PUBLIC MEETING

Bay Village Master Plan Update

Policy Goals and Actions

The City of Bay Village and County Planning will be hosting a presentation and open house as part of the current master planning process. The meeting will be held October 12th at 6:30 pm in the Bay Village Library. Draft and potential goals and action steps that are being considered for inclusion in the Master Plan will be presented. Residents are encouraged to attend and provide feedback on the proposed policies or even suggest their own ideas direction for the City.

Your input is vital! Please take some time to stop in and help shape this plan for the future of Bay Village.

When & Where:

Wednesday, October 12th @ 6:30 pm

Bay Meeting Room
Bay Village Library
502 Cahoon Road
Bay Village, Ohio 44140

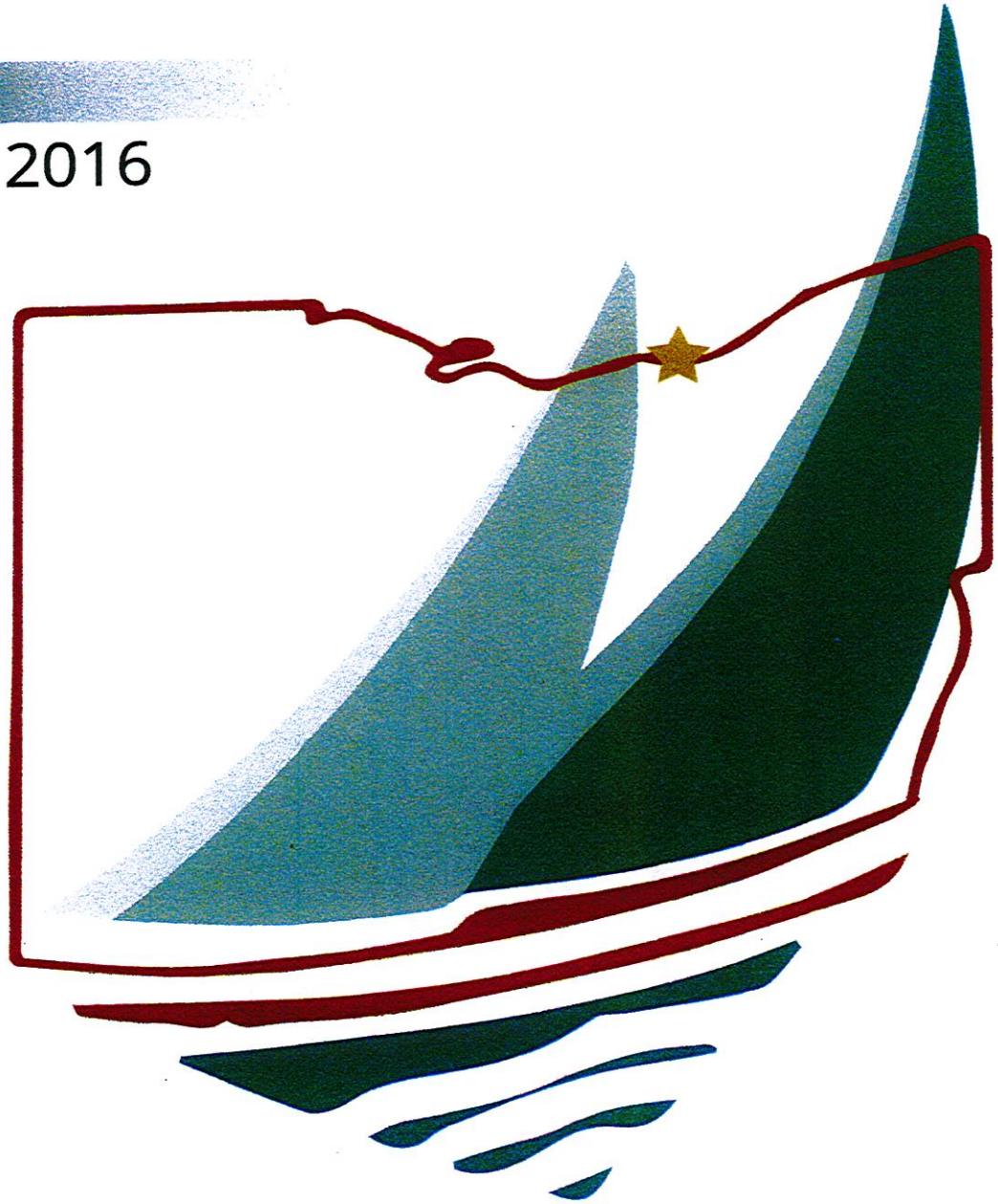
City Of Bay Village

County Planning

DRAFT

BAY VILLAGE MASTER PLAN 2016

Policy Ideas



Background:

The Goals and Actions on the following pages are presented for discussion and refinement. They are the result of meetings, discussions, and feedback received through the Project Team, Steering Committee, and initial public comments from the first public meeting. Many goal and action statements were written and refined by members of these groups, others were crafted by County Planning to address specific issues raised by these groups. These statements will be presented to the Public at the October 12th Public Meeting for further comment, additions, removals, and refinements. Supporting examples, best practices, and potential development scenarios will be added to fill out the Policy Document as part of the Final Draft

Keeping a Commitment to Place

Bay Village's single-family tree-lined neighborhoods and Lake Erie coastline define its character. The city will maintain its existing housing stock, protect and promote its shoreline, encourage sustainable practices, and seek out place-making opportunities while ensuring that future development fits within the existing sense of place.

Goal 1. Establish policies for new development and retrofitting existing infrastructure that protects and enhance the existing tree canopy and shoreline.

Action 1.1 As part of an overall tree protection ordinance, create a "tree bank" that requires identified trees that cannot be replaced on-site to be planted elsewhere in the City (Cross Reference Maintaining and Greening City Infrastructure Goal 1)

- Environmentally critical habitat
- Parkland
- Commercial Developments
- Residential Tree Lawns

Action 1.2 Reduce parking requirements and encourage shared parking agreements among businesses to reduce overall need for paved parking areas

Goal 2. Increase the community's identity with, and awareness of, Lake Erie through signage, marketing, local tourism, events and other interventions.

Goal 3. Place special attention on improving the streetscapes and aesthetics of major roads.

Action 3.1 Create streetscape plans or guidelines for major roadways

- Bradley Road and Columbia Road
- Community Gateways (east & west Lake Road)

Action 3.2 Implement a road diet and enhanced streetscape on Clague Rd (Cross Reference Establishing a Pedestrian and Bicycle Friendly Community Goals 2 & 3))

Action 3.3 All purpose trail, stormwater infrastructure and streetscape along Wolf Rd (See Establishing a Pedestrian and Bicycle Friendly Community)

Goal 4. Increase the rate of property inspections for code enforcement to maintain the high quality housing stock.

Action 4.1 Focus attention to properties within the County Planning ITA study areas.

Action 4.2 Work with local banks to help connect residents in need of home improvements to the Cuyahoga County HELP Loan program.

- Many of these residents in need of home repairs are on fixed incomes and are not able to afford the improvements. Connecting them to this program will less the burden and assure the improvements are completed.

Goal 5. Develop design standards that ensure future residential development in Bay is consistent with the character that has made Bay Village such a desirable place to live.

Action 5.1 Create an Architectural Review Board for commercial and residential developments

- Design review of structures
- Ensure new construction is contextually appropriate (size, massing, building orientation, site layout, etc.)
- Protection of historically important housing or structures

Action 5.2 Create Neighborhood Conservation Districts to protect unique and/or historic residential neighborhoods

Comments:

Continuing a Dedication to Quality Parks, Recreation and Lake Erie

Lake Erie, Huntington Reservation, Cahoon Park, the Aquatics Center, and other amenities are consistently cited by residents as one of the most compelling reasons to live in the City. Bay Village will continue its commitment to protecting and improving its environmental assets while providing its residents with the high quality spaces that make the community appealing.

Goal 1. The City will make strategic efforts to maintain and improve the accessibility of Lake Erie for residents and visitors.

- **Action 1.1** Study the feasibility and acquisition of land to create another access point to the Lake Erie shoreline.

Goal 2. Utilize regional resources such as NOACA and Metroparks to plan and implement improvements to recreational facilities.

- **Action 2.1** Seek additional funding from for new and ongoing projects
  - New multi-modal transportation studies
  - Implementation grants

Goal 3. Continue to improve existing park facilities with amenities that best serve park-goers.

- **Action 3.1** Enhance and expand sports fields in parks on the east and west (Reese, Bradley, Walker) that can host sporting events on Sundays.
- **Action 3.2** Expand the amenities of the current Fitness Room
  - Seek to relocate the fitness room to a larger, more visible facility.

Goal 4. Invest in renovations to the Community House, especially the kitchen and meeting facilities.

- **Action 4.1** Complete a full interior renovation (kitchen, bathrooms, event facilities, electric)
  - Preserve any significant historical characteristics of the building

Goal 5. Work jointly with neighboring communities to expand the recreational amenities and programs available to residents.

- **Action 5.1** Work with Avon Lake to build an alternate aquatics or recreation center at the Walker Road Park to be jointly operated and open on Sundays.
- **Action 5.2** Work with Westlake and Rocky River on recreational reciprocity agreements for recreational facilities and programs at subsidized or reduced fees.
- **Action 5.3** Approach Rocky River or Westlake regarding the feasibility of a joint recreational center at Reese Park and redevelopment of neighboring commercial area.
- **Action 5.1** Build a small splash pad or aquatic facility at Walker or Bradley Parks that could be utilized on Sundays

Comments:

Diversifying Housing Options

The top priority for housing in Bay Village is to maintain the existing homes and neighborhood character. However, there is also a desire for additional housing options, specifically for townhomes and cluster housing that will meet the needs of young.

Goal 1. Encourage the development of denser residential neighborhoods adjacent to the Village Center and other appropriate locations. Examples of existing denser development in the City

- Cambridge Commons on Bradley Road
- Cahoon Ledges on West Oviatt

Action 1.1 Permit cottage housing, townhomes, and condos as part of denser, mixed-use zoning in and around the Village Center

Action 1.2 Focus on developing and promoting senior housing for those 55 and over

Goal 2. Develop a revitalization strategy for Improvement Target Areas in Bay Village, including

Action 2.1 Prioritize the repair neighborhood infrastructure including sidewalks, curbs, street repair and resurfacing, and sanitary and storm sewer replacement and separation

Action 2.2 Increase code enforcement inspections in ITAs

Action 2.3 Support home maintenance and repair through local programs and funding

- Work with banks and community organizations to provide low- or no-interest loans for minor home repairs
- Increase awareness of and facilitate the use of countywide programs such as the HELP
- Allow code enforcement fines and inspection fees to be refunded as part of correction of maintenance issues

Goal 3. Allow mixed-use residential development in the Village Center

- Residential and commercial uses permitted in the same building or on the same parcel

Goal 4. Encourage senior-friendly housing and development policy

Action 4.1 Promote the development of townhomes and condos in appropriate locations

Action 4.2 Allow in-law suites or granny flats in single family districts.

- Small secondary dwelling units attached to or associated with a primary single-family residence

Action 4.3 Increase density in appropriate locations

- Village Center
- ITA redevelopment

Action 4.4 Support local organizations in their effort to refurbish Knickerbocker Senior Apartments

Goal 5. Remove regulatory impediments to housing options in Bay Village

Action 5.1 Amend the City Charter to remove referendum zoning

- Rezoning to be approved by City Council through review and recommendation by City and county Departments and the Planning Commission, or as determined through a public process.

Comments:

Establishing a Pedestrian & Bicycle Friendly Community

Bay Village's street grid is very efficient with good circulation and straightforward wayfinding. An expanded bike and pedestrian network with dedicated lanes, trails, enhanced crosswalks, and public transit that effectively serves residents will provide safe connections to community parks, amenities and institutions to promote healthy, active lifestyles.

Goal 1. Construct Pedestrian Crossings at important intersections to ensure that Bay Village is accessible for pedestrians as well as automobiles.

Action 1.1 Specifically, crossings should be constructed at these locations:

- The intersection of Lake and Columbia Roads,
- At several locations along Wolf Road between Clague and Dover Center Roads
- Near parks, schools and other community amenities on Lake, Bradley, and Walker Roads.

Action 1.2 Evaluate crossing locations for potential implementation of enhanced crossings

- HAWK signals
- Medians or pedestrian islands
- Enhanced crosswalks, signage, and lights

Goal 2. Implement a road diet on Clague Road from Wolf Road to Lake Road.

Action 2.1 Eliminate one lane in each direction and add an attractive center median to both beautify the space, calm traffic, and create a welcoming gateway to the community.

Action 2.2 Implement bike lanes in the right of way to enhance bicycle connectivity in Bay Village's east side.

Goal 3. Enhance bicycle and pedestrian connectivity along Wolf Road between Dover Center and Clague Road.

Action 3.1 Implement an All-Purpose Trail along the south side of Wolf Road

- The current right-of-way is roughly 80 feet in width and features 30-foot tree lawns; allowing room for enhanced bike and pedestrian infrastructure.
- An All-Purpose-Trail would allow for cyclists and pedestrians to travel both directions protected from street traffic.

Action 3.2 Implement streetscape and stormwater enhancements as part of the project.

- Bioswales, rain gardens and other green infrastructure could be implemented to help manage stormwater along the road
- Separation and replacement of existing sanitary and storm sewer could be implemented more economically and would increase potential funding opportunities if done as part of a complete rebuild of Wold Road.

Goal 4. Create a pedestrian and bicycle master plan to connect the Village Center's shopping, parks, and civic areas

Action 4.1 Connect the Bay Square shopping center to Cahoon Creek

Action 4.2 Focus redevelopment efforts on the old gas station property

Action 4.3 Ensure connections from shopping areas to Lake Erie

Action 4.4 Create a master bicycle and pedestrian route plan or map to promote the recreation and transit options available in the City.

- This could be distributed in print and as an app for mobile devices.

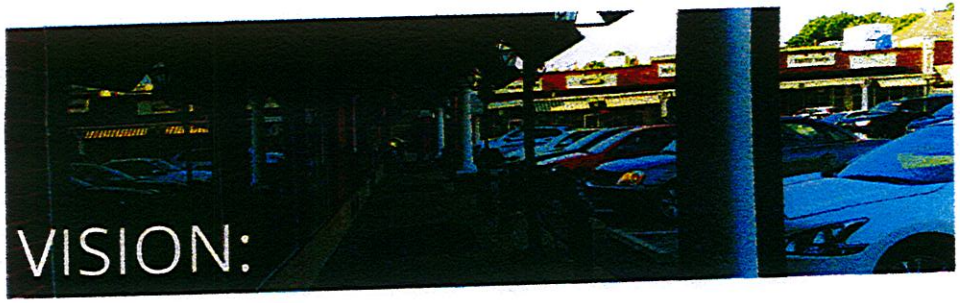
Goal 5. Work with neighboring communities to ensure quality RTA Bus Rapid Transit service to Bay Village and the West Side.

Action 5.1 Work towards the long term goal of increased bus service and eventual commuter rail service to the west side

Goal 6. Implement the recommendations from the NOACA 2016 Cahoon Park Connectivity Study

Action 6.2 Apply for NOACA Implementation Grant funds

Comments:



VISION:

Creating a More Vibrant Village Center

Currently, downtown Bay Village is dominated by parking lots and car-centric design, making it unwelcoming as a gathering place. A more walkable, bikable, and well-designed Village Center that incorporates mixed-use zoning will build upon the City's sense of place, complement existing amenities, enhance its sense of community, incorporate environmental design, and generate economic benefit through increased property values and "feet on the street" supporting and diversifying local retail.

Goal 1. Increase housing options and density in the Village Center

- **Action 1.1** Incorporate mixed-use zoning to create diverse development that supports local businesses, creates a sense of place and strengthens the City's commercial center.
- **Action 1.2** Focus on development of housing for senior living (55+)
- **Action 1.3** Support local organizations in the maintenance and renovation of Knickerbocker Senior Apartments

Goal 2. Implement recommendations from the 2004 Kent State Plan that will encourage new development in the Village Center that will match and enhance the current characteristics of the community.

- **Action 2.1** Create Village Center Design Guidelines
  - Require the screening of parking areas
  - Prescribe requirements for building orientation, height, massing, wall articulation, materials, etc.
  - Promote greenspace and walkability
  - Reduce paved areas and share parking

Goal 3. "Keep Bay Dollars in Bay"

- **Action 3.1** Work with local shopping centers to keep and support local businesses
- **Action 3.2** Engage a local or regional chamber of commerce or create a local Business alliance to provide support and advertising for Bay Village businesses
- **Action 3.3** Support and develop local business and boutique shops
  - Provide necessary services and amenities to residents
  - Attract residents and regional visitors seeking local goods and a unique shopping experience

Goal 4. Create a local revolving loan fund to renovate commercial storefronts and buildings.

Goal 5. Reduce impervious surface in the Village Center.

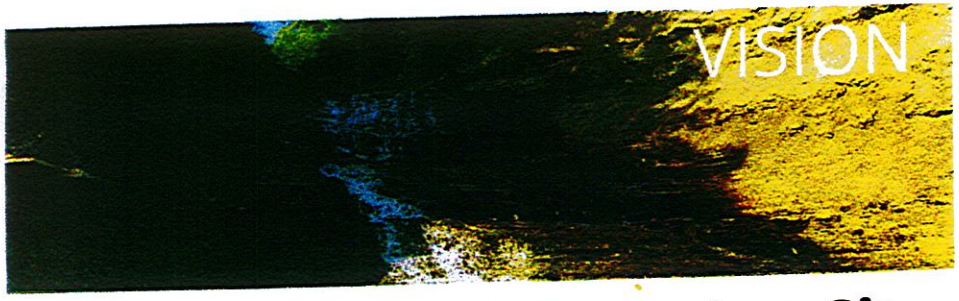
- **Action 5.1** Remove excess curb cuts along Dover Center Road and Wolf Road.
- **Action 5.2** Incentivize the replacement of a limited number of existing parking spaces with bioswales, trees, and landscaping.
- **Action 5.3** Reduce parking requirements for commercial zones
- **Action 5.4** Connect the Village Center to Cahoon Park via bike and pedestrian infrastructure so park visitors do not need to drive from the park to the shopping areas and City parking can be used as overflow.

Goal 6. Support the creation of a local arts district with connectivity to the Village Center

- **Action 6.1** Support development and expansion of arts, cultural, and entertainment uses around Huntington Reservation, BAYarts, and the Lake Erie Nature and Science Center.
- **Action 6.2** Redevelop the Huntington Playhouse as an outdoor amphitheater.
- **Action 6.3** Site the new library in or near existing arts and civic uses (see Building Community).
- **Action 6.4** Enhance bicycle and pedestrian connectivity between the arts district, safety campus, Bay Middle School, and Village Center

Goal 7. Institute bike, pedestrian, and transit enhancements in and around the Village Center to increase connectivity and safety. (Cross Reference Establishing a Pedestrian and Bicycle Friendly Community Goal 4)

Comments:



Maintaining and Greening City Infrastructure

City infrastructure is a vital piece of any well-functioning municipality. Bay Village will maintain high standards of service for all City infrastructure and utilize environmentally sustainable design practices when adding or replacing infrastructure, including roads, crosswalks, sidewalks, sewers, and storm sewers. The City will make a concerted effort to alleviate stormwater management and flooding issues through innovative policies and green infrastructure.

Goal 1. Implement a Tree Protection Ordinance for the City (Cross Reference Keeping a Commitment to Place Goal 1).

- **Action 1.1** Prioritize planting and protecting important hardwood species such as oaks, walnut, maples, birch, elm and others that can have a significant impact on the overall tree canopy
- **Action 1.2** Provide incentives for protecting or planting important tree specimens

Goal 2. Work with Cuyahoga County and other organizations to inventory and grade stormwater and sewer infrastructure and create an Improvement Plan to address the most critical needs.

- **Action 2.1** Implement a combined sewer separation or disconnection policy when replacing roads.
- **Action 2.2** Implement a stormwater fee to help pay for the maintenance, replacement, and upgrading of stormwater infrastructure
- **Action 2.3** Incentivize homeowners to implement stormwater mitigation infrastructure such as disconnecting downspouts, building rain gardens or adding rain barrels.
  - Create a stormwater credit or rebate program that reduces the stormwater fee based on the implementation of certain additional stormwater infrastructure or treatments

Goal 3. Involve local organizations such as the Bay Village Green Team to promote energy efficiency and other environmental practices throughout the City.

Goal 4. Expand the use of bioswales, rain gardens, parking lots with permeable pavers, and other forms of green infrastructure throughout the City.

- For reference, see the green improvements to the Bay Village City Hall parking lot completed in 2016.

Goal 5. Implement bioswales and other green infrastructure along the south-side of Wolf Road between Dover Center and Clague Road to enhance stormwater retention and treatment and to beautify the streetscape.

- **Action 5.1** Combine this with the design and construction of bike lanes or an All-Purpose-Trail along Wolf Road (Cross Reference Establishing a Pedestrian and Bicycle Friendly Community Goal 3)
- **Action 5.2** Separate combined storm and sanitary sewer along Wolf Road

Goal 6. Construct curbs along major streets to create a more residential feel.

- **Action 6.1** Ensure that curbs or street edge treatments are implemented whenever streets are repaved.

Goal 7. Engage homeowners and businesses on responsible use and disposal of lawn and household chemicals and waste to eliminate hazardous runoff.

Goal 8. Implement riparian setback regulations along streams and the Lake Erie shoreline.

Comments:

Building Community

Schools, places of worship, cultural institutions, social organizations, and community events create opportunities for enjoyment and fulfillment in residents' daily lives. The City will continue to support local organizations and institutions to provide an increasing number of spaces and opportunities for people to connect, and provide a high quality of life to keep Bay Village desirable to residents, visitors, and businesses.

Goal 1. Begin the planning and design of a new library adjacent to City Hall, or other appropriate central location, to create opportunities for shared public use and gathering space.

- The current library has some of the highest circulation in the county system.
- Construction of the library is already funded through the library system.

Action 1.1 Work with the library to secure the land needed for the new library

Action 1.2 Initiate the planning and design process of the new library

- Identify design features, technology components, community spaces, collaboration with neighboring buildings and amenities, and potential uses desired in the new facility

Action 1.3 Work with the Cuyahoga County Library System to plan for the reuse or redevelopment of the current library location

Goal 2. Construct an updated fire station to reinforce the public safety campus.

- This campus setting would provide the community with increased activity space, as well as more unified and efficient safety services.

Goal 3. Take steps to improve the involvement of the Bay Village School District in community activities and events.

Action 3.1 Cooperatively implement community service days, local internship programs, and shared recreational facilities.

Action 3.2 Create activities and connections that benefit and involve the entire community, not just those with children in the school district

Goal 4. Build new crossing guard stations to replace those existing at a number of intersections.

Action 4.1 Incorporate public art and design featuring local artists and groups, and highlighting local character

Goal 5. Initiate a Safe Routes to School program.

- This program provides funds for pedestrian and bicycle infrastructure and safety programming, increasing community safety and encouraging healthy lifestyles.
- Potential funding source for pedestrian and bicycle infrastructure

Goal 6. Encourage local social, cultural, and religious groups to work together to coordinate and cooperate in the organization and operation of local events.

Action 6.1 Facilitate the creation of a Community Team representing the different community organizations to coordinate and cooperate in the scheduling and marketing of events and to maximize participation.

Action 6.2 Create a master schedule of community cultural and social events available through the City

Comments: