

Gates Mills Comprehensive Plan

Goals & Objectives Worksheets

Town Hall Meeting

April 18, 2023



Gates Mills Long-Term Vision

Continue to be a highly desirable community that:

- Preserves & enhances attributes that make the Village special:
 - Outstanding serene rural natural environment
 - Historic houses, architecture, character
 - Small town values
 - Easy access to nearby amenities
 - Desirable neighborhoods & housing stock
- Fosters a deep appreciation of the Village’s unique qualities
- Attracts new wage-earning residents
- Retains existing residents
- Inspires commitment to Village’s continued overall high quality of life.

Themes & Goals

A. RURAL VILLAGE CHARACTER.

Preserve/retain our rural character, including the Chagrin River Valley environ & historic properties.

D. COMMUNITY PRIDE & ENGAGEMENT.

Promote/foster a sense of community pride & increase engagement.

B. HARMONY WITH NATURE.

Aspire to be a leading sustainable municipality committed to improving Gates Mills’ resiliency.

E. ACCESS & CONNECTIONS.

Promote a safe & convenient roadway & trails system that facilitates local travel & fosters physical well-being.

C. DESIRABLE HOUSING & NEIGHBORHOODS.

Promote/preserve the variety & value of existing housing & neighborhoods, while carefully managing the limited allowance for new housing.

F. QUALITY AMENITIES & SERVICES.

Continue to maintain & enhance community amenities/services that support our high quality of life.






Overall Key Findings

- Residents treasure Village's rural/historic character, want to ensure it remains
- High percentage are long-time residents & high mix are older residents (30% \geq 65 & older compared to 16.7% statewide)
- Perception that much of housing stock is outdated, and many need updating to attract home buyers
- View that continuing land conservation efforts and maintaining current lot size zoning requirements (5-acre, etc.) are best ways to retain overall Village character
- Desire for no more housing than currently allowed, but some believe more choices are needed, particularly for those wanting to downsize but remain in the Village
- Historic Village Center is where "community" happens, important to retain its charm
- Residents' desire services to support aging residents
- Need contemporary amenities to attract the next generation of residents
- Overall, residents desire progress but are wary of change

Goal A. RURAL VILLAGE CHARACTER

Preserve/retain the history-steeped rural character of Gates Mills, including its extensive wooded hillsides, the beautiful Chagrin River, vast expanses of natural green space and the Village’s numerous homesteads* and well-tended historic estates. Objectives & strategies include:



Objectives Low – High Priority Scale

<p>Obj. A.1. Preserve, protect & enhance the natural environment & habitat of the Chagrin River Valley.</p> <p>Str A.1.1. Continue to support land conservation efforts through partnership with the Gates Mills Land Conservancy (GMLC).</p> <p>Str A.1.2. For the few situations that qualify, encourage use of Village’s Conservation Development District to preserve 50% or more of private development site (via permanent easement) without using tax dollars.</p>	 <p>Low High</p>	
	<p>Obj. A.2. Protect important scenic views & natural landscaping along roadway corridors.</p> <p>Str A.2.1. Identify important gateways, scenic corridors and/or scenic views that should be protected.</p> <p>Str A.2.2. Consider new regulations/design guidelines to protect important scenic roadway corridors.</p> <p>Str A.2.3. Add designated scenic corridors as feature to be protected as part of a Conservation Development.</p>	 <p>Low High</p>
<p>Obj. A.3. Preserve, protect & increase the tree canopy in the Village.</p> <p>Str A.3.1. Strictly enforce tree protection regulations.</p> <p>Str A.3.2. On Village property, maintain existing trees & plant new trees that will thrive in a warming climate.</p> <p>Str A.3.3. Consider providing educational resources for residents to help them choose the right tree for the right place.</p>	 <p>Low High</p>	
<p>Obj. A.4. Ensure dark, star-filled skies for future generations.</p> <p>Str A.4.1. Strengthen & increase awareness of Village’s Exterior Lighting standards, to preserve the nighttime rural atmosphere & prevent offensive lighting.</p> <p>Str A.4.2. Investigate becoming a designated Dark Sky Place, & providing educational resources.</p>	 <p>Low High</p>	

Goal B. HARMONY WITH NATURE

Aspire to be a leading sustainable municipality in the Chagrin River Valley committed to reducing environmental damage, addressing climate change, and encouraging low-impact/green infrastructure strategies to improve Gates Mills’ resilience. Objectives & strategies include:

Objectives Low – High Priority Scale

<p>Obj. B.1. Encourage/facilitate the use of alternative & clean energy systems.</p>	<p>Str. B.1.1. Consider allowing additional alternative & clean energy options, such as ground mounted solar panels (with appropriate requirements) to encourage alternative energy options.</p> <p>Str. B.1.2. Adopt zoning regulations for Electric Vehicle Charging Stations (EVCS).</p>	 <p>Low High</p>
	<p>Obj. B.2. Ensure all properties are well-maintained according to environmentally responsible best practices to protect both public & private investments.</p> <p>Str. B.2.1. Review, update & diligently enforce existing resource protection regulations (e.g., stormwater management, erosion & sediment control, hillside protection, & riparian setback regulations).</p> <p>Str. B.2.2. Lead by example (e.g., follow best management practices & highlight Village’s compliance whenever projects are undertaken).</p>	 <p>Low High</p>
<p>Obj. B.3. Promote composting, recycling, & diversion opportunities to reduce the amount of material going to landfills.</p>	<p>Str. B.3.1. Explore ways to promote yard waste & food waste composting.</p> <p>Str. B.3.2. Review & improve the Village’s waste reduction & recycling programs.</p>	 <p>Low High</p>
<p>Obj. B.4. Explore additional ways the Village can be more sustainable.</p>	<p>Str. B.4.1. Investigate tools & strategies other NEO communities have adopted to encourage property owners to incorporate sustainable practices.</p> <p>Str. B.4.2. Investigate ways to update Village practices to be more environmentally-responsible & ecosystem-sustaining in ways that are within its control.</p>	 <p>Low High</p>

Goal C. DESIRABLE HOUSING & NEIGHBORHOODS

Promote and preserve the variety and value of existing housing and neighborhoods, while carefully managing the limited allowance for new housing that preserves the Village’s character and quality in order to attract new wage-earning residents and provide options for existing residents.

Objectives & strategies include:

Objectives Low – High Priority Scale

<p>Obj C.1. Encourage investment in the existing housing stock (housing updates & remodeling projects).</p> <p>Str C.1.1. Review, update & modernize the architectural review process for housing renovations, additions, & new housing construction to be more user-friendly.</p> <p>Str C.1.2. Reevaluate the Historic District regulations & boundary to ensure it encompasses historic properties that contribute to the character of the Village without burdening undeveloped & noncontributing properties.</p> <p>Str C.1.3. Explore the potential of adopting a Community Reinvestment Area designation in those parts of the Village where investment is needed, as a complement to the Heritage Home Program.</p>	 <p>Low High</p>
<p>Obj C.2. Provide housing choices that are consistent & compatible with the density of the surrounding housing.</p> <p>Str C.2.1. Retain the existing residential zoning outside the Village Center, which applies to 95% of the land area within the Village.</p> <p>Str C.2.2. Maintain the small lot (7,500 sq ft) U1-A4 Zoning District in the Village Center. Consider reducing the front & side yard setback requirements.</p> <p>Str C.2.3. Clarify the regulations for small, nonconforming lots to clearly allow owners to rebuild in the event an existing house is destroyed or torn down, & regulations related to additions & accessory buildings on these lots.</p> <p>Str C.2.4. In the event the need arises, consider allowing adaptive reuse of nonresidential structures that contribute to the character of the Village.</p>	 <p>Low High</p>
<p>Obj C.3. Expand housing options for older & retired(ing) residents.</p> <p>Str C.3.1. Clarify the renter allowance in the Zoning Code.</p> <p>Str C.3.2. Encourage all new housing & remodeling projects to include universal design features that, while not age-specific, often make it easier for a person to age in place.</p>	 <p>Low High</p>

Goal D. COMMUNITY PRIDE & ENGAGEMENT

Promote/foster a sense of community pride and increase engagement among all residents, with a focus on the Village Center. Objectives & strategies include:

Objectives Low – High Priority Scale

Obj D.1. Maintain & enhance the Village Center as a place for active community interaction.



- Str D.1.1. Continue to recognize, promote & enhance the area around Town Hall as the central gathering “place” for residents.
- Str D.1.2. Continue to explore opportunities for limited additional retail/service & recreational uses in the Village Center area.
- Str D.1.3. Identify ways to create more themed events to support retail activities.
- Str D.1.4. Enhance access to the Chagrin River in the Village Center area.
- Str D.1.5. Ensure there are adequate parking spaces to accommodate any increase in activities in the Village Center.

Obj D.2. Expand & modernize communication strategies & methods to increase awareness of local services & events, foster a welcoming environment & increase community interaction.



- Str D.2.1. Redesign the Village website & establish policies to ensure it is well-maintained, accurate, timely & up-to-date.
- Str D.2.2. Expand Village’s use of contemporary communication methods & social networking platforms to reach a larger number & wider range of residents.
- Str D.2.3. Increase direct communication between Village government & residents.



Village Center.

This plan envisions an enhanced Village Center with a small collection of shops that cater to Village residents & encourages people to come "downtown" & linger, as well as limited expansion in housing & more river-oriented spaces.

Aerial image of Village Center, 11/14/20
Cuyahoga County GIS.

Goal E. ACCESS & CONNECTIONS

Promote a safe and convenient transportation and trails system that facilitates local travel, promotes walking and biking, and fosters physical well-being.

Objectives & strategies include:

Objectives Low – High Priority Scale



Obj E.1. Maintain quality road infrastructure.

Str E.1.2. Continue to monitor & enforce speed limits within the Village, such as but not limited to along major roads such as Chagrin River & Sherman Road.

Str E.1.2. Review & update the Village’s strategy for road construction & maintenance.

Obj E.2. Increase pedestrian, biking, & other trail facilities throughout the Village.

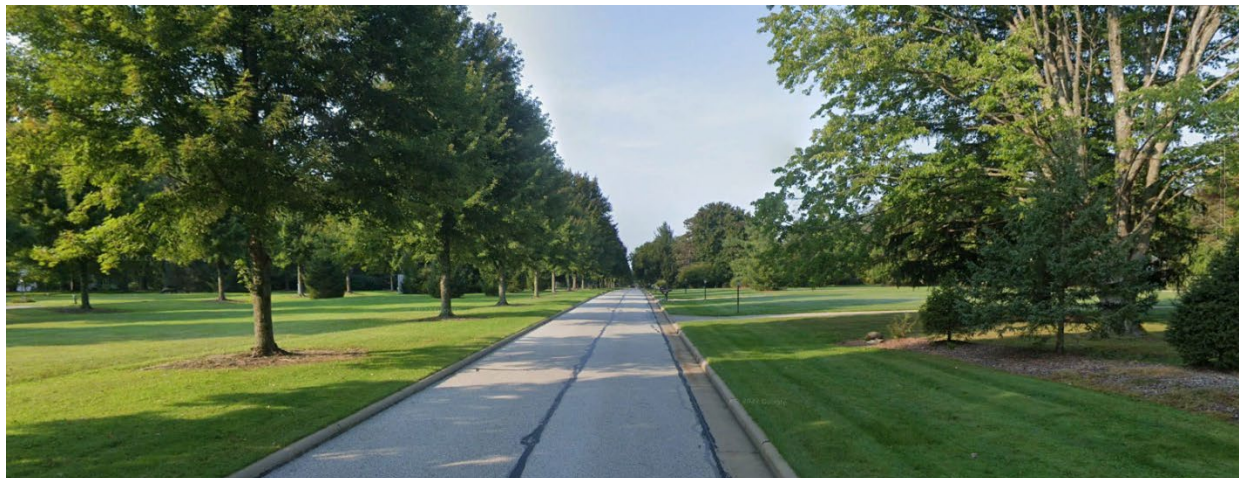


Str E.2.1. Add sidewalks where needed within the Village Center as part of an overall Village Center Master Plan.

Str E.2.2. Establish a dedicated bike lane along Gates Mills Boulevard.

Str E.2.3. Explore opportunities to create family-friendly connections within the Village.


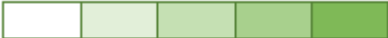


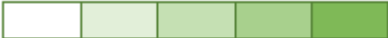

Str E.2.4. Explore the idea of creating a trail system on land owned by the Gates Mills Land Conservancy & the Village of Gates Mills.



Gates Mills Boulevard in Gates Mills Village is 20 feet wide on each side with signage noting it is only one lane in each direction. Google Earth 9/22.

Goal F. QUALITY AMENITIES & SERVICES

Continue to maintain and enhance community amenities/services that support a high quality of life with the right balance of community services for taxes paid, while respecting residents’ desire to protect and enhance the natural environment. Objectives & strategies include:

	Objectives Low – High Priority Scale
<p>Obj F.1. Continue to provide excellent safety services, which foster a sense of security.</p>	 Low High
<p>Obj F.2. Ensure community amenities & services that increase residents’ ability to age-in-place are available, including ways to stay engaged with neighbors & the wider community.</p> <p>Str F.2.1. Identify & communicate to residents the community amenities & services that are currently available to residents.</p> <p>Str F.2.2. Investigate additional strategies & local programs that the Village could provide or become a participating community.</p>	 Low High
<p>Obj F.3. Provide more community activities & services to meet the needs of residents with children.</p> <p>Str F.3.1. Widely promote the activities & services to existing residents, potential home buyers, realtors, etc.</p> <p>Str F.3.2. Consider intergenerational opportunities that could meet the needs of both older residents & younger families.</p>	 Low High
<p>Obj F.4. Continue to work with the Mayfield City School District & communities therein.</p> <p>Str F.4.1. Explore ways to increase Village’s interaction with the Mayfield School District.</p> <p>Str F.4.2. Work with the Mayfield City School District to ensure the Gates Mills Elementary School (GMES) remains a valued community resource.</p>	 Low High
<p>Obj F.5. Explore ways to improve electric service to residents.</p> <p>Str F.5.1. In areas where overhead electric power lines are often damaged by existing trees, develop a plan in concert with the electric company to systematically bury the power lines.</p> <p>Str F.5.2. Identify areas most vulnerable to power failures & explore additional options for improving electric service.</p>	 Low High
<p>Obj F.6. Improve cellular & internet service so entire Village is suitable for remote work-from-home.</p> <p>Str F.6.1. Continue to explore opportunities to improve service.</p> <p>Str F.6.2. Identify potential funding sources & potential partners.</p>	 Low High

Prioritize the Goals

Rank Goals from
1 to 6

(1 = highest priority)

(6 = lowest priority)

A. Rural Village Character

B. Harmony With Nature

C. Desirable Housing & Neighborhoods

D. Community Pride & Engagement

E. Access & Connections

F. Quality Amenities & Services