



SUMMARY OF VISIONS

May 31, 2023 Community Vision Session

Overall Themes

- Preserve the rural character of Richfield and its status as a village
 - Community wants slow, intentional, controlled growth
 - Maintain larger lot sizes and lower density development
 - Preservation of historical aesthetics and encouragement of mixed-use redevelopment of historic structures in the downtown
- Richfield needs a defined identity for the Town Center
- Preserve open spaces
- Improve maintenance of village properties and buildings, including addressing the location and aesthetics of the service building
- Limit impacts of traffic in and around village (congestion, noise, light, safety, etc.)
- Village needs to connect existing trail systems together, extending them into residential neighborhoods, connecting to the schools, and connecting everything into the downtown
 - Accessibility and ADA compliance
- Address redevelopment of village north end
- Housing mix is needed, but not high-density housing; need to have architecturally appealing houses and not cookie-cutter look
- Provide quality infrastructure and public utilities, as well as attract provider choices for certain utilities (e.g., broadband)
- Use natural elements (trees, plants, etc.) to address noise/light pollution and to serve as a means for beautification

Land Use

20-Year Vision of Richfield

- Create an interconnected downtown to residential neighborhoods
- Define Richfield Town Center’s identity
- Preserve Richfield’s status as a village and encourage managed, intentional growth

2033-2043 Changes & Improvements Vision

- Concentrate commercial development in defined, limited areas such as Brecksville Road corridor

- Improve north end of town and truck parking issues
- Cluster housing and dense housing developments do not fit the idea of “Richfield”
- Expand C-2 zoning to permit outdoor parking
- Reduce amount of village-owned property and improve landscaping around existing village-owned properties
- Need farming/agricultural education for children
- Encourage slow, planned development so community does not grow too quickly

2043 Richfield Quality of Life

- Keep status as a village with intentional, controlled population growth
- Need for mix of housing types and price points, excluding low-income housing

Key Preservation & Enhancement Elements

- Maintain larger lot sizes to preserve open spaces and green spaces
- Focus town center area on mixed-use; no single family homes
- Commercial district should remain commercial and not include single family homes as allowable development type
- Convert commercial spaces to mixed-use space with upper-floor residential
- Preserve existing agricultural land in village
- Control development to preserve rural character of village; afraid village will be unrecognizable in next decade due to potential for rapid development

Photo Board Summary

- Overwhelming Dislikes: Former CF Property, Intersection of Wheatley/Brecksville/Broadview Roads, Residential Subdivision, Commercial Retail Strip, Historical District Signage.
- Overwhelming Likes: Underground Utilities at Center of Town, Wooded Area, New Trail Extension at Carter Pedigo Trail, Town Hall Building, Village Green, Business Park Kinross Lakes, Stone Garden Village Complex.
- Themes Reported Back: Current land use, changes or keep the same? Commercial is good, but not when vacancies, focus on filling vacant before building new. Mixed-use properties, bring in more affordable housing and mix in with commercial. Repetitive theme of defining the center of town with more amenities, more interconnected, and residential space. Look at slowing down development, be thoughtful about it and not fit things into small spaces just because can. A polarizing discussion on large lot vs. small lot residential and town homes vs. cluster vs. keeping open spaces.

Community Facilities, Public Services & Safety

20-Year Vision of Richfield

- Expansion and enhancement of public facilities and community spaces
- Invest in safety upgrades and additions (e.g., improve crosswalks, address congestion, fix traffic issues around school buildings)
- Need more amenities for youth of all ages
- Preserve/enhance green space

2033-2043 Changes & Improvements Vision

- Community Spaces – amphitheater, recreation center, activities/spaces for children, pickleball courts, soccer field improvements, benches
- Public Facilities – public restrooms, clean up existing service building

- Need a strong, well-defined town center
- Enhance accessibility to community facilities (ADA, seniors, etc.)
- Need bike racks at Town Hall; currently nowhere to lock or park bikes
- Consider relocating service building to Brecksville Road
- Move employee parking in downtown areas to open up spaces for residents/visitors
- Make Village Police Department more visible in the community
- Sewer charges are high compared to surrounding areas

2043 Richfield Quality of Life

- Improve maintenance of village properties, including service building
- Address traffic and noise in areas adjacent to state routes/roads
- Maintain community activities for residents and visitors of all ages
- Make Village Green more interactive and add more facilities for community to use

Key Preservation & Enhancement Elements

- Green space and open space preservation/enhancements
- Pursue public funding/grants to support village construction projects/investments
- Address overcrowded feel to community
- Preserve rural characteristics of village

Photo Board Summary

- Overwhelming Dislikes: Service Dept building
- Overwhelming Likes: Town Hall Administration, Police Dept, Fire Dept, Senior Center buildings, Veterans Memorial, Library, Village Green
- Themes Reported Back: Make Service Dept one building and move back on Brecksville Road. Concern about senior housing and if can offer it. Need pickleball courts, more benches, better soccer fields, and more things to do/gathering areas for the kids. Town Center Green needs a gazebo or amphitheater (working on this now). Need to maintain parks better. Future concern not going to have enough spaces, community facilities will be outgrown, but not want green space to become more buildings. Safety is key, not want to be overcrowded in 2043, but some people think this will be a problem. Need more accessibility, like stairs into Town Hall and Village Green. Keep rural feel with not too much extra development. One person said need Rec Center Concern with traffic issues and schools if do overdevelop the village. Want “efficient expansion.”

Economic Development

20-Year Vision of Richfield

- Keep existing zoning in place that defines types of development that can occur in targeted development areas
- Need for more locally owned and operated retail and service businesses (bakery, bank, coffee shop, dry cleaner, pharmacy, quaint restaurants, etc.)
- Limit additional fast food restaurants (national chain restaurants), as village has adequate number of existing establishments
- Enhance connectivity (trails, sidewalks, etc.) to business establishments
- Need mix of housing stock, including a need for senior housing (one floor, no stairs layouts)
- No high-rise buildings

2033-2043 Changes & Improvements Vision

- Well-defined community image accomplished through beautification, landscaping, gateway enhancements
- Redevelopment and reuse of existing buildings and land
- Develop strategy to reuse vacant office space
- Limit new construction, preserving rural feel
- Redevelopment of CF Trucking site and gas station site(s)
- Attraction of additional retail establishments

2043 Richfield Quality of Life

- Preserve rural nature of village through redevelopment and reuse of existing buildings and office space
- Attract new, locally owned, and operated businesses to fill gaps in retail and service sectors
- Enhanced open space/green/environmental assets such as EV charging stations, bike rentals, and an integrated biking and walking trail system

Key Preservation & Enhancement Elements

- Redevelopment and reuse of existing buildings and properties
- Preservation of rural character
- Attraction of locally owned and operated retail and service businesses
- Enhancing and connecting trails to improve diversity of mobility options for residents and visitors

Photo Board Summary

- Overwhelming Dislikes: Brecksville Road North Quality Inn Hotel, Brecksville Road South Former CF Property, Brecksville Road South Trucking Industry
- Overwhelming Likes: Kinross Lakes Parkway, Retail Service, Timberlake Industrial Park, Grocery Store
- Themes Reported Back: People want to stay in community, want locally owned small businesses (restaurants, banks, dry cleaners, bakery, bike service, other services). Utilize vacant facilities first and stay away from rural and housing areas for economic development to limit noise and lighting. Keep economic development near existing development. North end of town did not get one like on the photo board, but a lot of opportunities in this area. All vacant lands, buildings should be seen as an opportunity going forward. Could higher density housing, senior housing go on former CF property? Discussion on lot limit of 1 and 2- acre properties. Currently developed areas need an updated look, landscaping. We are the trucking hub of Ohio, but need to improve these properties. Lot of people asked about redevelopment of Giant Eagle, adding gas station and improve services here. A lot of people work from home, but lots of empty office space and can we reuse this space as temporary office space for the work from home people? Lots of opinions on empty office buildings, what do with them, but see them as an opportunity. Lot of comments/suggestions about CF property, recognize that trucking industry important, but also express concern on the appearance of truck terminals (intrusive, make noise).

Historic Buildings, Cultural Resources

20-Year Vision of Richfield

- Preserve and recognize existing historic structures
- Encourage new construction to contain historic attributes and aesthetics
- Encourage mixed-use development in commercial district
- Enhance efforts of the Historical Society

2033-2043 Changes & Improvements Vision

- Consider zoning codes that encourage historic preservation and aesthetics
- Enforce code compliance in existing historic structures
- Rebuild commercial district to incorporate mixed-use development concepts, such as retail on ground floor and residential on upper floors
- Remove blighted historic properties, such as brown building near Olesia's Taverne
- Convert Historical Society building into event hall

2043 Richfield Quality of Life

- Encourage preservation of historic structures where feasible
- Encourage incorporation of historic aesthetics into new construction where possible
- Promote better landscaping around signs

Key Preservation & Enhancement Elements

- Preserve as many historical structures and properties as possible
- Recognize historic properties using historical markers/plaques
- Provide funding mechanisms to encourage historic preservation

Photo Board Summary

- Overwhelming Dislikes: Historic District Sign, Post Office
- Overwhelming Likes: Historic Building with Addition, Broadview Road Historic SF, Historic Town Center Building, Olesia's Historic Taverne, Broadview Road Historic Multi-Tenant Business, West Streetsboro Historic SF Century Home, Brecksville Road Historic Bed & Breakfast
- Themes Reported Back: Post office building and Historic District Sign got the most dislikes. Participants were not excited about property that used to be candy shop (North of 303 and Brecksville Rd). Logo for this process did not get a lot of love. Three overall themes- there are buildings in center of town, even if historic, that should be torn down. A lot of people think there should be incentives for people in the historic district to bring their buildings up to current codes. Felt not utilize historic society enough, turn building into event hall. Retail down and residential up in center of town should be encouraged with new construction. Historic buildings in Richfield should be restored. Any new construction should represent old. Two houses in front of Olesia's parking lot should be torn down and didn't have a lot of love for house across the street.

Housing

20-Year Vision of Richfield

- New housing developments should include design standards that integrate with the existing architecture of homes in the village
- Village needs to add a mix of new housing unit types, which can support residents housing needs at all stages of life

2033-2043 Changes & Improvements Vision

- Future housing developments that blend with the existing architectural designs of the village are ideal
- Need a mix of housing unit types (single family, mixed-use residential, multifamily, townhomes)
- Ashton Village, while new, is too cookie cutter and does not align with current community architecture
- Not supportive of adding low-income housing
- Senior living developments could be higher density, but should include green space and amenities
- Need to add "slow down" radar equipment to targeted areas to enhance safety of residents

2043 Richfield Quality of Life

- A diverse housing mix at different price points will help attract young talent, young families, transitions from single family homes to senior living, etc.
- Existing and future housing should create a “neighborhood feel” and include walkability and connectivity to community assets
- Humphrey Road area needs sidewalks

Key Preservation & Enhancement Elements

- Large lot with green space is ideal for future housing development
- Limit high density housing, with the exception of senior housing developments
- R-3 or higher density developments are a negative
- Minimum of ½ acre lots for single family homes
- Preserve historic properties where possible
- Integrate historic design elements into new housing construction
- Do not develop residential housing on existing parks; need to preserve parks and green space

Photo Board Summary

- Overwhelming Dislikes: Ashton Village R-3, Greenspace at Ashton Court
- Overwhelming Likes: Inn at Apple Ridge Nursing Home, R-1 SF Residential + 1 acre, Fountain Pond Deer Creek Subdivision, Century Home R-2, Rainbow Lane, Historic Home Wooded Lot
- Themes Reported Back: Need to include picture(s) of Pulte development at Ashton Village, which are built on ~ ¼ acre lots. Real tension between two thoughts. People like their space, rural feel of Richfield (like when moved here, big lots, SF houses), but like the idea of offering a variety of housing (seniors, couples, young families). Low-income housing is a bad idea. Ashton Courts is ugly, but no opposition that can complete housing with open space without compromising design. Understand need for more affordable, more accessible housing.

Infrastructure & Utilities

20-Year Vision of Richfield

- Attract multiple infrastructure and utility providers to village for residents and businesses to choose from
- Extend public water to residential neighborhoods
- Enhance mobility options for residents, adding features such as sidewalks, bike lanes, crosswalks, and berm widening to improve access and safety throughout the village
- Construct sidewalks and bike paths that connect parks together throughout the village
- Maintain green spaces and aesthetically appealing features throughout village

2033-2043 Changes & Improvements Vision

- Attract more infrastructure/utility providers to community so residents/businesses have multiple provider options and competitive rates for services (sewer prices are high compared to surrounding areas like Cleveland)
- Construct sidewalks and bike trails near school buildings, primarily in the Revere Road and Everett Road areas
- Add aesthetic features in the downtown such as historic lighting and a median strip that incorporates green elements such as grass and trees

- Improve and preserve safety features to corridors, including widening roads without sidewalks, ensuring village streets/roads do not turn into congested areas like Route 82/Pearl Road, removing the bike lane on Route 21, and regularly mowing culverts and ditches

2043 Richfield Quality of Life

- Infrastructure/utility aggregation options for electric and gas customers that provide more affordable services
- Expand choices of utility providers and complete broadband/fiber project to enhance infrastructure available to residents
- Bury utilities where possible to improve safety and enhance appearance of village
- Construct sidewalks on west side of Broadview Road from Route 303 to Richfield Woods (at a minimum) to make a loop with other community trails

Key Preservation & Enhancement Elements

- Attract variety of infrastructure and utility providers to community (water, sewer, electric gas, broadband/fiber optics)
- Community broadband/fiber optics project under construction is an asset to residents/businesses
- Enhance mobility infrastructure that connects village assets and neighborhoods together via walking trails, bike paths, etc.
- Preserve green space

Photo Board Summary

- Overwhelming Dislikes: No Curbs West Streetsboro and Broadview Roads
- Overwhelming Likes: Underground Utilities Improvements at Town Center, Infrastructure Center of Town, Decorative Streeting Lighting Business Park, Upgraded Elevated Guardrails Humphrey Road
- Themes Reported Back: Positive about maintaining lighting on new builds. Hot topics included water and sewer. People want to maintain choice for city water or well system. Green space got lots of love/attention with connecting green space, extending sidewalks, and making more loops. Choice of broadband with multiple options as well as provider choice on all utilities and bike lanes were listed often.

Natural Areas, Open Space, Parks & Recreation

20-Year Vision of Richfield

- Preservation of natural areas and open/green spaces
- Connecting neighborhoods with walking trails and bike trails
- Enhance and add amenities for people and pets
- Ensure natural areas, open spaces, and parks and recreation are ADA compliant
- Identify historical markers in natural areas, open spaces, and parks and recreation areas

2033-2043 Changes & Improvements Vision

- Richfield needs a recreation center
- Addition of tennis courts and pickleball courts are of significant interest
- Upgrades to existing playgrounds
- Addition of dog parks
- Gazebo, benches, ice rink, skate park, pool, BBQ areas are additional amenities to add

2043 Richfield Quality of Life

- ADA compliant natural areas, open spaces, and parks and recreation
- Create a walkable downtown business district/economic area
- Improve trails and connectivity, including a paved walking trail through wooded areas (e.g., area east of Motor Road and Ratener Road and north of Everett Road connecting schools) and trail markers
- Need balanced mix of housing types (single family, townhomes, senior condos)

Key Preservation & Enhancement Elements

- Limit new housing developments that result in smaller lot sizes and higher density of homes
- Diversity in housing stock – single family homes, senior condos, townhomes with requirements for green space/open space areas and trail network for connectivity
- Sound walls to reduce noise
- Better define Hawkins Sled Hill and directions for using the hill
- Cemeteries need more trees
- History walks to highlight and educate about the historical attributes of village

Photo Board Summary

- Overwhelming Dislikes: Hawkins Park and Sled Hill
- Overwhelming Likes: Conservation Area, Baseball Diamonds, Wooded Area, Heritage Preserve Park RJD, Fairview Cemetery, Carter Pedigo Trail, Natural Area, Eastwood Preserve, Stone Garden Village Complex, New Trail Extension Cater Pedigo Trail, Village Green
- Themes Reported Back: Strong feelings for Hawken Park sled hill, mainly because area not well defined as to what to do with the hill. Need signage, more definition. The majority stated they want to see connected parks for biking, hiking, wheelchairs, and horses. Also want to see updated playgrounds for all ages, tennis courts, pickleball courts, baseball diamonds, more basketball, trail markers, benches, less gravel on trails, more BBQ areas, and a dog park. Want a walkable DT area with a fountain and a gazebo. Less houses, not a fan of smaller lots. Sound walls for those homes closer to busier roads. A lot of strong opinions- mainly connectivity and more of it for everybody to use.

Transportation & Connectivity

20-Year Vision of Richfield

- Improve overall flow of traffic throughout the village
- Address speeding vehicles throughout village
- Reduce light and noise pollution
- Improve signage along major routes, including Route 21, I-77, and I-80
- Need for access to public transportation

2033-2043 Changes & Improvements Vision

- Need to address light pollution, including outdoor lighting in developments and street lighting
- Need to address noise pollution, including motorcycles and semi-trucks
- Need to construct left turn lanes to improve flow of traffic/congestion
- Timing of stoplights needs analyzed (e.g., timing of off ramp stoplight at I-271 and Portersville Rd. should be weight activated to account for traffic variability)
- Need a separate entrance onto I-77 for commercial trucks from Route 21
- Need turn lanes at Broadview Road and Route 303/Streetsboro Road

2043 Richfield Quality of Life

- Removing trees along Maple Drive in the southern portion of the village is a negative
- Need to construct/install sound barriers to diminish freeway noise, especially on the north and south ends of town along I-71
- Access to public transportation
- Connectivity to Cuyahoga Valley National Park would be tremendous asset for village

Key Preservation & Enhancement Elements

- Use natural elements such as trees along Brecksville Road corridor to address noise and light pollution
- Street trees to shade walkways
- Creating connectivity to Cuyahoga Valley National Park

Photo Board Summary

- Overwhelming Dislikes: Intersection of Wheatley/Brecksville/Broadview Roads, Expansion Project Congress Parkway Road, Brecksville Road/Turnpike
- Overwhelming Likes: Humphrey Road, Pedestrian Bike Connections Deer Creek Subdivision, Intersection of Humphrey & Brush at Deer Creek
- Themes Reported Back: Light and noise pollution came up a lot. Love Humphrey Road. Not a lot of fans of the Brecksville Rd/Turnpike area. Like the rural, tree look. Issue with Maple Drive trees taken down, went into trucking industry. Like the connectivity to bike/walking trails. A couple people want to connect Richfield to CVNP with paths and bike trails. Like pedestrian/bike connections through Deer Creek Subdivision. Need bike rack for Town Hall.