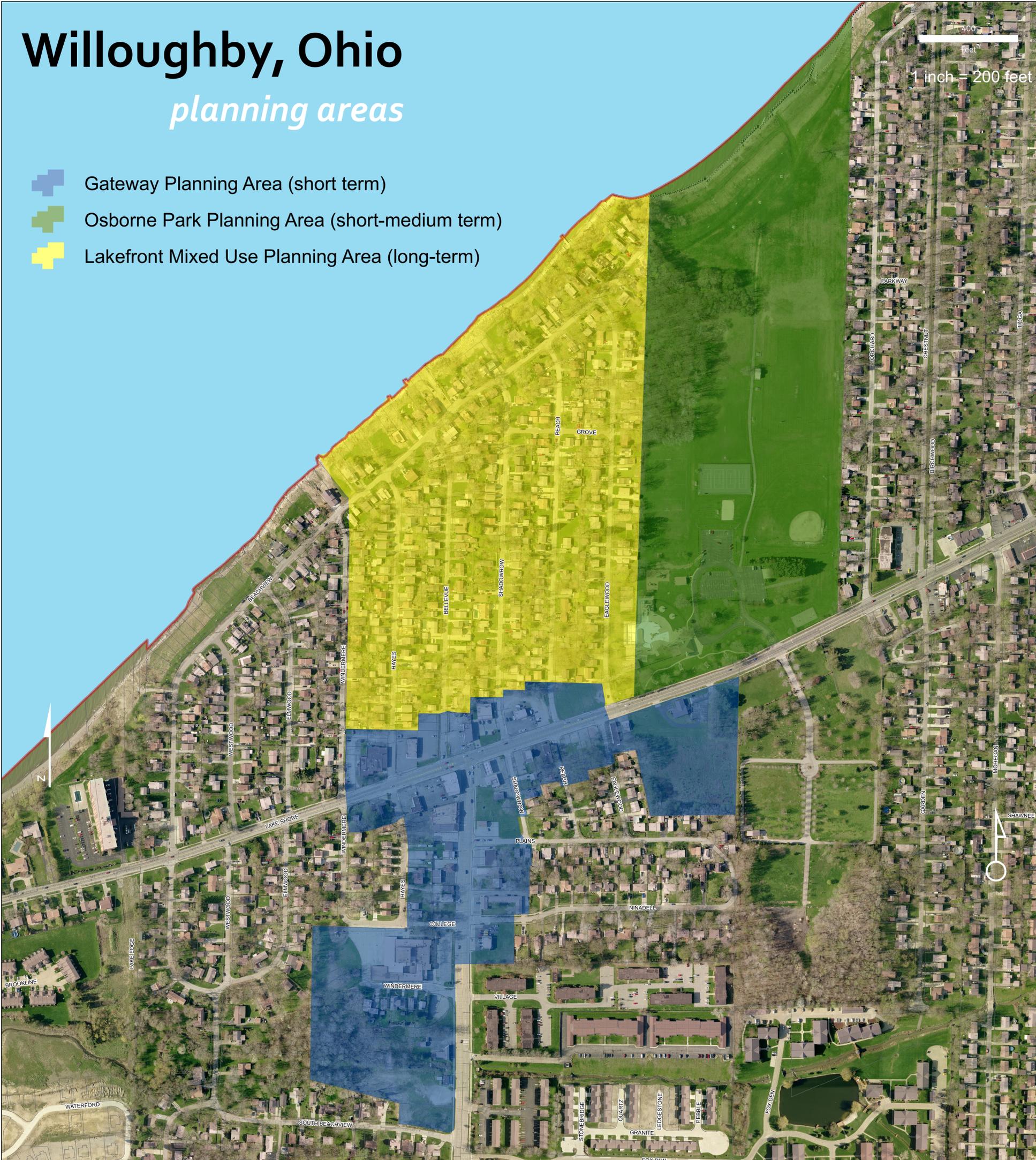


Willoughby, Ohio

planning areas

-  Gateway Planning Area (short term)
-  Osborne Park Planning Area (short-medium term)
-  Lakefront Mixed Use Planning Area (long-term)



Gateway

Purpose

To provide an appropriate mix of commercial, retail and residential development and redevelopment opportunities in the lakefront north end of Willoughby.

Plan

Create a flexible (user friendly) zoning ordinance to encourage investment in the area through reduced setbacks, design standards, and new residential uses.

Action By

Planning Commission, City Council and land owners

Timeline

Summer 2010 - Fall 2010

Osborne

Purpose

To provide a recreational (current) and economic (long-term) amenity to the residents through a mixture of active and passive programming.

Plan

Develop a Master Development Plan for the site. Key issues: lakefront amenities, improved access to water, activate the north end of the park. Create an economic asset for the north end.

Action By

Recreation Dept., Planning Commission, City Council

Timeline

Fall 2010 - Summer 2011

Mixed Use

Purpose

Provide an area for a large-scale master planned residential, and limited commercial, development with a renewed interest on urban design, sustainability and Lake Erie.

Plan

Garner a complete understanding of market expectations (and realities) of the north end. Conduct a thorough parcel analysis for areas most suitable for a pilot project.

Action By

Land owners, Comm. Dev. Dept., Plan. Comm., Council

Timeline

10-20 years