



Today's Agenda

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|----------------|---|
| 6:00 pm | Welcome, Meeting Overview |
| 6:10 pm | Planning Process & Meeting #1 Highlights |
| 6:15 pm | Highlights of Key Survey Results |
| 6:30 pm | Refinement of Issues |
| 7:10 pm | First 'Cut' Long-Term Vision & Aspirational Goals |
| 7:35 pm | Public Forum & Neighborhood Meetings |
| 7:45 pm | Public Questions |
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Highlights: Planning Process & Meeting #1

Highlights

Currently in “Discovery” phase of planning process:

- Objective is to compile list of issues to be addressed in based on information gathered from numerous sources and develop a “first cut” draft list of goals to present at the first Public Forum for additional feedback from the community;

Advisory Committee Mtg #1 Highlights:

- CT presented existing conditions, data analysis and maps
- Outside Perspectives team shared feedback from interviews with Realtor interviews obtain
- CT presented list of assets and issues obtained from interviews with all 27 Advisory Committee members and 16 additional residents including 3 current members of council
- Advisory Committee provided initial comments on the list of assets and issues, and feedback on the draft community survey questions.

Advisory Committee

(from Mtg #1)



Investing in the future of Gates Mills



Comprehensive Plan: A GUIDE for future decision making regarding the physical, economic and social well-being of the Village. The plan is a policy document. No laws, regulations, etc., are changed as part of the planning process.

The Advisory Committee is:

- The nucleus of the public participation structure;
- Primary body charged with the formulation of a comprehensive plan;
- Deliberately selected so that its members represent the full range of community perspectives (e.g., long-time resident, conservation/preservation, schools, environmental, recreation, and other interests)

Key Survey Results

Gates Mills Comprehensive Plan

Welcome to the Gates Mills Community Survey

542 **30%**
Total Responses Of Adult Residents*

418 **43%**
Total Households Of Residential Addresses*

NOTE: The survey was open to all adults in the Village, yet CT heard from some residents that they agreed with their spouse's response and did not feel the need to complete a separate survey.

Of the 418 households:

- 51 (12%) did not indicate the number of adults in their household
- 38 (9%) indicated they lived alone
- 211 (50%) indicated there were 2 or more adults in their household, but only one response was received
- 116 (28%) indicated there were 2 or more adults in their household, and 2 or more responses were received

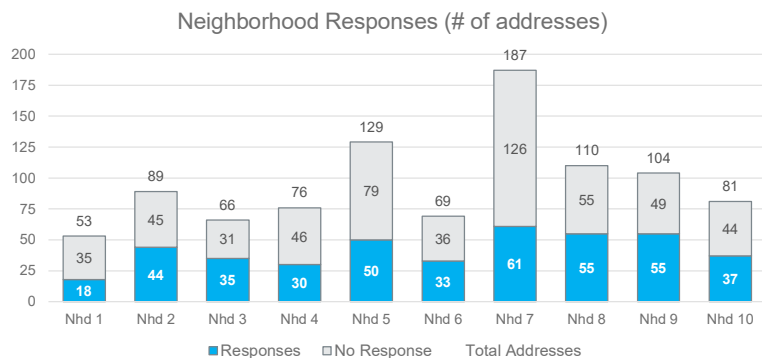
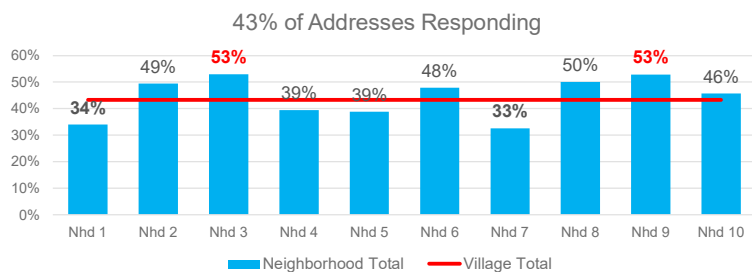
Date Opened: Tuesday, June 7, 2022

Date Closed: July 4, 2022

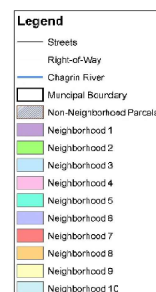
*99% confidence level with a 4.7% MOE based on an estimated 1,818 adult residents (2019 ACS) and 969 households (US Postal Service occupied addresses)

via  SurveyMonkey

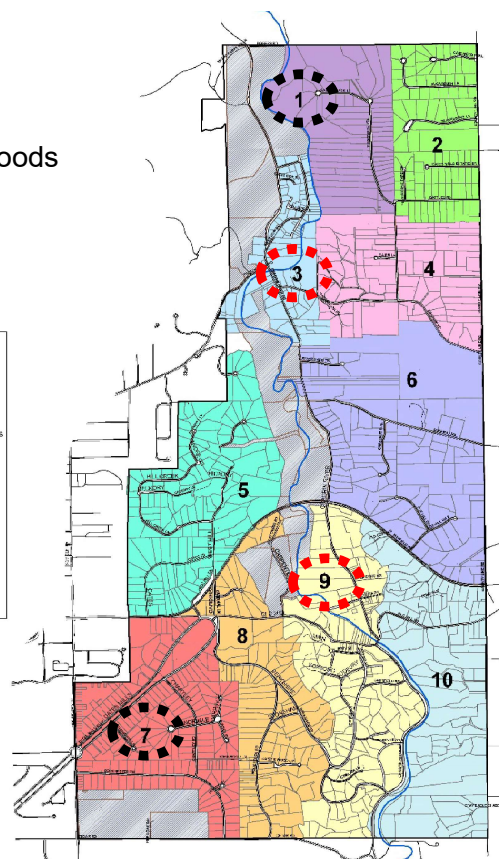
Response Rate



Map of Neighborhoods

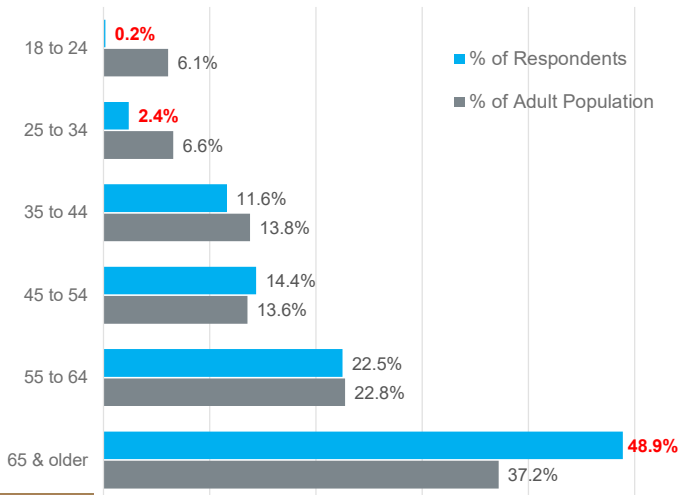


0 0.5 1 1.5 2 miles

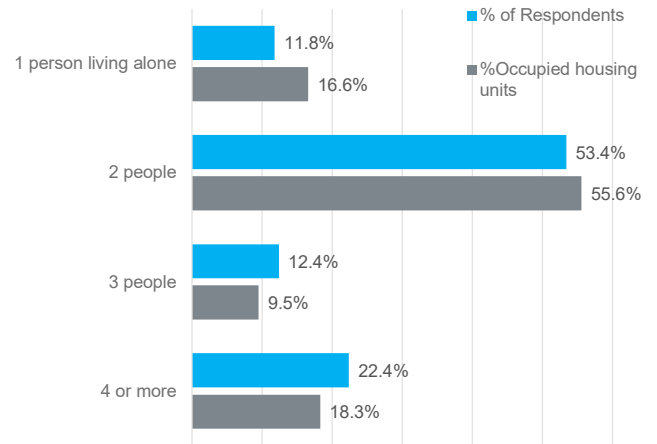


Characteristics of Respondents

Age of Respondents compared to Adult Population

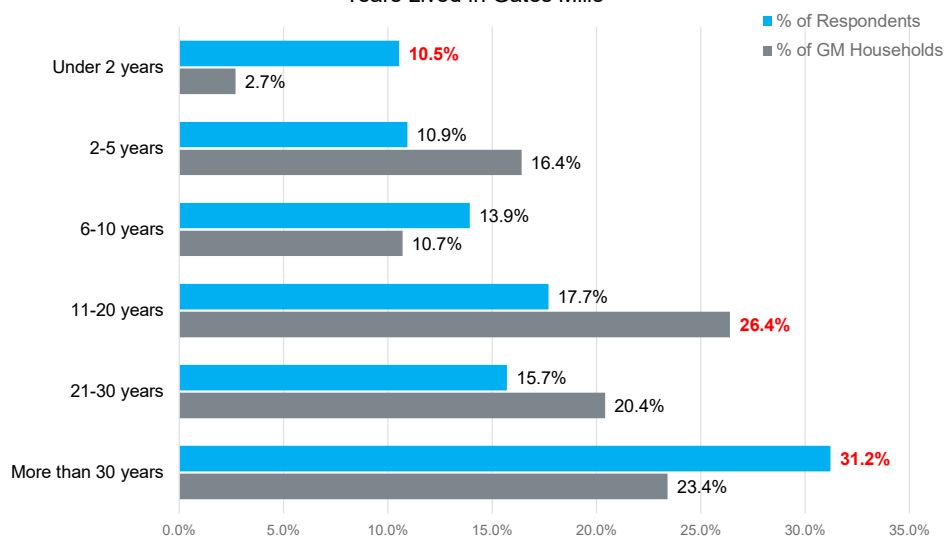


People per Household



Characteristics of Respondents

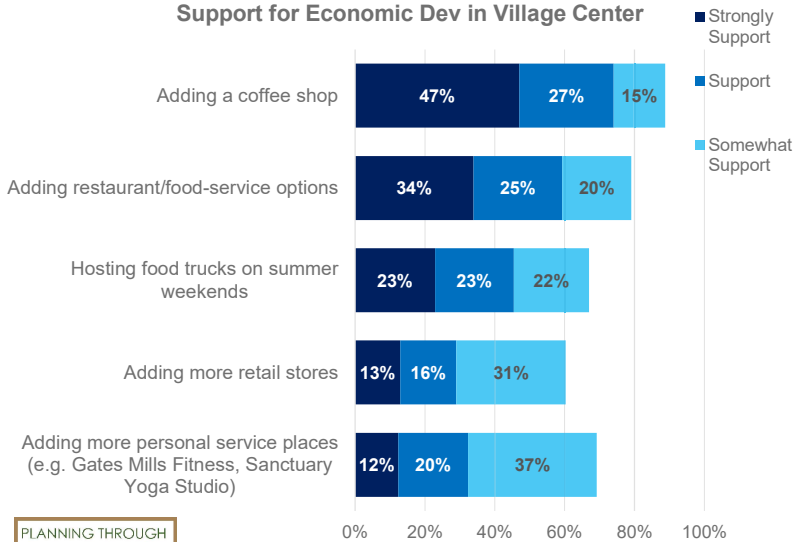
Years Lived in Gates Mills



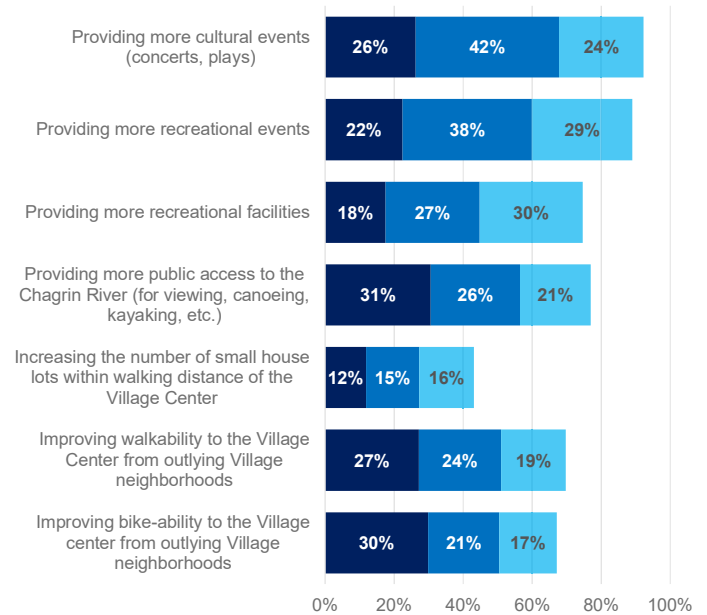
Red = Under/over-represented by 7.8%+ percentage points

Village Center

Support for Economic Dev in Village Center

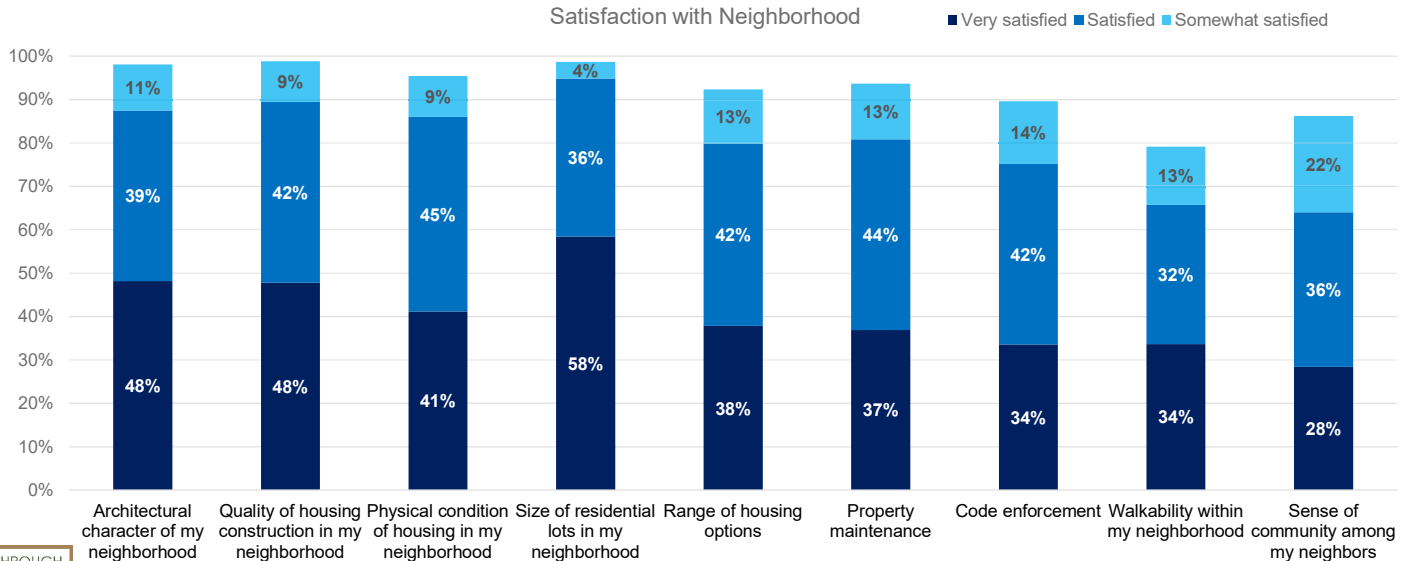


Support for Additional Activities



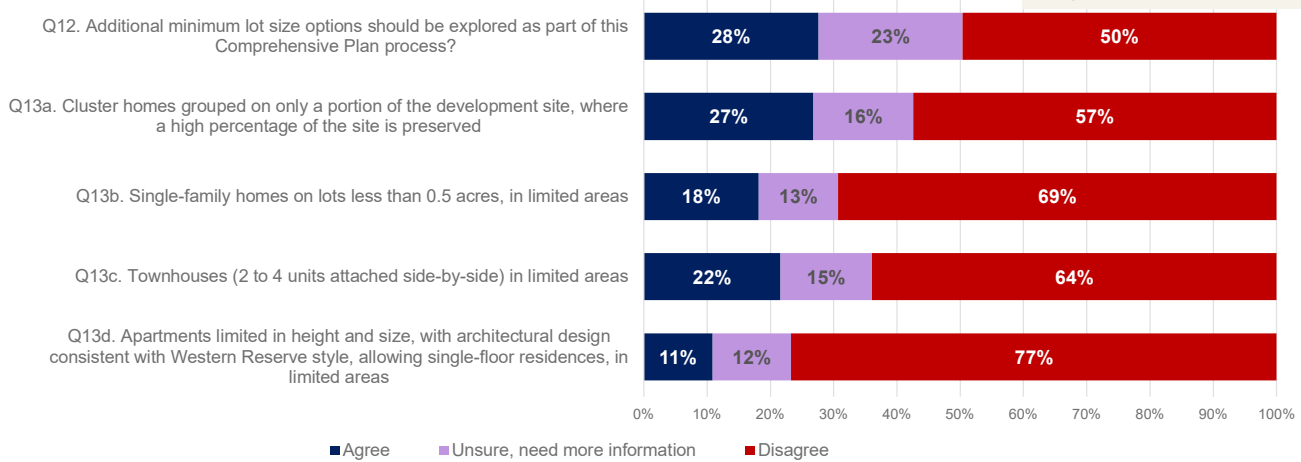
Neighborhoods

Satisfaction with Neighborhood



Future Housing Development

This chart has been revised to show the % breakdown for Agree & Unsure responses



There were a number of respondents who added written comments about their choices to Q12 and Q13. In some cases, respondents disagreed with all options in Q13, but then qualified their response with "I would be open to ____ (one or more of the housing options) IF ____ (description of what option and/or how it was done is acceptable).

Issues Refinement

Issue Refinement

Introduction to Issue Refinement Discussion

The list of issues presented on the following slides is an expansion and refinement of the list presented at the first Advisory Committee meeting.

This list of issues has been modified based on discussions with the Advisory Committee at the first meeting and insights gathered from the community survey.

After CT presents the refined list to the committee, the committee members are asked to comment, edit, and expand/contract the list.

Issues – Related to Natural Environment

- Environmental Concerns
 - Slope erosion
 - Stormwater management issues
 - Flooding
 - Water Quality
 - Enforce regulations
- Tree Canopy Restoration
 - Replenish Trees
 - Monitor, enforce tree cutting regulations
- Keep Natural Beauty
 - Balance between preserved and developed land
- Gates Mills Land Conservancy
 - Should more land be conserved?
 - Should resident funding continue?

Issues - Related to Village Center

- Destination for Residents
 - Make it vibrant
 - More places to gather
 - More places for casual interaction
 - Coffee shop/café
 - More retail options
 - More recreation opportunities for families with children
- No official name/label – often referred to as the “village” or “village center”
- Uncertain Future – what happens if...
 - Post Office closes?
 - Gates Mills Elementary closes?
- Concerns about more development
 - Parking is an issue
 - Attracts outsiders
- Hard to get there on foot/bike
 - Walkable – paths needed from neighborhoods to Village Center

Issues - Related to Housing/Attracting New Residents

- Housing Values not keeping pace with other nearby communities
- Housing Maintenance
 - Outdated houses (floor plans, design) take longer to sell
 - Property maintenance concerns – code enforcement
 - Ways to encourage updates and housing rehabilitation
- Housing Options for Older Population
 - # of long-time residents who desire to remain in Village
 - Lack of options for aging in place/no transition from single-family dwellings
 - Lack of services/activities
- Attract younger families
 - Need to replenish population
 - Desire to continue Gates Mills traditions/values
- Keep things the same (or nearly the same) requires work to sustain way of life

Issues – Related to Roads/Traffic

- Traffic Safety
 - Traffic concerns at Mayfield/Chagrin River intersection
 - Speeding/noisy traffic along Chagrin River Rd
- Road Maintenance
 - Initial roads not constructed properly, yearly patch work repair don't last long
- Safety
 - Walkability on streets – nowhere to safely walk except on streets, conflicts with storm sewer inlets
 - Safety for bicycle riders – need trails/paths

Issues – Related to Services/Utilities

- Electrical Power
 - Problem with downed lines
 - Frequent, extended loss of power throughout Village
- Safety
 - Increase in crimes spilling over from adjacent communities
- Trash pick-up
 - Need periodic trash collection for larger items
- Septic Systems
 - Require regular maintenance
 - Costly to repair
 - Can be a deal breaker when selling house
- Broadband and Cell Service
 - Lack of adequate cell coverage, bad service in some parts of Village
 - Lack of competitive options

Issues – Communication & Engagement

- Perception of Community
 - Branding to attract younger families
 - Tension between tradition and progress
 - Lack of diverse ways of communicating
 - Lack of diversity
 - Set apart/exclusive - Some residents don't feel connected
- Engagement
 - Newer residents - need ways to engage younger families
 - events
 - More events (in neighborhood) to get to know each other
 - Volunteer structure - Younger families have different levels of interest/availability to participate
 - Not all groups are well-known

Issues - Related to Local Governance

- Village Communication
 - Need to expand/modernize communication methods/technology
 - Needs to be nimbler and more responsive
- Tax base/Financial state of Village
 - Long-term solvency concerns
 - High taxes vs value
- Zoning/other regulations
 - Applied fairly and consistently (tree ordinance and zoning)
 - Inconsistent enforcement
 - Onerous review processes
- Continuity of service concerns
 - Need to engage younger generation of Village residents in local government

Issues – Anything Else?

Additional Comments

- Natural Environment
- Village Center
- Housing/Attracting new residents
- Roads/Traffic
- Service/Utilities
- Communication & engagement
- Local Governance

**‘FIRST CUT’
Long-Term Vision &
Aspirational Goals**

“FIRST CUT”

Long-Term Vision & Aspirational Goals

Introduction to Long-Term Vision & Aspirational Goals Discussion

CT will present the goals from the 1997 Growth Management Plan and CT’s “first cut” of the overall long-term vision for the village and related goals. CT developed these “first cut” statements based on all of the material presented and discussed so far.

After CT presents the statements, the committee members are asked to comment, edit, and expand/contract the “first cut” vision and goals.

1997 Goals - Growth Management Plan

1. **Manage Growth:** *Manage the location and aspects of growth in order to preserve the character of Gates Mills as a rural community of low-density single-family homes in a bucolic environment compatible with the equine uses in the Village.*
2. **Preserve Natural Resources & Environmental Features:** *Preserve the environmental integrity of the area with particular emphasis on floodplains, steep slopes, mature wooded areas, and water quality affected by stormwater runoff.*
3. **Maintain Rural Public Services:** *Minimize the impact of new development on the level of services for existing Village residents.*

2022 VISION

Continue to be a highly desirable community that retains the attributes that have contributed to the Village's success:

- Visual character that creates the Village's unique identity
- Historic housing character visible from public street
- Small town values
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2022 “First Cut” Goals

1. Preserve/retain rural bucolic character of Gates Mills, characterized by.... (extensive, healthy tree cover; houses hidden from view from the street; retain views of Chagrin River, preserve quiet, private atmosphere)
2. Protect/preserve natural environment and habitat (to avoid environmental damage, reduce water runoff, etc....)
3. Enhance the Village Center as a place for community interaction (ensure it continues to be the place for community events, places to meet neighbors etc.)
4. Maintain and enhance the housing stock and housing choices to attract younger residents and retain current residents.
5. Maintain community amenities/services that support a high quality of life with the right balance of community services for taxes paid.

2022 “First Cut” Goals

1. Preserve/retain rural bucolic character of Gates Mills
2. Protect/preserve natural environment and habitat
3. Enhance the Village Center as a place for community interaction
4. Maintain and enhance housing stock/choices to attract younger residents & retain current residents.
5. Maintain community amenities/services that support a high quality of life with the right balance of community services for taxes paid.

Additional Goals

Public Forum & Neighborhood Meetings

Public Forum & Neighborhood Meetings

August 15 – Public Forum at Community House

Presentation followed by open house & opportunities to comment/ask questions

- Background data/maps
- Summary of Assets
- Summary of Issues
- Draft Vision/Goals

Neighborhood meetings – remainder of August

Next Advisory Committee meeting - September (date to be determined once Neighborhood Meeting dates are set)



Wrap-Up

Any final thoughts?

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