Mills Road, Beta Drive / Wilson Mills Road, and SOA Center Road / Holiday 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 setbacks and driveway entrances
- Enhance public green spaces
- Construct and enhance access points/multiple connections into commercial nodes
- Improve bicyclist culture for all modes of transportation



3: ENHANCE BETA DRIVE

Beta Drive contains a large portion of the Village's top employers, including Progressive, CIO, and First Energy. Currently, Beta Drive allows deep building setbacks, single-story buildings with height restrictions, and has standard sidewalks on both sides of the roadway. Beta Drive has immense opportunity to become 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 Rinker Greenway and local networks
- Construct and enhance non-motorized connections into existing trail and sidewalk network
- Allow the Village Planning & Zoning Code for wellness and entrepreneurship for reduced setbacks and other building height and setbacks
- Encourage and foster entrepreneurship 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 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 path along Wilson Mills Road
- Provide connections to the Bruce Rinker Greenway and local networks between health hubs from residential neighborhoods
- Create design streetscape guidelines for the common use section of Wilson Mills Road 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.

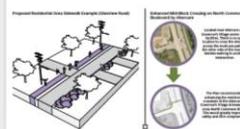
GOAL 1: PROMOTE COMMUNITY PRIDE THROUGH STREETSCAPE AND GATEWAY ENHANCEMENTS & RESIDENT NETWORKS

1. Develop gateway signs and street signage for the Village
2. Create a design guide for the Village
3. Create a design guide for the Village
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GOAL 2: IMPROVE PEDESTRIAN AND BICYCLE LINKAGES TO COMMUNITY AMENITIES, FACILITIES, AND TRAILS

1. Create a design guide for the Village
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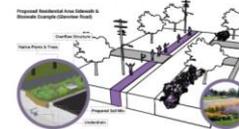
GOAL 3: PURSUE INTERGOVERNMENTAL COOPERATION FOR REGIONAL SOLUTIONS TO TRAFFIC SERVICE PROVISION & ECONOMIC DEVELOPMENT

1. Create a design guide for the Village
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GOAL 4: PROVIDE SUSTAINABLE AND EFFICIENT INFRASTRUCTURE IMPROVEMENTS

1. Create a design guide for the Village
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GOAL 5: PROTECT, ENHANCE, AND PROMOTE THE VILLAGES ENVIRONMENTAL ASSETS

1. Create a design guide for the Village
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GOAL 6: SUPPORT A MULTI-GENERATIONAL COMMUNITY FOR RESIDENTS OF ALL AGES

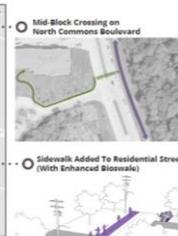
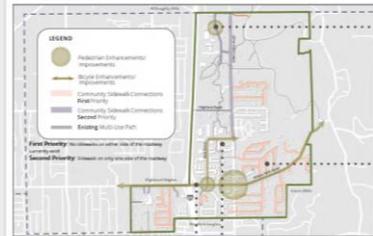
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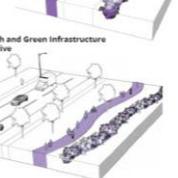
CONNECTIVITY INFRASTRUCTURE

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.

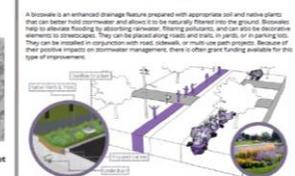
Pedestrian and Bicycle Improvement Map



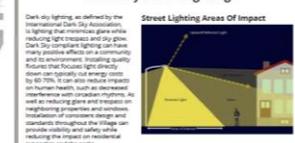
Cross Section of Wilson Mills Road at I-275 (Looking West) Showing Multi-Use Path to The High School



Bioswales



Dark Sky Street Lighting



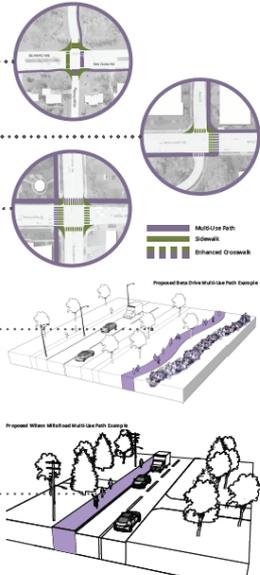
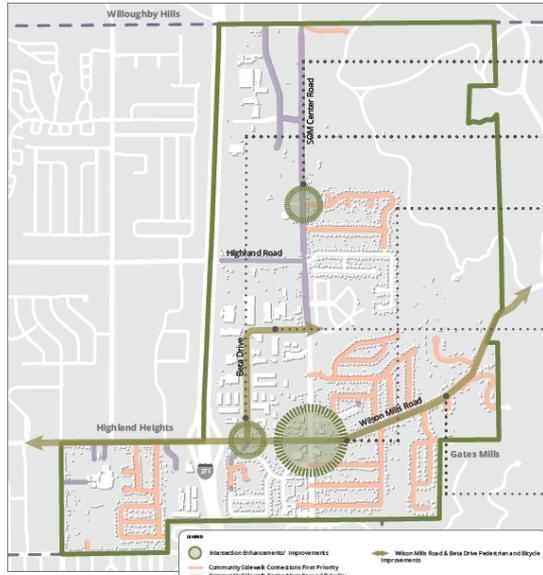
Effectiveness of Lighting Fixture Types



Tonight's Activity | General Comments

PLACE-BASED FRAMEWORK

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



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 SOV Center Road / Wilson Mills Road, Beta Drive / Wilson Mills Road, and SOV 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 physical setbacks and driveway entrances
- Enhance public green spaces
- Construct and enhance access points to make connections into commercial nodes
- Improve bicyclist culture for all modes of transportation



3: ENHANCE BETA DRIVE

Beta Drive contains a large portion of the Village's top employers, including Progressive, CIO, and FirstEnergy. 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 become 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 Rinker Greenway and local trail network
- Construct and enhance non-motorized connections into existing trail and sidewalk network
- Below the Village Planning & Zoning Code for zoning and other policies for reduced setbacks and other building height and setbacks
- Encourage and foster entrepreneurship 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 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-motorist use along Wilson Mills Road
- Provide connections to the Bruce Rinker Greenway and local trail network from residential neighborhoods
- Create design streetscape guidelines for the common use section of Wilson Mills Road to the Village Center

COMMENTS

Great ideas!

VILLAGE-WIDE FRAMEWORK

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

- Develop a design guide for new exterior signage for the Village
- Review and update signage throughout the Village, including the Bruce Rinker Greenway and other corridors
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Pedestrian and Bicycle Improvement Map



Mid-Block Crossing on North Commons Boulevard



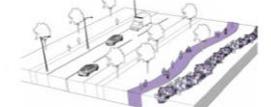
Sidewalk Added to Residential Street (with Enhanced Bioswales)



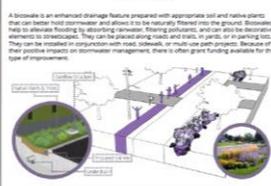
Cross Section of Wilson Mills Road at I-275 (Looking West) Showing Multi-Use Path to The High School



Multi-Use Path and Green Infrastructure Along Beta Drive



Bioswales



Dark Sky Street Lighting



Street Lighting Areas Of Impact



Effectiveness of Lighting Fixture Types





PLANNING PROCESS NEXT STEPS

MASTER PLAN TIMELINE

Current Conditions

Duration:
•12 weeks

Target Completion:
•November 2017

Meetings:
•Project Team #1
•Steering Committee #1

Community Vision

Duration:
•12 weeks

Target Completion:
•February 2018

Meetings:
•Project Team #2
•Steering Committee #2
•**Public Meeting #1**
•**February 15, 2018**

Policy Development

Duration:
•12 weeks

Target Completion:
•April 2018

Meetings:
•Project Team #3
•Steering Committee #3
•**Public Meeting #2**
•**Tonight**

Implementation Plan

Duration:
•12 weeks

Target Completion:
•June 2018

Meetings:
•Project Team #4
•Steering Committee #4

Final Plan

Duration:
•12 weeks

Target Completion:
•August 2018

Meetings:
•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

A screenshot of a survey introduction page. The page has a green header with the text "MAYFIELD VILLAGE GOALS & ACTIONS SURVEY". Below the header is a purple bar with the text "SURVEY INTRODUCTION". The main content is on a white background with a grey border. It includes a welcome message, a definition of a Master Plan, reasons for involvement, progress updates, and a final question about the survey. In the bottom left corner, there are three small icons representing a desktop monitor, a tablet, and a smartphone.

MAYFIELD VILLAGE GOALS & ACTIONS SURVEY

SURVEY INTRODUCTION

Welcome to the Goals & Actions survey for the Mayfield Village Master Plan! Thank you for taking the time to fill out the survey. Your feedback is essential to the development of the Plan.

What is a Master Plan?

A Master Plan outlines a community's vision for the future and then describes specific action steps community leaders can undertake to accomplish that vision. It covers topics such as transportation, housing, economic development, parks and recreation, and business district development.

Why you're involved?

This is your community's plan. We need your help and input to ensure the plan reflects what you want to see in Mayfield Village. The Plan will prepare the Village, residents, and businesses for tomorrow, and shape future development to match the community's priorities.

What has been accomplished so far?

County Planning has been researching, mapping, and analyzing data with the assistance of Village staff and a Steering Committee made up of residents, businesses, and civic leaders since October, 2017. Together, we have developed a profile of the community that outlines current strengths, weaknesses, and opportunities.

We have outlined the current conditions of the Village, drafted a series of vision principles based on this research and past planning efforts, and prepared a series of goals and actions based on feedback up to this point. We have also produced a series of maps showing current plans and potential focus areas.

What are we asking for in this survey?

Icons: Desktop, Tablet, Smartphone

Thank you!

Questions & Discussion

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

Micah Stryker
mstryker@cuyahogacounty.us

Rachel Novak
rnovak@cuyahogacounty.us

216.443.3700



County Planning

FOR OUR COMMUNITY
FOR OUR REGION
FOR OUR FUTURE

MAYFIELD
VILLAGE



Cuyahoga County Planning Commission

2079 East 9th Street, Suite 5-300

Cleveland, Ohio 44115

Telephone: 216.443.3700

Fax: 216.443.3737