



LANDSIDE COMMUNITIES

Conceptual Master Plan and Focus Areas Plans
Lake County, Ohio



LANDSIDE COMMUNITIES MASTER PLAN

Lake County, Ohio



Prepared for
The Lake County Planning Commission
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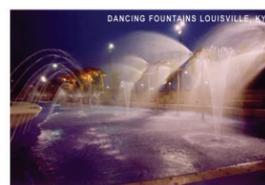
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	Eastlake	Mentor on the Lake	Fairport Harbor	Painesville Twp. Park	Perry Twp. Park	Stanton Park	Madison Twp. Park
Development							
Specialty Boutique Retail							
Commercial Office Development							
Residential development (all types)							
Senior Center							
Senior-Oriented Residential							
Waterfront Hotel							
Relocate Historic Covered Bridge							
Overall "facelift" for Existing parks							
Visitor / Cultural Centers							
Cultural Community Center							
Fine Arts Center							
Maritime Museum							
Underground Visitors Center - Morton Salt							
Resort / Small Convention Center							
Central Lake County Tourist Reception Center							
Education Facilities							
Higher Education Facilities							
Environmental; Project Areas (local school interaction)							
College inc. course toward Commercial Captain's License							
Fisheries Education Center (OSU Extension Center)							
Amusement & Sports							
Splash Water Park w/ Slides							
Year Round Aqua center for Education and Exercise							
Outdoor Sports Park							
Skateboard Pipeline							
Spa and Fitness Center							
Ice Skating Park							
Lakeside Bluff for Sledding							
Bike, Golf Cart, Skate Rental							
Winter Equipment Rental Center							
Ice-Fishing Shack Rental							
Kite-Flying Center							
Amusement Center							
Go Kart Grand Prix Race-track							
Family Recreation Center/ venue for "Hoop it Up" events							
Golf Course							
Parasailing							
Dancing Water Fountains for kids							
Gathering Places							
Waterfront Amphitheatre							
Small Scale Waterfront Pavilions							
Pavilion/Gazebo for Ceremonial Events							
Festival Center (all seasons)							
Dance Floor / Ballroom							
Large Parking Area for Classic Car Show, Motorcycle Rally, etc.							
Waterfront Restaurant							
Bed & Breakfast (different themes)							
Tour Boat/Dinner Cruise venue							
Casual & Formal Dining inc. Lake Erie Wine Center							
Water Activities							
River/Lake Fishing Venues (wheelchair access)							
Boat Launches (all sizes)							
Waterfront Maintenance Facility							
Jet Ski, Canoe, Kayak storage, rental & launch (many locations)							
Ramp and Eat Floating Docks							
Water Vehicle Rental Park							
Several Areas for Beach Cleaning							
Fish Cleaning Station							
Several Protected and Unprotected Fishing Piers							
Full Marina w/ Ship Store							
River-Taxi Concessions (Grand-to-Chagrin)							
Relocate Hulet Ore Unloader as Permanent Display							
Entertainment Barge (w/ power for orchestra, etc.)							
Fuel and Comfort Stations							
Nature Linkages							
Bikeways/Water Trails linking existing Facilities							
Historical "Points of Interest" (coordinate w/ Scenic Byway)							
RV Park and Wilderness Camping							
Summer Sunset Parking Overlook							
Changing Facilities with Lockers							
Year-Round Cabin Rentals							
Nature Walk							
Full Restroom Facilities							
Foul and Fair Weather Observation Platform w/telescope							
Controlled Water Passage through lagoons w/access to Grand River							
Protected Canoe Livory							



SUMMARY

Lake County recently completed a *Coastal Development Plan* that identifies \$77 million in waterfront improvements and coastal development. Building on this earlier effort, the county commissioned this *Landside Communities Conceptual Master Plan* to leverage the investments outlined in the *Coastal Development Plan* with compatible development and public amenities for the communities along the water's edge. The *Landside Communities Plan* provides an overall framework for capitalizing on the development potential of the county's coastal communities, with detailed focus area plans for areas in Eastlake, Mentor-on-the-Lake, Fairport Harbor, Painesville Township, Perry Township, and Madison Township.

The Eastern Ohio Coastal Scenic Byway provides the overall framework for organizing the elements of the plan. All of the proposed development and community amenities identified in the focus area plans relate to and are connected by the Byway. The plan is not intended to address all waterfront development in Lake County but rather to look at opportunities on key sites in six cities and townships. Plans for Eastlake and Fairport Harbor show a range of opportunities for residential and mixed use development, while emphasizing community access to the lake and rivers and the expansion of public green space. Plans for Mentor-on-the-Lake, Painesville Township, Perry Township, and Madison Township focus on improvements to existing parks, also with an emphasis on connecting people to the water.

METHODOLOGY

The *Landside Communities Master Plan* was completed as a collaboration between a team of graduate students from the Kent State University College of Architecture and Environmental Design and the professional staff from the Urban Design Center of Northeast Ohio. The planning process began with a list of potential improvements and facilities that stakeholders identified as priorities for the county. The design team analyzed this "wish list" in an effort to find locations for as many of these potential projects as possible. Possible locations for facilities and improvements were determined by the physical conditions of each community, existing land use patterns, and an effort to look at the county as a whole, rather than a collection of distinct and separate communities. The goal is to enhance the quality of life for all residents and to position Lake County as a major tourist attraction, fully capitalizing on the abundance of natural and cultural assets in the area.

The planning process also looked at land use, public access to the river and lake fronts, and pedestrian, bicycle, and vehicular connections across the county. From this analysis of existing conditions, the Lake Erie Coastal Ohio Trail emerged as a key organizing feature of the plan, with the natural and recreational assets of the county being linked by this corridor. The planning process centered around a group of core questions:

- Where can the communities in the county encourage private-sector development that benefits from and enhances the area's natural assets?
- How can public access to the water be maintained and expanded?
- What is the image of Lake County and how is this image manifested in the county's cities, villages, and townships?

The CUDC team met with community stakeholders in November of 2005 to discuss these questions and to review preliminary focus area plans. Stakeholder input was then incorporated into the revised plans included in this document.

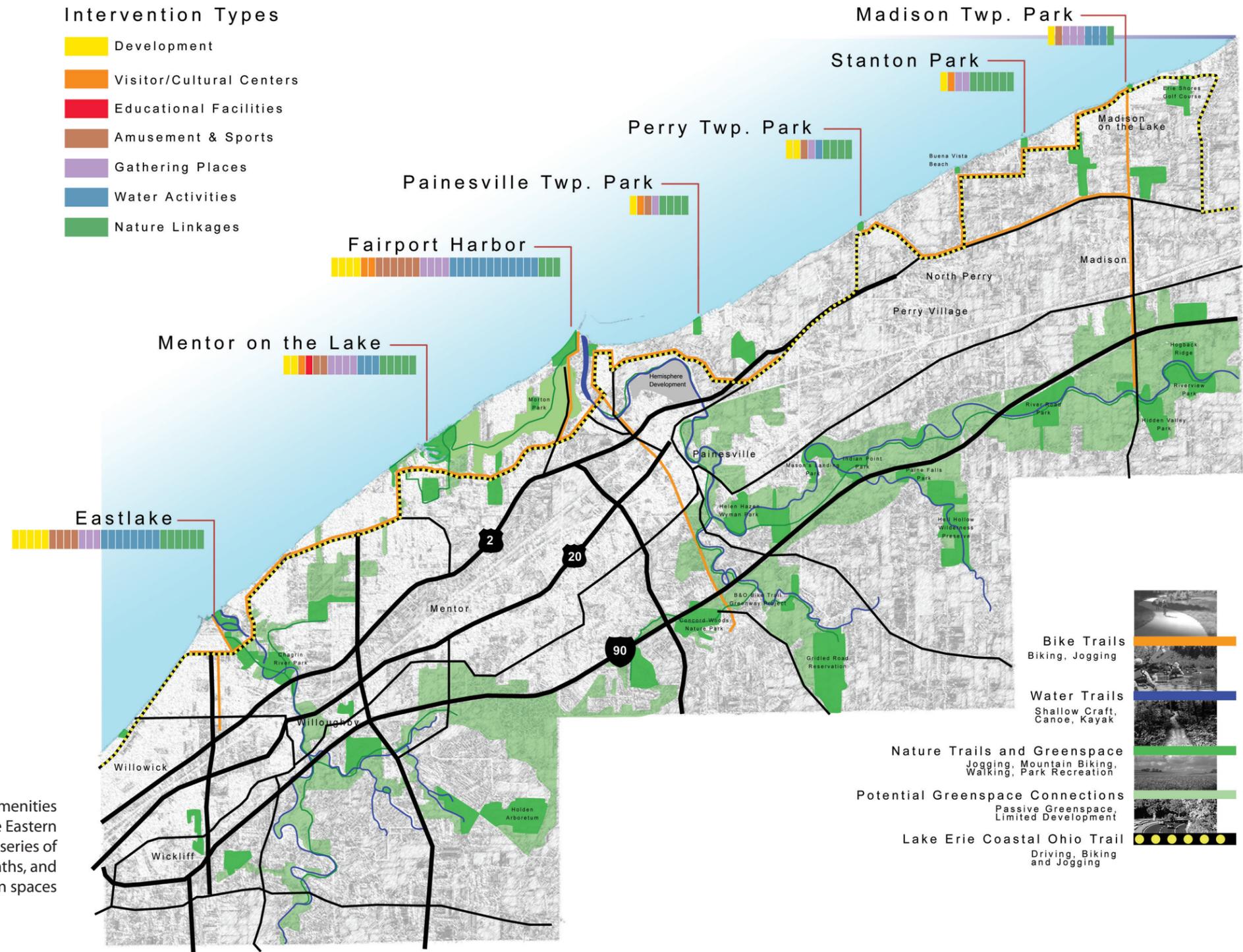
CONCEPTUAL FRAMEWORK

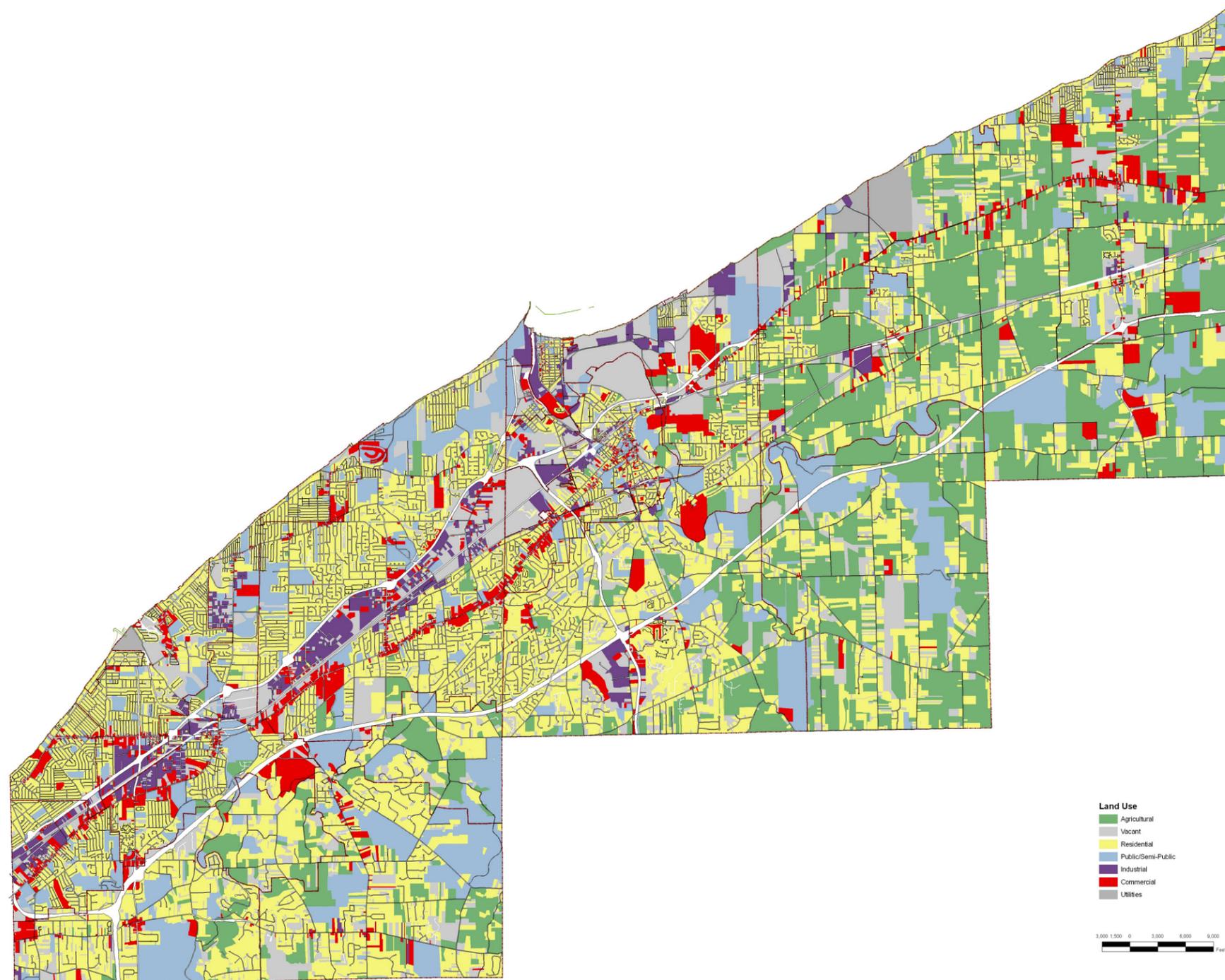
The Eastern Ohio Coastal Scenic Byway, I-90, and Route 2 all play a role in linking the communities and resources of Lake County. Each of the sites for the focus area plans touches the Coastal Byway, and connects back to I-90 and/or Route 2 via a state route in the north-south direction. This is important because I-90 and Route 2 not only link residents to the lake and other natural and recreational resources, but also serve as the main access points for tourists and other visitors to the county. The Conceptual Master Plan aims to promote the identity of individual communities and establish a stronger presence for each along the Coastal Byway.

The seven focus area plans are specific to individual communities, but demonstrate planning and design concepts that can be applied to other sites and communities in the county, including:

- The establishment of identification points along the coastal byway to promote community identity and tourism;
- An emphasis on waterfront parks and improving connections to the lake, even where there are steep changes in grade;
- The accommodation of private sector development on prime lakefront and riverfront sites, while preserving and enhancing public access to the water; and
- The conservation of the environment in ways that connect people with nature.

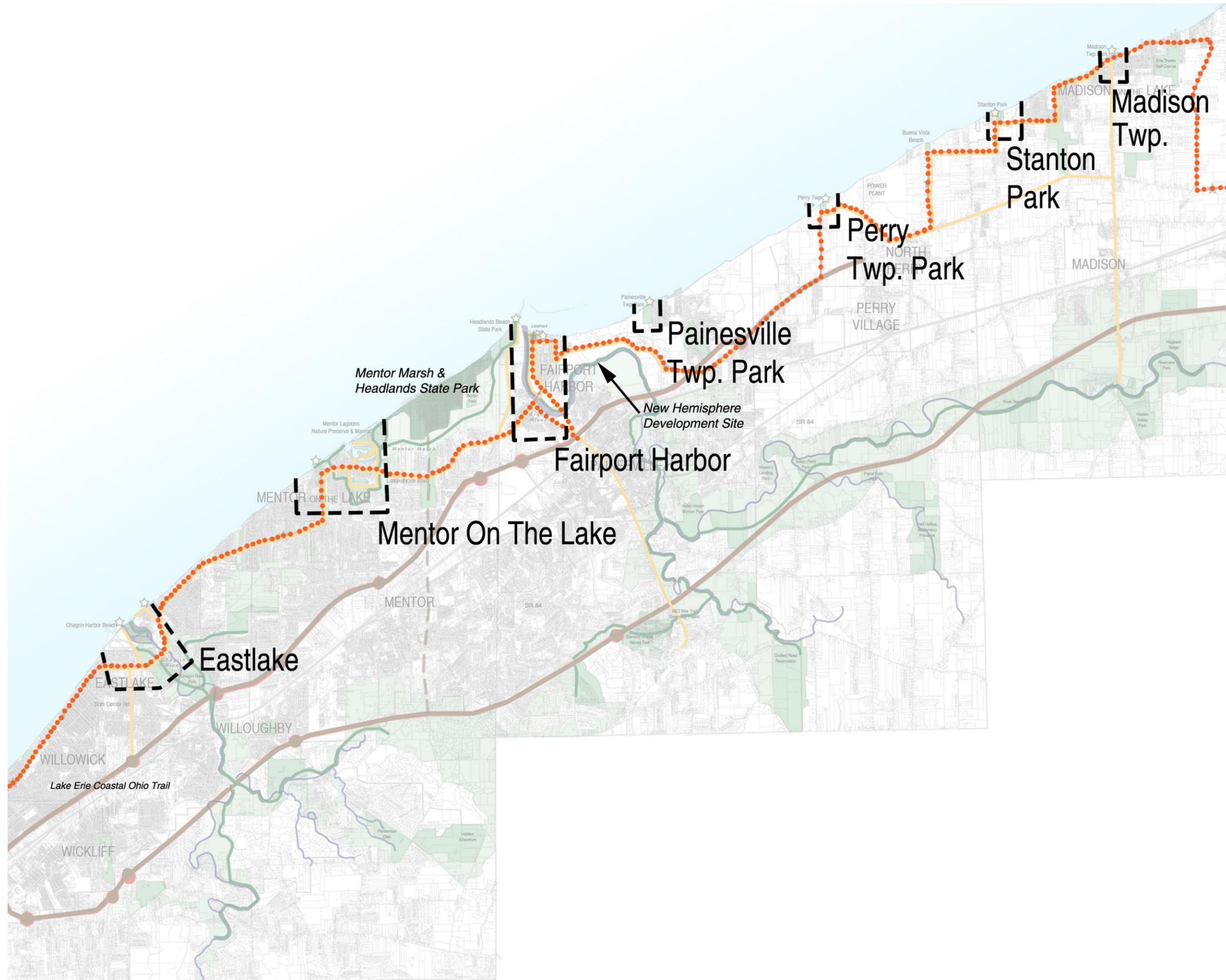
The communities and natural amenities of Lake County are linked by the Eastern Ohio Coastal Scenic Byway and a series of existing and proposed trails, paths, and green spaces





EXISTING CONDITIONS

Land use patterns in Lake County reflect a transition from urban and suburban communities at the western end of the county, to an increasingly rural character as one moves east. Commercial uses stretch along I-90 and Route 2, with industrial uses concentrated along the railroad lines and near the lakefront. Farmland predominates at the eastern end of the county, and a collection of parks and public green spaces span the county along the shoreline, with gaps that are in the private domain.



Focus areas for Landside Communities Master Plan

The First Energy power plant is adjacent to Eastlake's only public access point to Lake Erie



EASTLAKE The City of Eastlake has the advantage of both a lake edge and a river, but public access to the water is very limited. There is a small park and fishing pier at the northern end of Erie Road, adjacent to the First Energy Power plant. The warmth of the water near the power plant makes this an excellent fishing site, but there is little in the way of public amenities, beyond a public parking lot that is used by fisherman. The site is bounded by the power plant to the west and a private yacht club to the east, limiting the possibility to expand the site for public use.

Near the confluence of the Chagrin River and Lake Erie there is a small triangle of publicly owned land. The parcel cannot be accessed without crossing privately owned land, so its use as a public amenity is limited. Just south of this area are two heavily vegetated islands. The islands are remarkable natural areas with a diverse range of native plants and wildlife. The islands are privately owned and platted for residential lots, but they lack water and sewer lines, limiting the potential for residential development.

High-tension power lines extend south from the First Energy plant along a corridor that is roughly parallel to the Chagrin River



Extending south from the First Energy plant is a corridor of high-tension power lines. A tributary of the Chagrin River meanders through part of the corridor, including a boat launch that enables canoers and kayakers to access the river. First Energy owns much of the land adjacent to the power lines, but does not actively use it, so there may be opportunities to increase public use of this area. The power lines preclude the development of housing in the corridor, but the area is well suited to recreational uses, as it leads directly into the Lake Metroparks. There are predominantly single-family residential neighborhoods near the northern part of the river. Further south, riverfront property is used for a combination of boat storage, maritime support businesses, and some low-density housing. Visitors arriving in Eastlake from I-90 would most likely be unaware of the beauty of the city's natural amenities. The islands are obscured from public view and are invisible to visitors and even to most city residents. The city's most prominent tourist destination, the Lake County Captains baseball stadium, has no clear connection to the river, the lake or the city's commercial areas.

The lakefront in Eastlake is predominantly in private ownership



Mentor Beach Park



Mentor Lagoons Marina



Community building with stairs leading from the main area of Mentor Beach Park to the water



MENTOR-ON-THE LAKE AND MENTOR Mentor-on-the Lake and Mentor have an extensive and remarkable network of parks, natural areas, and beaches along the Lake Erie coast, with most of the public land within the City of Mentor. Mentor Beach Park, which is owned by the City of Mentor but located in Mentor-on-the-Lake, is the western point of the greenspace network. The park sits at the water's edge, but there is a substantial grade change as the park slopes toward the lake. An existing community building bridges the slope and brings people down to the water.

The 450-acre Mentor Lagoons Nature Preserve and Marina (in the City of Mentor) is located just east of Mentor Beach Park. The publicly owned green marina provides drive-up and floating docks; each dock has adjacent green space. The Nature Preserve includes a 1-½ mile stretch of natural beach that is home to a diverse array of native plants and wildlife. South of the beach is the Mentor Marsh State Nature Preserve, which extends to the east, to Mentor Headlands Beach. Hiking and biking trails are located throughout Mentor Lagoon and Mentor Marsh. The current entry to Mentor Lagoons and Mentor Marsh (off Harbor Drive) is fairly inconspicuous and gives little clue as to the magnitude of this public resource. Plans are underway to create a more prominent entrance directly off Lake Shore Boulevard (the Coastal Byway). Veterans Memorial Park is located to the south of Mentor Lagoons. This large public green space includes an inland lake and could be linked to Mentor Lagoons and the lake through bike lanes, walking routes, and a possible water trail.

Historic lighthouse in Fairport Harbor



FAIRPORT HARBOR Fairport Harbor, located at the mouth of the Grand River, is Lake County's largest and most active port. The lakefront has two historic lighthouses, Lakefront Park beach, a two-lane boat launch, parking for 150-170 vehicles and trailers, and transient slips for up to 20 boats. The Coastal Development Plan identifies Fairport Harbor as the site of a proposed 400-500 slip marina for seasonal and transient use.

Fairport Harbor already attracts a substantial number of visitors each year to the Lakefront Park beach, and reinforcing the historic character of this lakefront community will increase its appeal as a tourist destination. The Village's traditional commercial district along High Street contains many vacant storefronts, but better links between the commercial area and the waterfront could spur economic development. Plans are being developed for the Diamond Shamrock site, just east of Fairport Harbor in Painesville Township, which include housing, recreation, and commercial development. The anticipated new residents and visitors that the development will bring may also benefit Fairport's commercial district and solidify the village's role as a regional tourist destination.

A Coast Guard station and active industries occupy much of the west bank of the Grand River. The east bank provides a greater opportunity for new development since much of the land is under a single ownership and existing industries are not river-dependent, so they could be relocated. A steep grade change between the residential areas of Fairport Harbor and the Grand River limits public access to the riverfront. This separation is reinforced by a train line that runs along Water Street.



Existing boat docks and pier



Grand River corridor

Perry Township Park



Diamond-Shamrock property: Site of proposed Lakeview Bluffs development



Madison Township Park



PAINESVILLE TOWNSHIP PARK Painesville Township Park is a 59-acre public park that includes baseball fields and a large wooded area. The park is adjacent to Lake Erie, but is separated from the water by a steep bluff. The site is immediately east of the Diamond-Shamrock site, so it may present opportunities for continuing public access along the water's edge. But integrating the park into the public amenities in the adjacent development may be challenging since the new development site and the park are separated by a steep bluff.

PERRY TOWNSHIP PARK Perry Township Park is a 50-acre public park with 2,000 feet of shoreline along Lake Erie (including the Camp Roosevelt area). The park has a small beach, approximately 200 feet long, at the eastern end of the park and boat launch that is proposed to be improved as part of the Coastal Development Plan. The rest of the shoreline in the park consists of a concrete re-vestment and a steep bluff; the lake is largely inaccessible in these areas. The park has a new Senior/Community Center, new baseball diamonds, and increased public access to the lake.

STANTON PARK Stanton Park is a 33-acre public park with approximately 1,500 feet of shoreline. A narrow beach is located at the bottom of wooded slopes at the western edge of the park. The park includes rental cabins and open sports fields which are used for a variety of events. The Rabbit Run theater is located south of the park; a children's park is located to the east.

MADISON TOWNSHIP PARK Madison Township Park is a 12-acre public park with approximately 660 feet of shoreline. The park includes a public beach, playground, baseball field, basketball court, a lakefront pavilion, and a boat launch at the eastern end of the park. The park has great views of Lake Erie. A very large house was constructed on private property just east of the park. The property is unoccupied and could provide an opportunity to expand public access and tourism in the area, if it were converted to a bed-and-breakfast or other semi-public use.



Stanton Park

FOCUS AREA PLANS

EASTLAKE The focus area plan for Eastlake aims to increase public use and awareness of Lake Erie and the Chagrin River. The plan also identifies potential housing development opportunities near the water to better capitalize on these prime waterfront sites, while maintaining public access at the water's edge.

Plan components:

- Widening Erie Road with a landscaped edge and on-street parking on the eastern side of the street to create a more prominent entry point to the lakefront pier and public space.
- Extending the pier out into the lake to create more public space at the water's edge and allowing for the addition of transient docks. The extended pier could include small shelters to enhance the enjoyment of the lake in inclement weather. The pier extension must be designed not to effect the water intake infrastructure of the First Energy facility.
- Creation of a barrier island out of dredge tailings to provide wildlife habitat and a fish breeding area, and to establish a safe harbor area for boaters.
- Expansion of the lakefront public space through the acquisition of underutilized land from the adjacent yacht club. This area could accommodate a small lakefront restaurant, a bait shop, additional parking, and fish cleaning stations.
- Planting of wildflower meadows in the power line corridor that extends south from the First Energy plant. The wildflower meadows would create a colorful setting for hikers, canoers, and kayakers using an existing boat launch and an expanded network of trails in the area. The meadows could extend south of Lake Shore Boulevard along the power line corridor to connect with the Lake Metroparks.
- Senior housing/assisted living complex on Erie Road, just north of Lake Shore Boulevard. The complex would be at the edge of the wildflower meadows and could be surrounded by orchards and community gardens, creating an active, natural setting for senior living.
- Preservation of Chagrin River islands as a nature preserve. These privately owned islands should be purchased and preserved as public land, protecting the native vegetation and wildlife and allowing for limited pedestrian access via a footbridge from Island Drive. Minimally invasive raised walkways and interpretative signage could be installed on the island to enable people to explore the islands without disturbing the natural setting.
- Construction of pockets of housing near the river, including larger, single-family homes on the eastern bank of the river at the confluence of the river and the lake, mixed use residential and commercial development between the eastern bank of the river and Lake Shore Boulevard, and townhouse development along the western bank of the river, south of Lake Shore Boulevard. In all cases, public access to the water would be maintained.
- Pocket wetlands could be constructed at various points along the banks of the river to preserve a natural edge for the river and to allow for public access to the water.
- A look-out tower at the river's edge that would provide views of the islands and the lake.
- A lake front restaurant and water sports center, including a canoe livery and other equipment rentals on the western bank of the river, just south of Lake Shore Boulevard.
- A more prominent entry to Eastlake should be established that leads people from the Lake County Captains baseball stadium to lake and riverfront amenities. To reinforce the entry, additional signage and landscaping could be installed at SOM Center Road and the Boulevard of 500 flags, currently in the City Hall parking lot, could be relocated to SOM Center Road where it would be more visible.
- Boat storage and maritime support businesses are retained along the riverfront, but concentrated in the area near the water treatment plant.
- Increased public access to Lake Erie and the Chagrin River corridor.

- 1 Multi-functional pier with transient docks and enhanced public space at waters edge
- 2 New barrier island created with dredge material between breakwaters
- 3 Proposed mixed-use development
- 4 Wildflower meadows as landscape under power lines
- 5 New Senior Center housing complex with open-air market
- 6 Orchards
- 7 Riverfront restaurant
- 8 Watersport center and canoe livery
- 9 Community gardens
- 10 Pocket wetlands
- 11 Movable bridge
- 12 Blvd. of 100 Flags
- 13 Island nature preserves
- 14 Boat storage and maritime businesses
- 15 Lookout tower
- 16 Terrace townhouses



EASTLAKE DEVELOPMENT

- Senior units: 20
- Housing units: 320
- Mixed use development: 300,000 sf
- Commercial (restaurant): 15,000 sf
- Community uses: 49,000 sf
- Parking: 570 spaces

Chagrin River islands preserved as a natural area with access via a footbridge from Island Drive and elevated walkways on the islands

Housing Development along the riverfront; retail/mixed use development along Lake Shore Boulevard



Action items:

- Conduct a hydrology analysis of the Chagrin River corridor to properly identify the floodplain and the floodway. The Ohio department of Natural Resources may be able to help with this project.
- Create partnership with local, state and federal conservation and non-profit organizations for future preservation of the islands at the mouth of the Chagrin River.
- Create a mixed-use riverfront zoning classification. This zone should include provisions for riparian setbacks and public access.

Riverfront development with housing, a restaurant, a water sports center, and boat storage; pocket wetlands preserve public access to the water and re-establish a natural edge for the river, leading to the lookout tower with views out to Lake Erie



Elevated walkways would allow pedestrian exploration of the island with minimal disruption to plants and wildlife



Compositions of native wildflowers, planted under the power lines, would create a dramatic, colorful, and ever-changing environment for hikers, bicyclists, birdwatchers, and canoers



Improvements to the pier and public space at Erie Road and the lakefront will make the site more accessible and appealing to residents and visitors



- 1 New Amphitheater connected to existing banquet hall
- 2 Possible public access to beachfront
- 3 Scented reading gardens
- 4 New entry for Mentor Lagoons
- 5 Kite Flying Center
- 6 Potential site for additional dry storage
- 7 New land bridges within park
- 8 New residential development



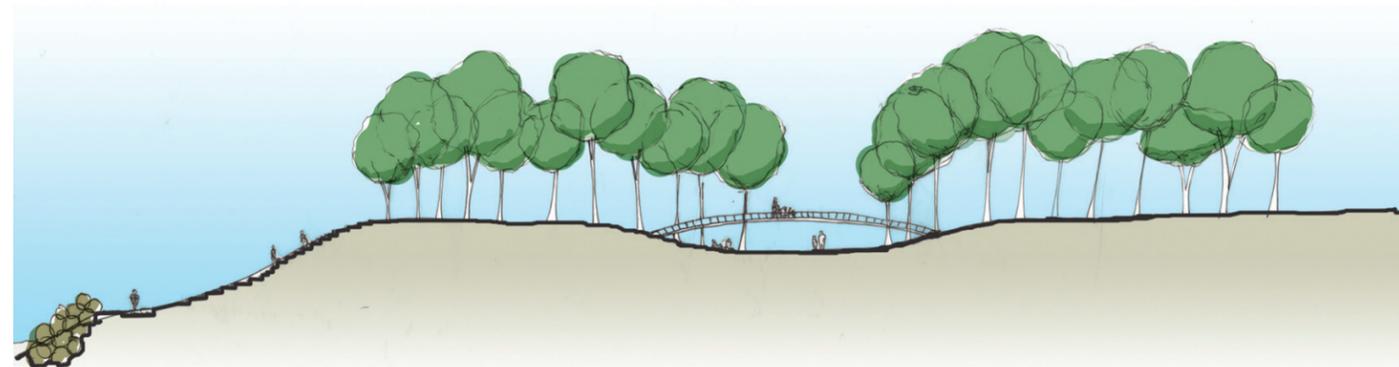
MENTOR-ON-THE LAKE/MENTOR The focus area plan for Mentor-on-the-Lake looks at expanding connections to the natural amenities in the City of Mentor and enhancing the use of the Mentor Beach Park facility.

Plan components:

- A new outdoor amphitheater for the community building in Mentor Beach Park, to make this building an even more popular and appealing location for community events, private parties, banquets, etc. and to provide improved access to the water's edge;
- The creation of land bridges within Mentor Beach Park to take advantage of the site's natural topography;
- Improved access to the beachfront by establishing a public path through currently vacant properties just east of the park, connecting the Coastal Byway to the lakefront;
- New reading gardens with scented plants and flowers, linking the library to Mentor Beach Park;
- New housing and retail development to the south of the park (south of Twilight Drive);
- Bike lanes, pedestrian paths, and a possible water trail linking Mentor Beach Park, Veterans Memorial Park, Mentor Lagoons, and Mentor Marsh; additional linkages are possible to the newly acquired Morton Salt property;
- An additional dry storage facility and a kite flying center at Mentor Lagoons Marina;
- Preservation of the closed bridge between Lake Shore Boulevard and the marina as a scenic overlook; the bridge could remain closed to prevent pedestrian and vehicular traffic from crossing the water, but still allow for views from the neighborhood into the marina; and
- The possibility of guided canoe or kayak tours through the natural environment of the Mentor Marsh.

M-O-L DEVELOPMENT

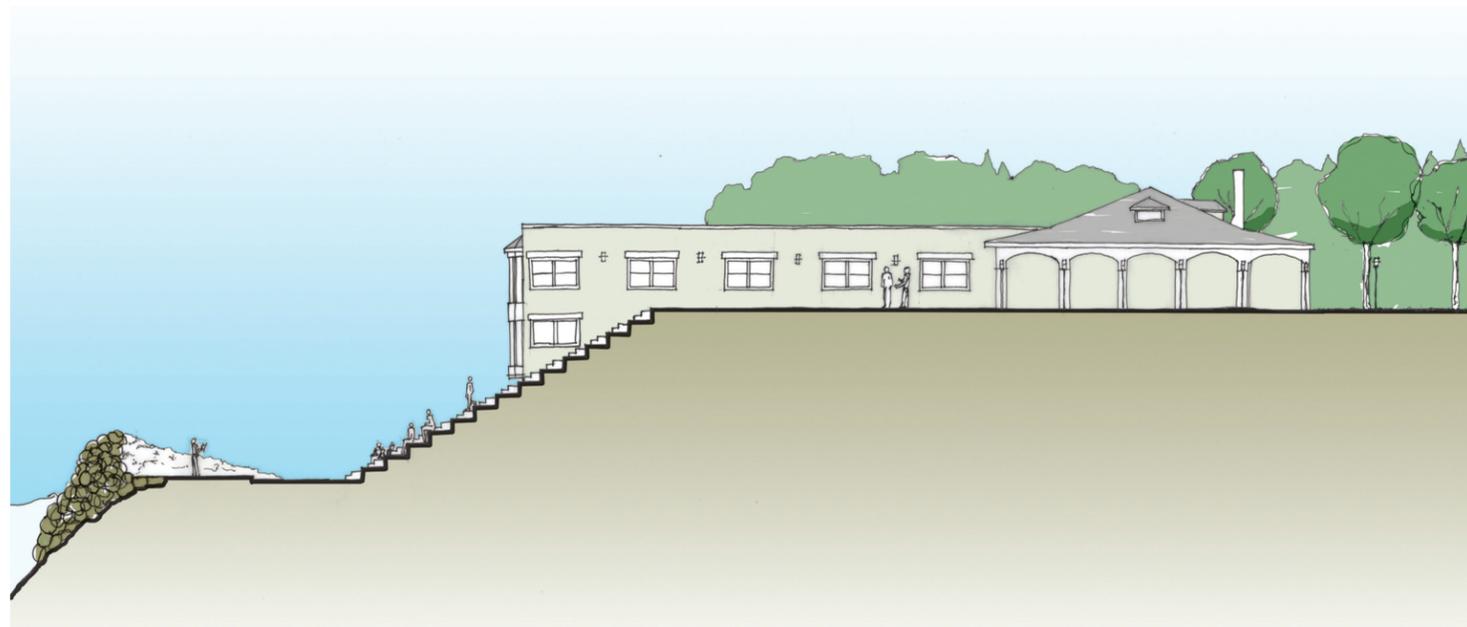
- Housing units: 60
- Commercial uses: 19,500 sf
- Community uses: 5,000 sf
- Parking: 100 spaces



Land bridges would provide visual interest and serve as viewing platforms within Mentor Beach Park



A new amphitheater at the base of the existing community building would provide a dramatic setting for community performance and events, as well as for private parties; an extended green space and reading garden could be created just to the south of the existing park; new housing could be developed just to the west of the park



A section view through the community building shows how the new amphitheater would improve the connection between park users and the water



FAIRPORT HARBOR The Fairport Harbor focus area plan builds on the role of the community as a regional tourist attraction by expanding beach and boating activities, reinforcing the historic downtown area, introducing new visitor amenities, and creating opportunities for housing and commercial development along the riverfront.

Plan components:

- Marina with 400-500 slips, as identified by the Coastal Management Plan;
- Maritime museum at the confluence of the Grand River and Lake Erie;
- Hotel and meeting facility just south of the maritime museum;
- Public green space between the historic lighthouse and the new marina;
- Ferry connecting Fairport Harbor to Mentor Headlands beach, allowing visitors to use the large beach parking lot during major events where parking shortages are an issue;
- Park on a floating barge in the river, celebrating the shipping heritage of the Fairport Harbor;
- Mixed use residential-retail-parking development at the intersection of Water Street and Second Street, anchoring the downtown area and serving as a link between the traditional downtown area and new waterfront development;
- New restaurants and shops in the historic downtown;
- Development from 6th Street to 3rd Street along the river could be retail or residential;
- Lookout pier and new housing along the river;
- A continuous public boardwalk along the river's edge, leading to the new marina and the beach;
- Relocation of some of the yacht clubs/marinas south of the turning basing to the new marina on the lakefront, opening up the opportunity for waterfront development sites;
- Canals carved into the land adjacent to the river, south of the turning basin, to create an island community with various housing types and small areas of retail development;
- Re-routing the Coastal Byway along Olive Street in the Village of Grand River, leading to a new bridge from Grand River to the island housing in Fairport; this would create a more direct and scenic route for the Coastal Byway and link existing restaurants and entertainment in Grand River to new development in Fairport;
- Enhanced connections to the Diamond Shamrock site, linking the new Lakeview Bluffs development (on the Diamond Shamrock site) to Fairport's waterfront amenities and traditional commercial district; and
- Entry signage and gateway treatment at the intersection of High and East Streets.

Action items:

- Create a mixed-use (residential/recreation/commercial) riverfront zoning classification. This zone should include provisions for riparian setbacks and public access.
- Create architectural review criteria for redevelopment of the central business district.

FAIRPORT DEVELOPMENT

Housing units: 325

Commercial uses: 87,500 SF

Community uses: 130,000 SF

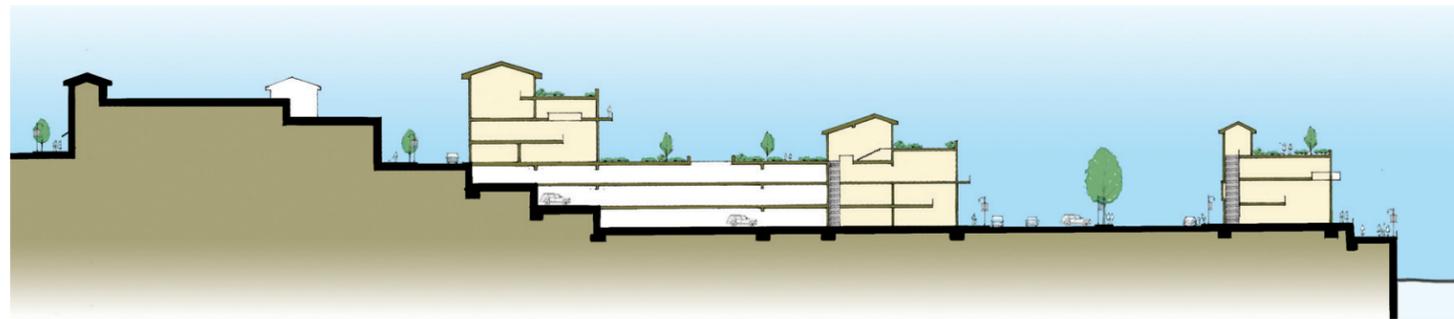
Surface parking: 680 spaces

Structured parking: 500 spaces

New marina, maritime museum, green space, and hotel adjacent to Fairport Beach



The boardwalk along the river could step down to accommodate public access while establishing a degree of separation to preserve the privacy of future residents who will live along the riverfront



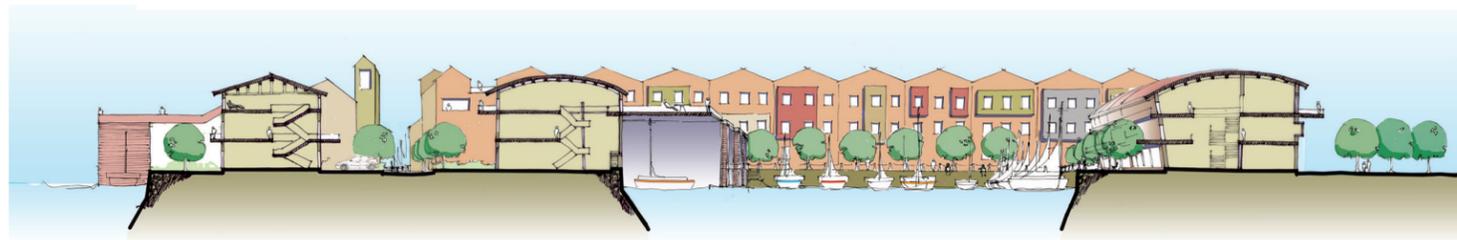
A section view through a proposed mixed use development at Water Street and Second Street (Area 4 on the adjacent plan), showing structured parking wrapped with ground floor retail and housing on the upper levels



A new canal creates an increased frontage for riverfront development; a new bridge across the river would provide a direct connection to restaurants and entertainment in Grand River



Riverfront housing would offer great views and adjacent boat storage; townhouses and condominiums could be part of the development mix

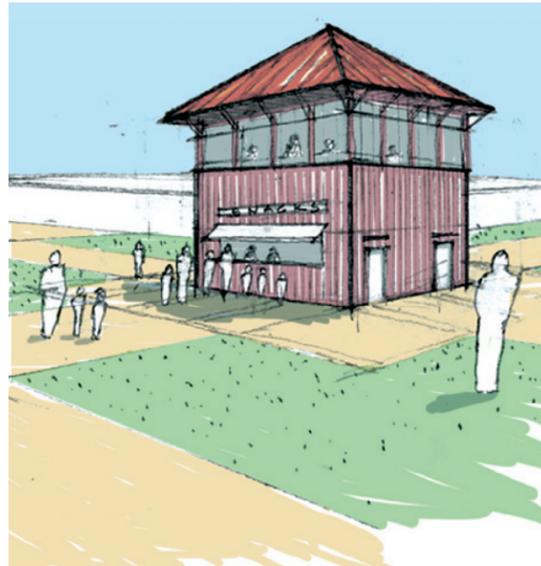


The upper section is through the lookout pier, area 6 on the site plan

The lower section is through the canal housing, area 7 on the site plan

Painesville Township Park

- 1 Lookout parking lot
- 2 New concession stand
- 3 Reorganized ball fields
- 4 Fishing pier
- 5 Continuous waterfront trail



New concession stand



PAINESVILLE TOWNSHIP PARK The focus area plan for Painesville Township Park looks at improving the function and appearance of the park and creating connections into the adjacent development site.

Plan components:

- A reconfigured parking lot, sited to allow visitors to enjoy lake views from their cars;
- Reorganized baseball fields and a centrally located concession stand; and
- Public connections into Lakeview Bluffs, to be established as plans for this new development evolve.



Proposed ball field configuration

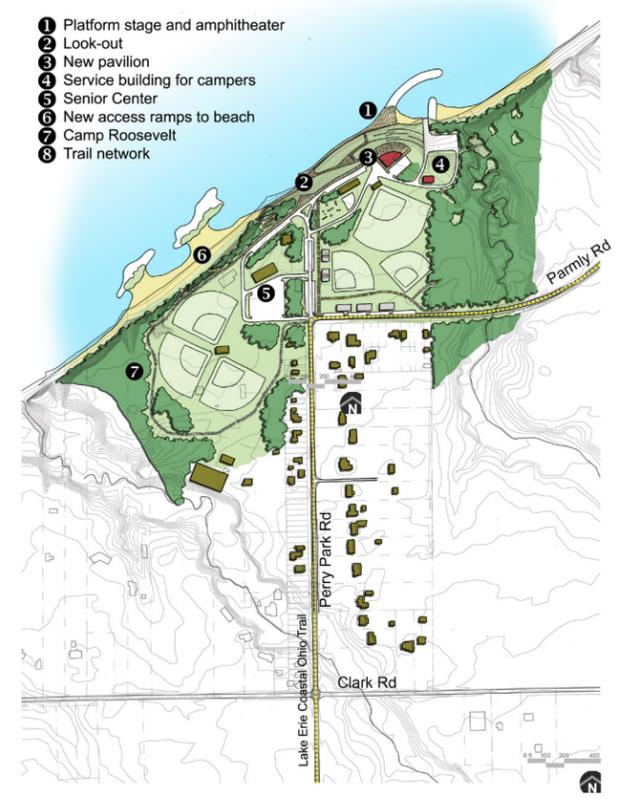


Section view of Perry Township Park, from the pavilion to the water

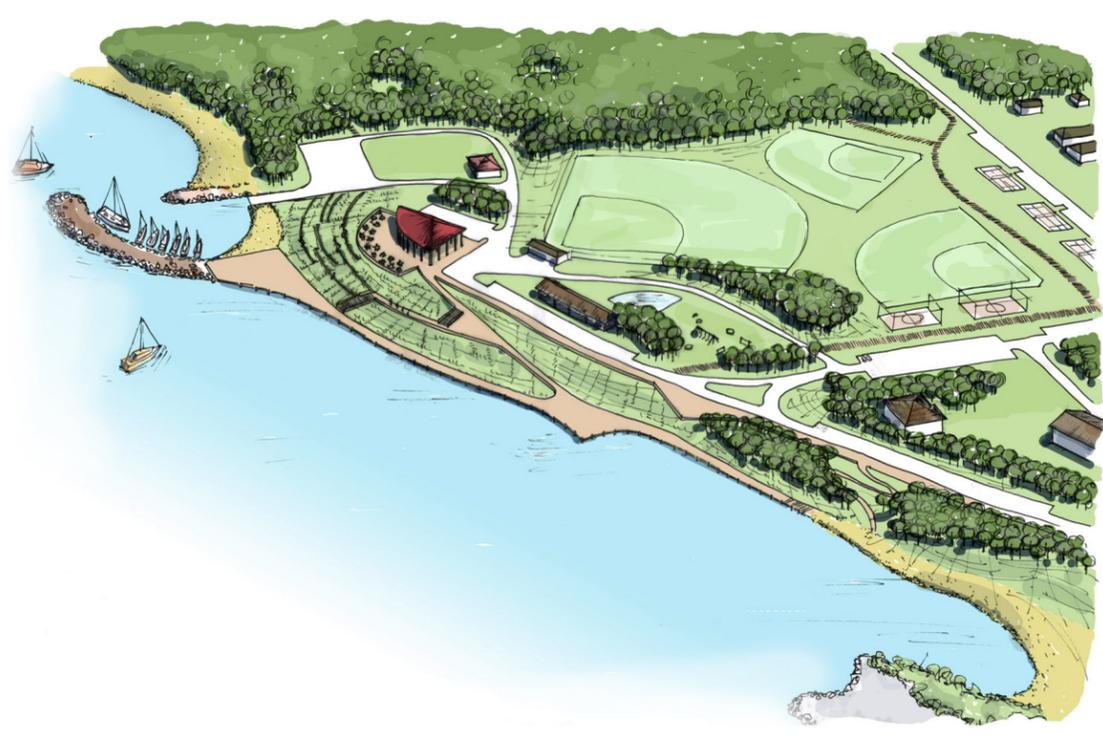
PERRY TOWNSHIP PARK The focus area plan for Perry Township Park addresses access to the lake, increased use of the park, and cosmetic improvements.

Plan components:

- Platform stage and amphitheater, creating a lakefront performance venue;
- Lookout platform to take advantage of lake views;
- Pavilion for community events and private parties;
- A kiosk and service building for campers using the eastern portion of the park; and
- Access ramps to connect people to the lake across the steep slope.



Perry Township Park



Aerial view of Perry Township Park, showing access ramps to connect the park to the water

STANTON PARK The focus area plan for Stanton Park in Madison Township looks at enhancing access to the lake, expanding the use of the park, and making connections to nearby amenities.

Plan components:

- Walkway to connect park users to the beach;
- Clearly identified lookout points, directing visitors to the best views of the lake;
- New community hall and cabins, to increase year-round community use of the park and also to attract corporate retreats, family reunions, and other functions;
- Changing facility and concession stand for beach-goers;
- Lookout tower near the Rabbit Run Theater, establishing a visual connection between the theater, the park, and the lake; and
- Pedestrian/bikeway connection and beachfront connection between Stanton Park and the nearby children's park.



Aerial view showing new community hall and cabins with beachfront access

Proposal A

- 1 Public promenade to the Lake and pavilion
- 2 Miniature golf
- 3 Proposed bed and breakfast
- 4 Rental cottages
- 5 New retail



MADISON DEVELOPMENT

- A. Commercial uses: 40,000 sf
Community uses: 3,000 sf
Parking: 105 spaces
- B. Commercial uses: 15,000 sf
Community uses: 7,500 sf
Parking: 20 spaces

Proposal B

- 1 Public promenade to the Lake
- 2 Proposed bed and breakfast
- 3 Rental cottages
- 4 Agricultural wildflower fields
- 5 New retail
- 6 Lakeside pavilions



MADISON TOWNSHIP PARK The focus area plan for Madison Township Park identifies a new use for the vacant lakefront house and proposes two alternatives for the surrounding park and landscape. Plan components include:

- Conversion of the vacant mansion to a lakefront bed-and-breakfast and spa, with adjacent cottages
- Small tourist-oriented retail development, anchored by the bed-and-breakfast
- Public promenade from the park to the lake
- Retention of existing baseball field, plus reconfiguration of miniature golf course, or
- Wildflower fields arranged in agricultural patterns to create an identifiable landscape image for the site and to provide an attractive setting for the bed-and-breakfast



Proposal B showing wildflower fields arranged in patterns that recall the agricultural landscape





NEXT STEPS

Implementation of the *Landside Communities Conceptual Master Plan* and the focus area plans will require both public support and private investment. In some parts of the county—most notably Fairport Harbor and Eastlake—latent market demand may drive the initial phases of implementation. Underutilized areas along the Grand and Chagrin Rivers in these two areas are prime opportunities to promote private-sector development that is responsive to existing community character and maintains access to the waterfront for existing and future residents. Potential park and lakefront improvements in Painesville Township, Perry Township, and Madison Township will rely more heavily on public resources for implementation, but these public investments may spur private development as well.

Development activity and improvements to parks and public spaces in this plan are intended, in part, to leverage the investment in shoreline improvements identified in the *Lake County Coastal Development Plan*. But the two plans are substantially interrelated, since community investments support the need for coastal improvements, and coastal improvements, in turn, will create a more compelling reason for communities and the private sector to invest near the water's edge. The key to making both plans move forward is to recognize that the county as a whole is greater than the sum of its parts, and a coordinated strategy for all of the landside communities will enhance the livability and economic development potential for the entire region.



ACKNOWLEDGEMENTS

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