

Changing the Face of a Downtown

City of Painesville

Rita C. McMahon, City Manager



City of Painesville

- Settled in 1800
- On banks for the Grand River
- County Seat of Lake County
- Pop. 17,500+
- 30 Miles east of Cleveland
- Traditional New England Style Downtown
- Home of Lake Erie College



Downtown Painesville

- Approximately 1 sq. mi.
- Central square ringed by institutional buildings
- Historic buildings intermingled with 50's and 60's structures
- Urban renewal
- No river front access
- Combination of service, office and support commercial



Changes to Downtown

- Lake East Hospital decided to move in 2004
 - Largest private employer
 - Significant downtown facility occupies 8 acres
- Struggled to find our niche
- Economic impact study of hospitals departure
- Needed a common vision for the future

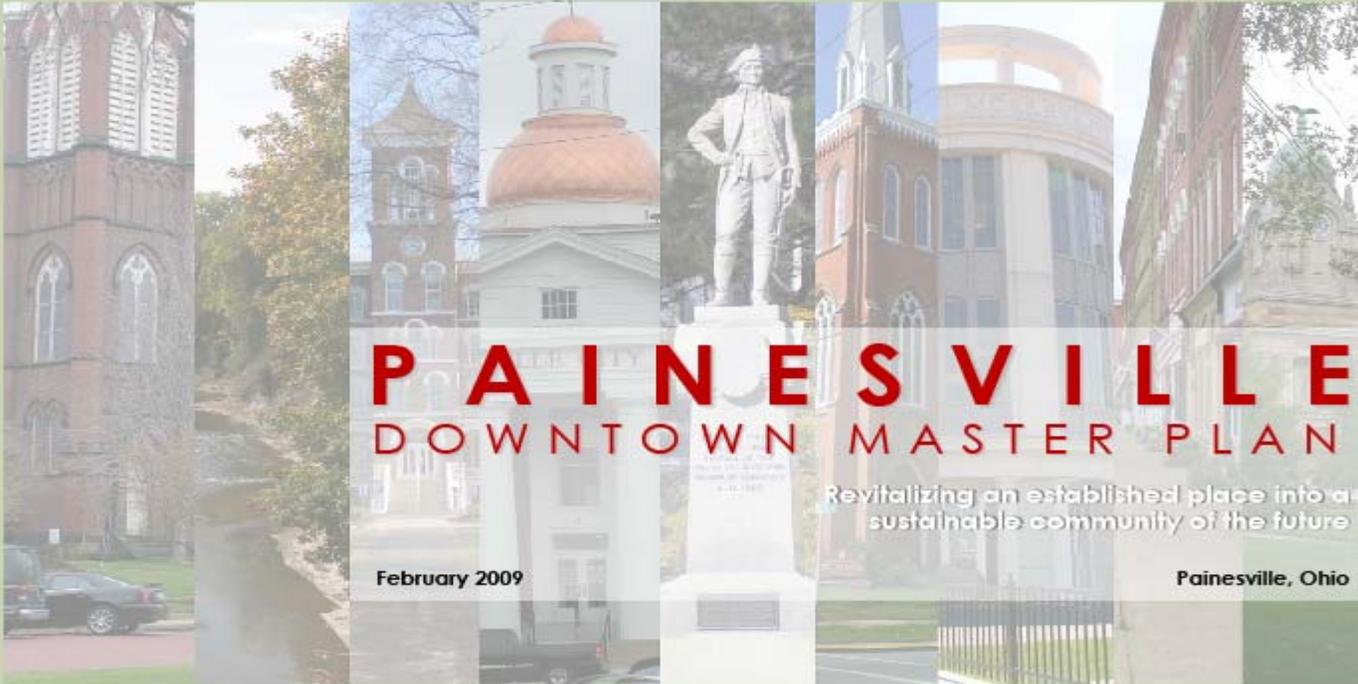


Master Plan

- City Architecture
 - > Viewed Painesville with new eyes
- Extensive public involvement
- Vision for the future created
- Established manageable components for implementation
- Walk-able community
- Started in 2007 and adopted in 2009

Guiding principles:

- Create an economically viable plan
- Create key nodes
- Preserve Historic Charm
- Diversify Housing
- Create Pedestrian oriented streetscape
- Connect to parks and riverfront
- Encourage high quality mixed uses
- Organize parking
- Encourage Green development
- Enhance the beauty
- Increase tax base



PAINESVILLE

DOWNTOWN MASTER PLAN

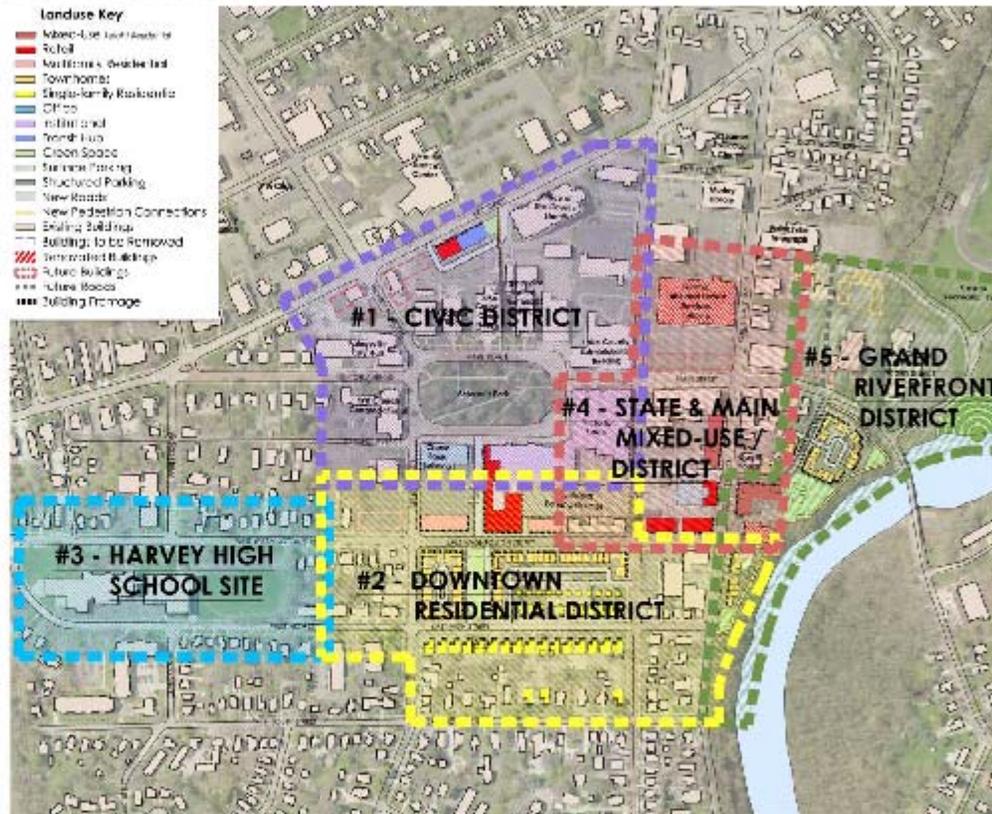
Revitalizing an established place into a sustainable community of the future

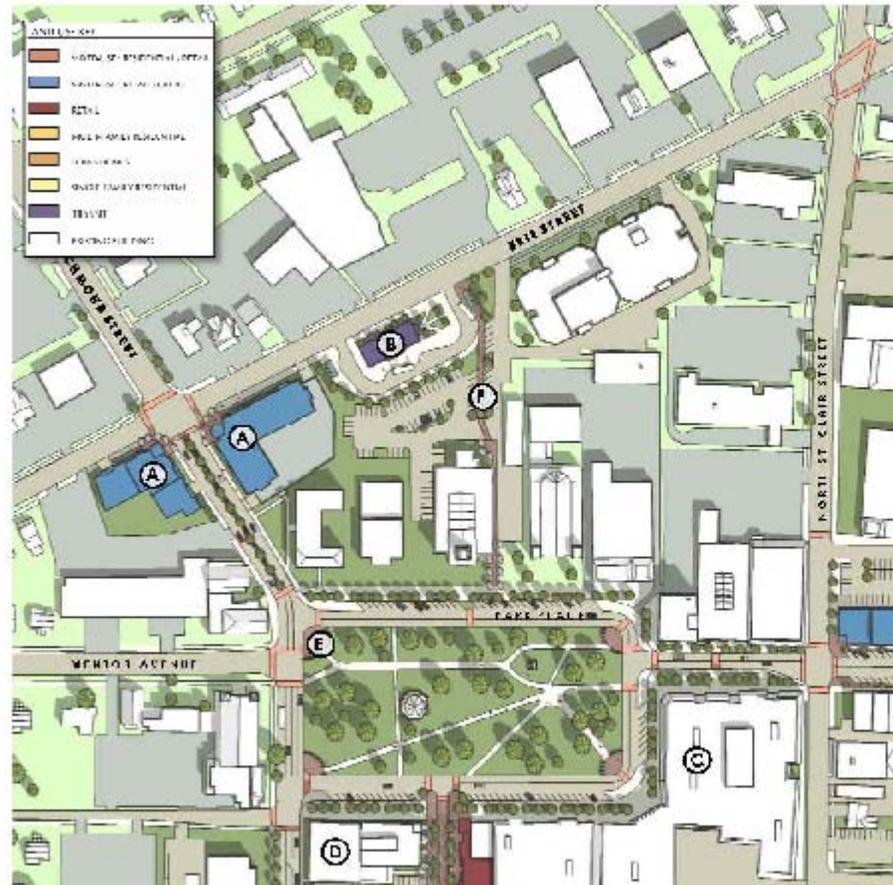
February 2009

Painesville, Ohio

DOWNTOWN ORGANIZATION PLAN

From the beginning, the main inspiration for the master plan was the notion that great downtowns are made up of a collection of neighborhoods. Throughout the planning process, a Downtown Organization Plan was created and constantly updated to organize the type and character of development proposals throughout the downtown. The five districts identified are based off of the existing structure and uses within the downtown, taking into consideration the needs for future growth and a mixture of complimentary uses. Each district has its own distinct character, composition and uses that fulfill a need and provide support to one another. While the specific boundary lines are less critical, the relationships and synergy between these distinct and unique places is vital to the overall success of the downtown. Because these districts were such an important part of the proposal, the master plan is later broken down into these neighborhood districts to describe the vision.



**PLAN KEY**

- A 3-4 - story mixed-use building with ground floor retail and office above
- B 1-story transit hub with retail and green space / plaza
- C Renovated Victoria Place with potential for office use and/or City - County expansion
- D Renovated Chase Building with potential for office and/or medical use
- E Expanded Veteran's Park
- F New mid-block pedestrian connection / sidewalk

DEVELOPMENT STATISTICS

Retail Development	= 13,060 nsf
Office Development	= 65,180 nsf
Transit Hub	= 4,040 nsf
Total Proposed Development	= 82,280 nsf



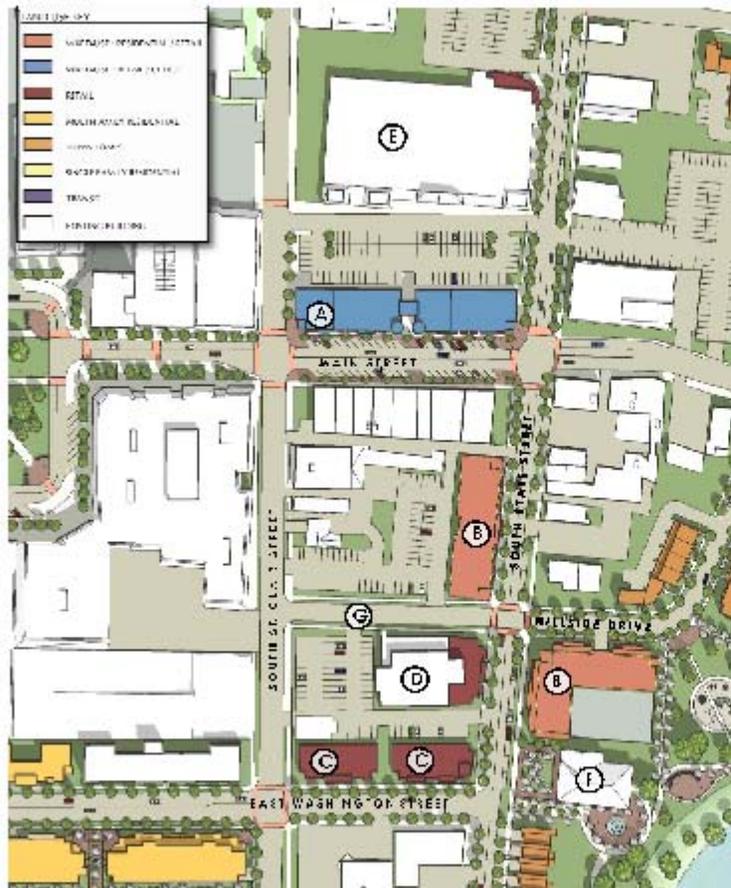
PLAN KEY

- A 2-3 - story rear-loaded townhomes
- B 2-story front loaded single-family
- C New connector street – Wood Street Extension
- D New community park

DEVELOPMENT STATISTICS

Residential Development	
Townhomes	= 8 units
Single-family	= 28 units
Total Proposed Residential	= 36 units





PLAN KEY

- A 3-story mixed-use building with ground floor retail and office above
- B 4-story mixed-use building with ground floor retail and housing above
- C 1-story storefront retail building
- D Renovated office building with first floor retail expansion to line State Street
- E Renovated Jobs & Family Services Building with potential to accommodate retail use in future – enhanced frontage along State Street
- F Renovated historic house to accommodate retail use
- G New connector street – Hillside Drive expansion

DEVELOPMENT STATISTICS

Residential Development	
Multifamily flats/apts	= 69 units
Total Proposed Residential	= 69 units
Retail Development	= 45,240 nsf
Office Development	= 32,000 nsf
Total Commercial Development	= 77,240 nsf



PLAN KEY

- A 3-story rear-loaded townhomes
- B 3-story front-loaded townhomes
- C 4-story mixed-use building with ground floor retail and flats / lofts above
- D Renovated historic house to accommodate retail use
- E Renovated hotel building with potential to accommodate housing with first floor retail expansion to line Main Street
- F Potential 2-story parking deck to accommodate surrounding existing and proposed development
- G Expanded Hillside Drive
- H New connector street – Hillside Drive extension
- I New public riverwalk overlooking the Grand River
- J New park / public green space
- K New outdoor amphitheater

DEVELOPMENT STATISTICS

Residential Development	
Multifamily flats/lofts	= 38 units
Townhomes	= 53 units
Total Proposed Residential	= 91 units
Total Retail Development	= 13,590 nsf



Plan Implementation

- Downtown Painesville Organization
- TLCI Streetscape grant
- CORF grant for Hospital Demolition
- Storefront renovation with CDBG
- High School Demolition - Ohio School Facility Program

Downtown Painesville Organization

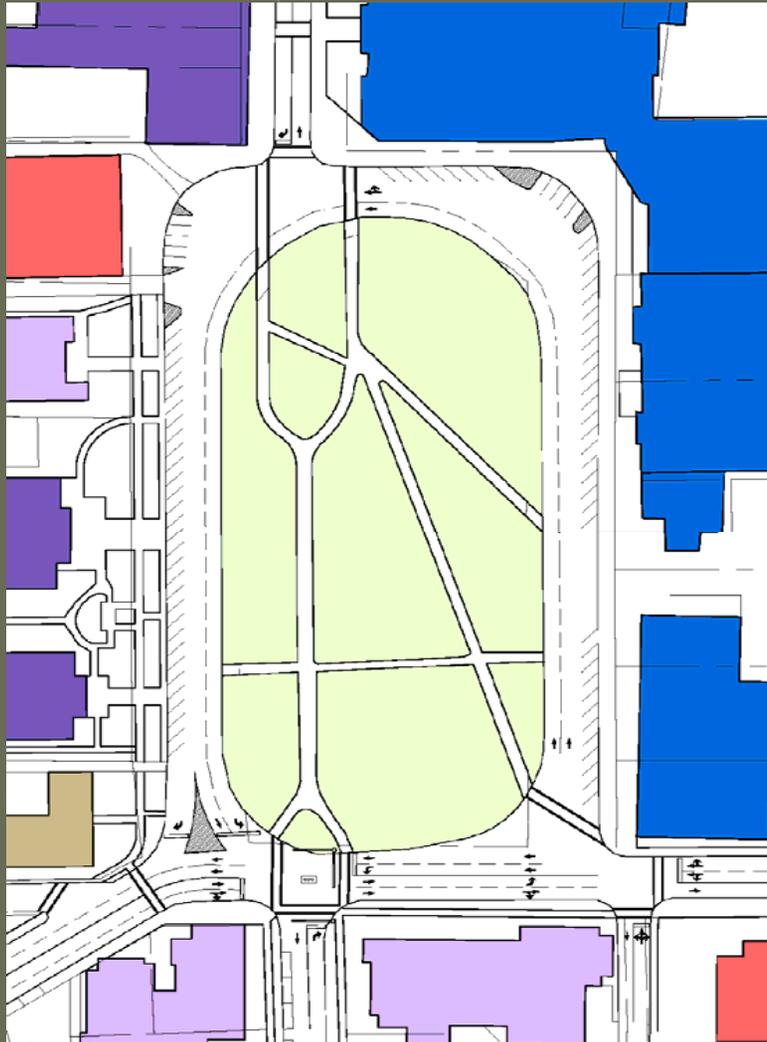
- Separate non-profit organization established Downtown Businesses with assistance of City
- Partner in the implementation of the plan

Main Street
NATIONAL TRUST FOR
HISTORIC PRESERVATION®

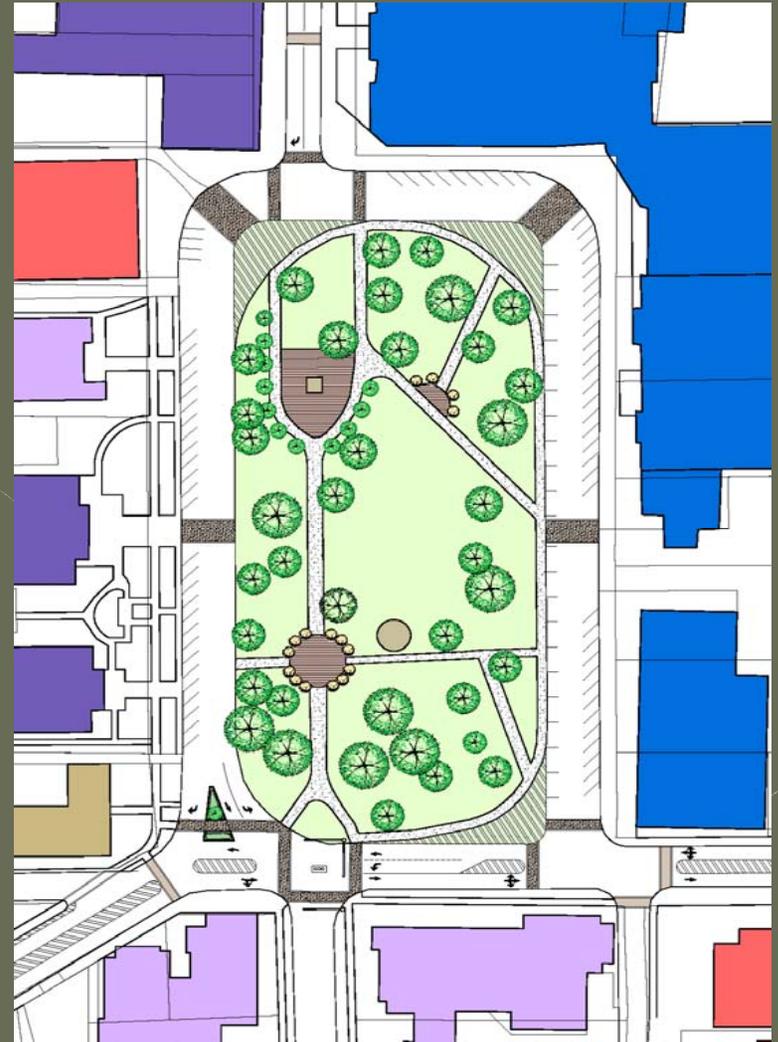
Streetscape

- Obtain Transportation for Livable Community Grant from NOACA (\$75,000)
- Analyze the public infrastructure to right size for the future
- Establish long term design and standards for public and private spaces
- Create short term implementation strategies for immediate impact

Streetscape – Veteran's Park

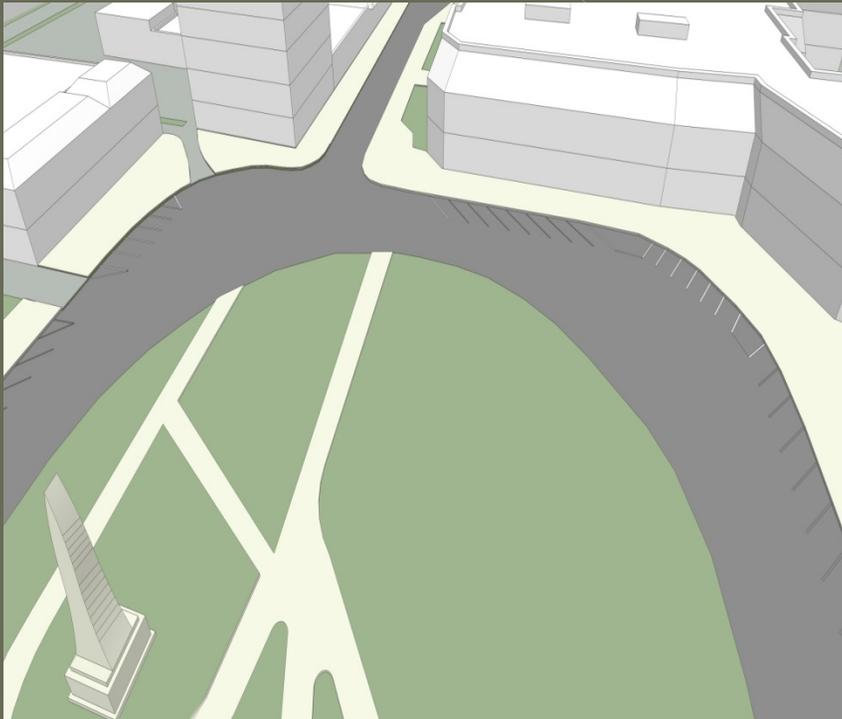


Park Place – existing striping configuration



Park Place – proposed striping plan

Streetscape Veteran's Park



Existing view of Veteran's Park at Main Street



View of Veteran's Park with new activity zones

Public Property Near-Term Streetscape Enhancements

Richmond / Liberty Streets

- Restripe the roadway and add an all-way stop at Park Place South
- Narrow the Liberty Street extension intersection through the restriping
- Infill excess roadway area at the Park Place North intersection with planters
- Create gateway gardens at the intersections of Erie and High
- Plant missing street trees adjacent to Congregational Church & City Hall





WEST
283
←

RICHMOND ST

shop



ALMOND ST

PAINESVILLE

Hospital Redevelopment

- Made difficult decision to redevelop the site
- Partnered with Lake Health and acquired hospital
- Sought a developer that understands the urban setting
- Developed a concept plan that embodies the principle of the Master plan
- Applied and obtained Clean Ohio Revitalization Funding (CORF) for demolition and abatement

Hospital Site

2

DOWNTOWN RESIDENTIAL DISTRICT DEVELOPMENT OPPORTUNITIES



Residential Vision

2

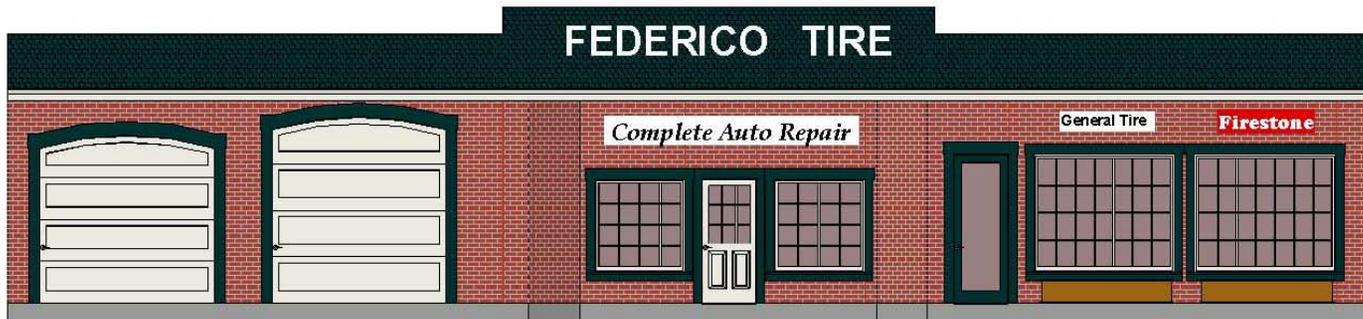
DOWNTOWN RESIDENTIAL DISTRICT THE VISION



Storefront Improvement Program

- Component of plan to support the small existing businesses
- Obtained \$30,000 CDBG funding
 - > Info on program
- Number of applicants amount of investment leveraged

Storefront Improvement Program



Storefront Improvement Program



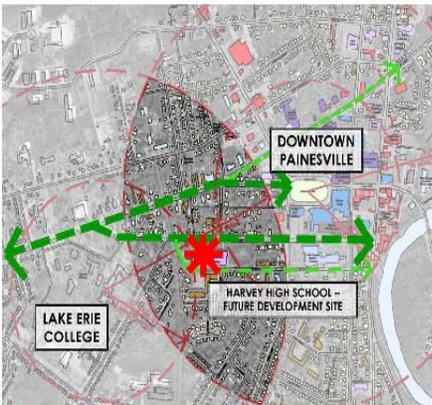
High School Property

- City School participating in Ohio School Facility program
- All new schools
- Moved High School from the edge of downtown
- Demolition of building
- Opportunity for enhanced interaction with Lake Erie College

High School Property

LAKE ERIE COLLEGE RELATIONSHIP

While many great amenities surround Downtown Painesville, one of the most valuable assets that has the potential to inspire new energy and activity is Lake Erie College. Located a little over half a mile from the downtown, this educational and cultural hub brings students, jobs, entertainment and life to the area. Working closely with the University throughout this planning process, it became apparent that Lake Erie College is growing, its students want to be more engaged in the community, and a stronger relationship between the college and downtown would be beneficial to both. By promoting and strengthening the "Town and Gown" bond, the opportunity exists to expand and enrich students' experiences beyond the campus while bringing the culture and vitality inherent to colleges to Downtown Painesville. Key to strengthening this relationship is enhancing the connection between the two. For the



The distance between the center of Lake Erie College and Downtown Painesville is a little over a 1/2 mile, or 10 minute walk.

most part, single-family and multifamily housing bridge the two hubs, as well as the campus of Harvey High School which is soon to be relocated and vacated. The redevelopment of the Harvey High School site provides a great opportunity to enhance this linkage and bring the college and downtown even closer together. Furthermore, improvements to make Mentor Avenue and Washington Street more friendly and attractive to pedestrians, bicyclists and public transit riders will further foster interaction.



UNDERSTANDING

3 HARVEY HIGH SCHOOL SITE DEVELOPMENT OPPORTUNITIES

PLAN KEY

- A 2-3 - story rear-loaded townhomes
- B 2-story front loaded single-family
- C New connector street - Wood Street Extension
- D New community park

DEVELOPMENT STATISTICS

Residential Development	
Townhomes	= 8 units
Single-family	= 28 units
Total Proposed Residential	= 36 units



Next Steps

- ◉ Regulatory changes
 - › Zoning Regulations
- ◉ Promoting Sustainable Planning and Design
 - › Green Communities/LEED-ND
 - › Market Studies
- ◉ Phasing of Development
- ◉ Promoting the Neighborhoods with developers and the community

What Have We Learned

- Timing is important
- Community involvement
- All entities must be pulling in the same direction
- Do not be afraid to take a fresh look at your options
- Look for non-traditional sources of funding
- Need support of elected officials at all levels
 - > City Council
 - > County Commissioners
 - > State Representative
- Take small steps
- Create a continual level of activity so people believe
- Activity breeds activity

Questions?

Contact Information:
City of Painesville
7 Richmond Street
Painesville, Ohio 44077
www.painesville.com

