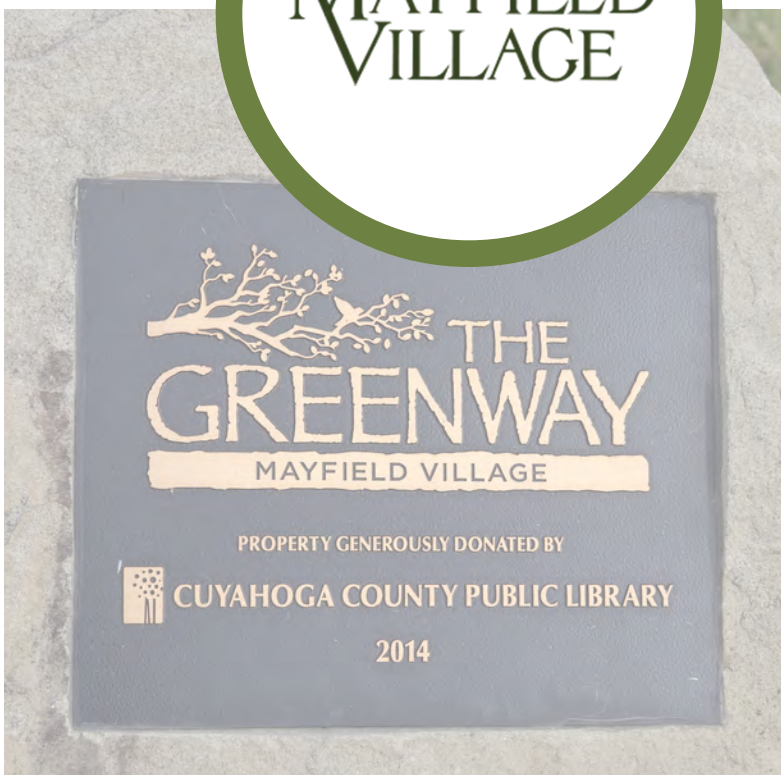

MAYFIELD VILLAGE

MAYFIELD VILLAGE
MASTER PLAN **2018**

DRAFT **May 1, 2019**

ACKNOWLEDGMENTS

MAYFIELD VILLAGE

Brenda T. Bodnar, *Mayor*
Joseph Saponaro, *Council President*
William Marquardt, *Council Member*
Patsy Mills, *Council Member*
Dr. Stephen Parker, *Council Member*
George Williams, *Council Member*
Allen Meyers, *Council Member, At Large*
Steve Schutt *Council Member, At Large*

STEERING COMMITTEE

Michael Barnes
Stivo DiFranco
Rosemarie Fabrizio
Jim Farmer
Rick Hall
Bob Haycox
Kevin McGrath
Joanna McNally
John Michalko
Ed Parker
Mary Singer
Greg Tarkowsky
Bert Toth

PROJECT TEAM

Brenda T. Bodnar, *Mayor*
Diane Wolgamuth, *Director of Administration*
Ronald C. Wynne, *Director of Finance*
Douglas Metzung, *Service Director*
Shane McAvinew, *Parks & Recreation Director*
John Marrelli, *Building Commissioner*

MAYFIELD VILLAGE

6622 Wilson Mills Rd
Mayfield Village, Ohio 44143
440.461.2210
www.mayfieldvillage.com

MAYFIELD VILLAGE

COUNTY PLANNING

The Cuyahoga County Planning Commission's mission is 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.

PLANNING TEAM

Susan Infeld, *Interim Executive Director*
James Sonnhalter, *Manager, Planning Services*
Dan Meaney, GISP, *Manager, Information and Research*
Micah Stryker, AICP, *Planner*
Kevin Leeson, *Planner*
Rachel Novak, *Planner*
Robin Watkins, *Geographic Information Systems Specialist*
Torayye Waite, *Planning Intern*
Nate Weyand-Geise, *Planning Intern*

CUYAHOGA COUNTY PLANNING COMMISSION

2079 East 9th Street
Suite 5-300
Cleveland, OH 44115
216.443.3700
www.CountyPlanning.us
www.facebook.com/CountyPlanning
www.twitter.com/CountyPlanning

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MAYFIELD VILLAGE

01 Introduction

WELCOME TO THE MASTER PLAN

The Mayfield Village Master Plan is a collection of community goals and actions that aim to guide and direct Village officials and residents as they make decisions and move the community into the future. By setting forth the aspirations and ideas of the community, we identify the hopes of the community for the future through its shared values and common goals. Importantly, we also outline the steps necessary to achieve those goals.

The Mayfield Village Master Plan examines the current conditions throughout the Village, and develops this profile to determine the demographic trends, infrastructure issues, and municipal services that are shaping the Village today. This helps to determine areas to focus policy and actions to further promote positive trends, counter negative trends, and direct service provision.

This analysis and the input of the public help determine the vision for the future that is outlined in the Master Plan. This Community Vision developed by the community is uniquely tailored to Mayfield Village. The Community Vision encapsulates the residents' goals for the future and guides the planning process in creating the policy and action recommendations made in the Plan.

Based on the current conditions, public input, and the principles contained in the Community Vision, the Master Plan outlines specific steps that can be taken Village-wide, but also in specific focus areas, to create the future residents wish to see. These ideas can range from small policy initiatives to help maintain existing services, to large infrastructure improvements that will take time to implement.

With actions in hand, the Mayfield Village Master Plan outlines specific steps that can be taken to move the Village forward. The Master Plan is the road map to guide development and policy decisions over the next decade to help the Village reach its desired future. Only with the dedicated work of residents, business owners, and Village staff in implementing the Master Plan can that future be realized.

INTRODUCTION

- Planning Context, page 8

1.1 PLANNING CONTEXT

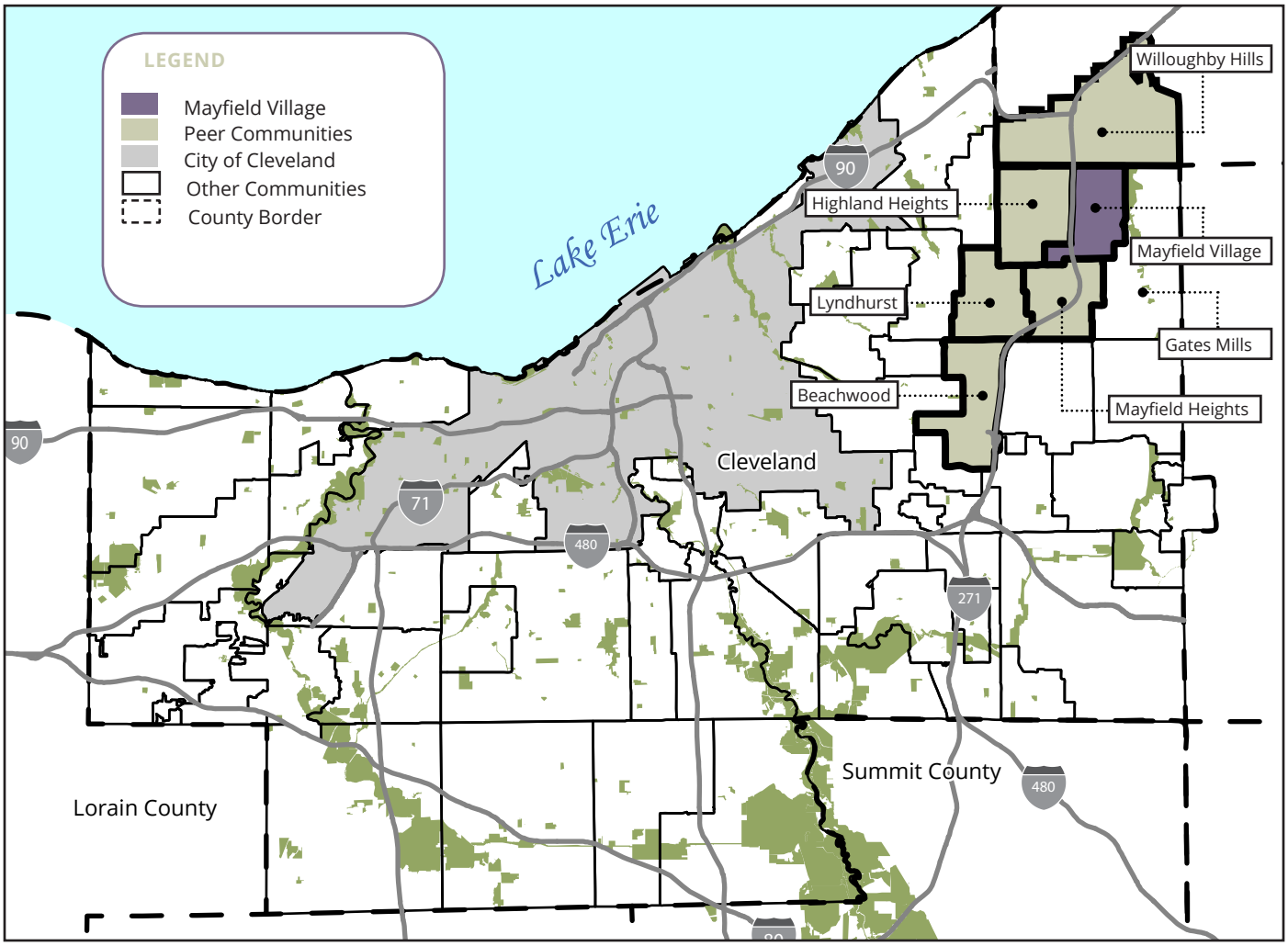
REGIONAL CONTEXT

Mayfield Village is shown in purple on the map below. The Village is located in the northeast corner of Cuyahoga County and borders Gates Mills, Highland Heights, Lyndhurst, and Mayfield Heights. The Village also borders Willoughby Hills located in Lake County.

The map below shows in tan the peer communities for Mayfield Village. These communities share common characteristics due to their development patterns, local economy, and location along the I-271 corridor.

Throughout the Mayfield Village Master Plan, comparisons are made between Mayfield Village, its peer communities, and the County as a whole.

Map 1 — Regional Context

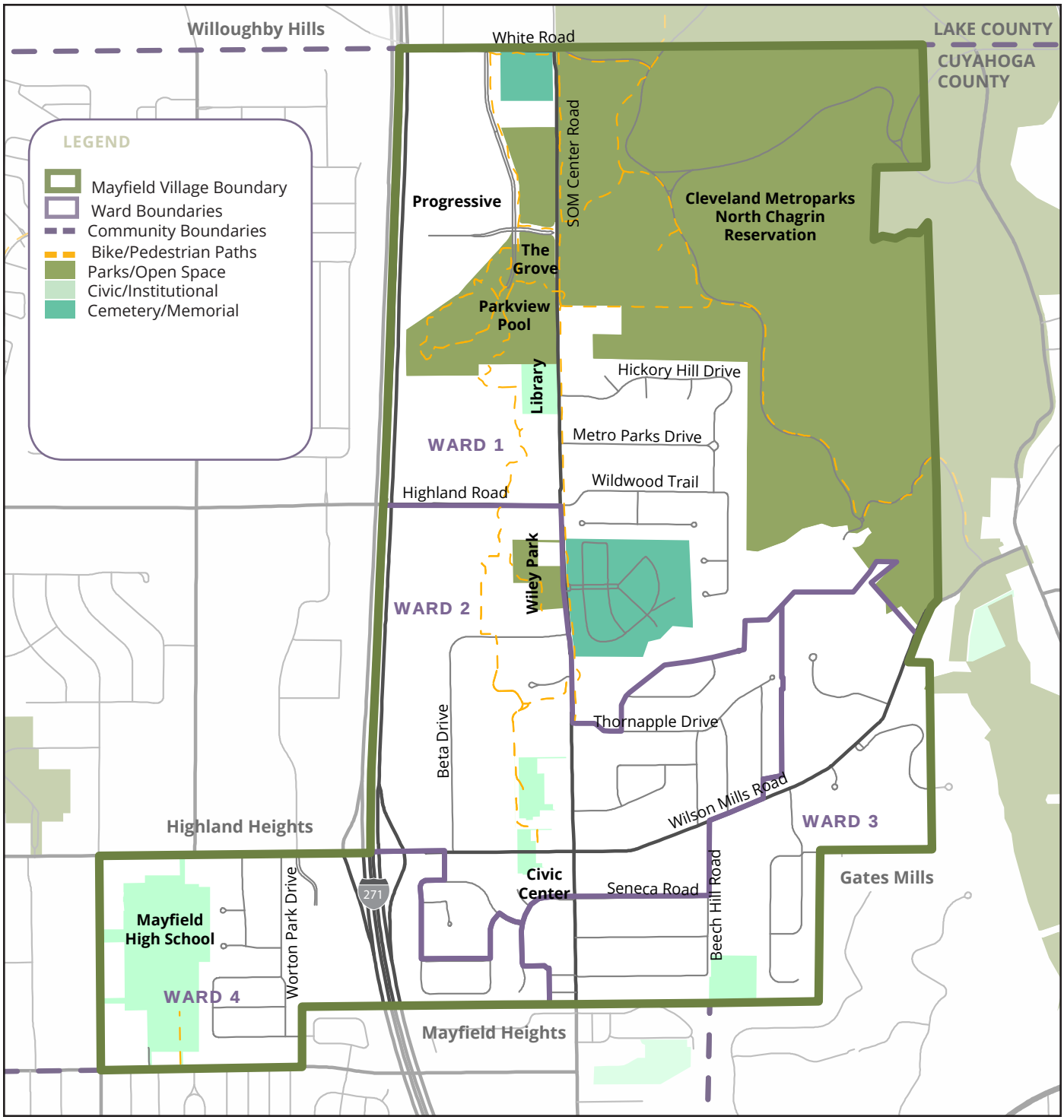


VILLAGE CONTEXT

Mayfield Village is shown in the map below. Interstate 271 largely forms the Village's western border and bisects a small portion of the Village in the southwest corner. White Road forms the northern border and is also the border between Lake and Cuyahoga Counties. The Village's eastern and southern borders jut in and out along various roads and municipalities.

Mayfield Village is grouped into four wards for the purpose of Village Council representation. The northern portion of the Village makes up Ward 1, and is largely comprised of the North Chagrin Reservation. The remaining Wards are divided into central, southwest, and southeast areas of the Village.

Map 2 — PLANNING Context



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02 COMMUNITY VISION

WHAT IS IT?

The Community Vision contains the overarching Vision Statement that drives the Master Plan's recommendations. It will also outline the Core Themes of the Master Plan and the associated Guiding Principles. The core Themes and Guiding Principles cover a wide range of topics, describing how the community and its residents would like to get around, where they would like to recreate, how they would like to interact with government, and what types of new investments they would like to see. These principles are broad descriptions of how the community could look and function in five to ten years.

The Community Vision, Core Themes, and Guiding Principles summarize the input gathered through research, the Community Survey, and feedback from the Project Team, Steering Committee, and the first Public Meeting. They form the ideas and hopes for the future into a framework to build out policy and action recommendations to help guide the community to its desired future.

HOW DO I USE IT?

The Community Vision section describes the desired future for Mayfield Village. The Vision Statement, Core Themes, and Guiding Principles broadly capture the ideas and hopes that residents, business leaders, and community members would like to see for the future of the Village.

The Core Themes and Guiding Principles also create a framework that will inform and determine the specific actions recommended in the Master Plan. This framework will also give the Master Plan structure to organize and reference the action and policy recommendations and make sure they point back to the Community Vision.

COMMUNITY VISION

- Master Plan Framework, page 12
- Vision Statement, page 14
- Core Themes & Principles, page 15

2.1 MASTER PLAN FRAMEWORK

THE MASTER PLAN FRAMEWORK

The Mayfield Village Master Plan was developed using a framework to help order and organize the Plan. Developing this framework identified the common values and ideas that drive the Plan recommendations.

The Framework builds the Vision Statement into an outline that creates common values that can bond or connect different development areas. It is more specific than the Vision Statement and begins to spell out and direct the values and ideas contained in the Vision. This top-level framework structures the Plan and focuses the scope for future recommendations. Recommendations will then be able to work together and build upon each other.

The framework consists of two top-level ideas: Core Themes and Guiding Principles. Below is a brief explanation of what these are and how they should be used.

Core Theme: A Core Theme is a short phrase identifying a value that is to be pursued, propagated, and protected. It is an idea that is specific enough that it can quickly be identified with, but is broad enough that it can have an impact across multiple aspect of community development. These are core ideas to help brand the Master Plan and are the first steps in creating specific actions recommendations.

Guiding Principle: These are more targeted phrases that address specific aspects of development or Village policy. They provide a general guide for how a specific area of development or policy should be managed. It identifies the most important aspects of development, such as transportation, services, infrastructure, etc., and the key aspects that are to be addressed or achieved through any recommendations.

These Core Themes and Guiding Principles were developed through discussion and feedback from the Project Team and the Steering Committee to ensure they include the values and desired outcomes for the Village.

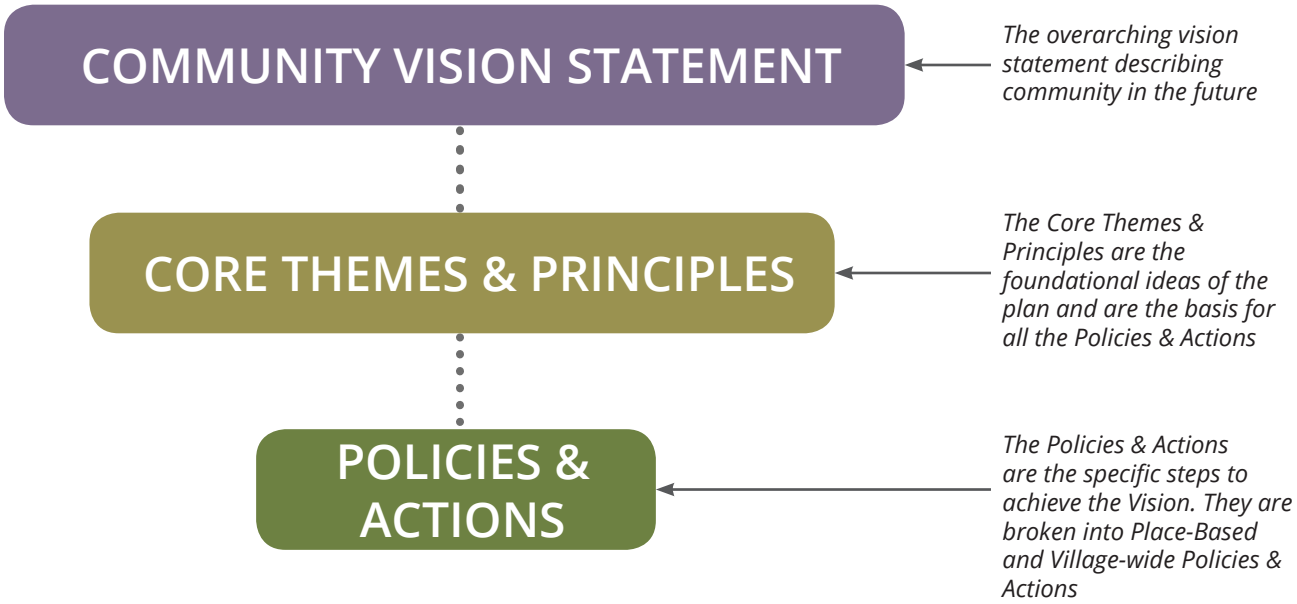
COMPLETING THE FRAMEWORK

These top-level concepts are the blueprint to further develop specific Policies and Actions that will bring about the desired future for Mayfield Village. Policies & Actions fit under the Core Themes & Principles and recommended actions should continually point back to these core values and ideas.

The diagram to the right illustrates the over-arching framework that structures the Master Plan.

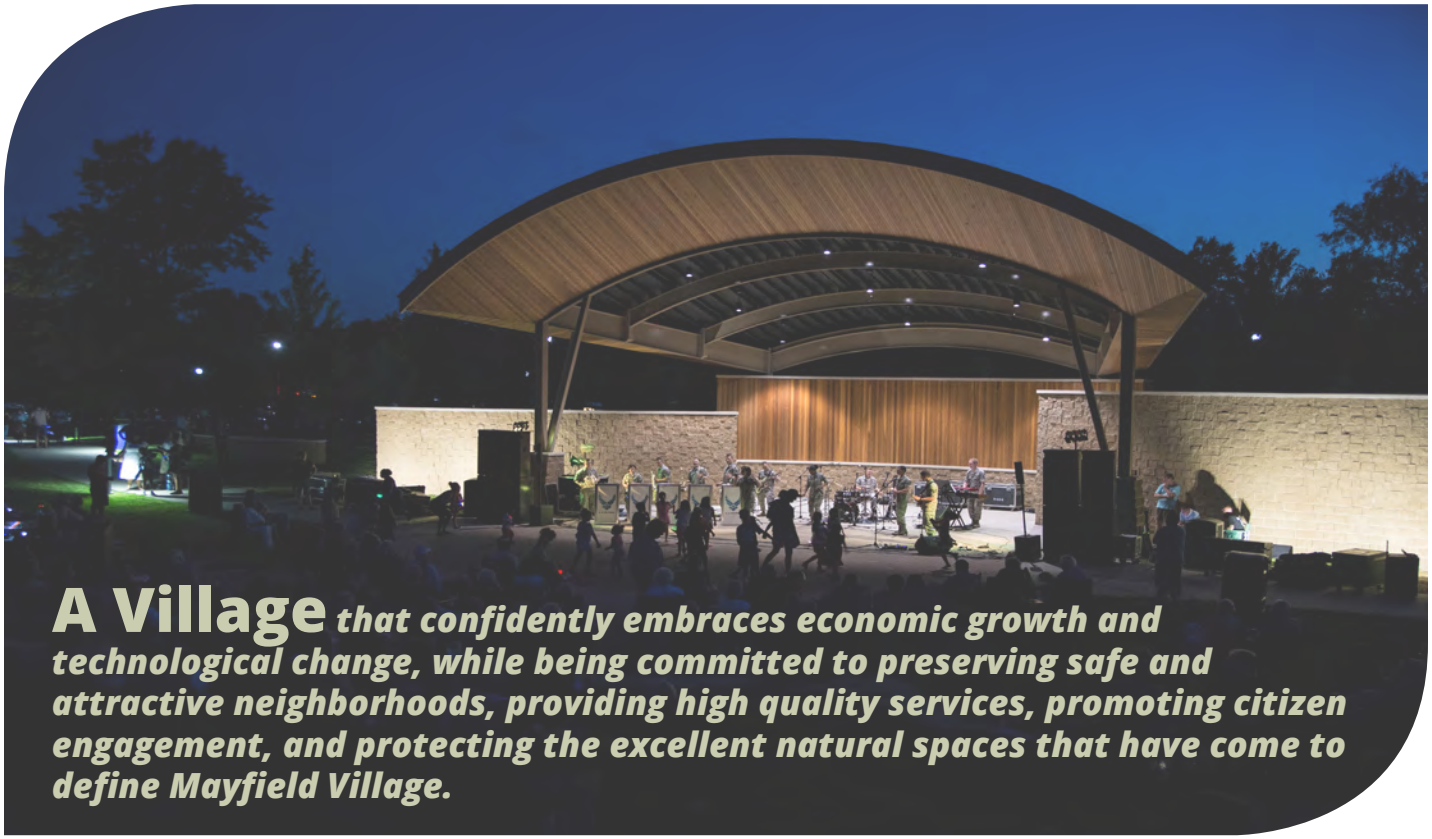
MASTER PLAN FRAMEWORK

The Master Plan is structured so that all the recommended Policies & Actions point to and support the overall Community Vision. The hierarchy (shown below) works to ensure that actions support each other as well as the Vision, Themes, and Principles developed by the community in the Visioning Phase of the planning process.



2.2 VISION STATEMENT

THE VISION FOR THE FUTURE OF MAYFIELD VILLAGE:



A Village ***that confidently embraces economic growth and technological change, while being committed to preserving safe and attractive neighborhoods, providing high quality services, promoting citizen engagement, and protecting the excellent natural spaces that have come to define Mayfield Village.***

CORE THEME: THRIVING ECONOMY

This section focuses on the commercial and residential sectors, focusing on Business Growth, Development, and Innovation, as well as ways to ensure that the community remains attractive and inviting to businesses and residents.

1 BUSINESS GROWTH, DEVELOPMENT & INNOVATION

- Engaged business community
- Facilitated redevelopment on Beta Drive
- Technology and infrastructure investment
- Attraction & retention of high-quality jobs
- Improved traffic flow

2 ATTRACTIVE & INVITING TO RESIDENTS & BUSINESSES

- Design standards for development and public spaces
- Well maintained infrastructure
- Enhanced village gateways and major streetscapes

CORE THEME: CONNECTED COMMUNITY

Although already a well-connected community, both physically and through the dissemination of information, this section identifies ways to enhance that connectivity.

1 SAFE TRANSPORTATION INFRASTRUCTURE

- Traffic management and mitigation investment
- Quality, well maintained infrastructure
- Regional cooperation on transportation issues

2 CONNECTIVITY

- Well maintained pedestrian and bikes trails
- Safe intersections & beautiful streetscapes
- Well informed public

CORE THEME: A PLACE TO LIVE FOR A LIFETIME

The majority of residents want to stay here for their lifetime. This section outlines ways to ensure that remains true and assist with that goal.

1 STRONG HOUSING & VILLAGE SERVICES

- Maintain strong neighborhoods
- Housing options for all ages and stages of life.
- Seek opportunities to strengthen and expand Village services and programming for all age groups
- Address flooding issues

2 PRIORITIZING GREENSPACE, PARKS, & RECREATION

- Increased recreational offerings
- Enhanced recreational facilities
- Promote green infrastructure and development practices
- Maintain and expand parks and greenspace

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03 Policies & Actions

WHAT IS IN THIS SECTION

Realizing the desired vision for Mayfield Village is accomplished through implementing actions. Policies and Actions uses the overall Master Plan framework to structure its recommendations to ensure they respect and support the Community Vision and identified Core Themes & Principles outlined in the previous section.

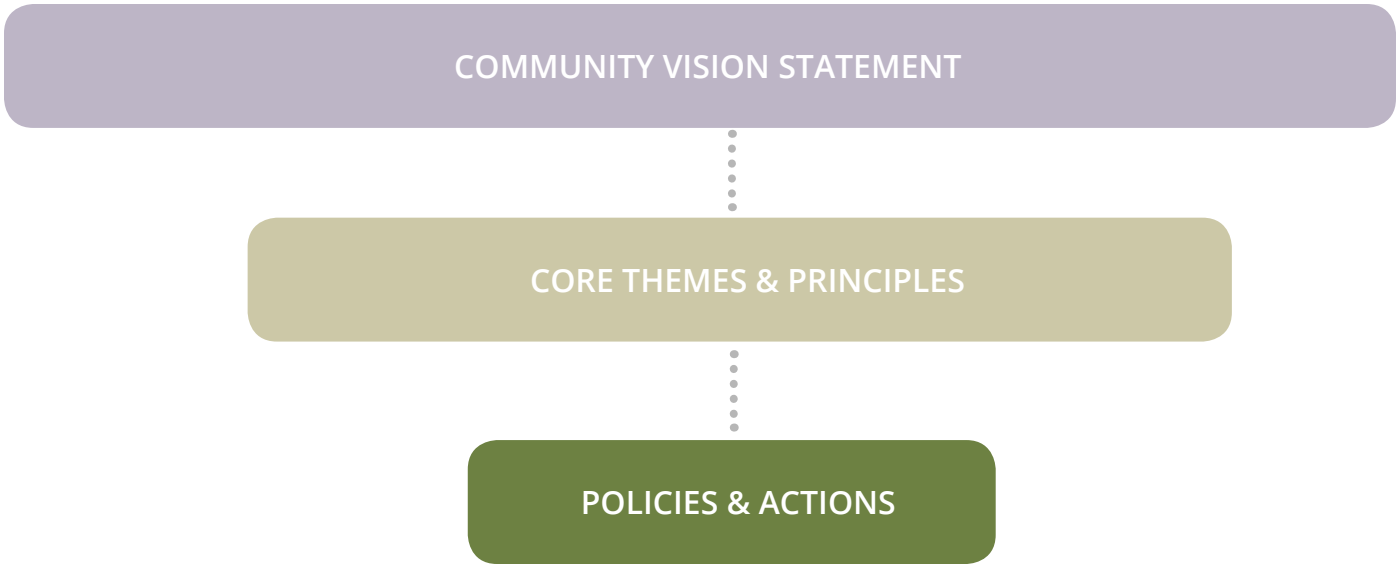
This section outlines policies and actions, and seeks to explain the purpose behind these recommendations. Throughout the document, highlighted boxes, maps, and renderings identify additional information about critical topics and provide examples of successful policies and potential strategies. These help to illustrate and clarify the purpose and intent of the actions.

HOW DO I USE IT?

The Policies and Actions section identifies proactive steps the Village and its partners should undertake in the coming years.

POLICIES & ACTIONS

- Thriving Economy, page 21
- Connected Community, page 27
- A Place to live for a lifetime, page 31
- Future Land Use, page 35



PROGRESSIVE
PROGRESSIVE

3.1 THRIVING ECONOMY

WHAT'S INSIDE

Mayfield Village is in an advantageous position to promote regional cooperation and economic growth. It is a small community with a large business sector located along a major interstate corridor. This not only brings continued jobs and growth, but also commuter traffic and the need for services. Communities often compete for new development, businesses, residents, and services. Mayfield Village is well-positioned to expand its influence and leadership to help promote employment and service opportunities within the region.

Additionally, the proximity to I-271 not only provides easy access for workers to the area, it also provides quick access to regional employment, shopping, and entertainment areas. The section provides policies and actions for the Village to lead the way in implementing traffic solutions, service provisions, and economic development strategies for the Village and the region.

FOCUS ON BUSINESS DEVELOPMENT, GROWTH, & INNOVATION

Mayfield Village is known for being the location of the Progressive Insurance Headquarters, which creates a strong and significant economic footprint. However, the Beta Drive Business Park also represents a very significant commercial area in the Village with the presence of many other major employers, such as Skoda Minotti, Quality Electrodynamics, Panzica Construction, and Rockwell Automation among them.

It is important for the economic health of the Village that they maintain the infrastructure and services that can continue to support these businesses. With Beta Drive, it is also important to implement zoning and development regulations and incentives to allow businesses to grow and thrive and adapt to changing conditions.

Supporting and maintaining a strong economic foundation will allow the Village to maintain the high level services the Village is known for, and to address future issues identified or projects desired by the residents of the community.

ACTION STEPS:

A. *Develop economic incentive programs that attract and retain high-quality jobs and businesses;*

B. *Study ways to improve traffic flow for commuters, relieve congestion during peak times; pursue regional solutions, where possible (focus on I-271/Wilson Mills interchange and Wilson Mills corridor);*

C. *Specifically, continue to coordinate traffic discussions with neighboring communities, Cuyahoga County, and regional agencies (ODOT, NOACA) in the pursuit of a interchange study for the I-271 corridor*

D. *Support local businesses by understanding and responding to their needs;*

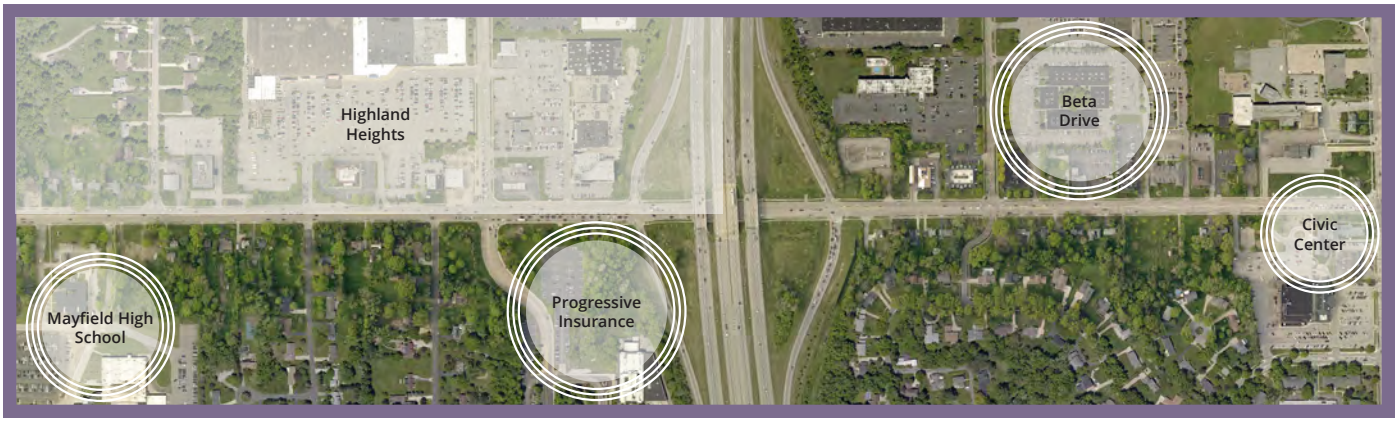
E. *Invest in technology and infrastructure that supports high-tech, research, medical and energy businesses;*

F. *Update zoning regulations on Beta Drive to facilitate more efficient redevelopment (look at reducing setbacks, increasing building height, permitting mixed use development, dining and other desired retail, etc.);*

G. *Promote the Village as a regional business location and Beta Drive as a County Innovation Zone; and*

H. *Engage the business community to promote the Village and the region.*

Major Development Considerations for I-271 Corridor Study



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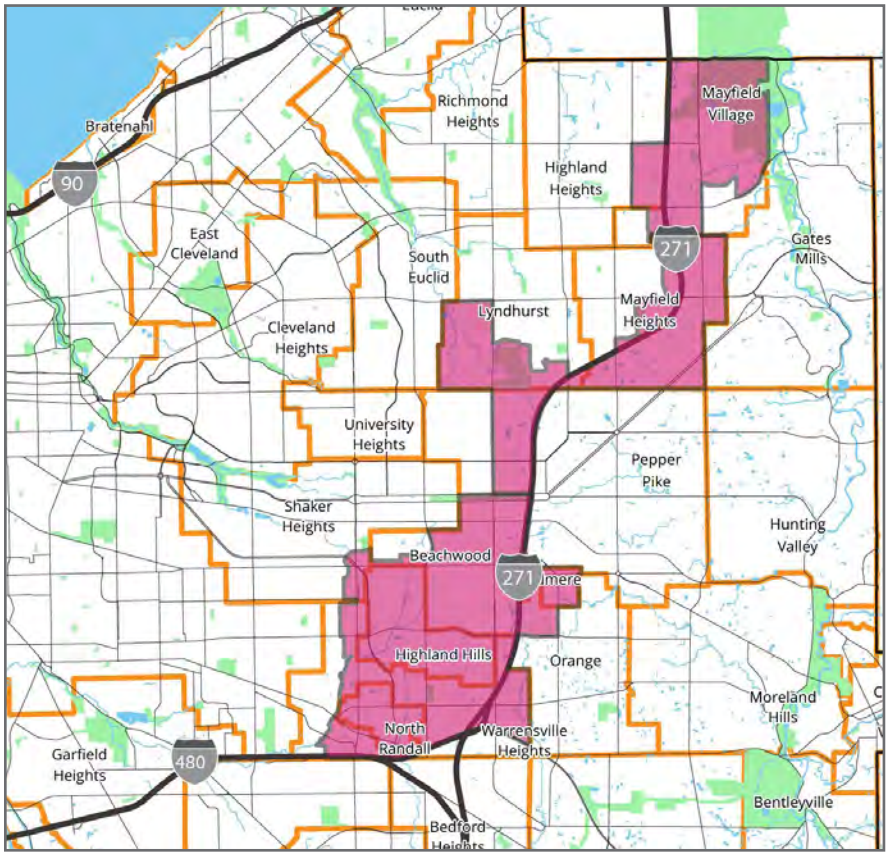
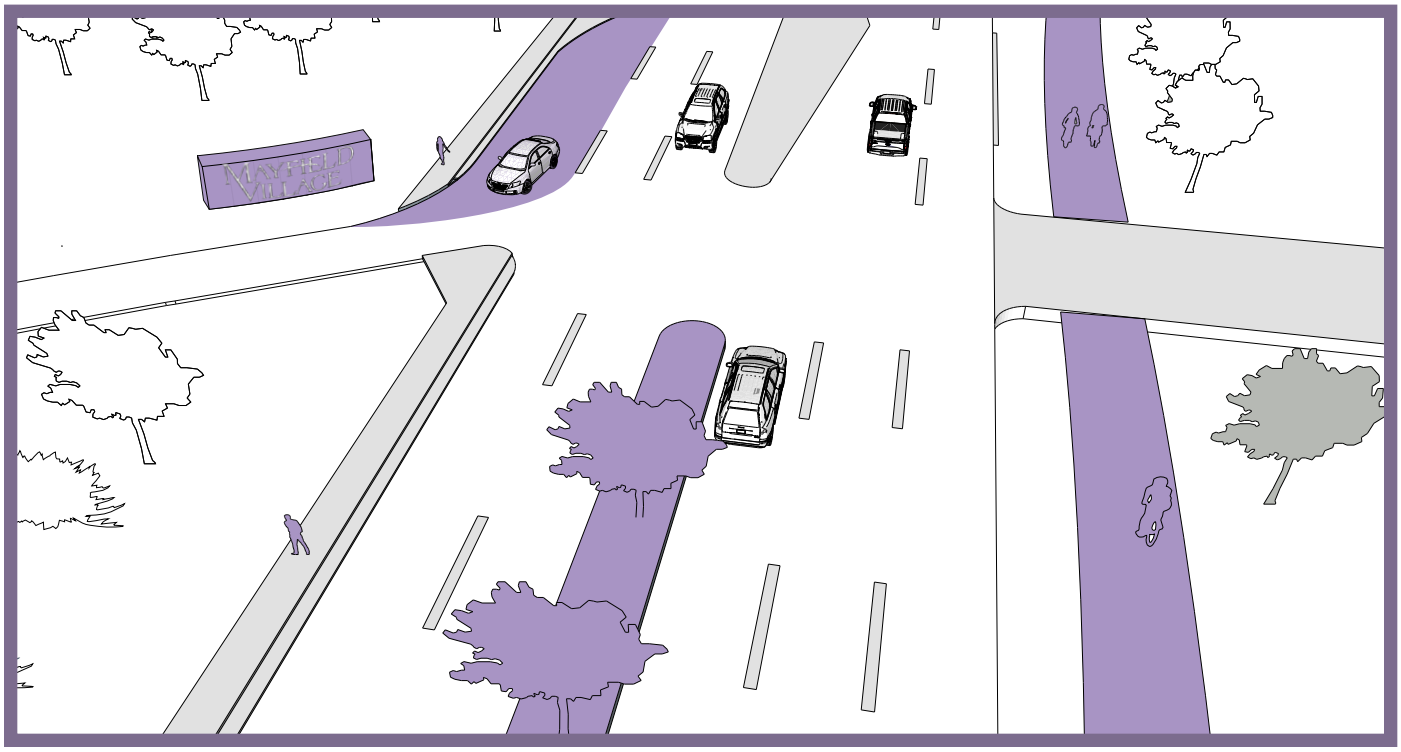
Map 3 — I-271 corridor: Headquarters Highway



County Planning identified this area as "Headquarters Highway" as part of the Economic Development Plan Year IV Framework study completed in 2015. "Headquarters Highway" is a stretch of commercial and retail businesses along I-271 between I-480 and the Cuyahoga County/ Lake County border. The corridor is home to major corporations primarily in the retail, finance, health care, and insurance industries, since the corridor has ready access to I-271 and public transportation. The study recommended several strategies for the corridor including regional branding and marketing, identification of land prime for development or redevelopment, and increased walkability and access to transit. See the County Planning website for more information. (www.CountyPlanning.us)

Potential Interchange & Gateway Enhancements (Wilson Mills Road at I-271, Looking East)



ENSURE THAT THE COMMUNITY REMAINS ATTRACTIVE & INVITING TO BUSINESSES & RESIDENTS

Mayfield Village has a rich history dating back to some of the region's earliest settlers, and continues to keep true to its village identity. Brand identity features support community pride, enhance civic and commercial spaces, and also to attract residents and visitors. This goal supports economic strength and civic pride through improved branding and design standards and investing in public spaces.

While Mayfield Village's existing brand identity is consistent across most of the community, the Village could be enhanced through new wayfinding signage, gateways, and infrastructure that includes a consistent Village logo. Implementing consistent design standards for approved commercial development can also help create a unique "sense of place."

ACTION STEPS:

A. *Develop design standards to guide future commercial development;*

B. *Enhance landscaping, add street trees and streetscaping along major corridors (including benches, wayfinding signage, etc.);*

C. *Enhance gateways into Village and key commercial areas through landscaping and improved signage;*

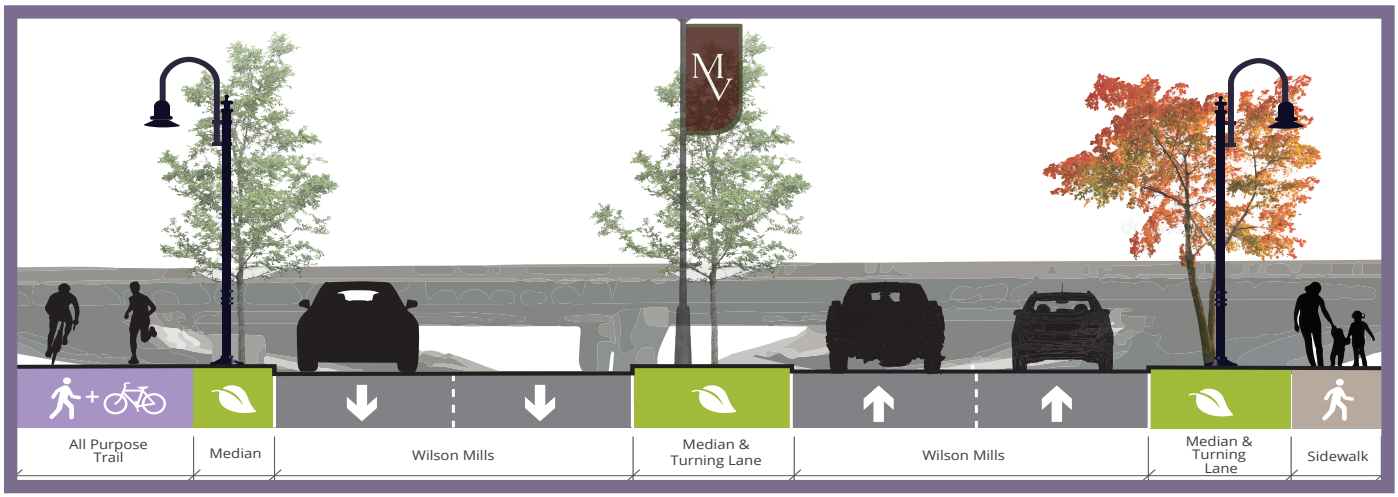
D. *Invest in Infrastructure and well-maintained roadways;*

E. *Pursue a policy of strategic acquisition of land to guide and restrict development and create additional greenspace; and*

F. *Upgrade street lighting on major corridors with LED and dark-sky compliant lighting.*

Branding and Wayfinding Examples

Potential Streetscape & Gateway Enhancements (Wilson Mills Road at I-271, Looking West)

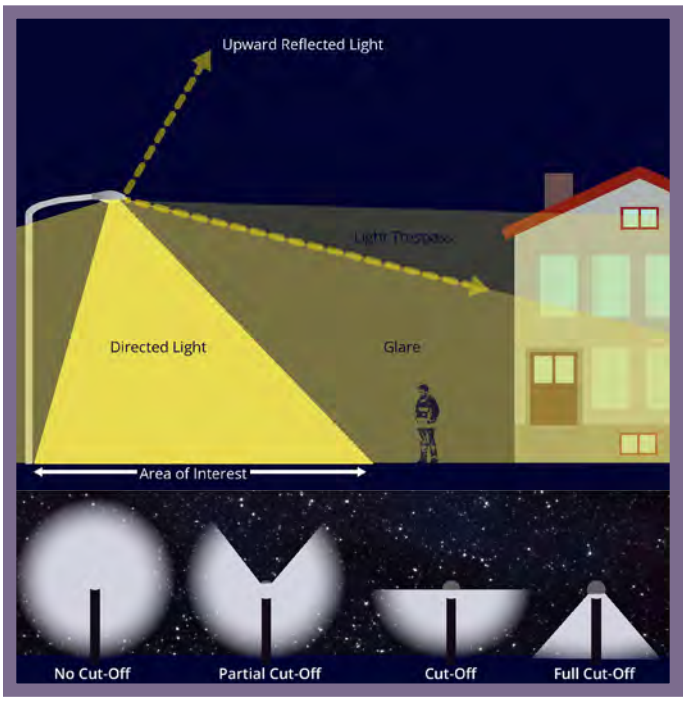


Village-Appropriate Street Lighting

Mayfield Village enjoys a beautiful location alongside the Cleveland Metroparks' North Chagrin Reservation. This heavily wooded area enhances the Village's semi-rural charm. The Village could adopt a consistent street lighting standard that would be appropriate to this setting.

IDA (International Dark-Sky Association) compliant lighting is lighting that minimizes glare while reducing light trespass and skyglow. The Village should strongly consider LED (Light Emitting Diodes), as these light panels can be dimmed and in some cases the hue changed.

Dark Sky compliant lighting can have many positive effects on a community and its environment. Installing quality LED fixtures that focus light directly down can typically cut energy costs by 60-70%. Also, glare from artificial light can have negative effects on humans, residential neighborhoods, migrating animals, and natural areas. IDA compliant lighting can help mitigate these issues



An example of full cut-off, IDA compliant lighting along the pedestrian walkway at The Grove Amphitheater. Light fixtures direct light down, on to the path, limiting light trespass .

MAYFIELD
VILLAGE

3.2 CONNECTED COMMUNITY

WHAT'S INSIDE

Although already a well-connected community, both physically and through Village public outreach, this section identifies ways to enhance that connectivity.

Complete pedestrian and bicycle connections, along with well maintained roads, provides access to Village amenities for residents and visitors alike. These connections provide safe travel options for people of all ages and abilities, and promote healthy lifestyles.

This section puts forth policies and actions that can help the Village proactively work to ensure residents are connected to the Village and to each other.

PROVIDE SAFE TRANSPORTATION INFRASTRUCTURE, & STRONG COMMUNITY CONNECTIVITY

A complete transportation network provides safe routes for residents and visitors to move throughout the community. This includes by car, transit, biking, and walking. The previous Policies & Actions touched on issues related to auto transportation, which are heavily linked to the presence of local jobs and access to those jobs via the interstate highway. This section focuses more on the pedestrian and bike infrastructure in the Village.

Mayfield Village has an extensive multi-use path network with connections to the Cleveland Metroparks' North Chagrin Reservation. However, the Village should continue to evaluate, maintain, and enhance pedestrian and bicycle infrastructure where needed to provide increased safety and connect residents to Village amenities.

Many neighborhoods in Mayfield Village were built without sidewalks, which can limit connectivity and expose pedestrians, especially children, seniors, and those with disabilities, to increased dangers from vehicular traffic. The Village should proactively work to assess neighborhood connectivity needs, especially along major corridors, to provide a complete and safe network for residents to move throughout the Village and connect to the many Village amenities.

ACTION STEPS:

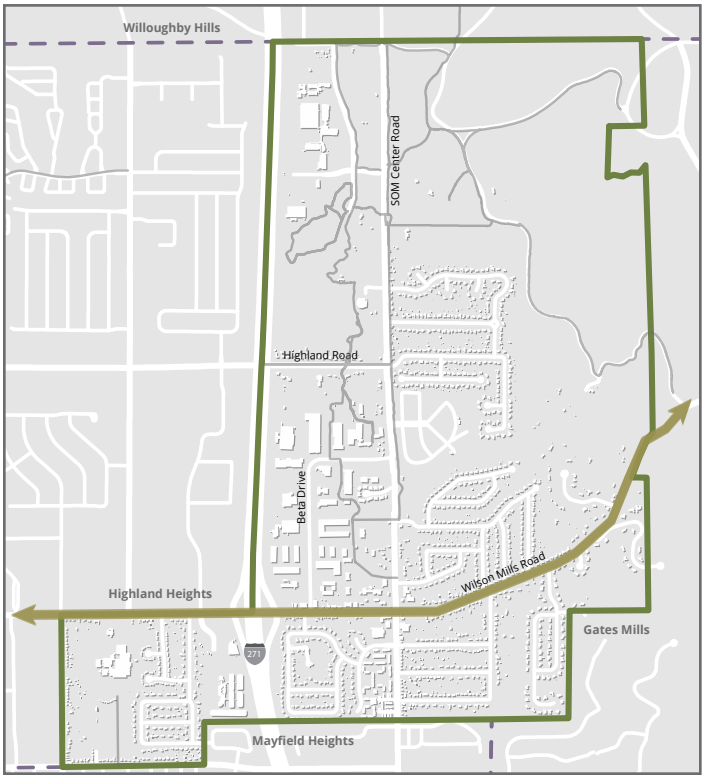
A. *Increase pedestrian and bike infrastructure on streets and at intersections to encourage walking and biking (enhance crosswalks, sidewalks, signaling, signage, etc.);*

B. *Analyze and study neighborhood needs to enhance walkability within neighborhoods and to connect to Village facilities and amenities;*

C. *Analyze safety needs in residential neighborhoods;*

D. *Take a leadership role in collaborating with neighboring communities to address regional safety, transportation and connection issues; and*

E. *Continue to utilize and enhance all available outlets to disseminate information to residents (website, social media, Voice of the Village and other publications, LED sign, etc.)*



Improved Pedestrian & Bicycle Connectivity Along Wilson Mills Road

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

Potential efforts along the length of the Wilson Mills Road corridor could include the following:

- Construct multi-purpose trails along Wilson Mills Road
- Provide connections to the Bruce G. Rinker Greenway and easily accessible trailheads from residential neighborhoods
- Create design streetscape guidelines for the commercial section of Wilson Mills from I-271 to the Village Center
- Enhance intersections with appropriate safety features

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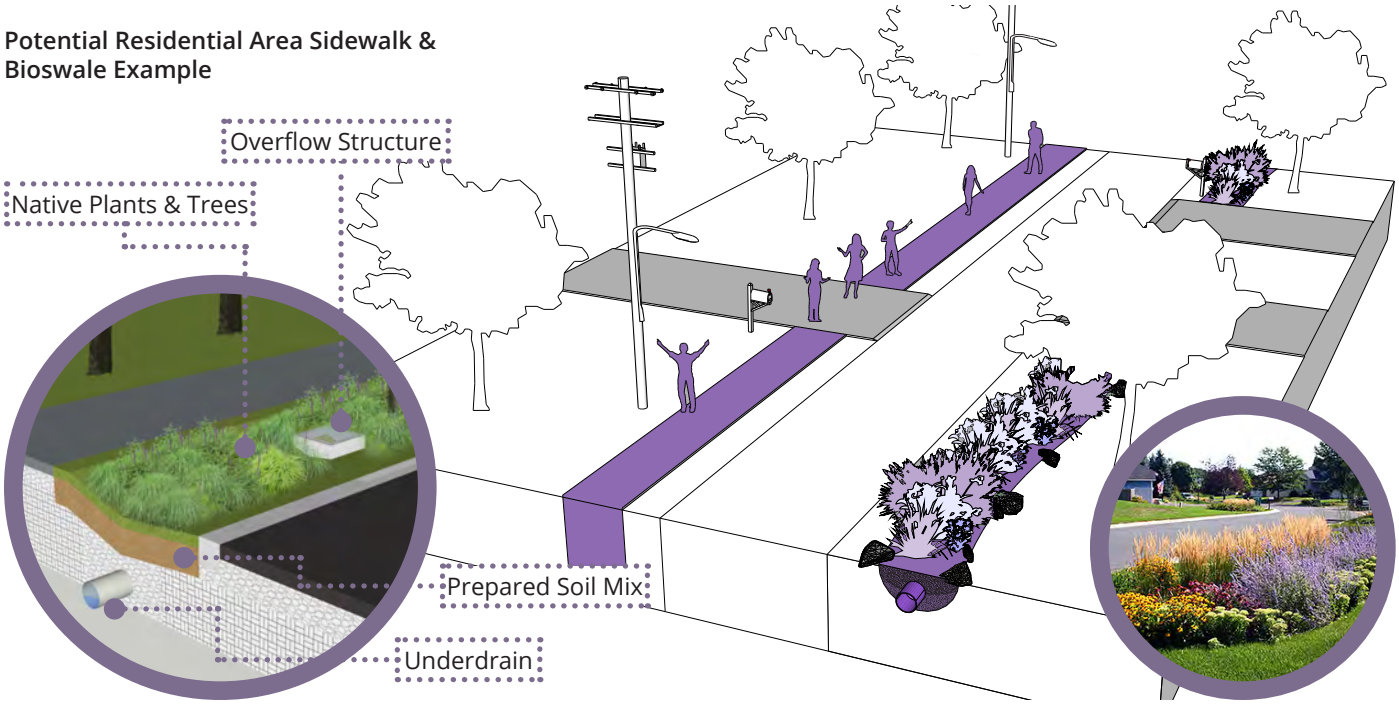
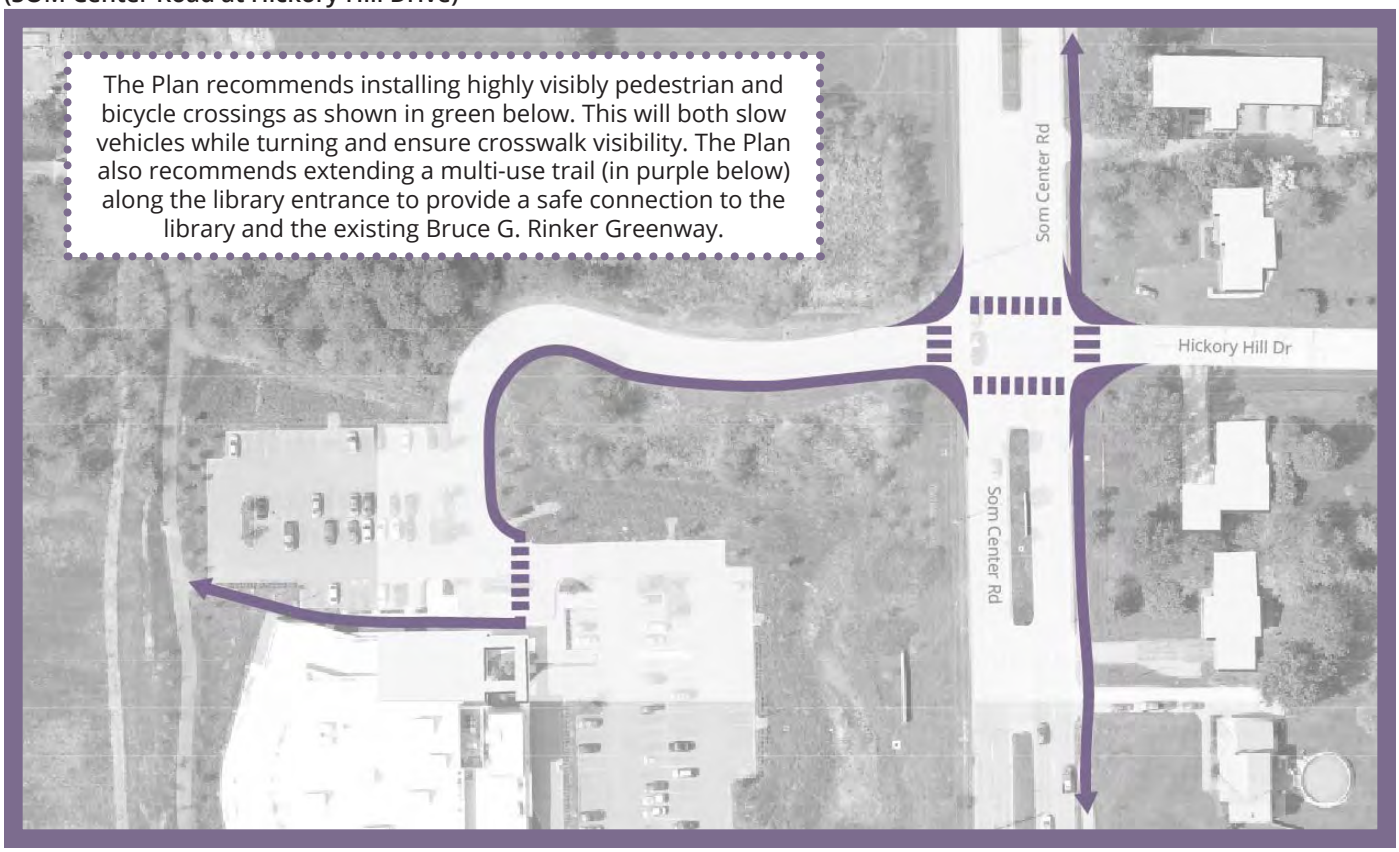
Potential Residential Area Sidewalk & Bioswale Example



Potential Intersection Improvements and Trail Connections at the Mayfield Village Library (SOM Center Road at Hickory Hill Drive)



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3.3 A PLACE TO LIVE FOR A LIFETIME

WHAT'S INSIDE

The location, amenities, services, and character of Mayfield Village make it a desirable place to live. Many residents never plan to move elsewhere. Living in one location for a lifetime can be difficult if the housing, services, and amenities located in the Village don't appeal to residents as they age. Whether its single-story living, no-maintenance condominium or townhome neighborhoods, senior recreation opportunities, or mobility services, in order to live in a community for a lifetime, a lifetime worth of services and opportunities must be present.

This section provides policies and actions that can provide for a thriving and enjoyable community for residents throughout their lifetime.

ENSURE STRONG NEIGHBORHOODS WITH QUALITY HOUSING, EXCELLENT SERVICES, & ACCESS TO PARKS & GREENSPACE

Mayfield Village is a highly desirable community to call home. With its close proximity to Cleveland and interstate systems, the area caters to families, workers, and retirees alike. The Village has a diverse concentration of age groups throughout the community and policy and development decisions should take a multi-generational approach.

The majority of Mayfield's housing stock is comprised of single-family, detached homes (74.0%) and multi-family buildings that are 5 to 9 units in size (17.0%). The Village does have several options for assisted living, but few options exist for starter homes or simply downsizing into a smaller home. The Plan recommends that the Village consider infill housing developments, cluster type housing options, and accessory dwelling units as housing alternatives.

The Village also has an aging Civic Center that lacks an elevator within the building. This leaves some spaces within the building empty or underutilized as they are not ADA accessible. The Plan recommends that all Village buildings, parks, playgrounds, crosswalks, and other infrastructure throughout the community meet ADA requirements.

Lastly, Mayfield Village has an enviable amount of green and open spaces within the community. These areas not only need to be maintained, but appropriate programming and amenities are a critical component to residents utilizing such spaces. Amenities such as benches, rest areas, and exercise stations encourage residents to utilize the existing Bruce G. Rinker Greenway trail network. The Plan recommends that the Village continue to invest in multi-generational programming and recreation amenities to encourage usership from all ages.

ACTION STEPS:

A. *Maintain Village status;*

B. *Maintain the services provided to residents and expand where possible;*

C. *Maintain and improve safety services, ensuring the highest level of training and equipment;*

D. *Continue to provide recreational opportunities to residents to promote a healthy and active lifestyle;*

E. *Continue to provide entertainment, arts and cultural programming for residents;*

F. *Working with regional partners, increase efforts to help the senior population age in place;*

G. *Consider zoning changes to allow housing options for all ages and stages of life, including low maintenance, single-story homes;*

H. *Maintain parks and greenspace and purchase additional land for preservation or additional Village amenities;*

I. *Update and improve existing housing stock through Heritage Home or other programs, and by increased code enforcement;*

J. *Utilize green infrastructure and sustainable practices and promote and encourage in residential and commercial areas;*

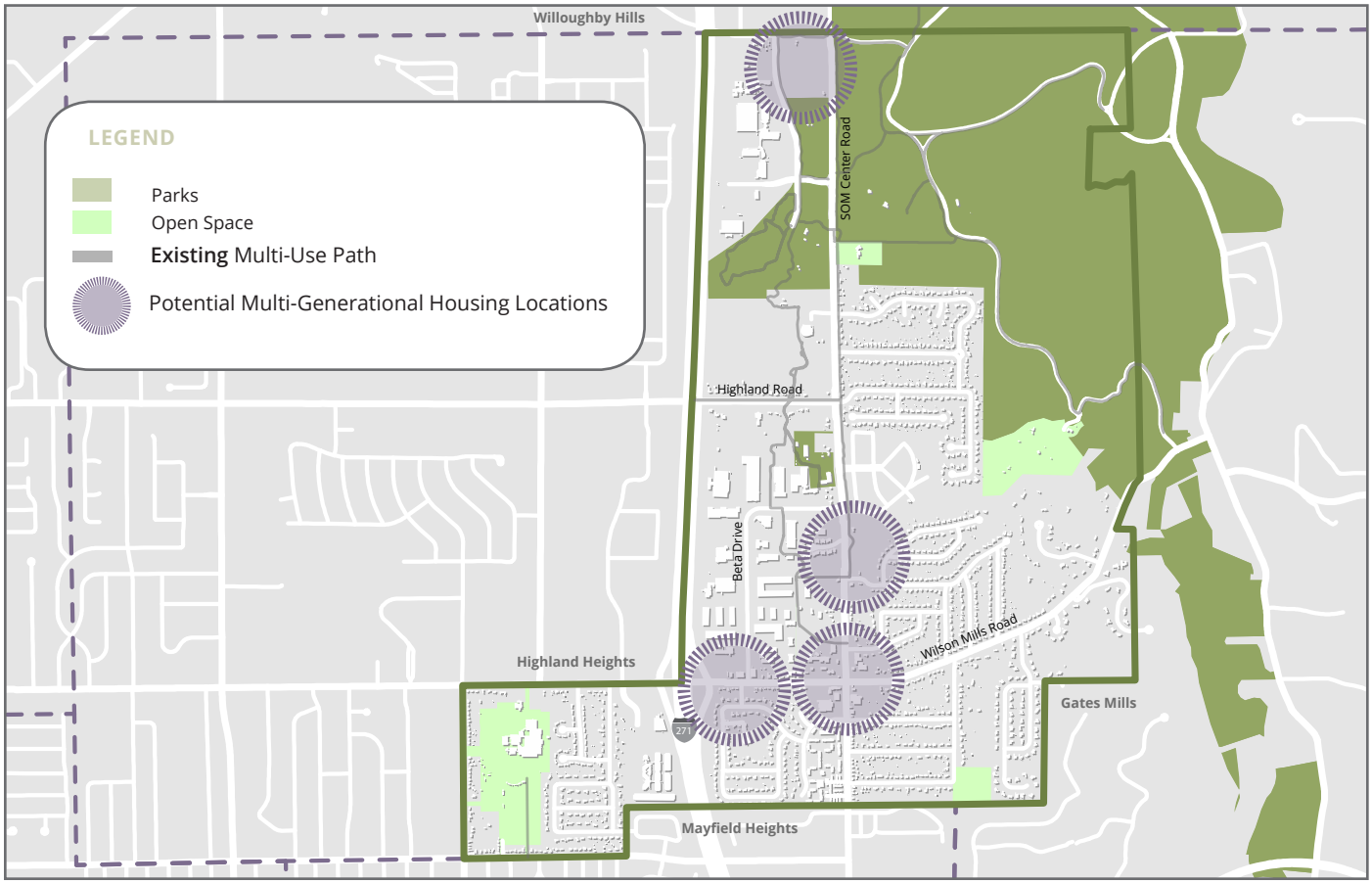
K. *Continue to work with the Northeast Ohio Regional Sewer District, Chagrin River Watershed Partners and other watershed groups to identify, prevent and address flooding issues;*

L. *When opportunities arise, seek ways to minimize utility infrastructure on major corridors;*

M. *Protect the tree canopy by tightening laws regarding tree removal and destruction;*

N. *Increase the useful space in the Civic Center by making ADA improvements*

Map 5 — MULTI-GENERATIONAL COMMUNITY



New Pocket Park Near The Fire Station with A 9/11 First Responders Memorial

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3.4 FUTURE LAND USE

WHAT'S INSIDE

Land use in the Village has significant long-term impacts on transportation, infrastructure, service provision, and many other issues relevant to the operations of the Village. Looking at current use patterns, zoning and development regulations, and other issues can help the Village identify areas where development pressures may occur, or where changes in land use may be appropriate. Understanding these issues can help the Village prepare its regulations, services, and infrastructure to guide appropriate development and meet future needs.

This section provides an overview of the general land use characteristics in the Village and summarizes future land use actions from the previous sections.

COMPREHENSIVE FUTURE LAND USE MAP

FUTURE LAND USE CHARACTER AREA DESCRIPTIONS

The map to the right encapsulates the desired future land use characteristics and areas that may potentially change uses in Mayfiled Village. The land use and development actions included in the plan are aimed to either support the development of, or preservation of, these character areas. This map should be used to help make zoning, design, and development policy decisions.

Single Family Residential

One and two-story single-family houses on individual lots. Subdivisions or individual lots with significant front yard setbacks, houses facing the street, individual drives, on low-speed residential streets

Attached Single-Family Housing

Attached, clustered or reduced setbacks housing can be developed. More flexible site development and housing orientation is permitted. Cottage courts, common space or shared drives are appropriate. Single-family houses, duplexes, and townhomes can be permitted as long as their materials and design are similar to surrounding existing residential areas. Appropriate transition or buffering between different character areas required.

Multi-Family Residential

Multi-level multi-family apartments and attached housing units. Multiple units permitted within one building. Limited to existing multi-family areas. Appropriate for other multi-story or attached housing types and associated uses. Institutional living uses could also be considered (assisted living facility, retirement community, or other deemed compatible)

Senior Residential Institution

Campus style senior residential development for independent, assisted, and full care living. Includes associated medical and recreational facilities. Two or three stories maximum. Development that creates a residential feel and preserves environmental features and greenspace.

Parks & Open Space

Land preserved as natural open space (undeveloped forest, meadow, field, lake, stream or other type and associated features) or land developed as an active or passive outdoor recreation area (ball fields, courts, playgrounds, running trails, pavilions, pools, etc.)

Institutional

Entrenched civic or public uses owned or operated by local, state, or federal government or other quasi-government or non-profit organization, or other significant building or service open to the public. Including government buildings, schools, hospitals, churches or other religious buildings, cemeteries, libraries, and other similar uses.

Office Campus

Mid-rise office buildings and associated uses and services (parking decks, employee services, cafeterias, fitness rooms, and others). May be single or multi-tenant buildings. Buildings are clustered on large grounds with significant setbacks, ample greenspace, and well-maintained landscaping. Design and development should be consistent with current site developments on the Progressive Campuses.

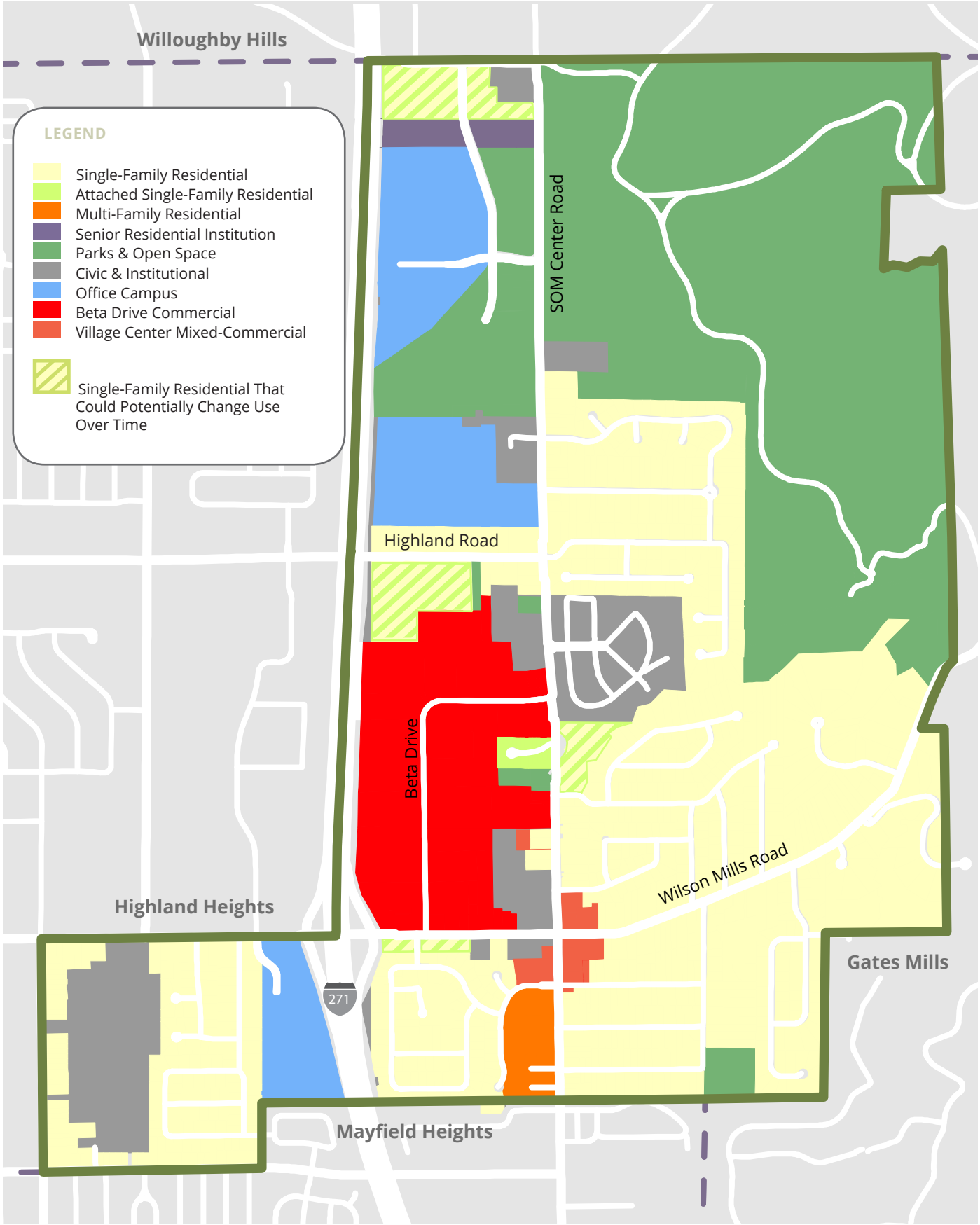
Beta Drive Commercial

Low-rise office, light industrial, and limited commercial uses. Mixed-use permitted. Flexible design requirements to meet the needs of various uses but still compatible with typical “Office Park” aesthetic. Relaxed setbacks, height requirements , and other development factors to allow for flexible uses and facilitate site expansion and redevelopment. Surface parking with encouraged green infrastructure and tree plantings. Appropriate but limited enhanced landscaping. Green infrastructure encouraged in lawn areas when possible.

Village Center Mixed-Commercial

Local retail district with attached or upper-story residential or office permitted. New development or redevelopment pulls buildings up to the street and places parking behind the building. Focus on developing walkable, attractive streetscapes with landscaping, street furniture, wayfinding, pedestrian plazas, street cafes, and other design elements. Commercial uses are focused on developing local businesses, boutique shopping, and dining.

Map 7 — Mayfield Village future Land Use Character Areas



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LAND USE ACTIONS

Many of the actions within the Master Plan have direct or indirect effects on land use. Some uses may change over time while others should be preserved. These intended outcomes are captured in the Future Land Use Map. Following is a list of those actions that can have a significant effect on the community's land use.

A. *Study ways to improve traffic flow for commuters, relieve congestion during peak times; pursue regional solutions, where possible (focus on I-271/ Wilson Mills interchange and Wilson Mills corridor);*

B. *Invest in technology and infrastructure that supports high-tech, research, medical and energy businesses;*

C. *Update zoning regulations on Beta Drive to facilitate more efficient redevelopment (look at reducing setbacks, increasing building height, permitting mixed use development, dining and other desired retail, etc.);*

D. *Develop design standards to guide future commercial development;*

E. *Invest in Infrastructure and well-maintained roadways;*

F. *Pursue a policy of strategic acquisition of land to guide and restrict development and create additional greenspace; and*

G. *Consider zoning changes to allow housing options for all ages and stages of life, including low maintenance, single-story homes;*

H. *Maintain parks and greenspace and purchase additional land for preservation or additional Village amenities;*

I. *Utilize green infrastructure and sustainable practices and promote and encourage in residential and commercial areas;*

J. *Continue to work with the Northeast Ohio Regional Sewer District, Chagrin River Watershed Partners and other watershed groups to identify, prevent and address flooding issues;*

Potential Multi-Generational Infill Housing Along Wilson Mills Road

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04 Appendices

WHAT IS IN THIS SECTION

The appendices provide additional information that was created as part of the Master Plan process to provide more insight into the plan process itself or to provide guidance on the next steps once the plan is adopted.

HOW DO I USE IT?

Appendix A provides an overview of the Master Plan and the planning process that was undertaken in Mayfield Village. It provides information on what the plan is and is not, as well as summaries of meetings and phases during the planning process.

Appendix B includes the results of the Current Conditions phase of the Master Plan. This provides an overview of the demographics, transportation, economy, community resources, and other aspects of the Village at the start of the plan.

Appendix C contains implementation tables that identify priorities, responsible parties and partners, cost estimates, and potential funding sources that can help guide the community in implementing the Policies & Actions identified in the Master Plan.

APPENDICES

- What is A Master Plan, page A1
- Current Conditions, page B6
- Implementation, page C48

APPENDIX A - WHAT IS A MASTER PLAN

WHAT IS A MASTER PLAN

A Master Plan is a policy guide created by Mayfield Village in collaboration with residents, business owners, stakeholders, and interested groups. It is a long-term plan for how the community wants to grow and develop in the future, and it is intended to look five to ten years out.

Generally, a Master Plan inventories what exists today, outlines a community's vision for the future, and describes concrete action steps to achieve that vision. Developing a plan gives the community an opportunity to provide input on the general direction of the Village. It prepares residents and business owners for changes, shapes future development, and gives a competitive advantage when applying for grants and funding.

Residents are encouraged to use the Master Plan to see what changes may occur in their neighborhoods and assist implementation by developing community groups or volunteer organizations to support it. Business owners are encouraged to use the Master Plan to find where the Village is focusing business expansion efforts, and to see what land may be available. The Village is encouraged to use the Master Plan when deciding what infrastructure investments to make, or what grants to apply for. These are substantive ways that members of the community can use the Master Plan to guide their decisions.

MASTER PLAN AND ZONING

The Master Plan is particularly related to land development because it provides a guide for how the community would like to see new uses arranged and developed. While the Master Plan describes potential land use changes, it does not alter any zoning or regulations. Existing zoning remains the same until the Village or a property owner seeks to change zoning through a rezoning or an update to existing Village codes.

The graphic below showcases some of the key features that differentiate Master Plans from Zoning Ordinances.

MASTER PLAN

- A GENERAL POLICY FOR FUTURE GROWTH
- DESCRIBES RECOMMENDATIONS FOR WHAT SHOULD HAPPEN IN THE FUTURE
- INCLUDES BROAD RECOMMENDATIONS THAT CAN BE UNDERTAKEN BY THE VILLAGE, RESIDENTS, OR PARTNERS
- A FLEXIBLE DOCUMENT THAT IS INTENDED TO BE INTERPRETED AS CONDITIONS CHANGE

VS

ZONING ORDINANCE

- SPECIFIC RULES FOR DEVELOPMENT
- DESCRIBES WHAT IS AND WHAT IS NOT ALLOWED TODAY
- INCLUDES MANDATORY REGULATIONS ON DEVELOPMENT THAT ARE ENFORCED BY THE VILLAGE UNLESS SPECIFICALLY WAIVED
- RELATIVELY RIGID SET OF REGULATIONS THAT CAN ONLY BE CHANGED BY A LEGAL PROCESS

PHASES OF THE MASTER PLAN

The Master Plan for Mayfield Village is grouped into five phases, shown at right. These phases are described in more depth below:

- **Current Conditions**: In this phase, we developed a demographic, land use, and housing overview of Mayfield Village
- **Community Vision**: In this phase, we outlined a vision for how the community wants to grow and develop in the coming decade
- **Policies & Actions**: In this phase, we outlined specific steps that can be taken to achieve the community's desired future
- **Implementation**: In this phase, priorities, timelines, and responsibilities were attached to each action to show how to accomplish them
- **Master Plan Document**: In this final phase, the previous components were combined into a complete final Master Plan document

PUBLIC INPUT

The planning process involves the input of three groups: Village staff, the Steering Committee, and the Public. These three groups are intended to review the Master Plan at various phases to ensure the goals and recommendations in the plan fit what the community would like to see.

Village staff provide an in-depth look at the plan due to their knowledge of the day-to-day operations of the Village. The Steering Committee is comprised of a small group of residents, business owners, and stakeholders that represent a cross-section of the Village. Finally, the Public includes any interested residents or parties that would like to be involved in the process. Each group meets throughout the planning process, with three public meetings that cover the most important parts of the plan.

PROCESS

CURRENT CONDITIONS

COMMUNITY VISION

POLICIES & ACTIONS

IMPLEMENTATION

MASTER PLAN DOCUMENT

DRAFT May 1, 2019

PUBLIC INVOLVEMENT

The Master Plan process included numerous opportunities for public involvement to ensure that the Plan reflected the concerns, ideas, and priorities of residents and business owners. Each phase of the process included the involvement of Village staff and the public.

INVOLVED GROUPS

The planning process involved the input of three groups: the Project Team, the Steering Committee, and the Public. These three groups are intended to review the Master Plan at various phases to ensure the goals and recommendations in the plan fit what the community would like to see.

The Project Team consisted of the Mayor, Village Administrator, and department directors. Village staff provide an in-depth look at the plan due to their knowledge of the day-to-day operations of the Village. The Steering Committee is comprised of a small group of residents, business owners, and stakeholders that represent a cross-section of the Village. Finally, the Public includes any interested residents or parties that would like to be involved in the process. Each group meets throughout the planning process, with three public meetings that cover the most important parts of the plan.

The inclusion of these groups was important in confirming that the data, ideas, and policies to be presented were appropriate for Mayfield Village. Each group provided feedback to further refine ideas and issues to ensure they fit the vision for the Village's future.

PUBLIC MEETINGS AND ONLINE FEEDBACK

The Mayfield Village Master Plan included three Public Meetings throughout 2017 and 2018 to allow community members the opportunity to provide input on the Plan recommendations. A summary of the three meetings is provided on the following page.

Meeting information was posted on the Village's website, advertised in the Voice of the Village Magazine, posted on social media, included on the Village's digital information sign, and sent out via direct mailings.

Following each meeting, a link was provided to an online survey to allow further feedback over the material presented at the meeting. Each survey was open for at least two weeks to allow those unable to attend the meeting to participate.

USING THE RESULTS

County Planning used the results from the Public Meetings to make changes to the Master Plan. After presenting information to the public, the Master Plan documents were changed and updated to incorporate feedback from the public.

At the second and third Public Meetings, County Planning presented the results of the previous Public Meetings and showcased the changes that were made to ensure the public was aware of how the Plan was responsive to their comments.

Many residents attended the second Public Meeting, held in May or 2018.

Source: County Planning

PUBLIC MEETINGS

PUBLIC MEETING #1

CURRENT CONDITIONS AND COMMUNITY VISION
FEBRUARY 15, 2018

At the first Public Meeting, representatives from County Planning introduced residents to the planning process, presented Current Conditions information, and gave an overview of the Community Vision Principles and focus areas. Members of the public were asked to review boards that included Vision Principles, focus areas, and major corridors. Residents were invited to say what they liked or wanted to change about each.

PUBLIC MEETING #2

POLICIES & ACTIONS
MAY 3, 2018

At this meeting, County Planning described the results of the first Public Meeting, introduced the focus areas of the Place-Based Framework, and outlined the goals and actions of the Villagewide Framework. Residents provided great questions and discussion of issues and concerns. They were asked to respond to boards to identify ideas they liked or disliked. If residents wanted to change or add a proposal, they were asked to write down their suggestions.

PUBLIC MEETING #3

IMPLEMENTATION & DRAFT PLAN
SEPTEMBER 25, 2018

At the final Public Meeting, County Planning presented changes to the Place-Based and Citywide Frameworks from the previous meeting , introduced the implementation tables, and presented the first complete draft of the Master Plan. Attendees were asked to use dots to identify their top priorities for implementation. They were also given the opportunity to write down comments on boards to further refine actions or the implementation tables.

MAYFIELD
VILLAGE
COMMUNITY ROOM

APPENDIX B - 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 is 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

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2.2 TRANSPORTATION & INFRASTRUCTURE PROFILE

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2.3 COMMUNITY SERVICES PROFILE

- Community Services, page B31

2.4 LAND USE PROFILE

- Land Use, page B37
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POPULATION & DENSITY

Figure 3 — Population

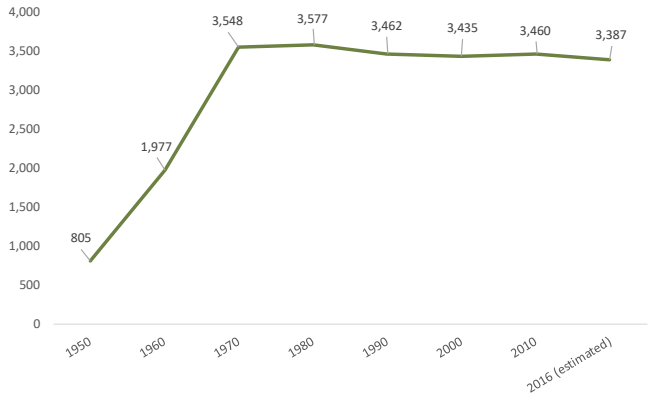
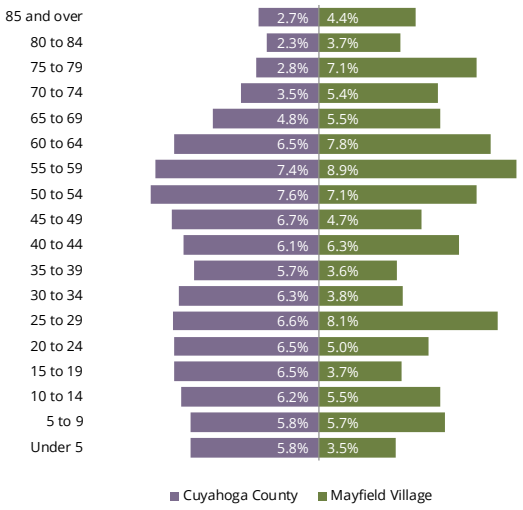


Figure 2 — Population Pyramid, 2015



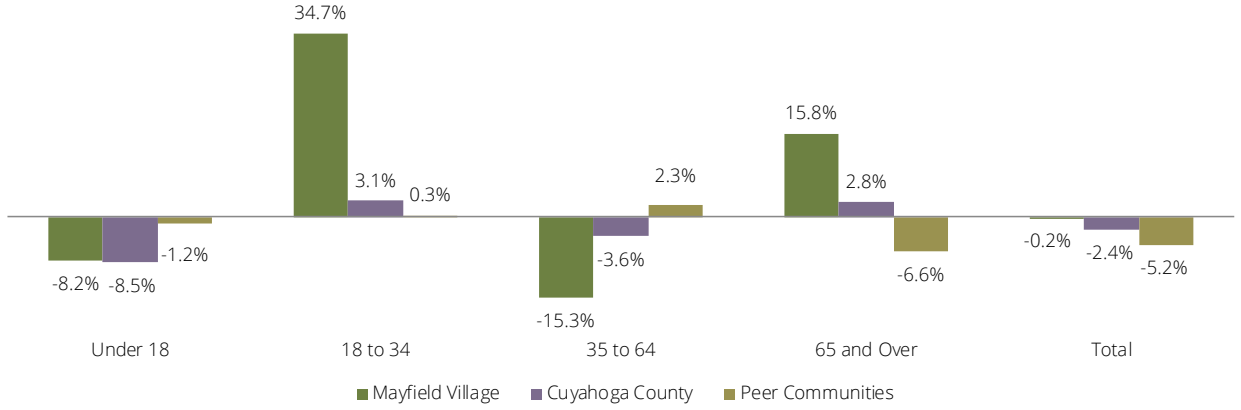
POPULATION

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.

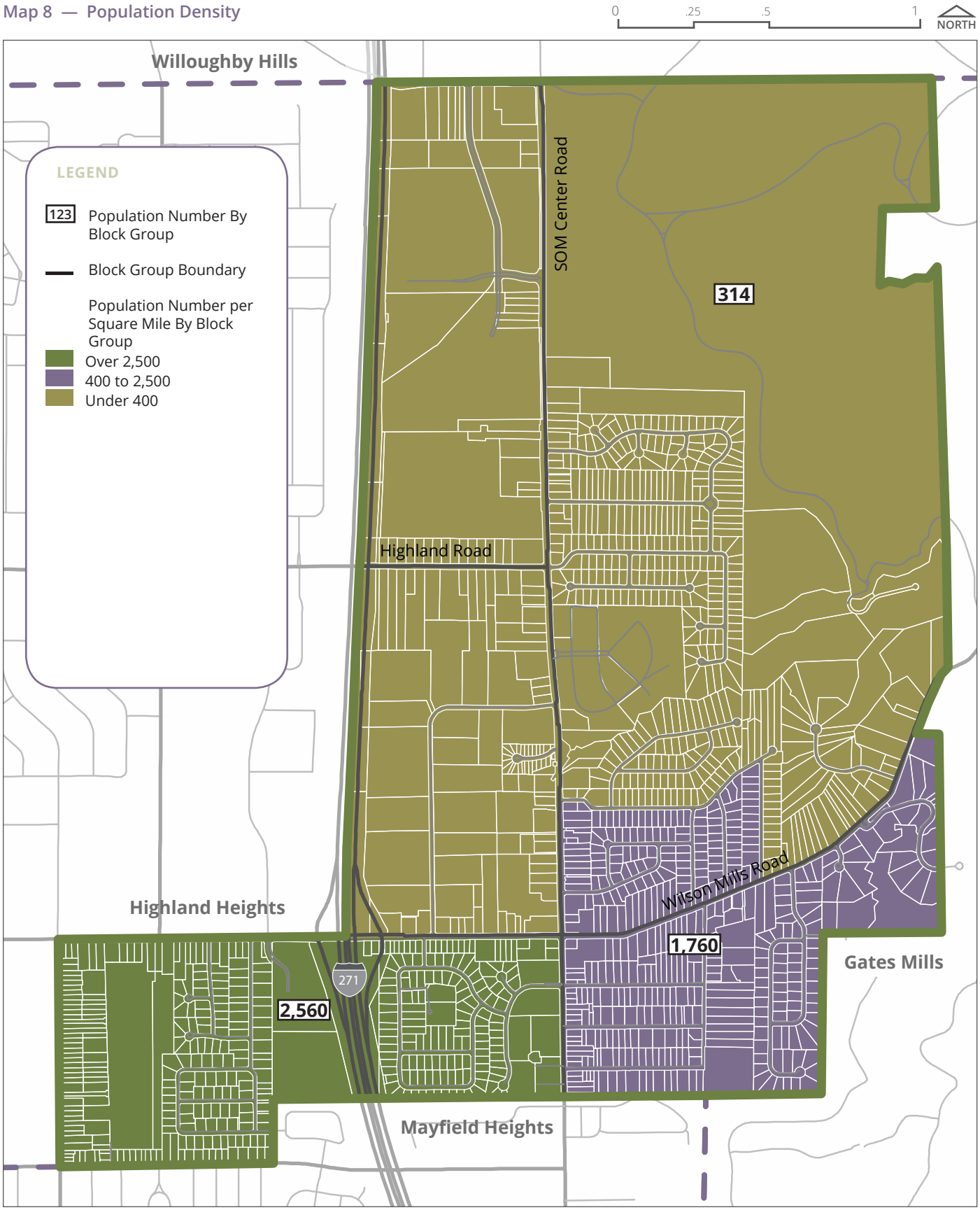
DENSITY

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 1 — Percent and Numeric Change in Population by Age Group, 2010 to 2015



Map 8 — Population Density



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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 5 — Percent Change in Household Size, 2000 to 2015

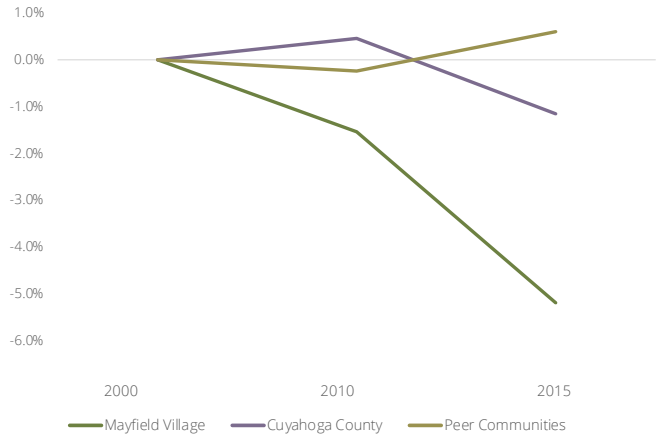
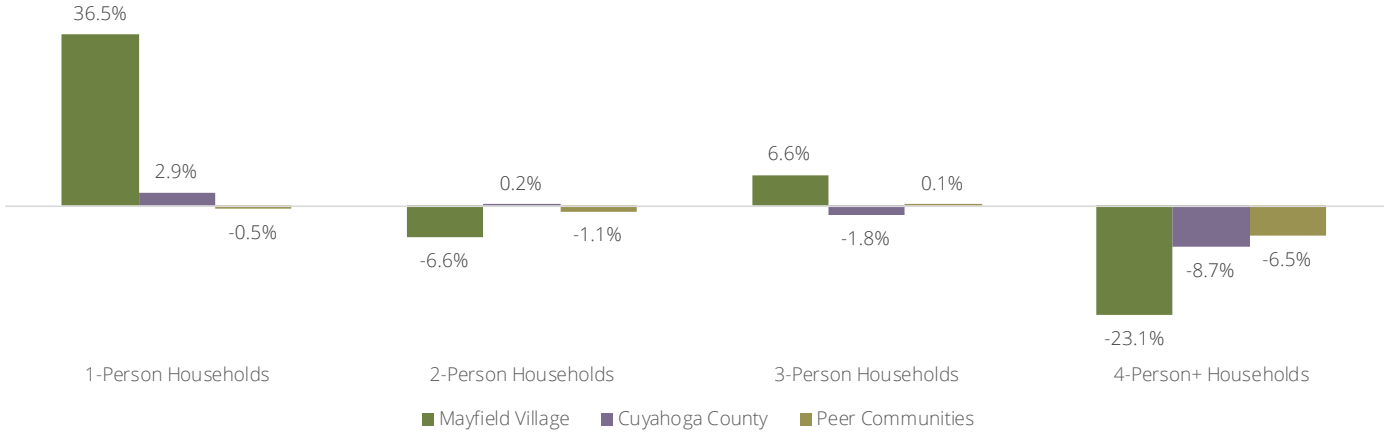


Figure 4 — Average Household Size, 2015

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

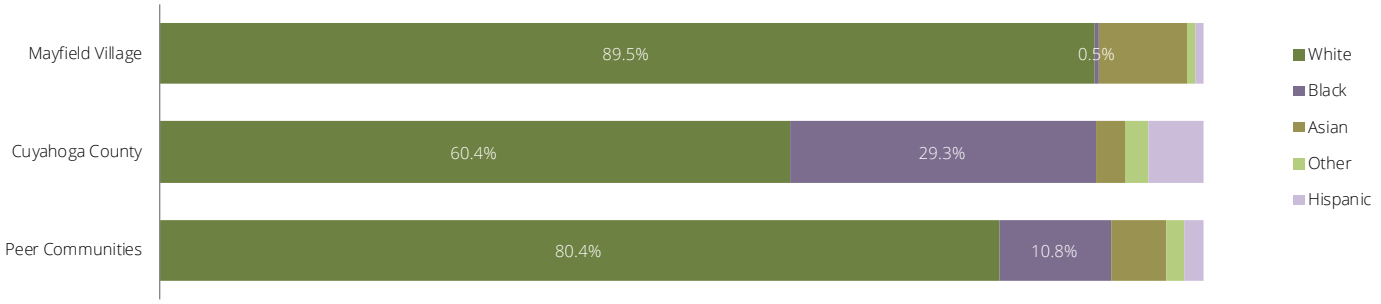
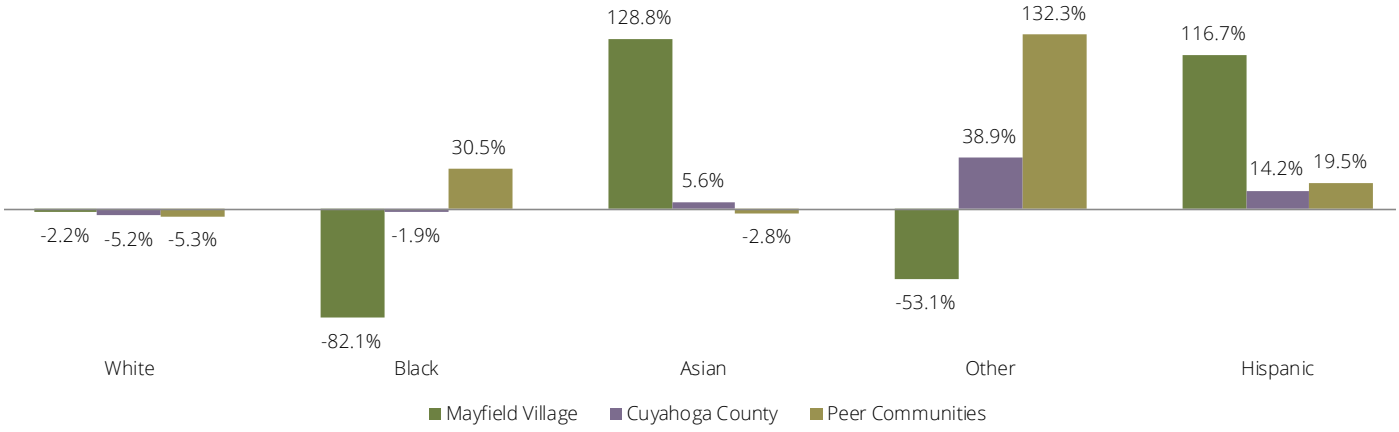


Figure 8 — Percent and Numeric Change in Population by Ethnicity, 2010 to 2015



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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

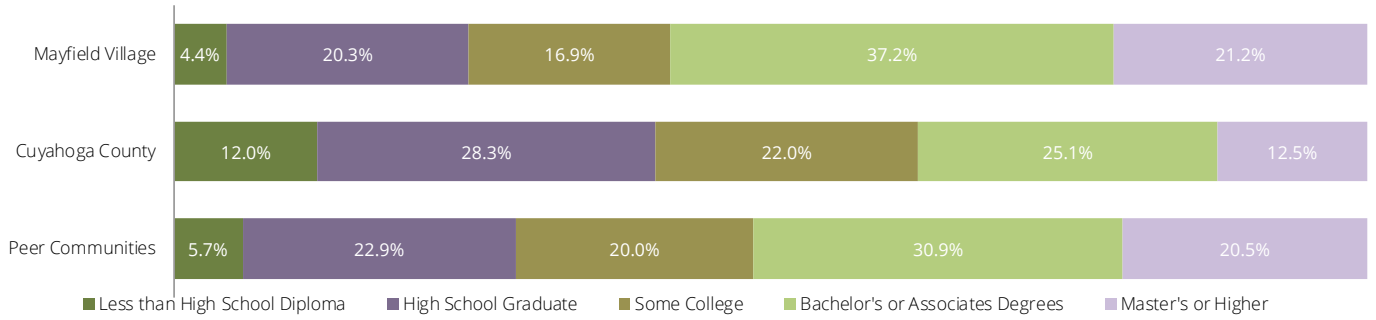
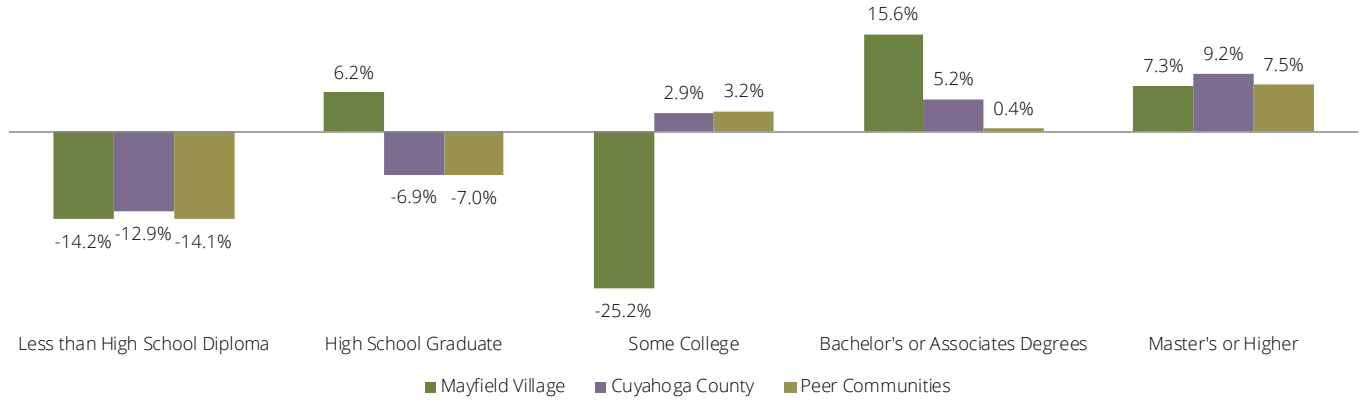


Figure 10 — Percent and Numeric Change in Educational Attainment, 2010 to 2015



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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

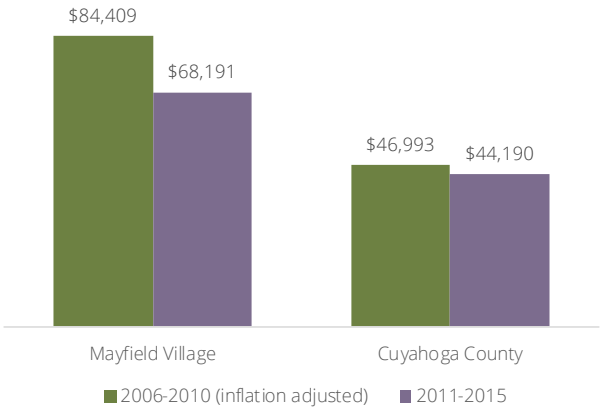


Figure 12 — Households by Income Category, 2015

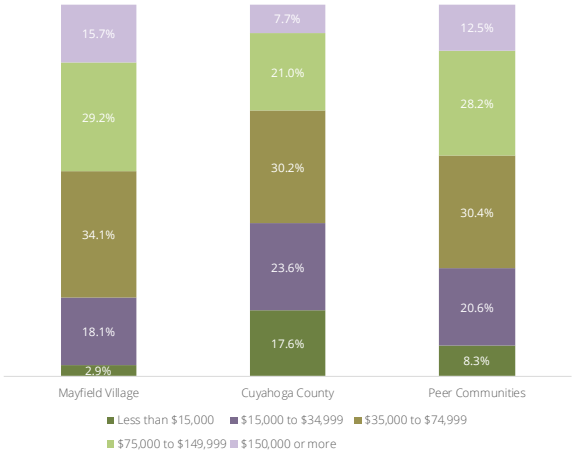
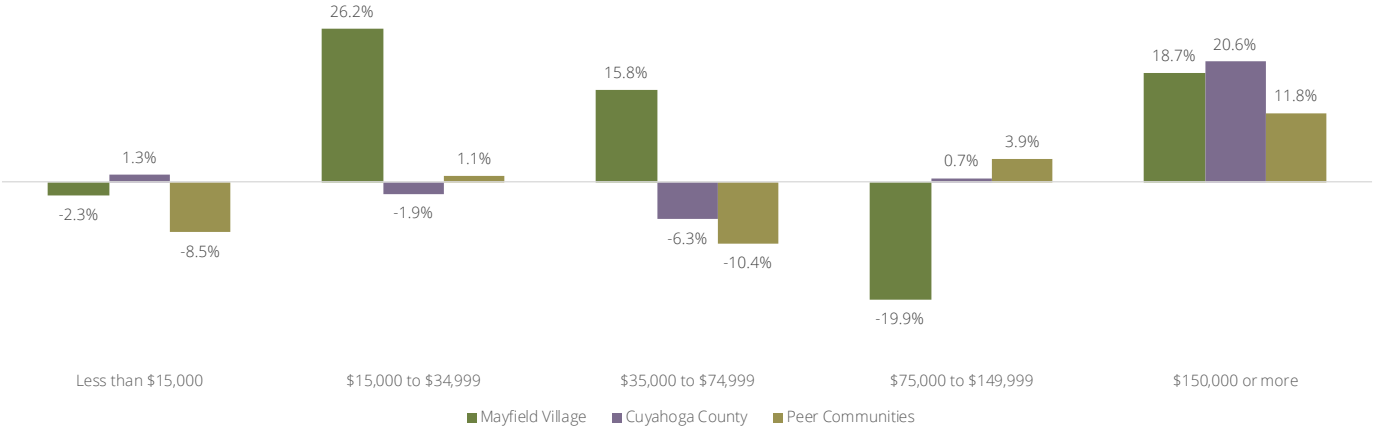


Figure 13 — Percent and Numeric Change in Income, 2010 to 2015



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OCCUPANCY & AFFORDABILITY

Figure 15 — Occupancy Rate, 2015

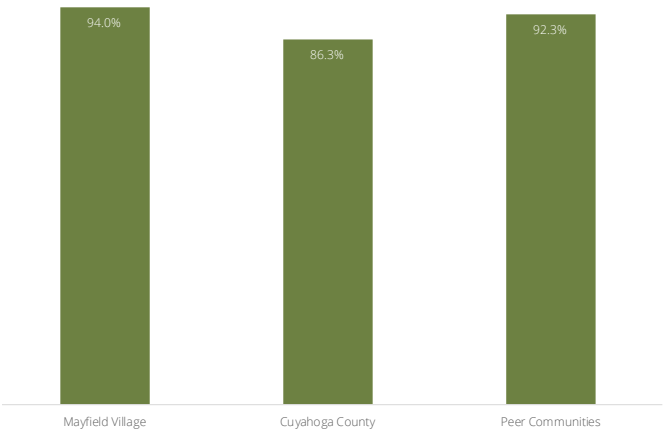
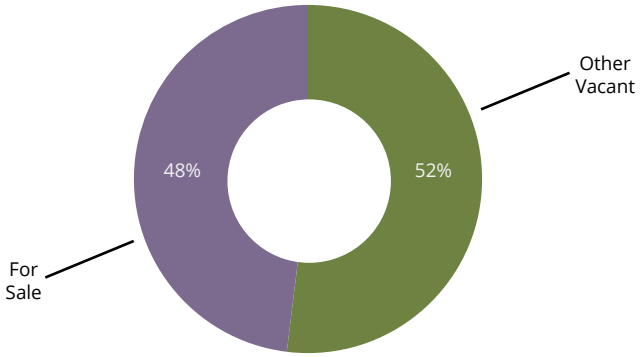


Figure 14 — Vacancy Type, 2015



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

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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

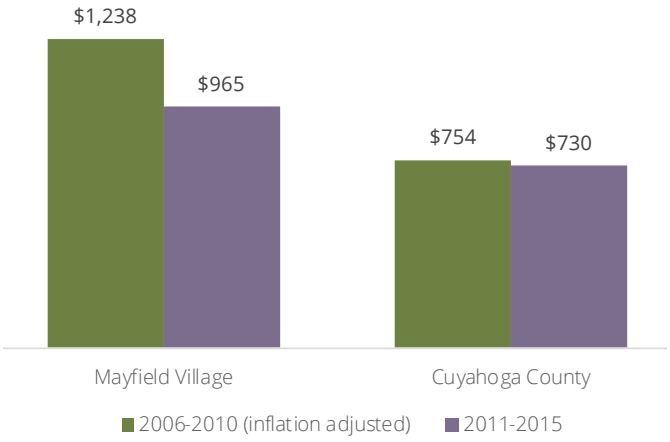
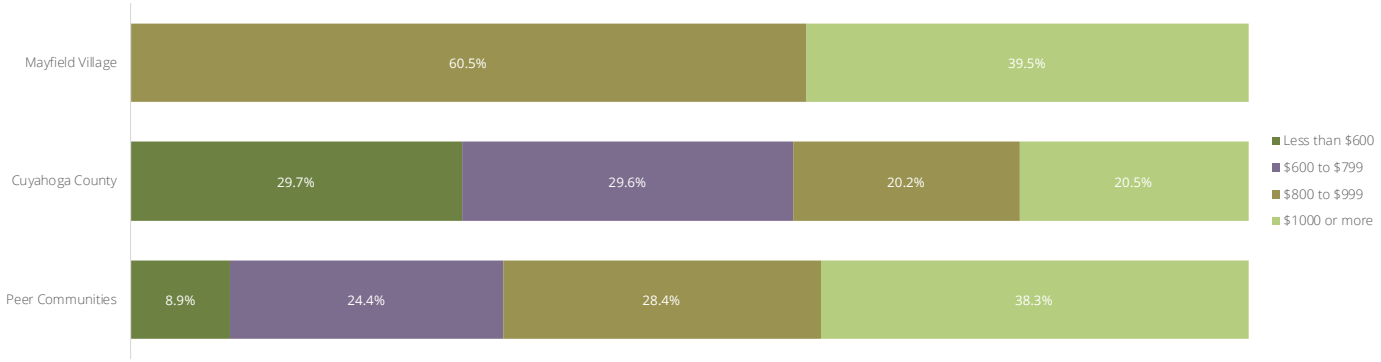


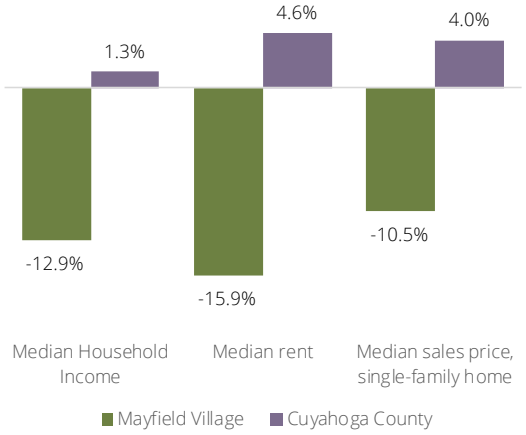
Figure 18 — Percentage of Rental Units by Median Gross Rent, 2015



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



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HOUSING UNITS & MARKET STRENGTH

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

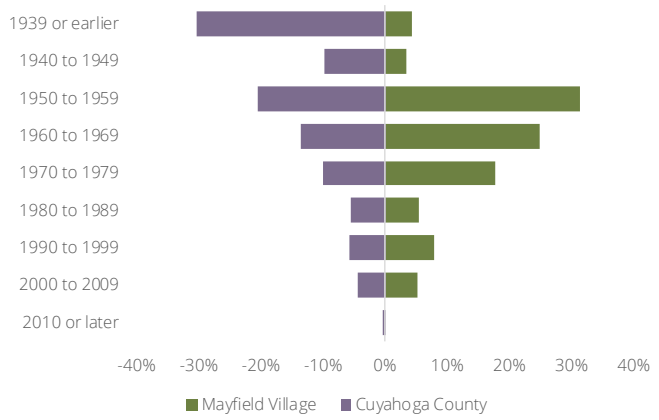


Figure 22 — Percent Change in Housing Units, 2000 to 2015

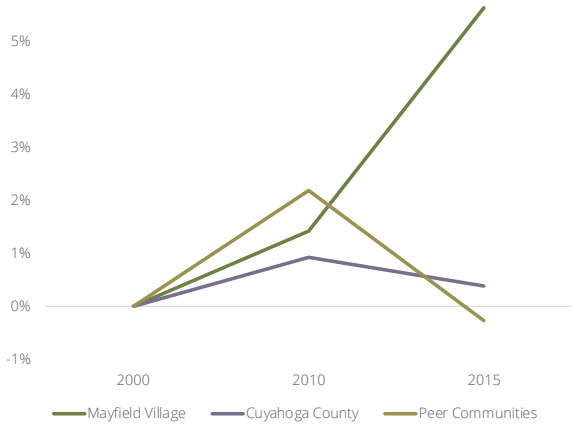
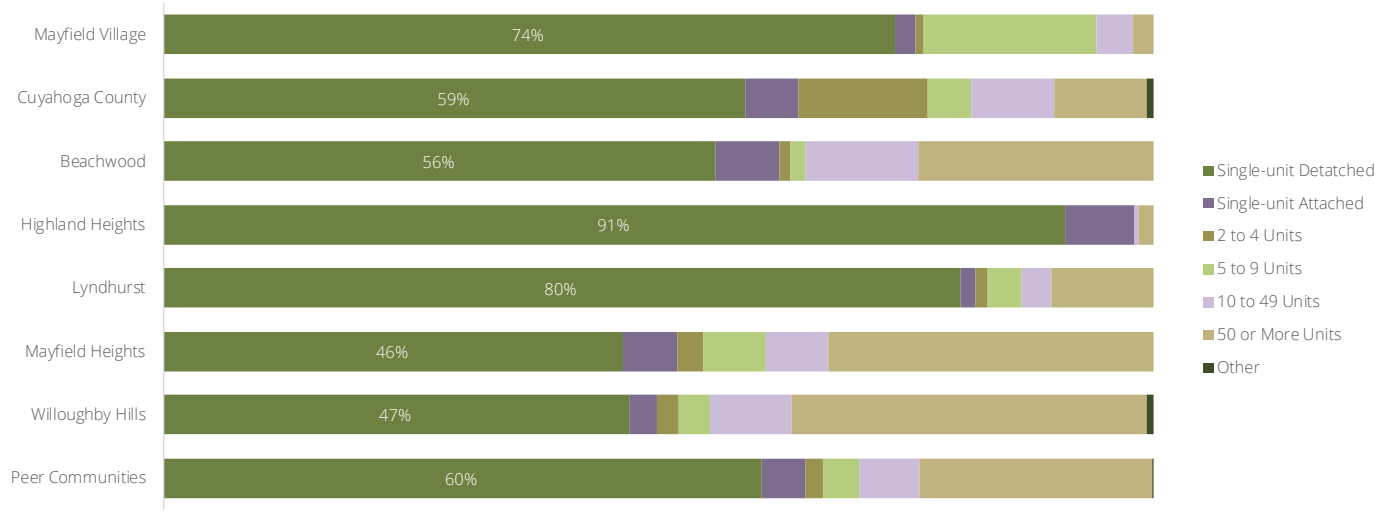


Figure 21 — Percent of Units by Number of Units in Structure, 2015



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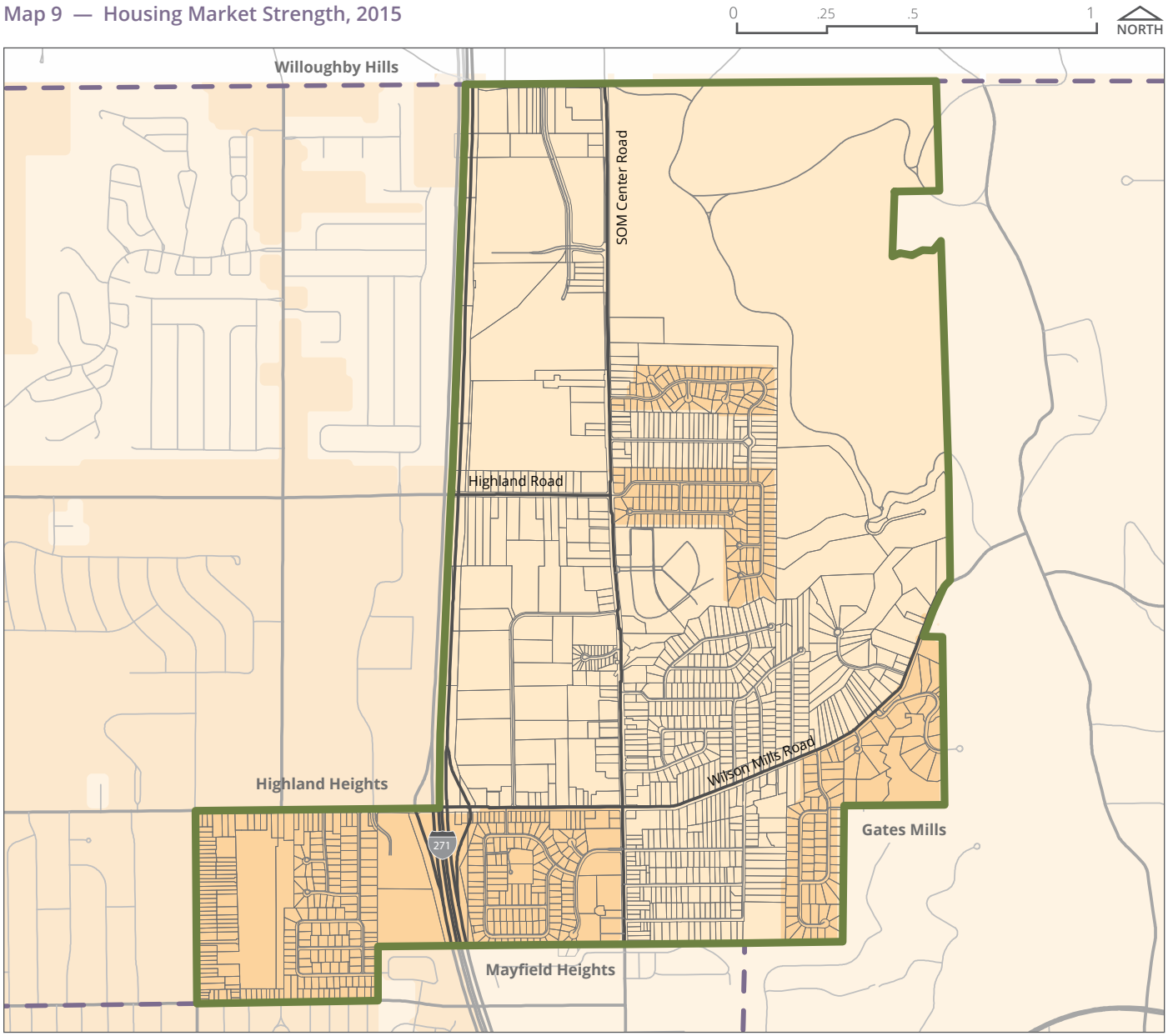
Map 9 — Housing Market Strength, 2015



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)*

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HOME & CONDOMINIUM SALES

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

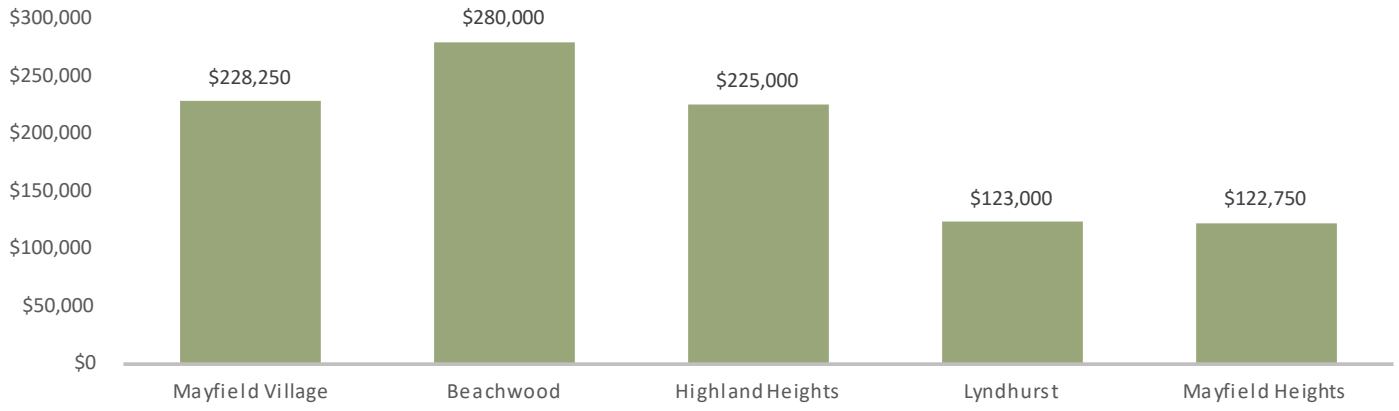
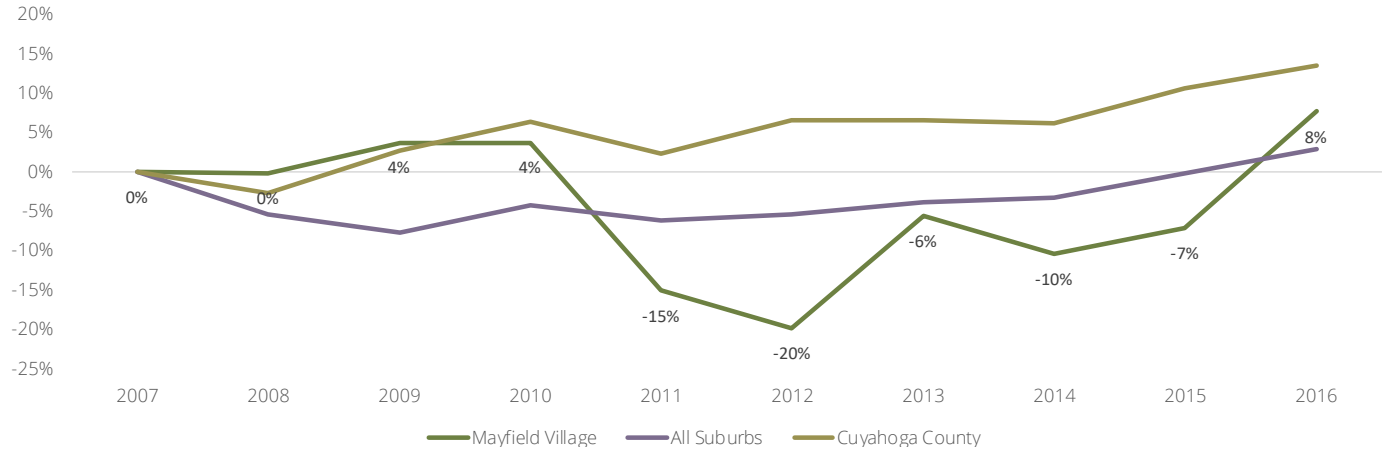


Figure 24 — Change in Single-Family Median Sale Price, Compared to 2007



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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

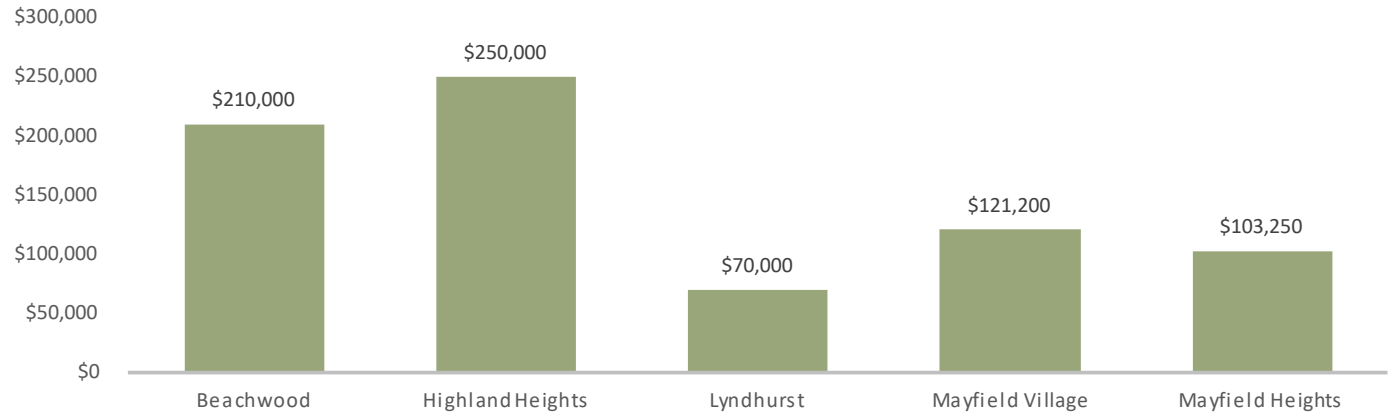
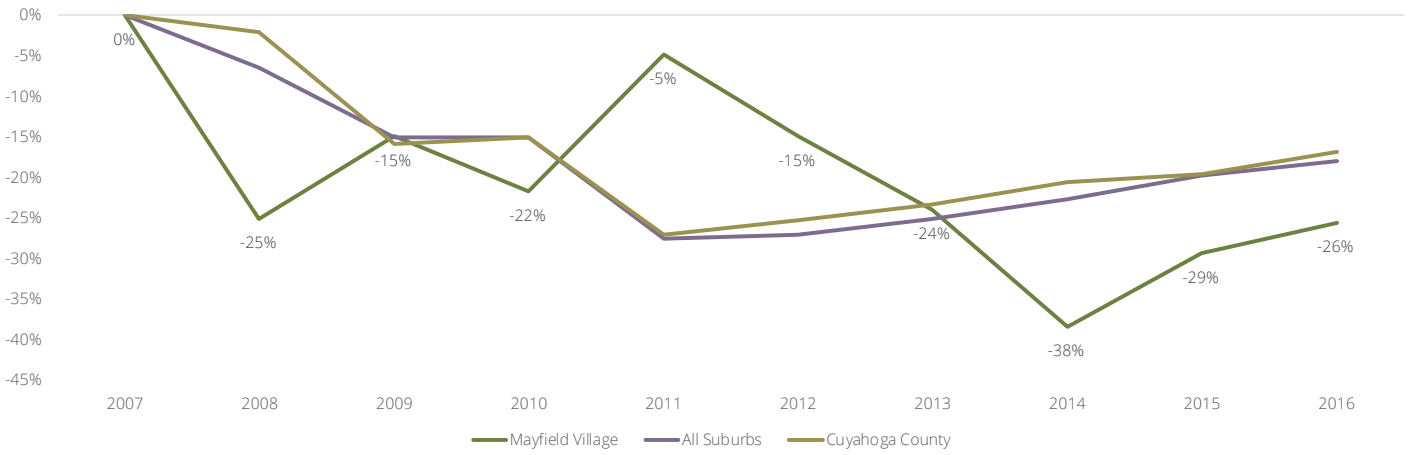


Figure 26 — Change in Condominium Median Sale Price, Compared to 2007



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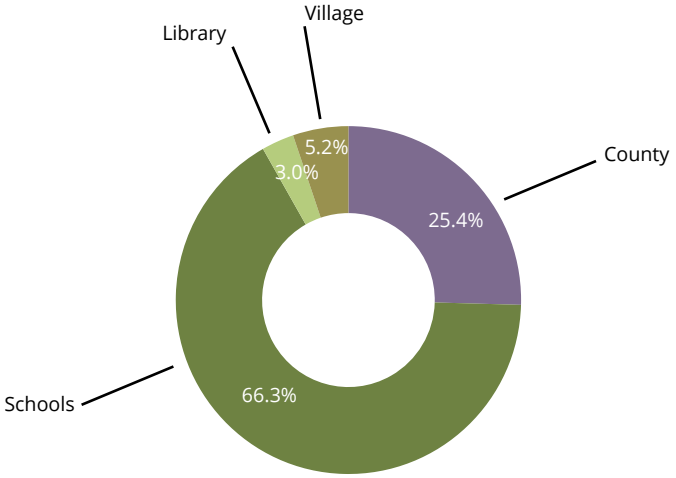
PROPERTY & INCOME TAXES

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.

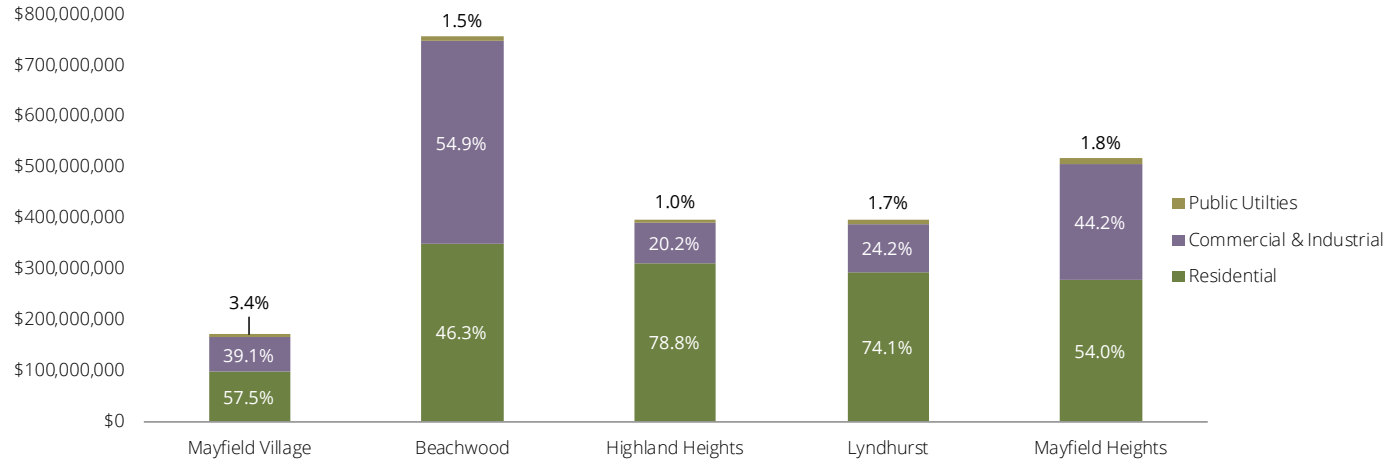
The majority of collected property tax revenues are distributed between the schools (66.3%) and the County (25.4%). The remaining tax revenues are split between the library (3.0%) and the Village (5.2%). Mayfield Village keeps 5.2% of property taxes, which is significantly less than some peer communities;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



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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

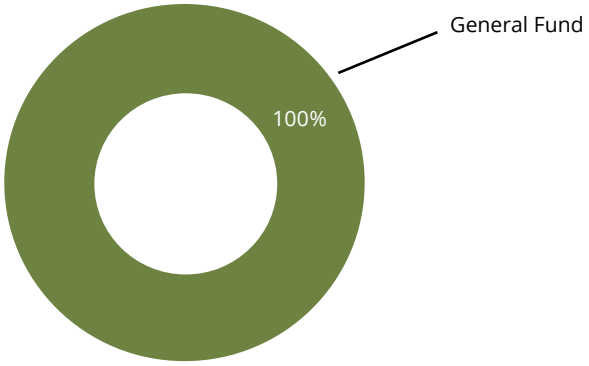
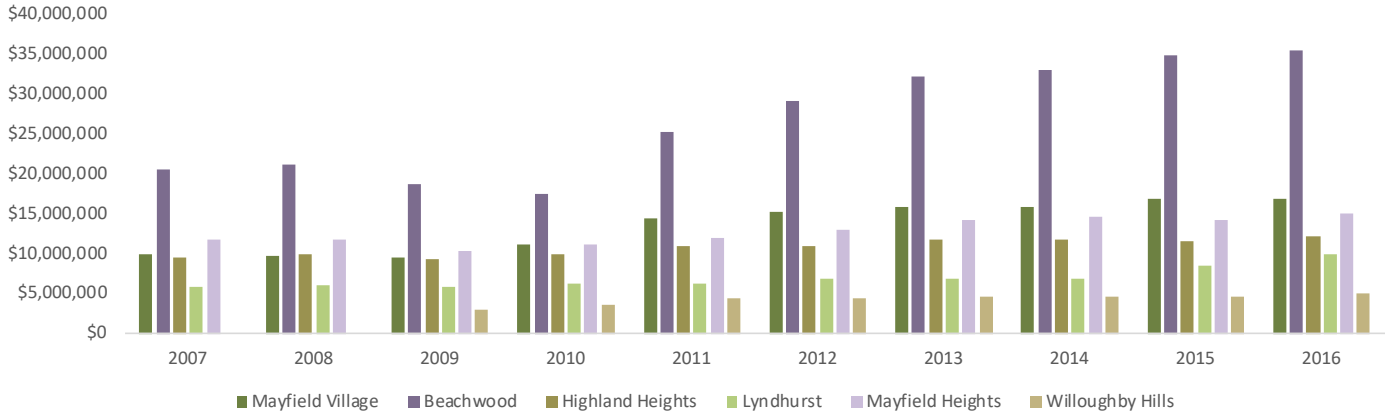


Figure 31 — Collected Municipal Income Tax, 2006-2015



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EMPLOYMENT

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

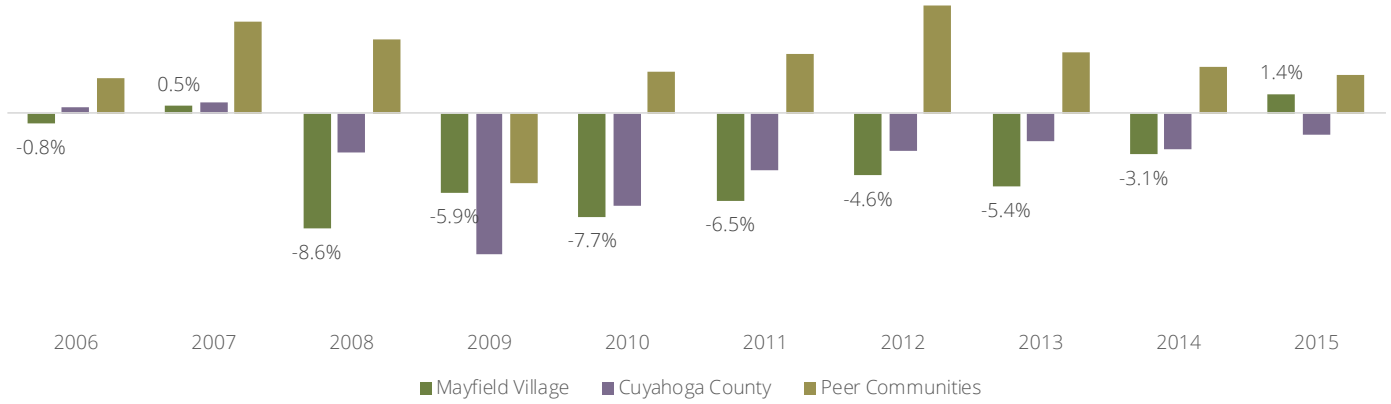
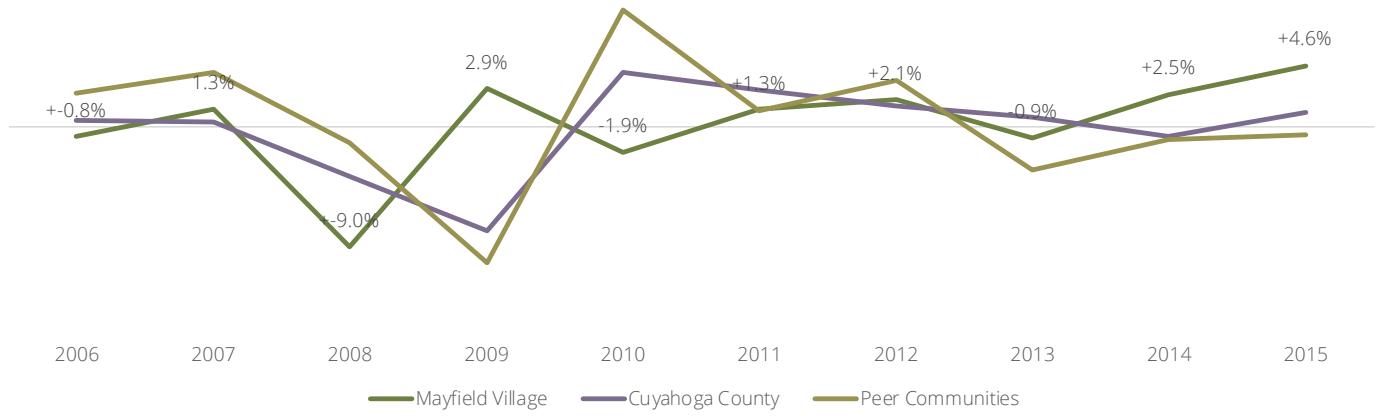


Figure 33 — Percent Change in Employment Compared to Previous Year, 2006-2015



Map 10 — Employment Centers

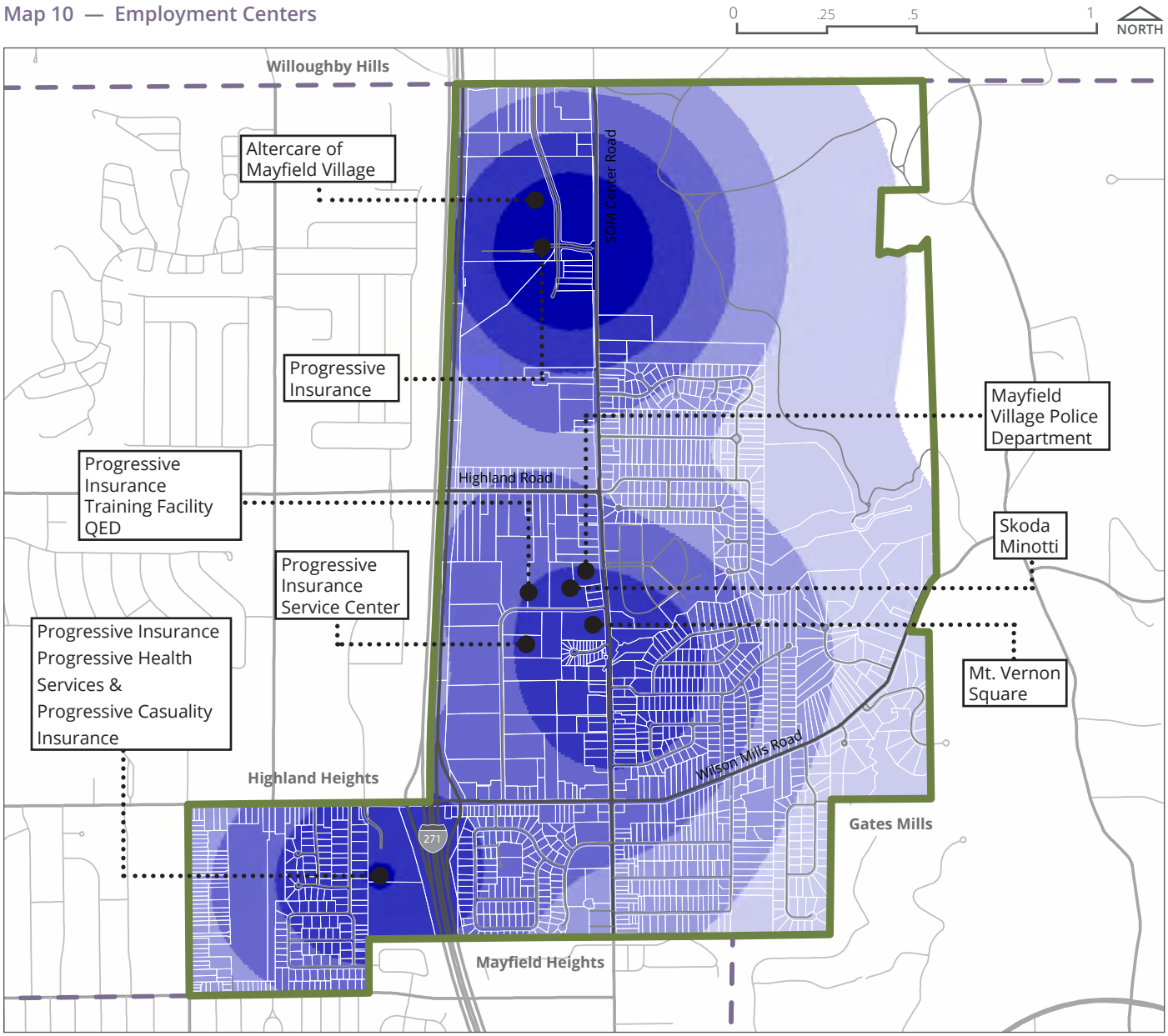
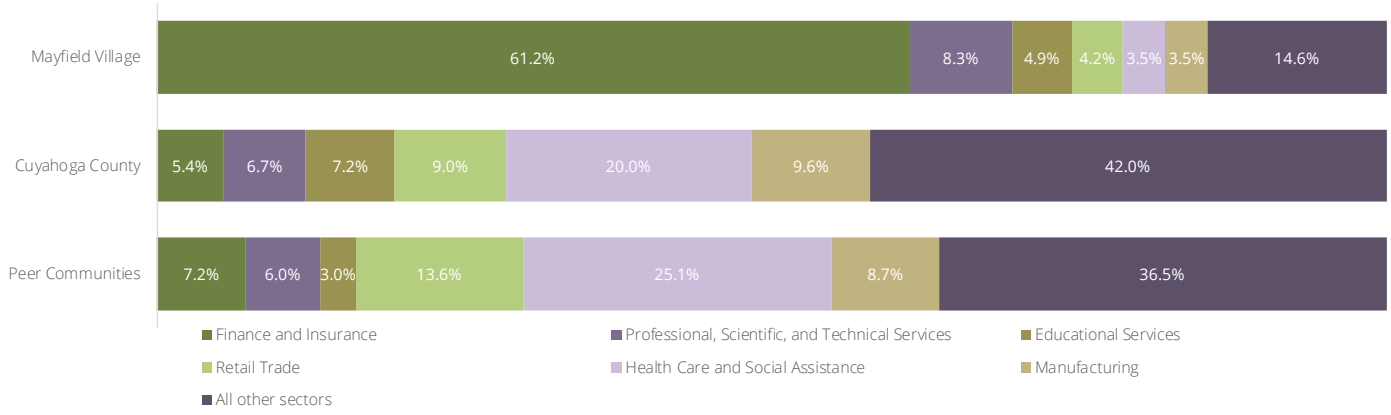


Figure 34 — Employment by Sector, 2015



COMMUTE & VEHICLE OWNERSHIP

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.

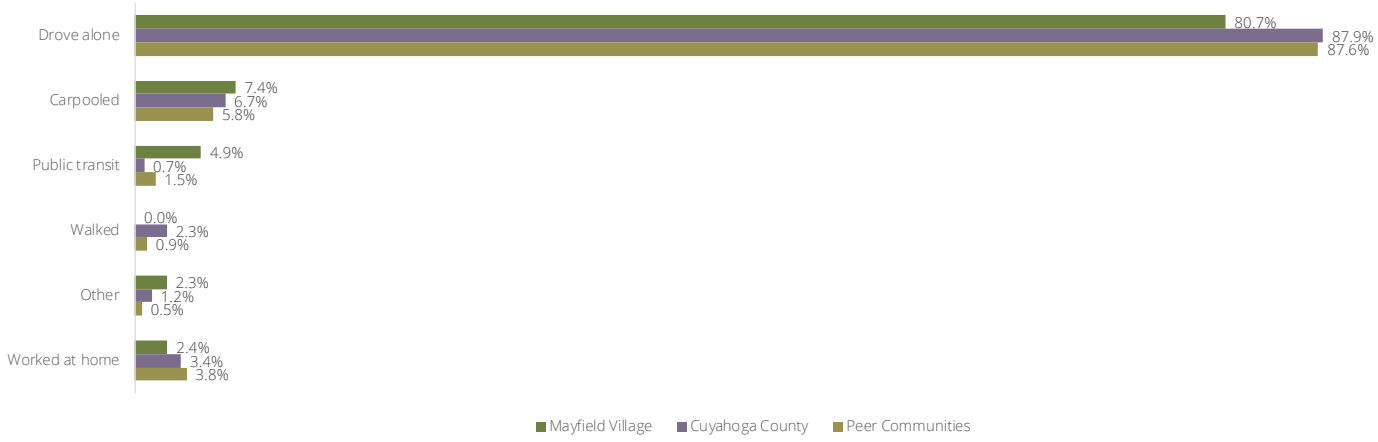
Workers tend to primarily drive alone (80.7%), but Mayfield Village does have the lowest percentage of its workforce that is driving alone when compared to the County and peer communities.

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



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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 39 — Percent of Households by Number of Vehicles Owned, 2015

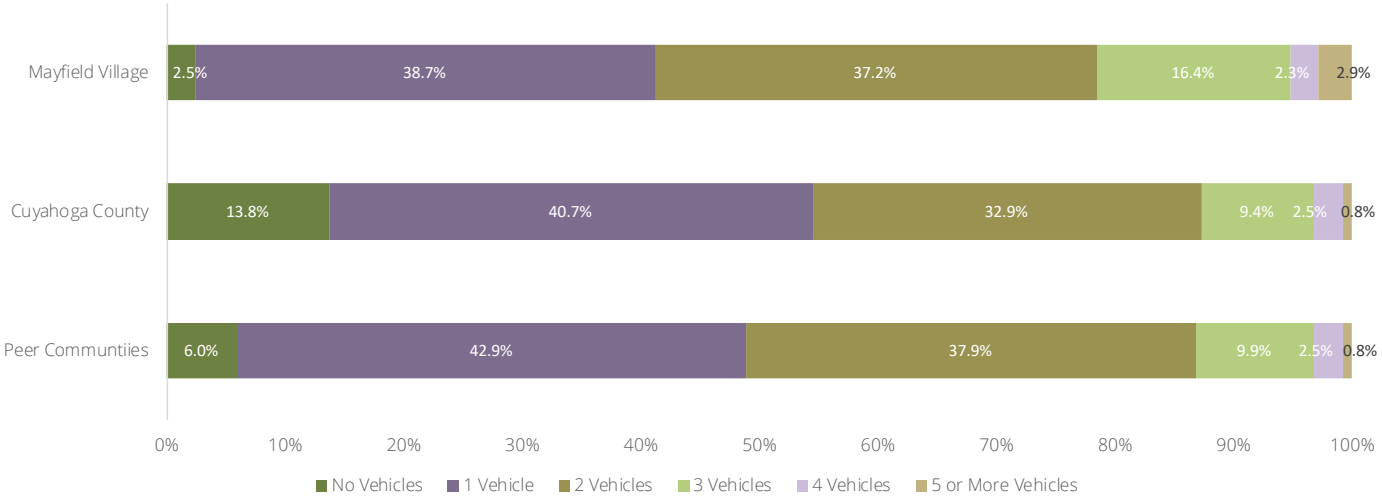
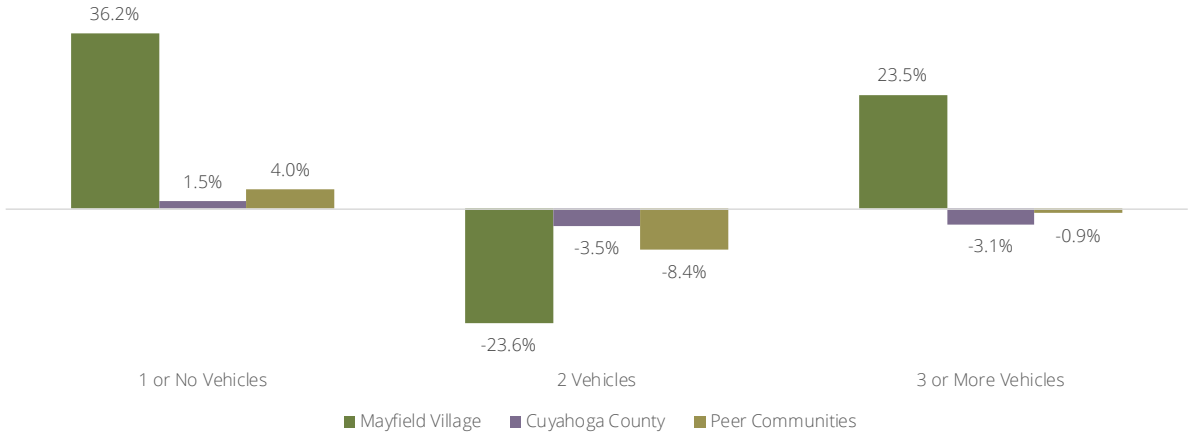


Figure 38 — Percent and Numeric Change in Households by Number of Vehicles Owned, 2010 to 2015



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INFRASTRUCTURE PROJECTS

Mayfield Village is collaborating in a number of 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 NEORSD (Northeast Ohio Regional Sewer District).

The projects vary greatly in type and cost. While a large number of projects are focused on newer municipal and recreation facilities, a large portion of projects are focused on sewer conversions and flood control. 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.

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)**

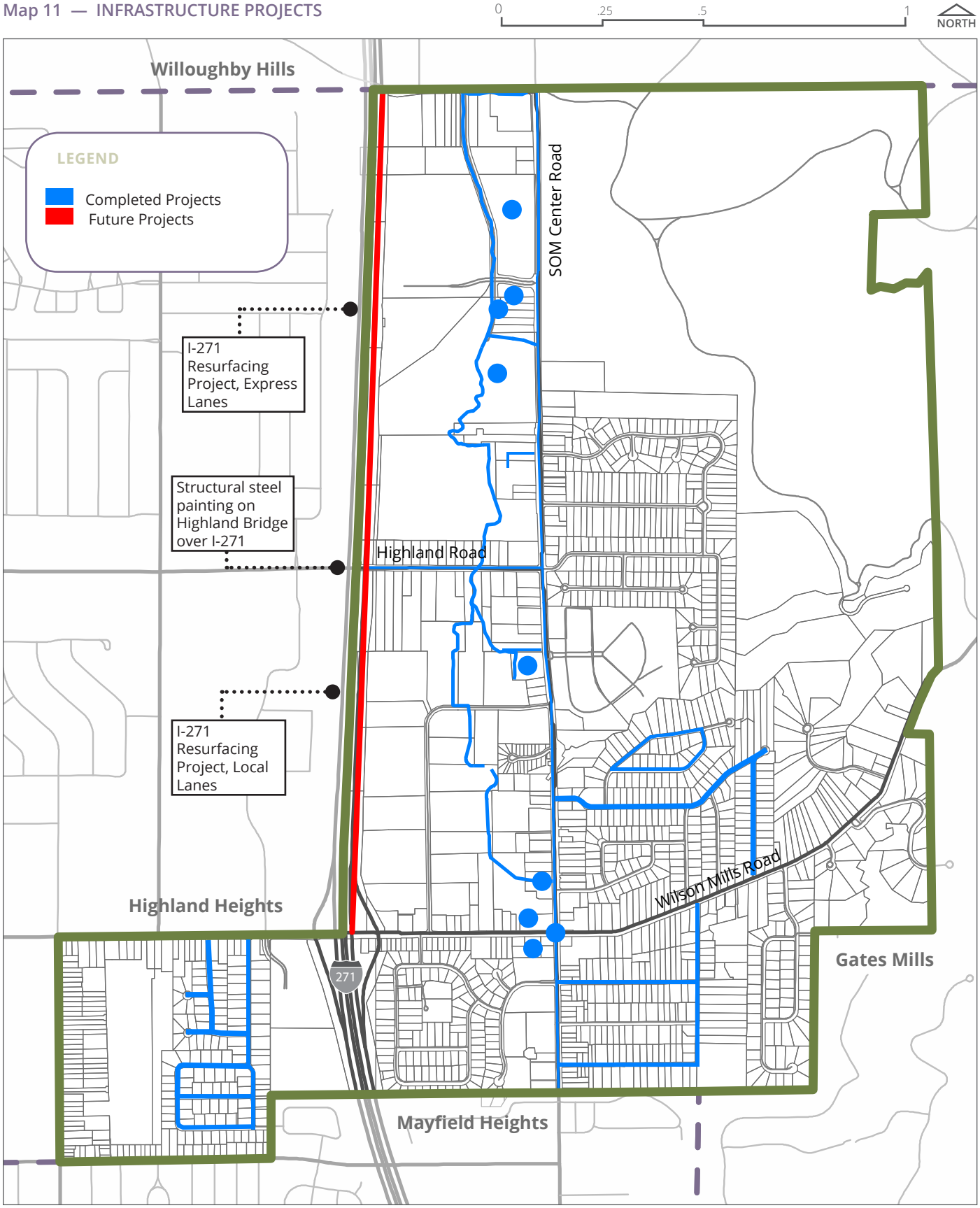
COMPLETED PROJECTS

Within the last ten (10) years, Mayfield Village has completed many capital improvement projects 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 2018

Year Completed	Project	Funding Source
2010	Senecca 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
2018	Thornapple/Robley Sewer Conversion	Village/NEORSD
2018	Road Resurfacing/Worton Park Neighborhood	Village
2018	First Responders Memorial Trailhead	Village

Map 11 — INFRASTRUCTURE PROJECTS



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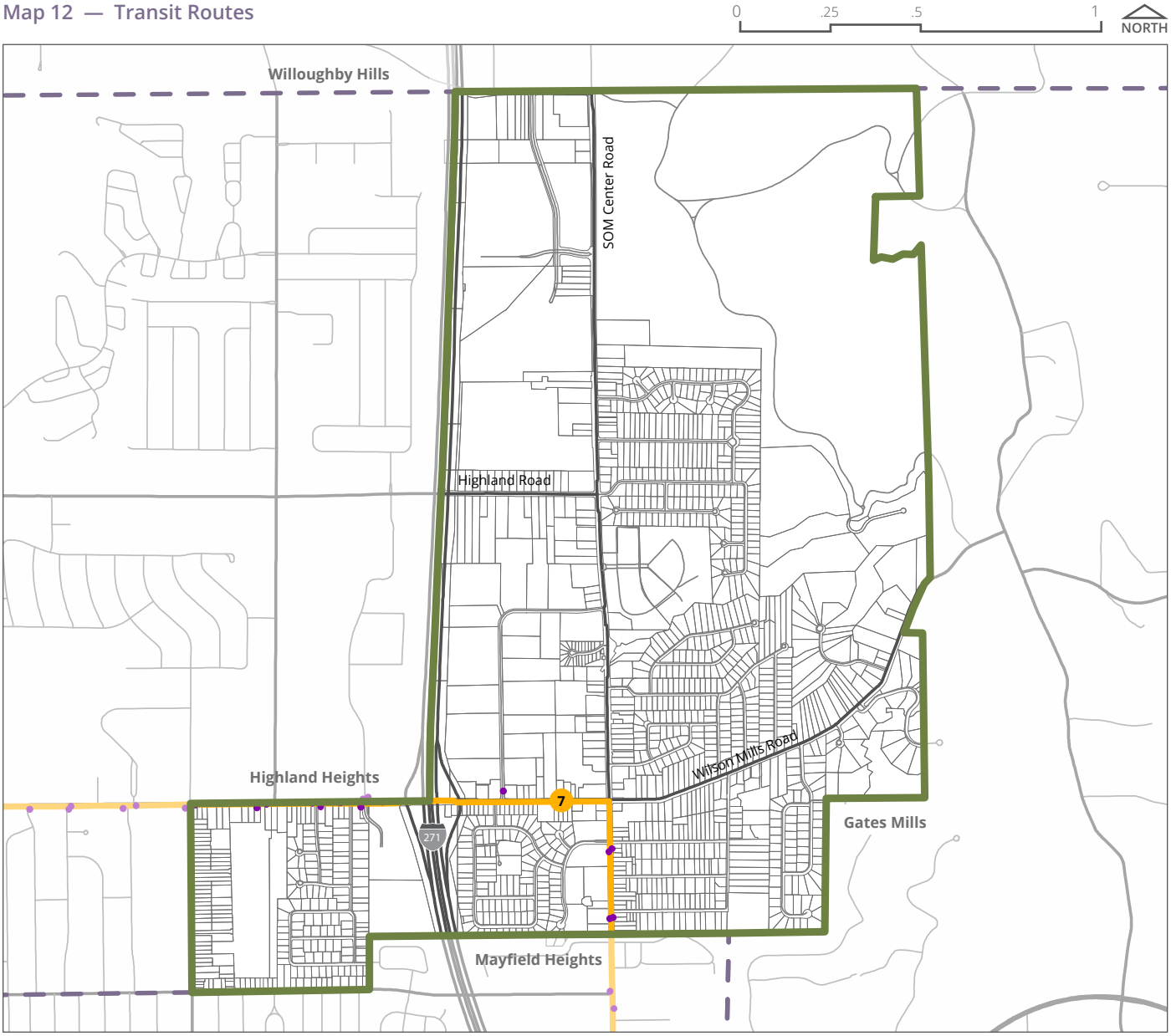
TRANSIT AVAILABILITY

Map 12 — Transit Routes



TRANSIT SYSTEM

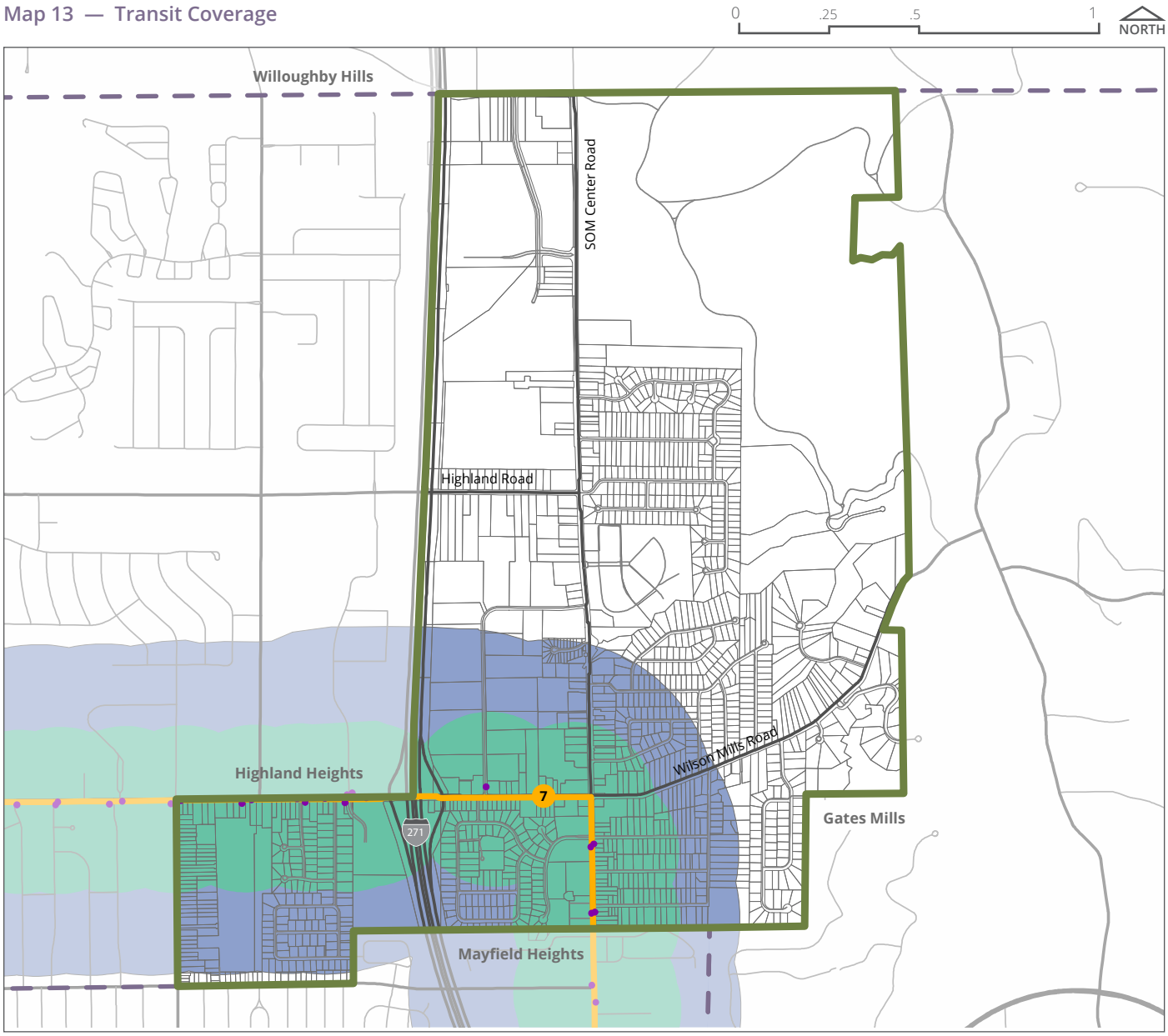
It is important for communities to provide multiple transportation options for its residents and visitors. Having at least several options, or modes, for commuters greatly improves the usability and connectivity of roadways, and help citizens travel to where they need to be safely, efficiently, and on 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 13 — 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

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

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.

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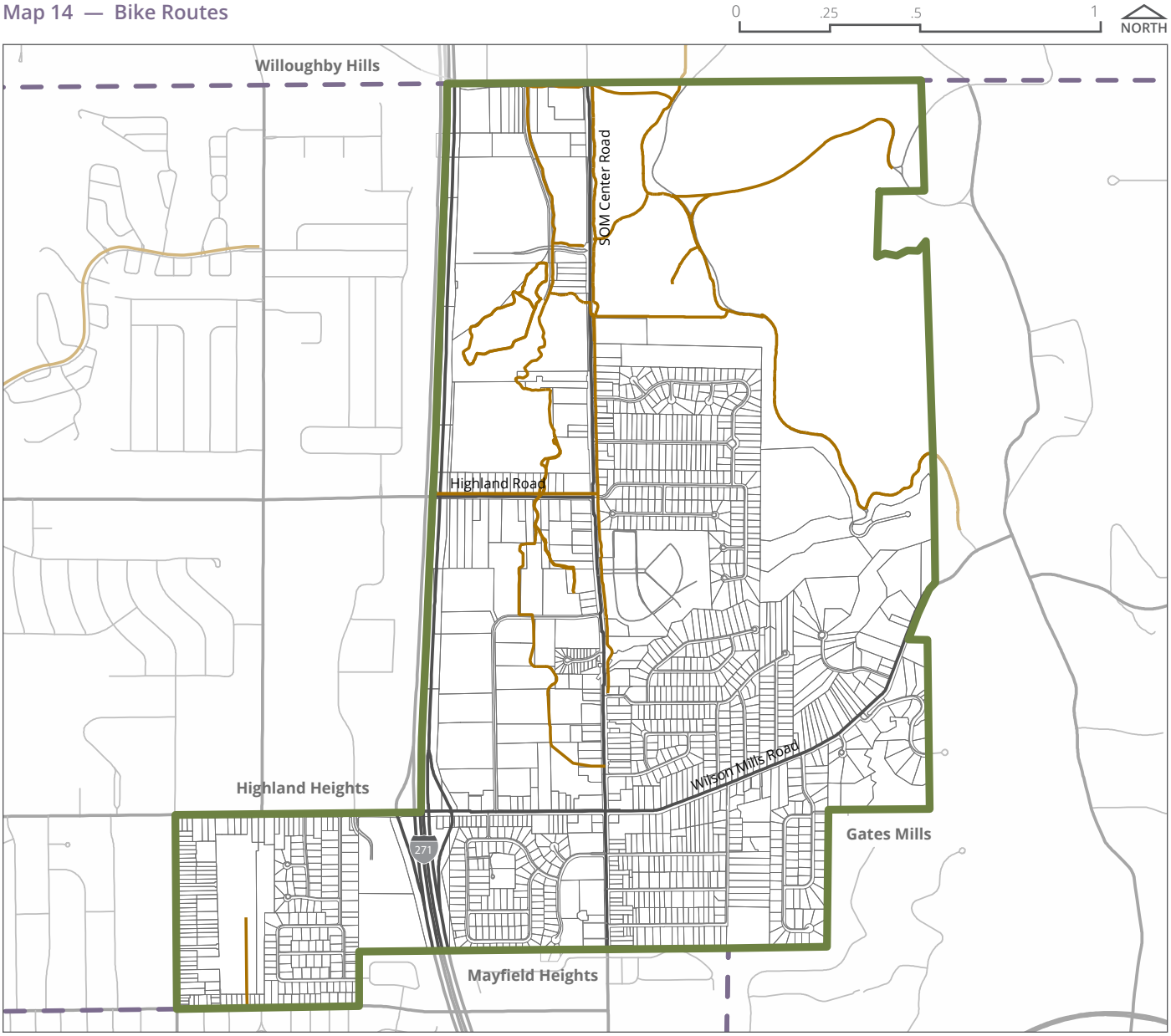
BIKE & PEDESTRIAN CONNECTIVITY

Map 14 — Bike Routes



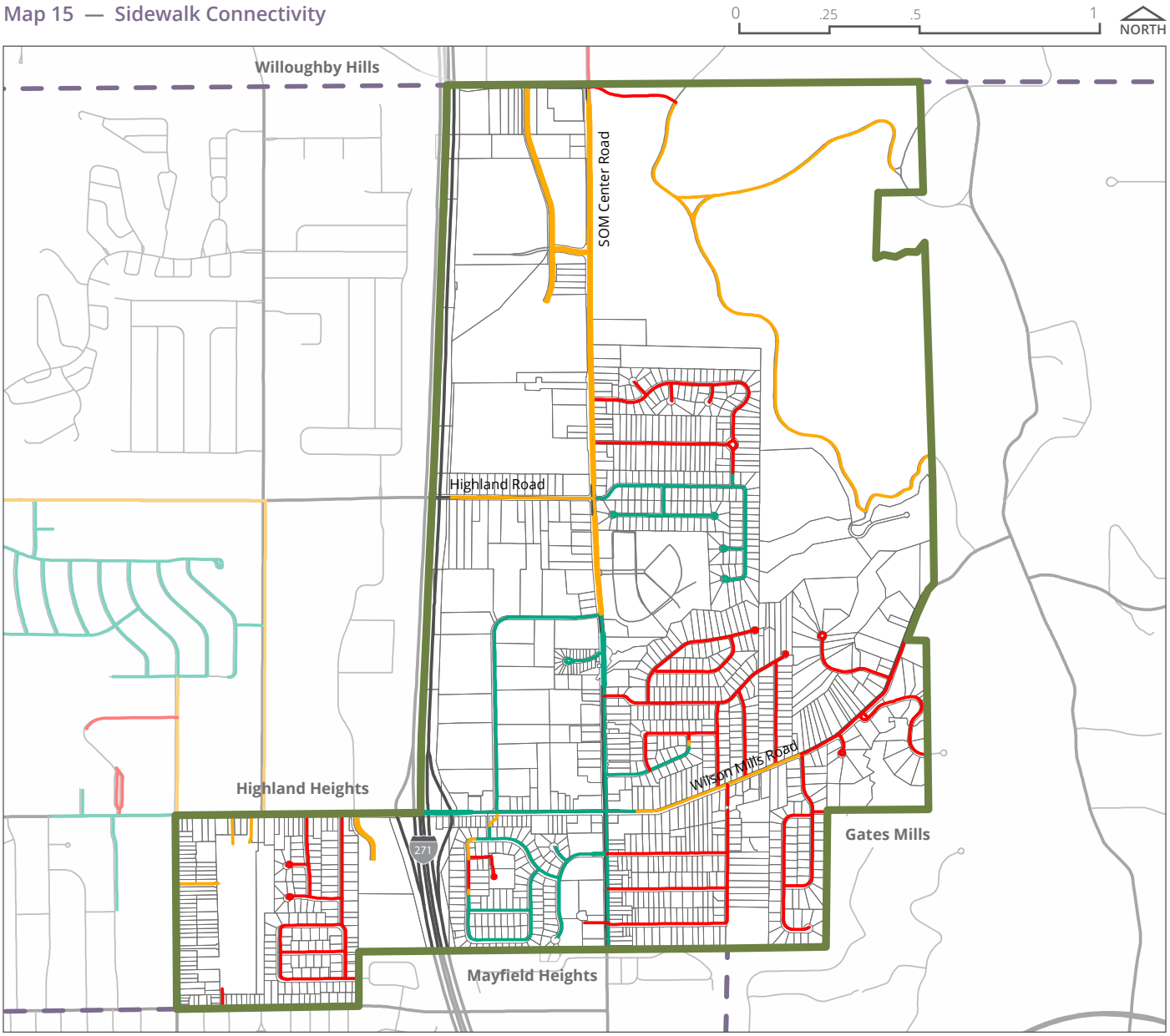
BIKE ROUTES

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.

LEGEND

Existing Bike Path

Map 15 — Sidewalk 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 One Side
- Sidewalks No Sides

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.

COMMUNITY SERVICES PROFILE

COMMUNITY SERVICES

POLICE DEPARTMENT

Mayfield Village is well known for an effective Police Department that is regarded as one of the Village's most valued aspects. 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.

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.

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.

HOME FIRE SAFETY EVALUATIONS AND SMOKE ALARM PROGRAM

The Mayfield Village Fire Deptartment 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 Deptartment 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 toters 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 Deptartment 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 Deptartment. 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.

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 BRUCE G. RINKER GREENWAY

The Bruce G. Rinker 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 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 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.

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

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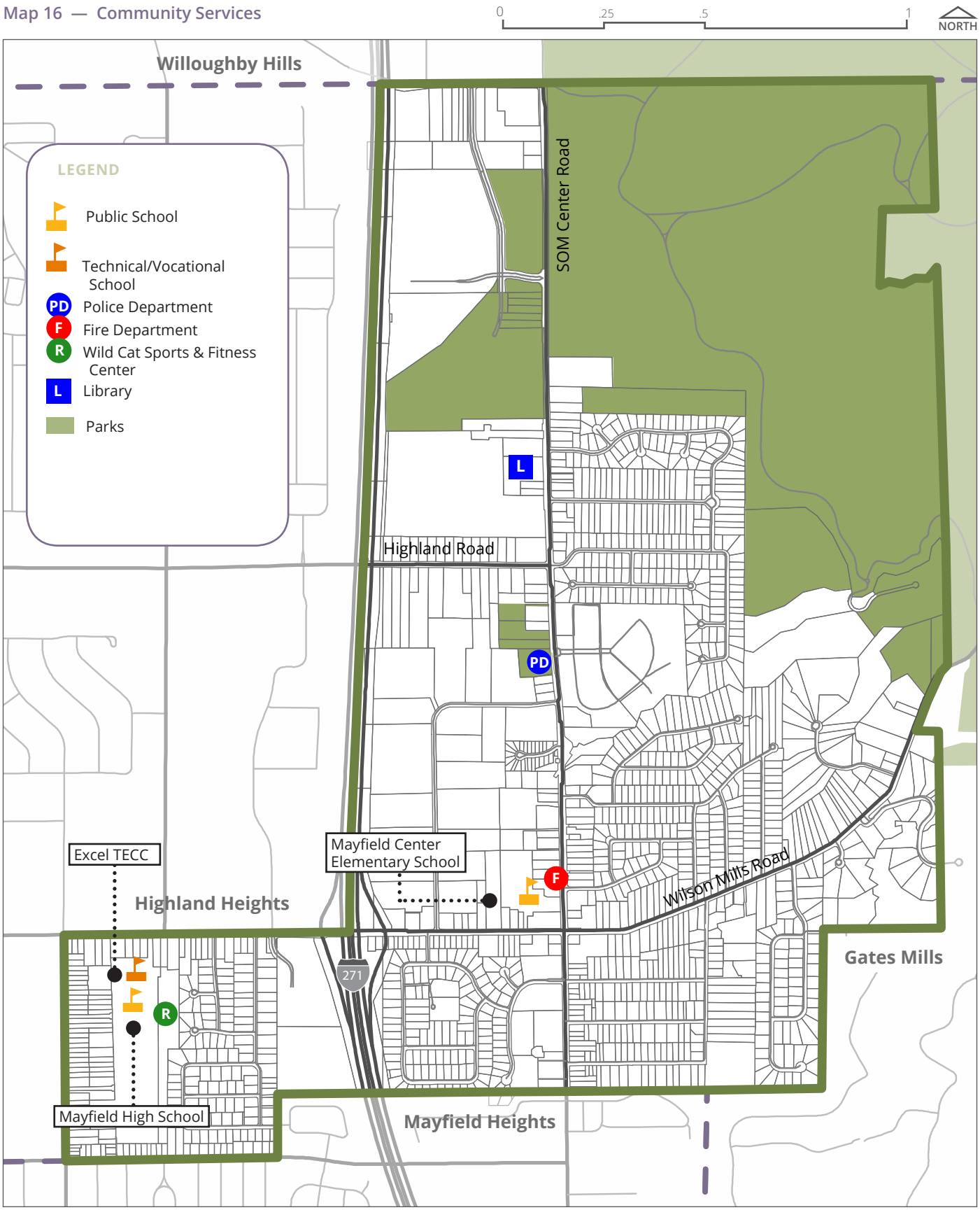
LIBRARY

Conveniently located along SOM Center Road and The Bruce G. Rinker 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 16 — Community Services



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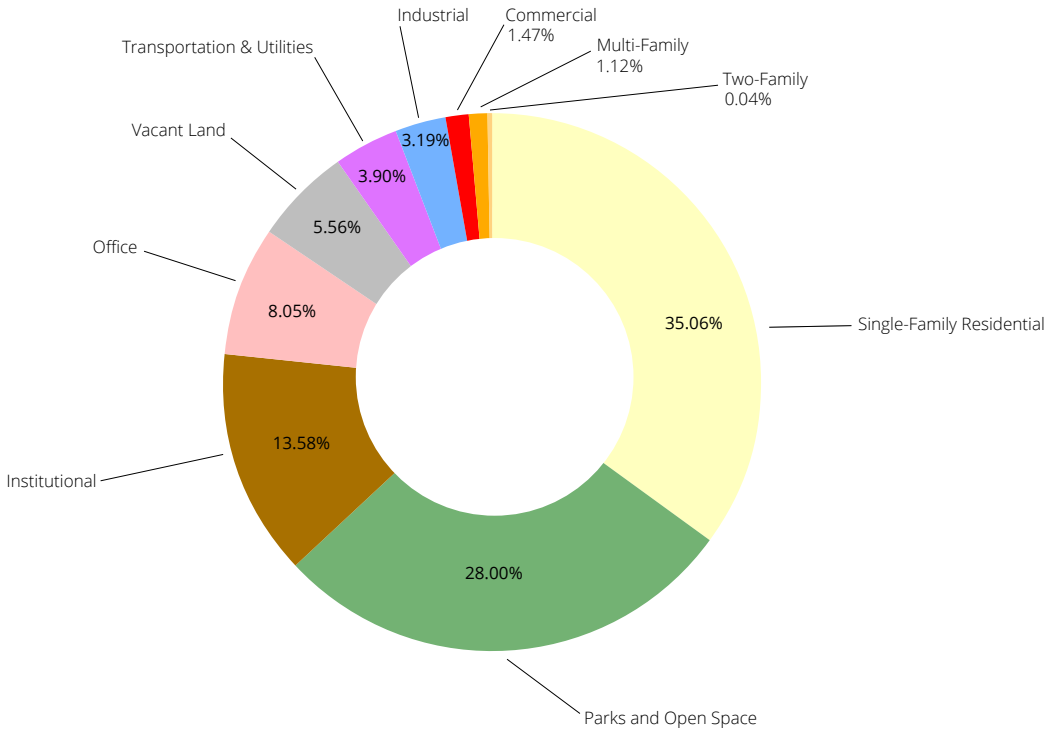
LAND USE

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.

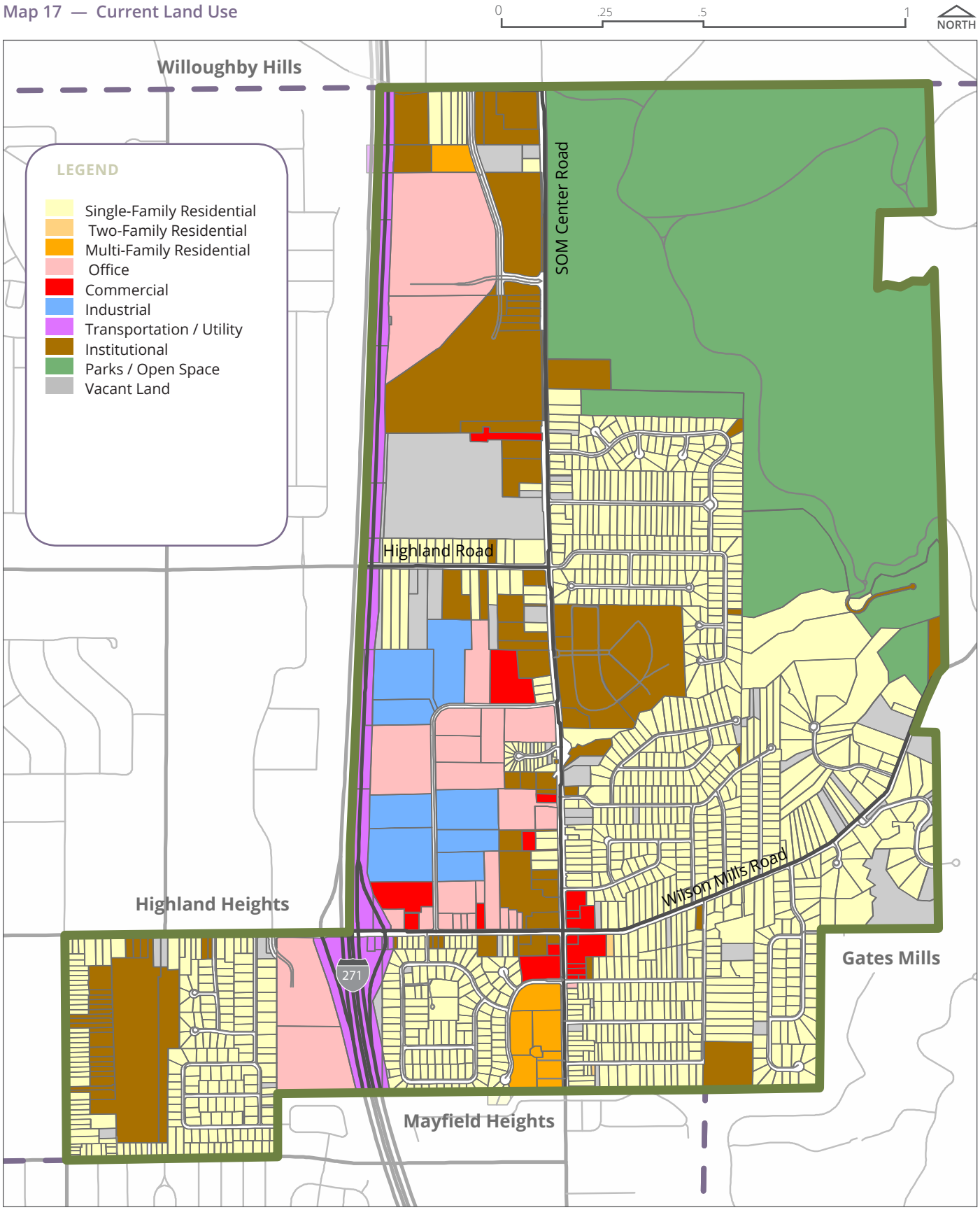
Mayfield Village is predominantly comprised of Single-Family Residential dwellings, which occupies roughly 35% of the community's available land. The second largest land use is for Parks and Open Space at nearly 30% of available land. This is a great amenity for residents, families, and visitors to the 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 17 — Current Land Use



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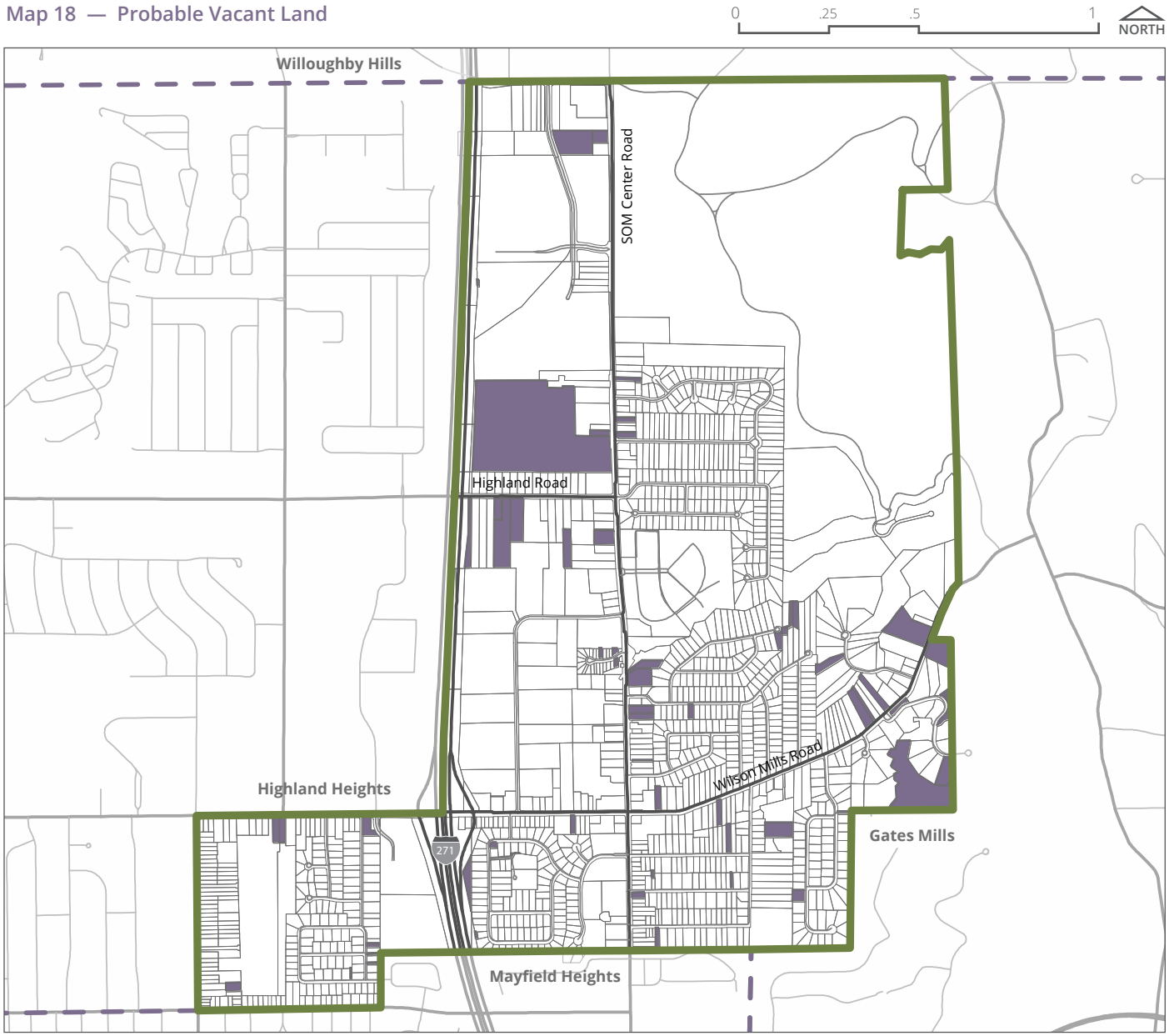
Map 18 — Probable Vacant Land



VACANT LAND

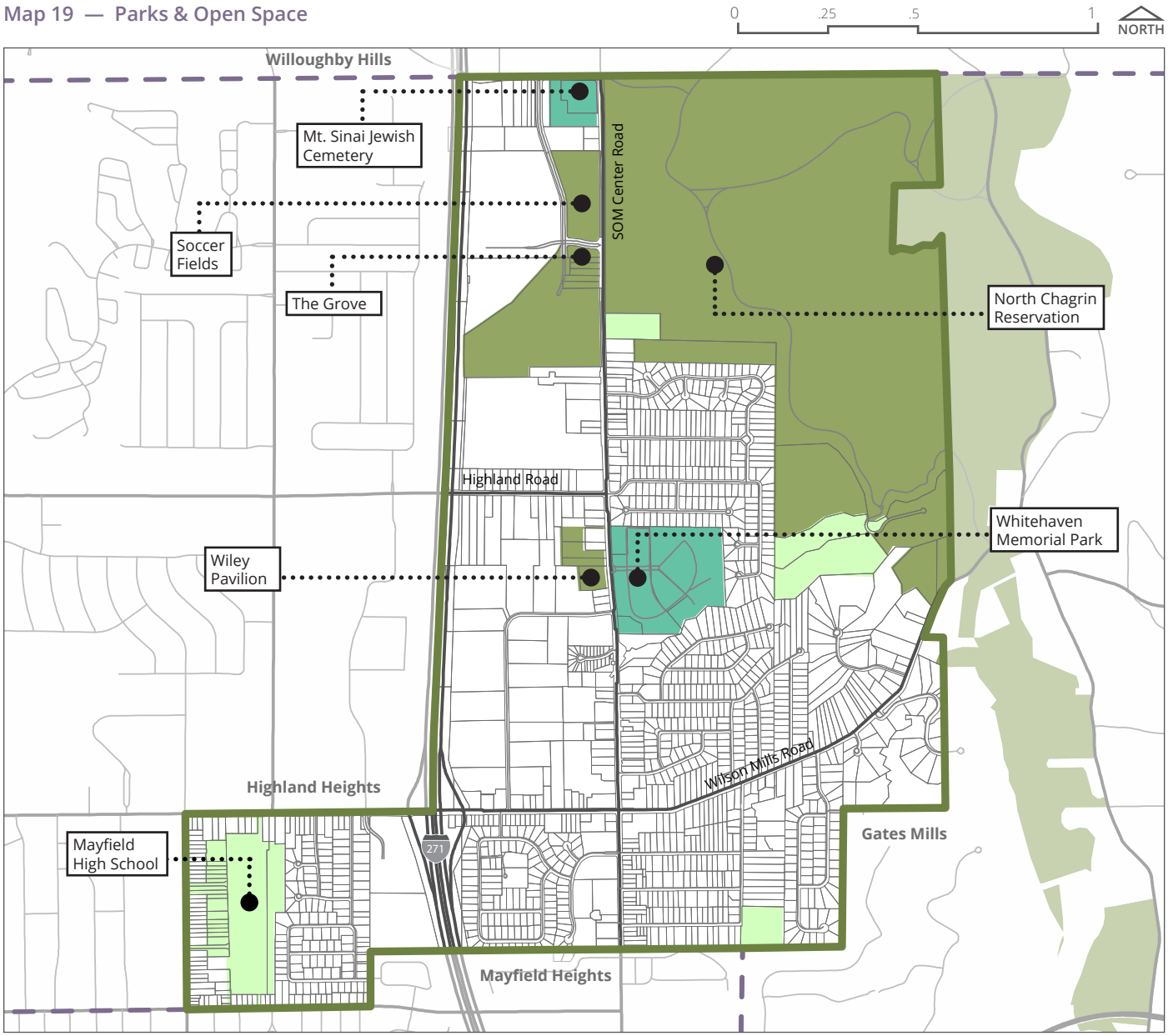
Vacancy, as defined for the purposes of this Master Plan, is a parcel that has had a structure demolished or that has never been built upon. The Village's largest vacant parcels are concentrated around Highland Road and the southeast corner of the community near the Gates Mill border. Vacancy was determined 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 19 — 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

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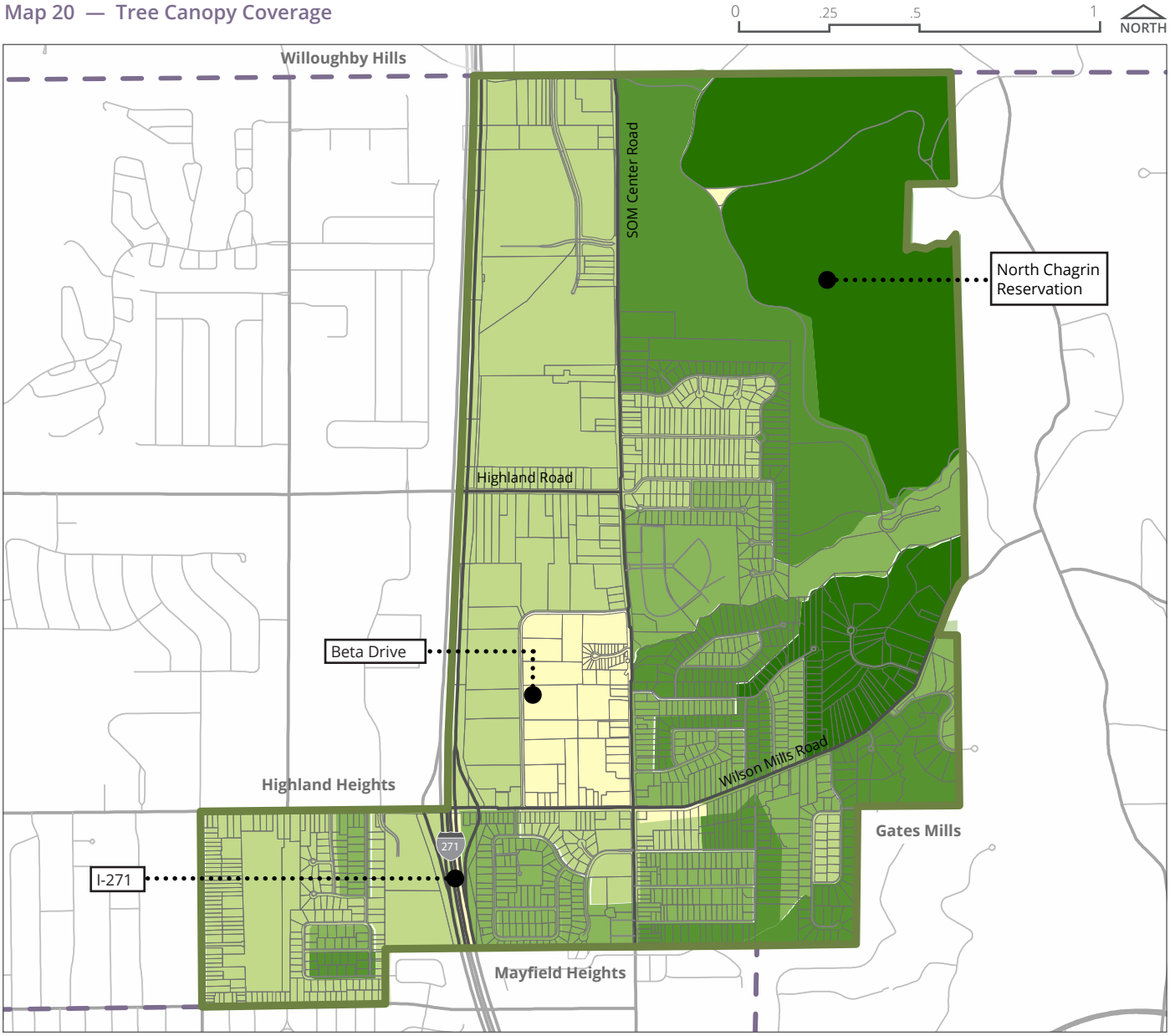
Map 20 — Tree Canopy Coverage



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.

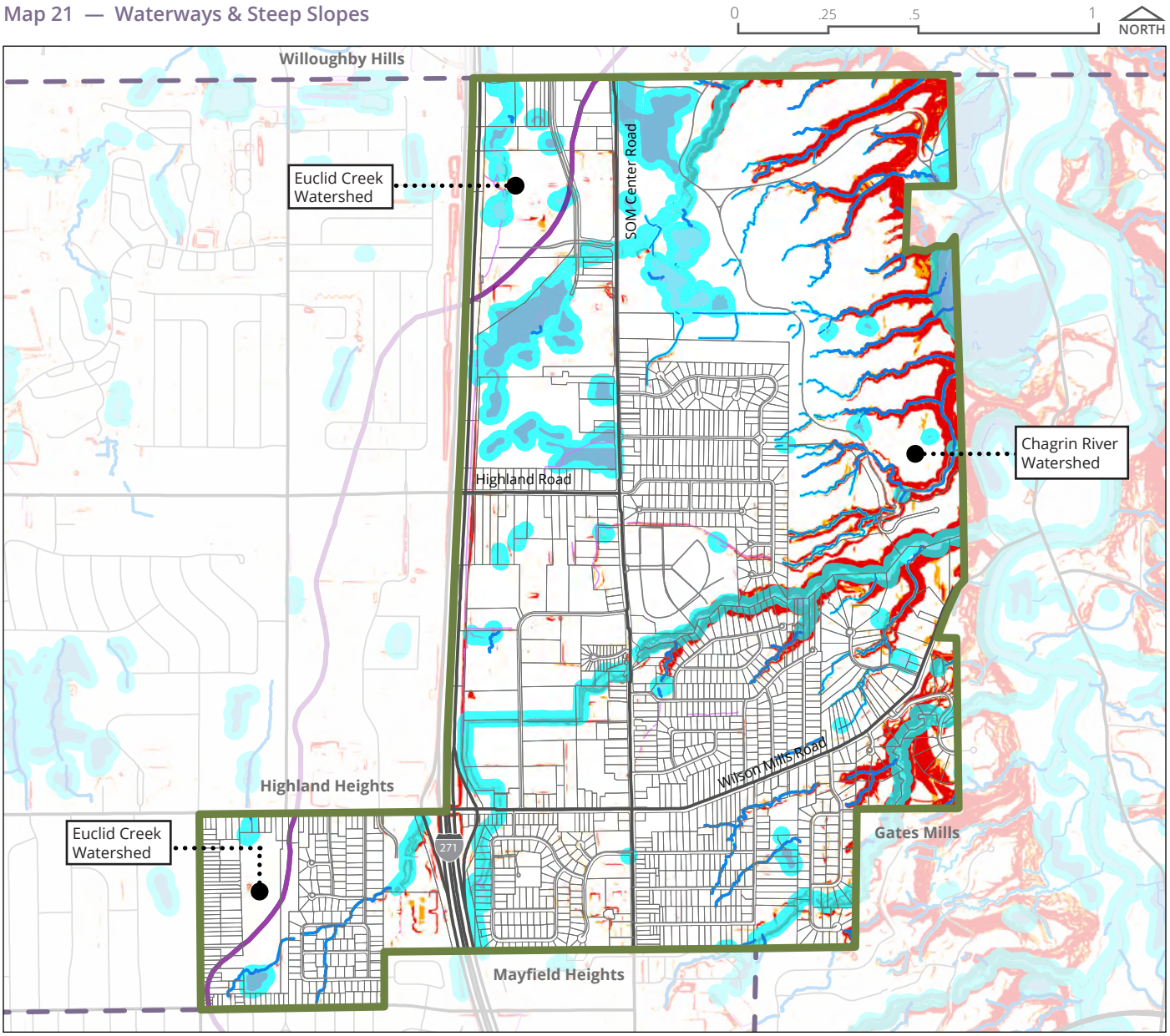
Mayfield Village has a relatively dense tree canopy throughout the community with a high concentration being within the North Chagrin Reservation. The lowest concentration of tree canopy can be found along Beta Drive. This is expected as many industrial, office, and warehouse uses are concentrated within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

LEGEND

Percent Covered

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

Map 21 — 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 areas are concentrated within the North Chagrin Reservation, while others exist along roadways for drainage purposes.

LEGEND

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

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.

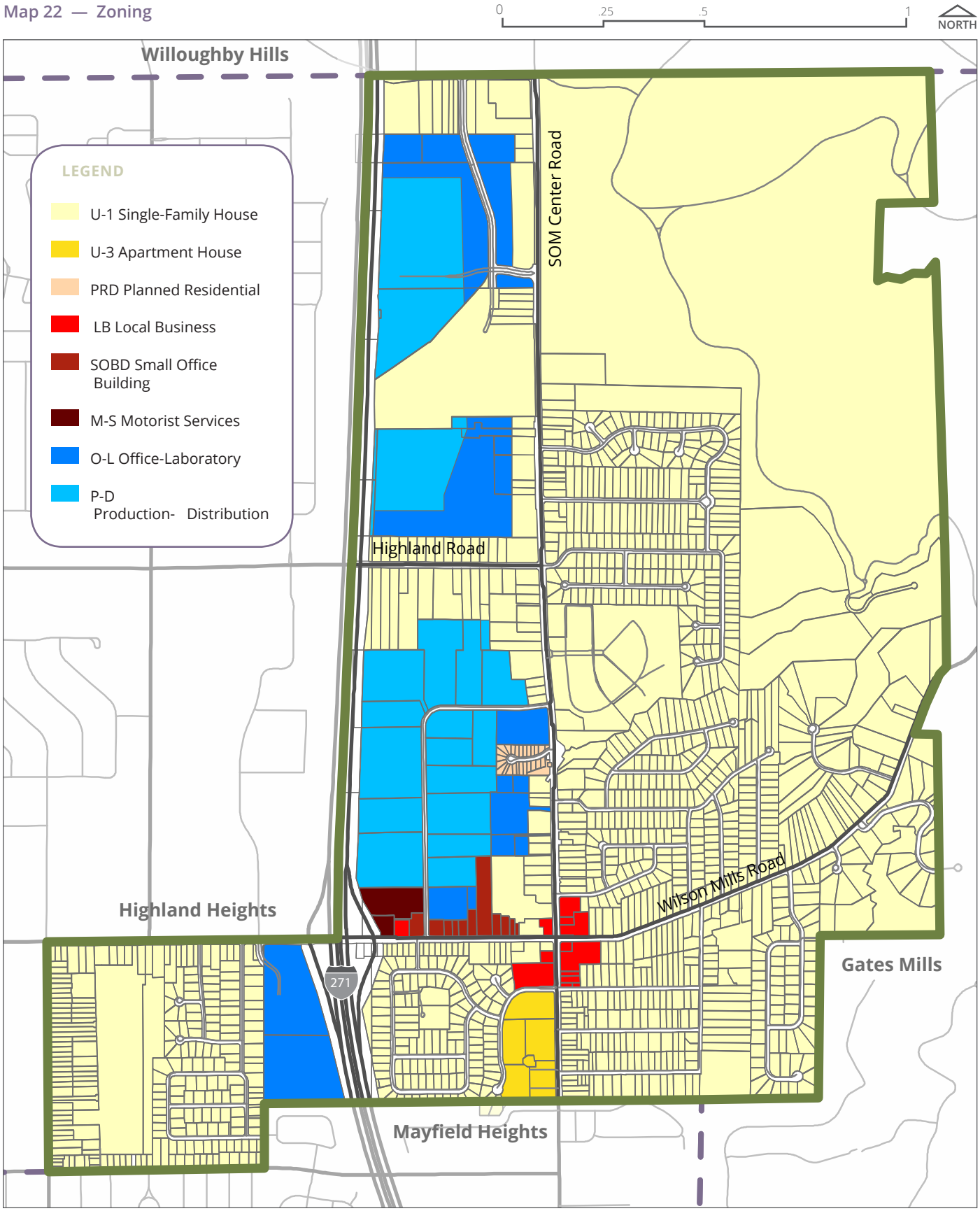
LOCAL BUSINESS DISTRICT (LBD)

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 22 — Zoning



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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)

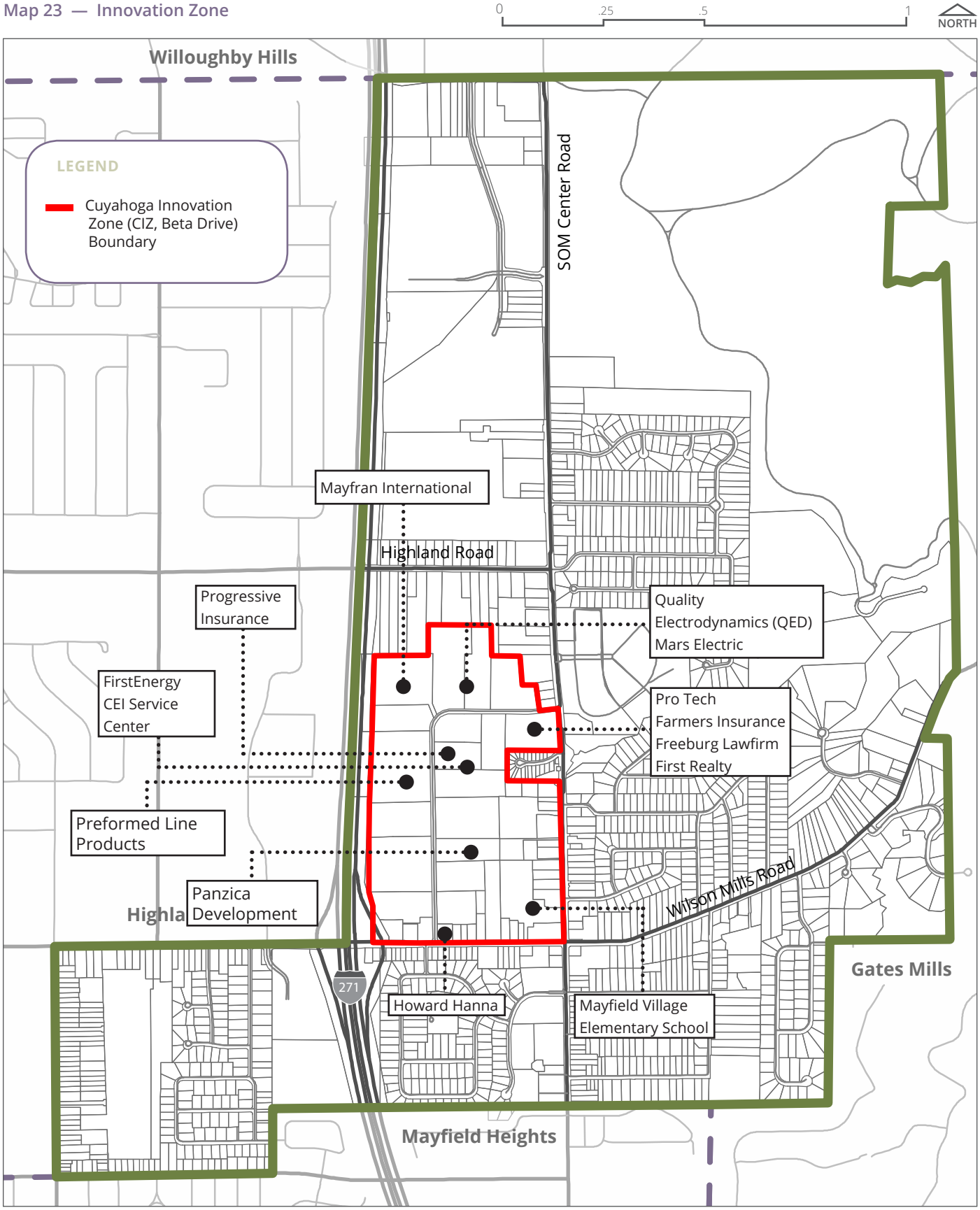
The purpose of the Production-Distribution District is to locate easily accessible areas close to the interstate system as to provide regional workers and larger trucks effective travel routes within the community. The types of uses typically permitted within this zone district include offices and laboratories 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 of 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.” A CIZ designation requires at least two anchor partners who 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, Beta Drive Business Park in Mayfield Village is one of three established CIZs in the area. Mayfield Village 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 23 — Innovation Zone



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APPENDIX C - IMPLEMENTATION

WHAT'S IN THIS SECTION?

Moving from vision to implementation requires commitments of time and resources. The Implementation section ties individual actions to partners, time frames, and potential funding sources to ensure everyone is aware of how actions can be accomplished.

This section includes tables that correspond to each component from the Policies & Actions document. For each component, potential next steps are listed for implementation of that component. For the policies and actions, detailed information is listed including a time frame identifying how long it could take to accomplish the action, parties that could assist in its implementation, and potential levels of funding. It also provides space to add notes for the status of a project and for the date an action is completed.

The implementation tables are meant to serve as a guide; however, time lines, funding streams, and partners can change over time. New resources should be evaluated against action items as they arise.

HOW DO I USE IT?

The Implementation section informs not only Village staff and administration of who is responsible for undertaking actions, but it also discusses partnerships with private property owners, other municipalities, and other levels of government to demonstrate that accomplishing the plan will take efforts from many groups.

IMPLEMENTATION

- Implementation and Collaboration, page C49
- Reading the Tables, page C50
- Implementation Tables, page C53
- Potential Funding Sources, page C57

IMPLEMENTATION AND COLLABORATION

It is intended that this Master Plan will be used by Mayfield Village—as well as property owners and developers—when deciding where, when, and how to make investments. A viable implementation program—one that sets forth specific action items—is a valuable tool to ensure that recommendations are acted upon.

IMPLEMENTATION ACCOUNTABILITY

This Master Plan is a only a policy guide. It is not law. This allows flexibility to ensure that decisions are made and actions are specifically tailored to on-site conditions, changing needs or desires, and financial or other considerations. This also means that implementation can fall by the wayside if the Plan is not actively pursued.

It is recommended that the Village set up a system of accountability to pursue actions and periodically update actions and priorities. This can be set up in many different ways to best suit the Village. Some examples:

- Assign implementation and updates to a specific position or department (City Administrator, Building Department, etc)
- Assign implementation to Council, Planning Commission, or create Master Plan sub-committees for each group
- Create an Implementation Committee of staff, elected officials, local organizations, and citizens to periodically meet (monthly, annual, etc.) to review and update plan progress
- Pass legislation requiring the plan to be updated on an annual, every two years, or five-year basis.
- Encourage local groups (Citizen Advisory Committee, Chamber of Commerce, local schools, etc.) to actively adopt actions and pursue their implementation

Implementation can involve other methods as well. The important thing is to create a system that works for the community to create accountability in implementing the plan. Actions are pursued and the Plan is continually reviewed and updated as priorities and needs change.

COLLABORATION

It is important to recognize that there are factors that impact the Village that are beyond its control. In such cases, it is important to forge and maintain supportive partnerships with those who can provide assistance. In addition, because cities across the County and State are facing declining resources, it is becoming more important than ever to engage firms, institutions, and citizens to collaborate in the work of government.

The Master Plan identifies opportunities for engaging with other entities in developing mutually beneficial programs. With this in mind, the Village can serve as a champion and supporter to help spur collaborative actions.

Under both the Place-based and Village-wide Implementation Tables, responsible parties and partners have been identified who could be involved in the process of completing the action. These are groups or people who could help in technical planning and execution, partners in public engagement, affected stakeholders, or simply engaged citizens.

HELP! — WHERE DO WE START?

The first step to implementation is often the most overwhelming. Where do we start? Who should do what? How do we stop the plan from sitting on a shelf? While every community's path to implementation is different, here is a practical way to get started:

- Use the implementation table to **pick the top priorities** and **assign personnel responsible for those actions**
- Establish a **Plan Implementation Committee** that meets every quarter to review the actions that are underway
- Publish an **Annual Results Report** detailing what has been accomplished so far

Still lost? Contact County Planning and we can help you get started.

READING THE TABLES

The implementation tables on the following pages link directly to the actions in the Policies & Actions document. The tables include details such as Projected Timeline, Responsible Parties & Partners, Estimated Cost, and Status/ Date Complete. Potential Partners are identified through symbols as shown in the legend on the following page.

While Potential Partners, Estimated Timelines, and Estimated Cost are outlined, changing circumstances, priorities, and funding streams may require this action table to change. The last column—Status/Date Complete—provides the opportunity to track changes in the implementation of an action and to provide a public record of when a project or action is completed.

It is important to recognize the tables serve as guides; they are intended to be updated when circumstances warrant.

COST ESTIMATES

The implementation tables for the Village-wide framework contain three levels of cost estimates: High, Medium, and Low. Because of the ever-changing nature of projects, costs are variable; however, we have provided ranges to give a general understanding of the scope of a project.

For the purposes of this plan, High, Medium, and Low cost ranges can be understood as follows:

	Estimated Cost Range
High Cost	Over $500,000
Medium Cost	$100,000 to $500,000
Low Cost	Up to $100,000

Importantly, estimated costs are only supplied for the action as described. They do not take into account additional steps. For instance, the cost of the action “Evaluate potential community uses for underutilized basement space within Civic Center” is only for the cost of studying what uses or improvements should be made. The cost does not take into account further actions—such as making physical improvements to the building—that might be a necessary next step to facilitate those uses.

IMPROVEMENT COSTS

The Place-Based improvements naturally require a significant amount of physical infrastructure enhancements. Since they are targeted to a specific area, the actions are also being considered as a whole, not individually. Because of the this, costs will be more significant than other actions. Also, many of these projects are large enough that they may even be done in phases in which case costs would be broken up over several years.

Due to these issues, individual cost estimates are not provided for each Goal. However, Figure 1, on page 19 lists the typical costs for common improvements that are included in these goals. These figures can be used to create individual estimates for individual actions, groups of actions, or portions or larger actions.

It is important to note that these estimates, unless stated specifically, do not include future operation or maintenance costs. It also does not include specific engineering or run-over costs. The Northeast Ohio Areawide Coordinating Agency, where most of the figures come from, typically includes a 30% contingency cost and a 10% design engineering cost to their estimates to cover potential cost uncertainties in site specific planning, design, and installation.

These figures can also be used to identify more specific costs in the Village-wide action items in the following section.

Figure 42 — Typical Costs of Common Improvements

Improvement	Unit	Cost
Intersections		
Ladder Crosswalk	Pair	$5,000
ADA Curb Ramps	Intersection	$12,000
Pedestrian Refuge Island	Each	$10,000 - $50,000
Pedestrian Signals	Intersection	$20,000
Traffic Signal*	Intersection	$80,000 - $100,000
Operational Cost*	Yearly	$1,400
Sidewalks & Multi-Use Paths		
Sidewalk	Linear Foot	$121
Multi-Use Path	Linear Foot	$138
Signs		
Wayfinding Signs	Each	$300
Monument Signs^	Each	$8,000 - $50,000
Streetscape Enhancements		
Streetscape Enhancements#	Linear Foot	
Minor Enhancements#		$10 - $50
Major Enhancements#		$275 - $500
Bike Racks	Each	$200
Benches	Each	$1500
Street Trees+	Each	$150 - $400
Streetlights	Each	$150 - $500
Operational Cost<	Per Month	$1 - $40

Sources:

Unless indicated otherwise, all improvement costs are taken from the Northeast Ohio Areawide Coordinating Agency: http://www.noaca.org/index.aspx?page=3377

**Ohio Department of Transportation: https://www.dot.state.oh.us/districts/D03/PlanningEngineering/TrafficPlanning/Pages/TrafficSignals.aspx*

#City of Dover, NH, **Downtown Dover Pedestrian and Vehicular Access and Streetscape Study,** *prepared by The Cecil Group, 2015*

+The Cleveland Forest Coalition, **The Cleveland Tree Plan**, *2015, Prepared by Davey Resource Group*

<The Cleveland Electric Illuminating Company, **Schedule of Rates for Electric Service**, *2009: https://www.firstenergycorp.com/content/customer/customer_choice/ohio_/ohio_tariffs.html*

POTENTIAL PARTNERS LEGEND

Mayfield Village				
Mayfield Village Government – General				
	B	Building	**R**	Recreation
	F	Finance	**S**	Services
	L	Law	**SS**	Senior Services
	ED	Economic Development	**AR**	Architectural Review
	PC	Planning Commission		
Mayfield City School District				
Police and Fire				
CAC	Citizens Advisory Committee			

Private and Non-Profit Entities
Bicycling Advocates
Chagrin River Watershed Partners
Community Development Corporation
Community Partnership on Aging
Cuyahoga County Public Library
Home Repair Resource Center
Local Businesses
MACC Mayfield Area Chamber of Commerce
Neighborhood Groups
Private Property Owners
Qualified Design Professionals
Qualified Non-Profits
Regional Institutions

Other Governmental Agencies
Cleveland Metroparks
County Planning
Cuyahoga Arts and Culture
DOD Cuyahoga County Department of Development
PW Cuyahoga County Public Works
Cuyahoga Soil and Water Conservation District
RTA Greater Cleveland Regional Transit Authority
Neighboring Communities
Northeast Ohio Areawide Coordinating Agency
Northeast Ohio Regional Sewer District
ODH Ohio Department of Health
ODNR Ohio Department of Natural Resources
DOT Ohio Department of Transportation
ODSA Ohio Development Services Agency

THRIVING ECONOMY

Action Steps	Project Duration	Responsible Parties & Partners	Est. Cost	Status
Focus on Business Development, Growth, & Innovation				
A. Develop economic incentive programs that attract and retain high-quality jobs and businesses;	Ongoing	— **ED, L, S, B, F**	Medium	
B. Study ways to improve traffic flow for commuters, relieve congestion during peak times; pursue regional solutions, where possible (focus on I-271/Wilson Mills interchange and Wilson Mills corridor);	Ongoing	— **S**	Medium	
C. Specifically, continue to coordinate traffic discussions with neighboring communities, Cuyahoga County, and regional agencies (ODOT, NOACA) in the pursuit of a interchange study for the I-271 corridor	2-3 Yrs	— **S, L**	Medium	
D. Support local businesses by understanding and responding to their needs;	Ongoing		Low	
E. Invest in technology and infrastructure that supports high-tech, research, medical and energy businesses;	Ongoing	— **S, ED**	Low-High	
F. Update zoning regulations on Beta Drive to facilitate more efficient redevelopment (look at reducing setbacks, increasing building height, permitting mixed use development, dining and other desired retail, etc.);	1-3 Yrs	— **L, B, ED, AR, PC**	Medium - High	
G. Promote the Village as a regional business location and Beta Drive as a County Innovation Zone; and	Ongoing		Low	
H. Engage the business community to promote the Village and the region.	Ongoing	— **ED**	High	
Ensure that the Community Remains Attractive and Inviting to Businesses and Residents:				
A. *Develop design standards to guide future commercial development;*	1-2 Yrs	— **B, L, AR, PC**	Low	
B. *Enhance landscaping, add street trees and streetscaping along major corridors (including benches, wayfinding signage, etc.);*	1-2 Yrs	— **S, F**	Medium	
C. *Enhance gateways into Village and key commercial areas through landscaping and improved signage;*	1-2 Yrs	— **S, F**	Medium	
D. *Invest in Infrastructure and well-maintained roadways;*	Ongoing	— **S, F**	High	
E. *Pursue a policy of strategic acquisition of land to guide and restrict development and create additional greenspace; and*	Ongoing	— **L, F, S, ED**	Medium - High	
F. *Upgrade street lighting on major corridors with LED and dark-sky compliant lighting.*	3-5 Yrs	— **S**	Medium - High	

CONNECTED COMMUNITY

Goals and Actions	Project Duration	Responsible Parties & Partners	Est. Cost	Status
Bicycle Linkages				
A. Increase pedestrian and bike infrastructure on streets and at intersections to encourage walking and biking (enhance crosswalks, sidewalks, signaling, signage, etc.);	Ongoing	MV — **S, R** DOT	Medium - High	
B. Analyze and study neighborhood needs to enhance walkability within neighborhoods and to connect to Village facilities and amenities;	2-3 Yrs	MV — **S, R**	Medium	
C. Analyze safety needs in residential neighborhoods;	1-2 Yrs	MV — **S, R** CAC	Medium	
D. Take a leadership role in collaborating with neighboring communities to address regional safety, transportation and connection issues; and	3-5 Yrs	MV — **S, L** DOT	High	
E. Continue to utilize and enhance all available outlets to disseminate information to residents (website, social media, Voice of the Village and other publications, LED sign, etc.)	Ongoing	MV — **S. B, F, L, ED** CAC	Low	

A PLACE TO LIVE FOR A LIFETIME

Goals and Actions	Project Duration	Responsible Parties & Partners	Est. Cost	Status
Regional Traffic Solutions				
A. Maintain Village status;	Ongoing	MV	Low	
B. Maintain the services provided to residents and expand where possible;	Ongoing	MV — **S, B, F, R, SS**	Low - High	
C. Maintain and improve safety services, ensuring the highest level of training and equipment;	3-5 Yrs	MV — **S, B, F, R, SS** CAC	Low - High	
D. Continue to provide recreational opportunities to residents to promote a healthy and active lifestyle;	Ongoing	MV — **R, SS** ODNR CAC	Low - Medium	
E. Continue to provide entertainment, arts and cultural programming for residents;	Ongoing	MV — **R, SS** CAC	Low	
F. Working with regional partners, increase efforts to help the senior population age in place;	Ongoing	MV — **B, L, AR, PC, SS** CAC RTA	Low - Medium	
G. Consider zoning changes to allow housing options for all ages and stages of life, including low maintenance, single-story homes;	1-2 Yrs	MV — **B, L, AR, PC, SS** CAC	Low	
H. Maintain parks and greenspace and purchase additional land for preservation or additional Village amenities;	Ongoing	MV — **L, R, S, F** ODNR	Low - High	
I. Update and improve existing housing stock through Heritage Home or other programs, and by increased code enforcement;	2-3 Yrs	MV — **B, L, AR, PC,** CAC	Low	
J. Utilize green infrastructure and sustainable practices and promote and encourage in residential and commercial areas;	Ongoing	MV — **B, L, S, R, AR, PC**	Low - High	
K. Continue to work with the Northeast Ohio Regional Sewer District, Chagrin River Watershed Partners and other watershed groups to identify, prevent and address flooding issues;	3-5 Years	MV	Low - High	
L. When opportunities arise, seek ways to minimize utility infrastructure on major corridors;	Ongoing	MV — **B, S, AR, PC** DOT ODSA DOD	Low - High	
M. Protect the tree canopy by tightening laws regarding tree removal and destruction;	1-2 Yrs	MV — **B, S, AR, PC**	Low	
N. Increase the useful space in the Civic Center by making ADA improvements	3-5 Yrs	MV — **B, L, S, R, F, SS** CAC	Medium - High	

DRAFT May 1, 2019

POTENTIAL FUNDING SOURCES

A table and description of different grant programs, loan programs, and other funding sources to help pay for or reduce costs for communities to implement infrastructure and other programming is outlined in this table.

Each source includes a program name, the source of the funding, a brief description of the program or what projects are eligible, and the most recent web site.

Potential Funding Sources
ALTERNATIVE STORMWATER INFRASTRUCTURE LOAN PROGRAM **OHIO DEVELOPMENT SERVICES AGENCY (ODSA)** Below-market rate loans for the design and construction of green infrastructure as part of economic development projects in currently or previously developed areas *Infrastructure, Environment* *www.development.ohio.gov/cs/cs_alstromwater.htm*
CERTIFIED LOCAL GOVERNMENT GRANTS **OHIO HISTORY CONNECTION** Provides grants to Certified Local Governments for projects such as training staff, developing design guidelines, restoring properties, or developing heritage tourism programs that strengthen community historic preservation, protect and preserve cultural resources, and promote economic development *Community Development, Housing, Historic Preservation* *www.ohiohistory.org/preserve/state-historic-preservation-office/clg/clggrants*
CLEAN OHIO TRAILS FUND **OHIO DEPARTMENT OF NATURAL RESOURCES (ODNR)** Provides grant funding for outdoor recreational trails with a special focus on completing regional trail systems, linking population centers with recreation areas, repurposing rail lines, preserving natural corridors, and providing links in urban areas *Infrastructure, Recreation* *www.development.ohio.gov/cleanohio/recreationaltrails/*
CLEAN OHIO GREEN SPACE CONSERVATION PROGRAM **NATURAL RESOURCE ASSISTANCE COUNCIL (NRAC)** Bond program created by the State of Ohio in 2000 and administered locally by NRAC to fund the preservation and protection of natural areas, farmland, streams, and wetlands *Environment, Recreation* *www.development.ohio.gov/cleanohio/recreationaltrails/*
THE CLEVELAND FOUNDATION GRANTS **THE CLEVELAND FOUNDATION** Provides grants to the Greater Cleveland community in six areas of focus: education & youth development, neighborhoods, health & human services, arts & culture, economic development, and purposeful aging *Infrastructure, Environment, Community Development, Economic Development, Recreation, Housing, Historic Preservation, Health* *www.clevelandfoundation.org/grants/grants-overview*

Potential Funding Sources

COMMUNITY REINVESTMENT AREA PROGRAM (CRA)
OHIO DEVELOPMENT SERVICES AGENCY (ODSA)

Allows municipalities or counties to designate areas where investment has lagged as a CRA to encourage revitalization of the existing housing stock and the development of new structures by providing real property tax exemptions for property owners who renovate existing or construct new buildings

Community Development, Economic Development, Housing
www.development.ohio.gov/bs/bs_comreinvest.htm

CONGESTION MITIGATION AND AIR QUALITY PROGRAM (CMAQ)
NORTHEAST OHIO AREAWIDE COORDINATING AGENCY (NOACA)

Provides funding for transportation projects or programs including capital investments in transportation infrastructure, congestion relief efforts, vehicle acquisitions, or other capital projects that reduce transportation emissions in order to achieve air quality standards

Infrastructure
www.noaca.org/index.aspx?page=4430

CUYAHOGA ARTS AND CULTURE PROJECT SUPPORT GRANTS
CUYAHOGA ARTS AND CULTURE (CAC)

Provides grant support to organizations such as community development corporations for arts and cultural projects that are open to the public and revolve around topics such as literature, theatre, music, motion pictures, and architecture

Community Development
www.cacgrants.org/grant-programs/

CUYAHOGA COUNTY CAPITAL IMPROVEMENT PROGRAM (CIP)
CUYAHOGA COUNTY DEPARTMENT OF PUBLIC WORKS (DPW)

Provides funding for County roads, bridges, and transportation assets

Infrastructure
www.publicworks.cuyahogacounty.us/en-US/Project-Planning-Funding.aspx

ENTERPRISE ZONE TAX INCENTIVES
CUYAHOGA COUNTY DEPARTMENT OF DEVELOPMENT (DOD)

Serve as an additional economic development tool for communities attempting to retain and expand their economic base by providing tax incentives for eligible new investments

Economic Development
www.development.cuyahogacounty.us/en-US/enterprise-zone-tax-incentives.aspx

THE GEORGE GUND FOUNDATION GRANTS
THE GEORGE GUND FOUNDATION

Provides grants to the Greater Cleveland community in five areas of focus: arts, economic development & community revitalization, education, environment, and human services

Environment, Community Development, Economic Development, Recreation, Housing, Health
www.gundfoundation.org

GREAT LAKES RESTORATION INITIATIVE
UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA)

Provides grant funding for urban watershed management implementation projects that reduce nonpoint source pollution in watersheds draining to the Great Lakes

Environment
www.epa.gov/great-lakes-funding/

GREEN INFRASTRUCTURE GRANT PROGRAM
NORTHEAST OHIO REGIONAL SEWER DISTRICT (NEORSD)

Provides grants for professional services such as design and engineering costs, structural analysis, and construction costs for stream restoration and innovative stormwater management practices in the combined sewer area

Infrastructure, Environment
www.neorsd.org/stormwater-2/green-infrastructure-grant-program/

GROW CUYAHOGA FUND
CUYAHOGA COUNTY DEPARTMENT OF DEVELOPMENT (DOD)

Provides loans to small businesses for any legitimate business purpose including working capital, machinery and equipment, acquisition of land and building, construction, renovations, and tenant improvements

Community Development, Economic Development
http://development.cuyahogacounty.us/en-US/grow-cuyahoga-county.aspx

Potential Funding Sources

HERITAGE HOME PROGRAM
CLEVELAND RESTORATION SOCIETY AND AREA BANKS

Low-interest, fixed-rate home equity loans and technical services for homeowners to maintain and improve older houses through historically appropriate projects that include roof repair and replacement, painting, insulation, window repair and replacement, basement waterproofing, masonry repair, kitchen and bath renovation, compatible additions, electrical, plumbing, and HVAC

Housing, Historic Preservation
www.heritagehomeprogram.org/

HOME DEPOT FOUNDATION GRANTS
HOME DEPOT FOUNDATION

Provides grants for to improve the homes of U.S. veterans, train residents in skilled trades, and support communities impacted by natural disasters

Community Development, Economic Development, Housing
www.corporate.homedepot.com/community

KEY BANK FOUNDATION GRANTS
KEY BANK FOUNDATION

Provides grants to support neighborhoods through affordable housing, homeownership, economic inclusion, small business development, education, and workforce assistance

Community Development, Economic Development, Housing
www.key.com/about/community/key-foundation-philanthropy-banking.jsp

THE KRESGE FOUNDATION GRANTS
THE KRESGE FOUNDATION

Provides national grants focus on arts & culture, education, environment, health, human services,

Environment, Community Development, Economic Development, Recreation, Health
www.kresge.org

LAND AND WATER CONSERVATION FUND
OHIO DEPARTMENT OF NATURAL RESOURCES (ODNR)

Grant program that provides reimbursement assistance for the acquisition, development, and rehabilitation of recreational areas

Environment, Recreation
http://realestate.ohiodnr.gov/outdoor-recreation-facility-grants

MICROENTERPRISE LOAN FUND PROGRAM (MLFP)
CUYAHOGA COUNTY DEPARTMENT OF DEVELOPMENT (DOD) & THE ECONOMIC AND COMMUNITY DEVELOPMENT INSTITUTE (ECDI)

Provides micro-loans and technical assistance to microenterprise businesses and entrepreneurs for the establishment of a new business, expansion of an existing business, purchase of equipment, startup operating costs, or other uses

Economic Development
http://development.cuyahogacounty.us/en-US/Microenterprise-Loan-Fund-Program.aspx

MUNICIPAL GRANT PROGRAM
CUYAHOGA COUNTY DEPARTMENT OF DEVELOPMENT (DOD)

Competitive grant program that provides funding for a variety of activities that match County and Federal priorities and objectives

Infrastructure, Environment, Community Development, Economic Development, Recreation, Housing, Health
www.development.cuyahogacounty.us/en-US/community-development.aspx

NATUREWORKS PROGRAM
OHIO DEPARTMENT OF NATURAL RESOURCES (ODNR)

Grant program that provides reimbursement assistance for the acquisition, development, and rehabilitation of recreational areas

Recreation
http://realestate.ohiodnr.gov/outdoor-recreation-facility-grants

OHIO HISTORIC PRESERVATION TAX CREDIT PROGRAM
OHIO DEVELOPMENT SERVICES AGENCY (ODSA)

Provides a tax credit to the owners of historic structures to assist in the renovation of buildings that are individually listed on the national register of historic places, located in and contributing to a registered historic district, or individually listed as a historic land mark by a certified local government

Economic Development, Historic Preservation
www.development.ohio.gov/cs/cs_ohptc.htm

Potential Funding Sources

OHIO STATE HISTORIC PRESERVATION HISTORY FUND
THE OHIO HISTORY CONNECTION

Provides grant funding to public or non-profit entities in three categories: organization development such as training for boards and staff, programs and collections projects such as the study and recording of historic information, and bricks & mortar projects such as the restoration of a historic site

Community Development, Economic Development, Historic Preservation
www.ohiohistory.org/preserve/local-history-services/history-fund/history-fund-guidelines

"OUR TOWN" GRANTS
NATIONAL ENDOWMENT FOR THE ARTS (NEA)

Provides grant support for organizations that integrate arts and culture into community revitalization efforts that aim to enhance quality of life, increase creative activity, and create or preserve a distinct sense of place

Community Development, Economic Development
www.arts.gov/grants-organizations/our-town/introduction

PEOPLE FOR BIKES COMMUNITY GRANT
PEOPLE FOR BIKES AND BIKE INDUSTRY PARTNERS

Provides grants to non-profit organizations and governments with a focus on bicycling infrastructure, active transportation, or community development such as bike paths, bike racks, and open streets programs

Infrastructure, Community Development
www.peopleforbikes.org/pages/grant-guidelines

RECREATIONAL TRAILS PROGRAM
OHIO DEPARTMENT OF NATURAL RESOURCES (ODNR)

Grant program for projects such as urban trail linkages, trailhead & trailside facilities, acquisition of easements & property, development and construction of new trails

Infrastructure, Recreation
http://realestate.ohiodnr.gov/outdoor-recreation-facility-grants

ROBERT WOOD JOHNSON FOUNDATION GRANTS
ROBERT WOOD JOHNSON FOUNDATION

Provides grants for projects that advance the Foundation's mission to improve the health and health care of all Americans through healthy communities that support parks and active transportation

Infrastructure, Community Development, Health
www.rwjf.org/en/grants/what-we-fund.html

ROCKEFELLER FOUNDATION GRANTS
THE ROCKEFELLER FOUNDATION

Provides grants to promote the well-being of humanity throughout the world with a focus in the United States on transportation planning, infrastructure policy, and sustainability

Infrastructure, Environment, Community Development, Economic Development, Recreation, Health
www.rockefellerfoundation.org

SAFE ROUTES TO SCHOOL PROGRAM (SRTS)
OHIO DEPARTMENT OF TRANSPORTATION (ODOT)

Grant funding available for the development of a School Travel Plan that outlines infrastructure and programmatic changes to make walking and biking to school safer, as well as funding for the implementation of those changes such as bike lanes, sidewalks, crosswalks, and educational programs

Infrastructure, Health
www.dot.state.oh.us/saferoutes

SECTION 319 GRANTS
OHIO ENVIRONMENTAL PROTECTION AGENCY (OEPA)

Provides grant funding to local governments, park districts, and other organizations for the implementation of projects to restore Ohio streams and reduce nonpoint source pollution

Environment
www.epa.state.oh.us/dsw/nps/319Program.aspx

SPECIAL IMPROVEMENT DISTRICT (SID)
PROPERTY OWNERS

Areas of land within which property owners agree to pay an additional tax or fee that is used to provide specific services or improvements such as landscaping, streetscape improvements, or ambassador programs within that area

Infrastructure, Community Development, Economic Development

Potential Funding Sources

STATE CAPITAL IMPROVEMENT PROGRAM (SCIP)
DISTRICT ONE PUBLIC WORKS INTEGRATING COMMITTEE

Provides grants and loans for local public infrastructure improvements including roads, bridges, water supply, wastewater treatment, stormwater collection, and solid waste disposal projects

Infrastructure
www.countyplanning.us/services/grant-programs/state-capital-improvement-program/

SURFACE TRANSPORTATION BLOCK GRANT PROGRAM (STBG)
NORTHEAST OHIO AREAWIDE COORDINATING AGENCY (NOACA)

Provides flexible funding for road and bridge projects, transit projects, bikeways, and planning

Infrastructure
www.noaca.org/index.aspx?page=131

TECHNICAL ASSISTANCE PROGRAM
NORTHEAST OHIO AREAWIDE COORDINATING AGENCY (NOACA)

Provides funding for NOACA staff to offer planning expertise on community-based multi-modal transportation projects that improve the safety, efficiency, and preservation of the transportation system for all users

Infrastructure, Environment, Economic Development
www.noaca.org/index.aspx?page=142

TRANSPORTATION ALTERNATIVES PROGRAM (TA)
NORTHEAST OHIO AREAWIDE COORDINATING AGENCY (NOACA)

Provides funding for programs and projects that include pedestrian and bicycle facilities, safe routes for non-drivers, community improvement activities, and environmental mitigation

Infrastructure, Environment, Community Development, Economic Development, Recreation, Health
www.noaca.org/index.aspx?page=142

TRANSPORTATION FOR LIVABLE COMMUNITIES INITIATIVE (TLCI) PLANNING GRANTS
NORTHEAST OHIO AREAWIDE COORDINATING AGENCY (NOACA)

Provides assistance to communities and public agencies for integrated transportation and land use planning studies that can lead to transportation system and neighborhood improvements such as complete bicycle networks or transit-oriented developments

Infrastructure, Environment, Community Development, Economic Development, Recreation, Health
www.noaca.org/index.aspx?page=132

TRANSPORTATION FOR LIVABLE COMMUNITIES INITIATIVE (TLCI) IMPLEMENTATION GRANTS
NORTHEAST OHIO AREAWIDE COORDINATING AGENCY (NOACA)

Provides grant awards to communities and public agencies to develop and install infrastructure that has been recommended as part of a previous TLCI Planning Study or Technical Assistance

Infrastructure, Environment, Community Development, Economic Development, Recreation, Health
www.noaca.org/index.aspx?page=132

TREE FUND GRANTS
TREE RESEARCH AND EDUCATION ENDOWMENT FUND

Provides grants to support the development of arboriculture education programs and materials that encourage children to learn about the environment as well as research into arboriculture and urban forestry

Infrastructure, Environment, Community Development
www.treefund.org/grants

WESTERN RESERVE LAND CONSERVANCY SUPPORT
WESTERN RESERVE LAND CONSERVANCY

Provides assistance to government agencies in planning new parks, purchasing real property, and financing ongoing expenses

Environment, Recreation
www.wrlandconservancey.org

County Planning

FOR OUR COMMUNITY
FOR OUR REGION
FOR OUR FUTURE