

PLANNING THROUGH
2032
GATES MILLS
10 YEAR PLAN

VILLAGE OF GATES MILLS COMPREHENSIVE PLAN

Advisory Committee Meeting #1

May 11, 2022



Introductions

-name & affiliations





Core Values

Why we do the work we do:

- ✓ We believe each community is unique and we work with you to develop a Plan based on What is Important to You
- ✓ We are excited to bring people together to develop a shared vision that has broad support, which leads to coordinated efforts
- ✓ We assist in identifying short term actions that lead to early wins and set you on the path towards your long-term goals

Today's Agenda

6:00 pm	Welcome, Introductions <i>Round Table</i>
6:15 pm	Overview of Comprehensive Plan Project
6:55 pm	Gates Mills' Assets <i>Round Table</i>
7:15 pm	Background Overview & Key Topics/Issues <i>Round Table</i>
7:35 pm	Review Draft Community Survey Questions <i>Round Table</i>
7:55 pm	Next Steps & Audience Questions (time permitting)

Comprehensive Planning Overview

Comprehensive Plan



GUIDE for future decision making regarding the physical, economic and social well-being of the Village

Investing in the future of Gates Mills

Comprehensive Planning



BENEFITS

- Proactive
- Critical review of factors influencing and shaping the village
- Balance competing interests
- Process builds consensus

Essential Elements



Comprehensive Plan

- Sets vision
- Guidelines for making future Village decisions, including land use/preservation decisions, proactively and as projects/rezoning requests are presented
- Identifies implementation steps
- Some are easy, some hard – identifies near-term strategies to work toward long-term goals
- Provides the rationale for why policies are appropriate in specific locations
- Key – Plan itself changes no laws

Planning vs. Zoning

Planning

- Sets vision
- Guidelines for making future decisions proactively and upon individual requests
- Identifies implementation steps
- Some are easy, some hard – identifies near-term strategies to work toward long term goals
- Provides the rationale for why policies are appropriate in specific locations
- Key – Plan itself changes no laws

Zoning (Implementation)

- While Plan could address policies related to potential regulatory /zoning changes, Village elected officials may or may not choose to make some or all
- Separate adoption process, spelled out in codified ordinances
- **If Plan and existing Zoning conflict, existing Zoning governs**

| Public Engagement

Public engagement

- Goal: to engage as many residents as possible
- To ensure ownership of plan goals, policies and priority action steps
- No single technical answer
- Have choices – it's your plan – you need to decide

Advisory Committee

Teams

Stakeholder Interviews

Public Forums

Online Survey

Social Media

Advisory Committee



- 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)

Teams

A means to engage more stakeholders and increase awareness of the process

Outside Perspectives/
Research

PR and Communications

Neighborhood Perspectives

Public engagement

Online Community Survey

- Survey to every household

Public Forums

- Two: 1st in summer, 2nd in late fall

Website - FAQ

- See www.gatesmillsvillage.com/comprehensive-plan

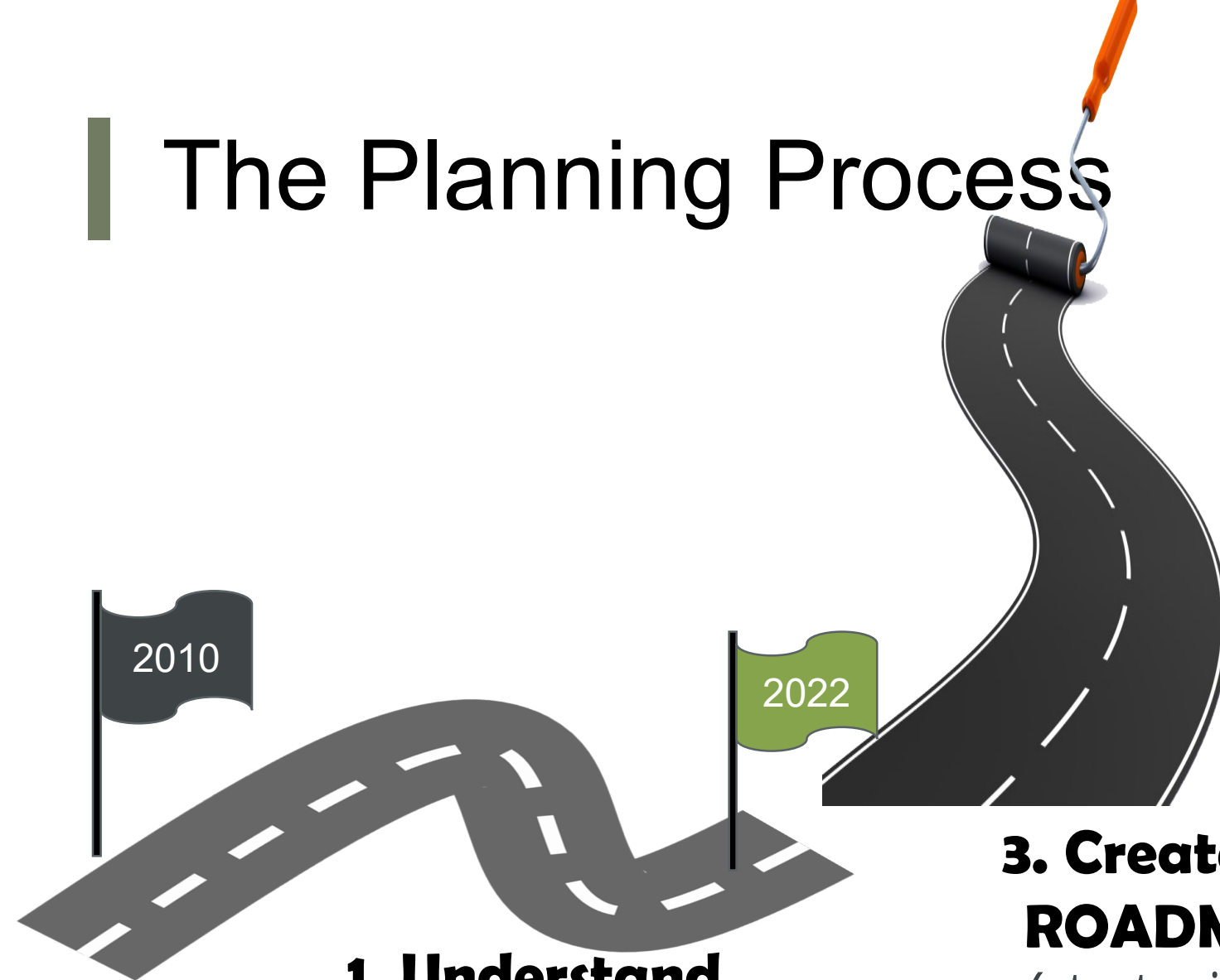
Social Media

- Assisted by PR & Communications team



| Gates Mills Planning

The Planning Process



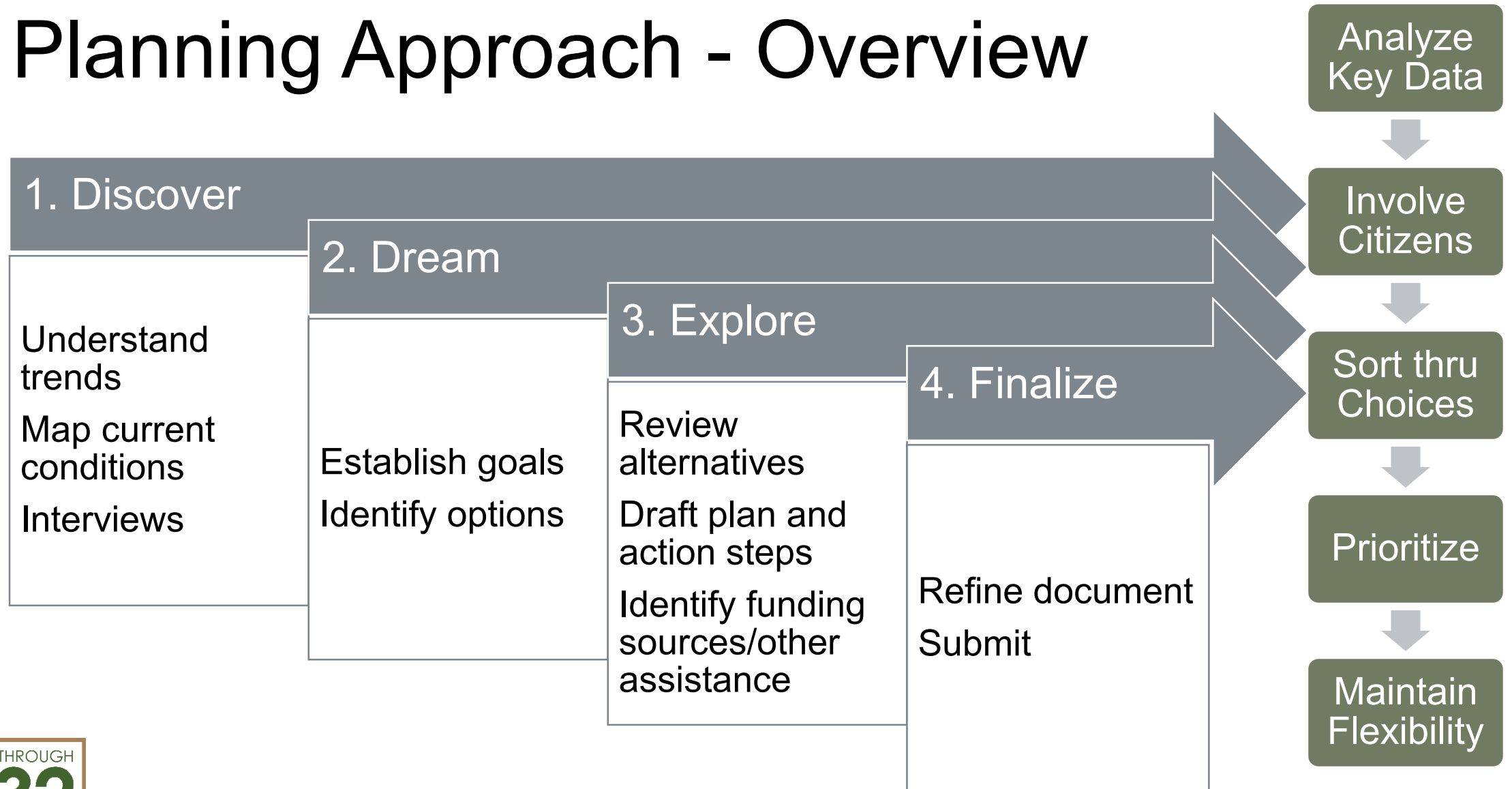
**1. Understand
TODAY**

**3. Create the
ROADMAP**
(strategies &
priorities for the
next 10 yrs)



**2. Envision
TOMORROW**
(vision & goals)

Planning Approach - Overview



Schedule

phase	work step	schedule
Phase 1	Conditions Analysis	
	Outside Perspective Team – Realtor interviews Assessment Of Existing Policies & Regulations Existing Conditions And Asset Mapping Resident interviews Develop draft community survey	January - April
	Advisory Committee Meeting 1 Finalize & conduct community survey	May - June
Phase 2	Visioning: Draft Goals & Potential Options	
	Summarize community survey results Formulate draft goals and objectives Identify possible options Advisory Committee Meeting 2 - Public workshop Advisory Committee Meeting 3 - Refine goals and objectives	July - August
Phase 3	Exploring: Formalize Strategies & Action Steps	
	Draft policies and first cut strategies Advisory committee meetings 4 & 5 Develop draft action steps Advisory committee meeting 6 Public workshop	September - December
Phase 4	Finalize the Plan document	
	Advisory Committee Meeting - Finalize plan document Submit final plan to Village	January - February

Envisioning the Future of Gates Mills



What's
important to
the Village of
Gates Mills

- A process by which a community defines the future it wants
- Emphasizes community assets
- Helps bring a community together to recognize shared values and purposes
- Contributes to a sense of ownership and purpose for making changes needed to achieve the vision

Examples

- ❑ Enhance the appeal of the Village and property values throughout the Village
- ❑ Retain, if not enhance the unique, historic character and quality services of the Village
- ❑ Plan for the next generation



Example of Implementation Steps

- Enhanced or additional environmental regulations
- Strategies for strengthening the Village Center
- Strategies for attracting new residents

Advisory Committee Roles/Responsibilities



- Diverse group - primary form of citizen participation
- Participate - share your ideas, comment on others' ideas, share other village residents' ideas/concerns
- Systematic approach to identify issues, discuss potential strategies later
- Megaphone: Tell neighbors/friends about the committee's discussion
- Share at next meeting

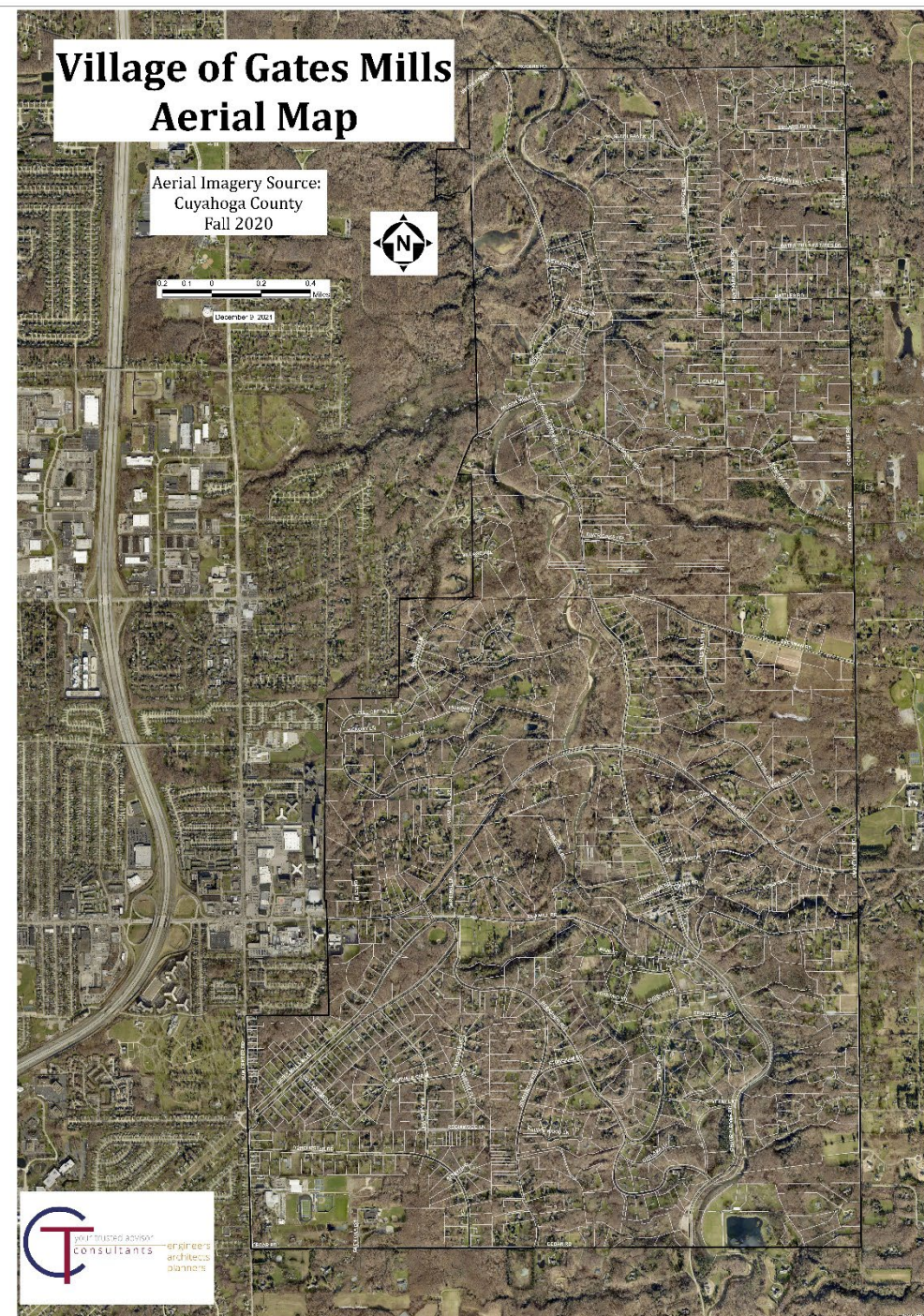
Gates Mills Assets

Why do you call Gates Mills HOME?



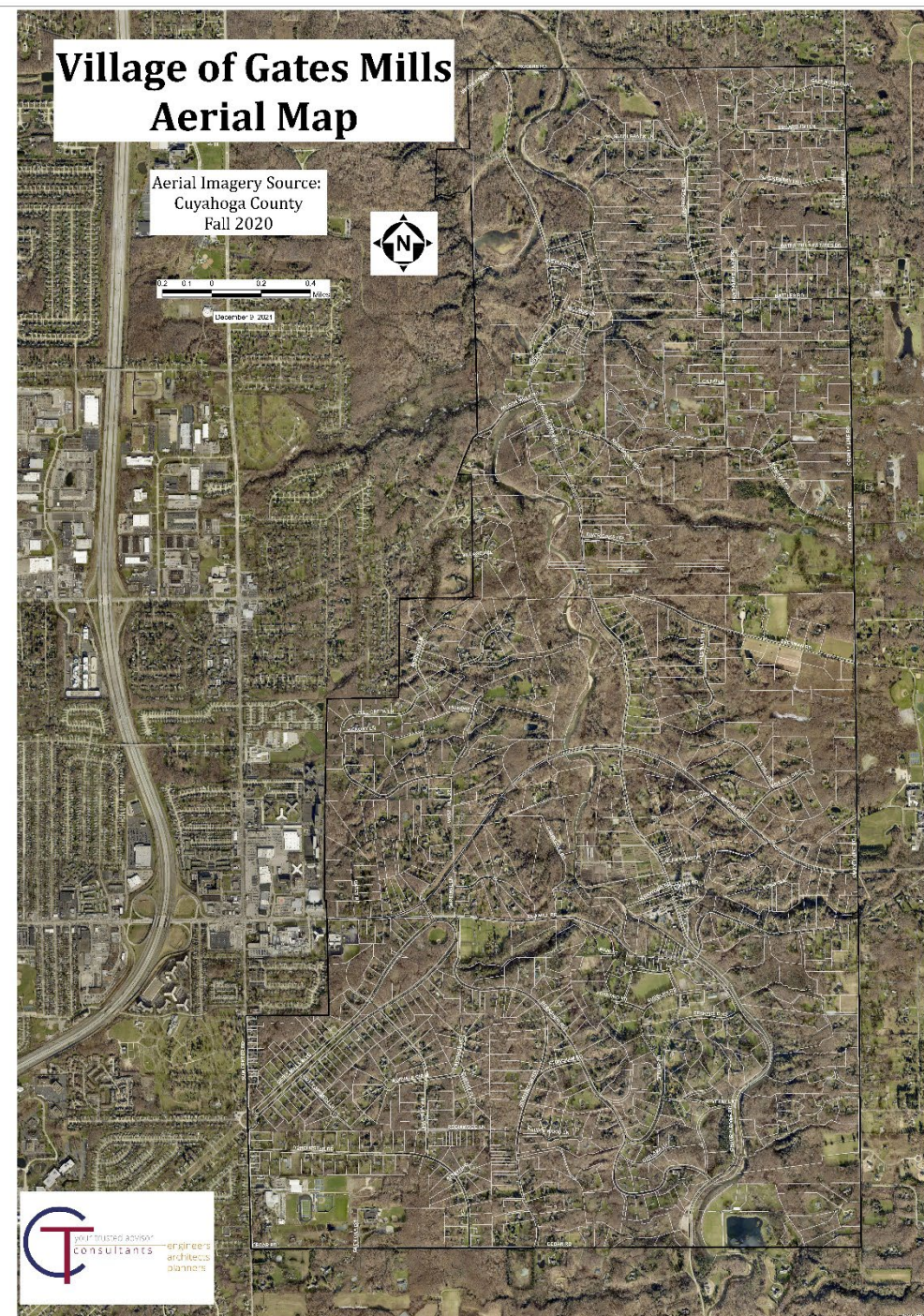
Assets

- Location – nearby amenities
- Chagrin River Valley Natural Environment, Beauty
- Character History of Village
- Housing 5-acre minimum lot sizes



Assets

- Traditions/Community events
- Services from Village
- Village Center Area
- Gates Mills Elementary
- Privacy
- Village Communications – Pink Sheet



Assets – Round Table

-Are there any to be added/revised?

Background Overview/ Key Topics

Population Change

Figure 1. Gates Mills Population Change 1930 - 2020

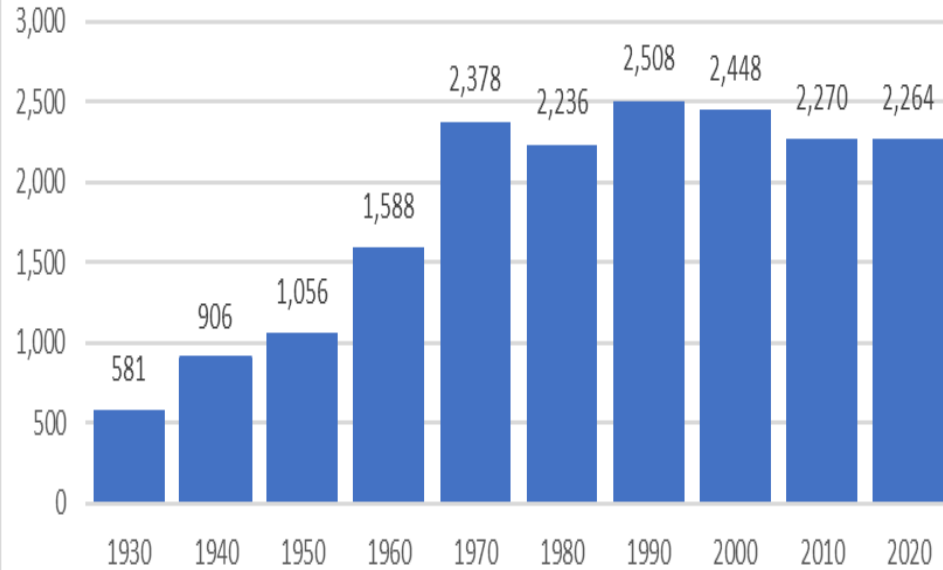
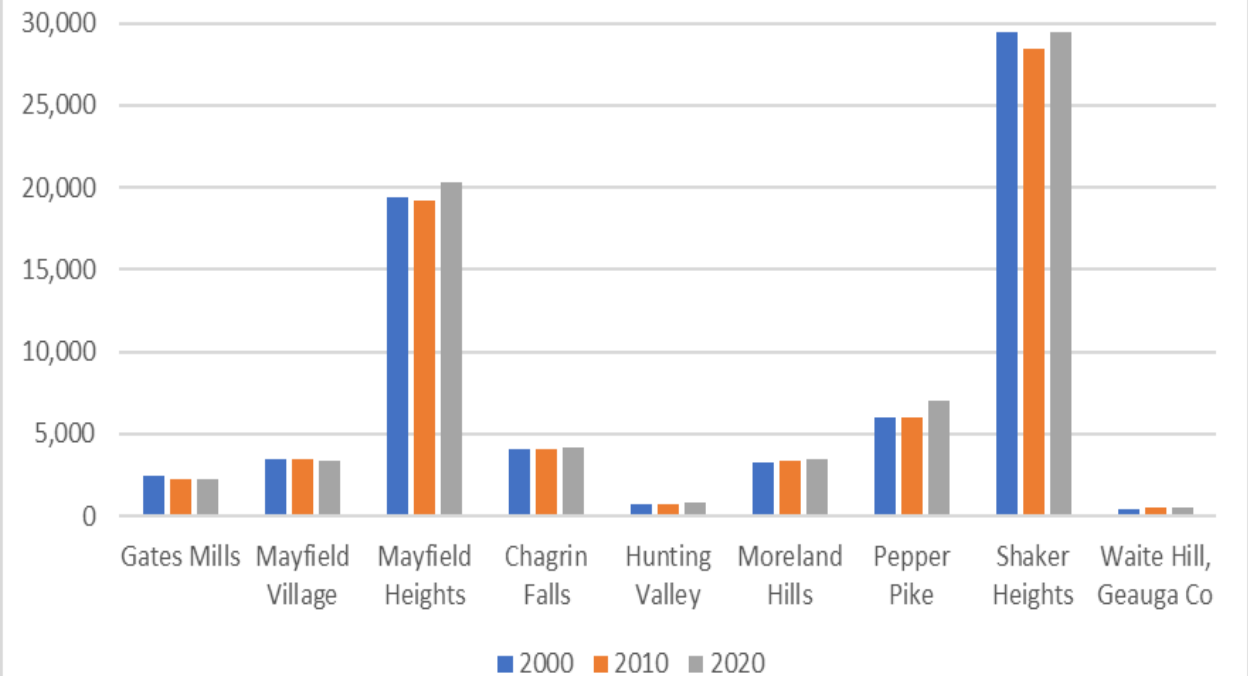


Figure 2. Population Change 2000 - 2020



Population Age Groups/ Characteristics

- Gates Mills residents over 25 are highly educated, with 72.8% having a Bachelor's degree or higher.

Figure 3. GatesMills Population Age Groups

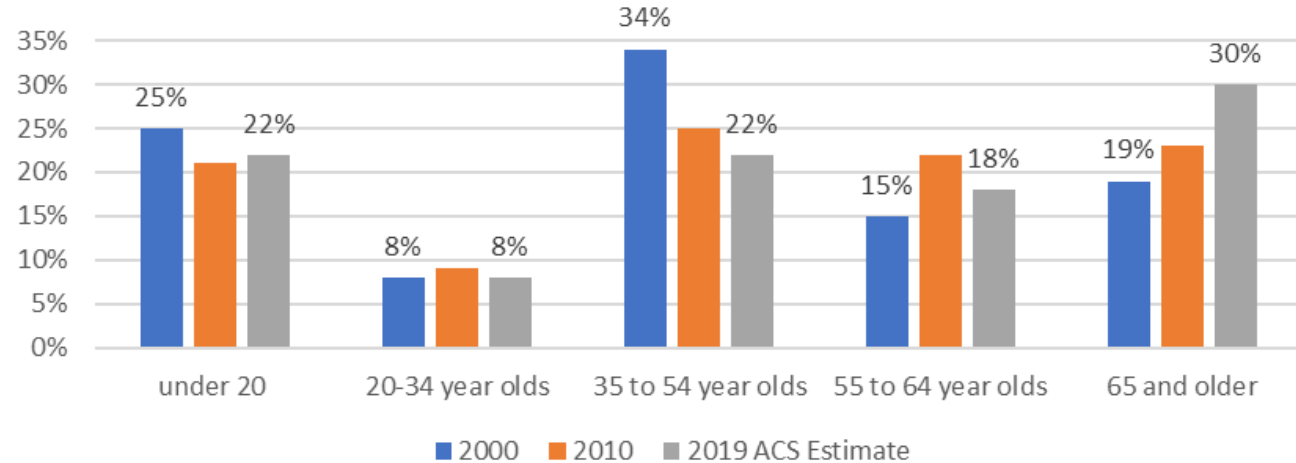
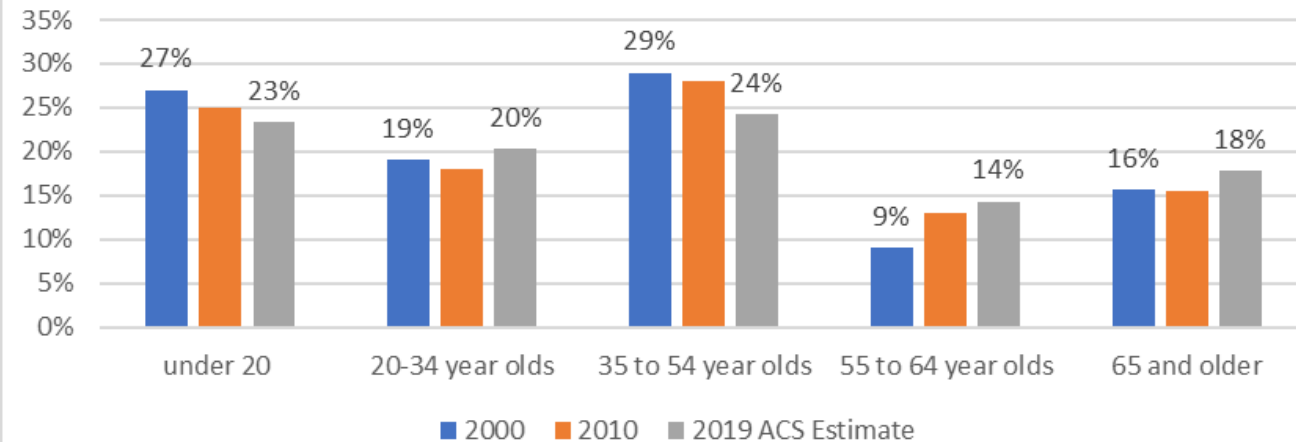
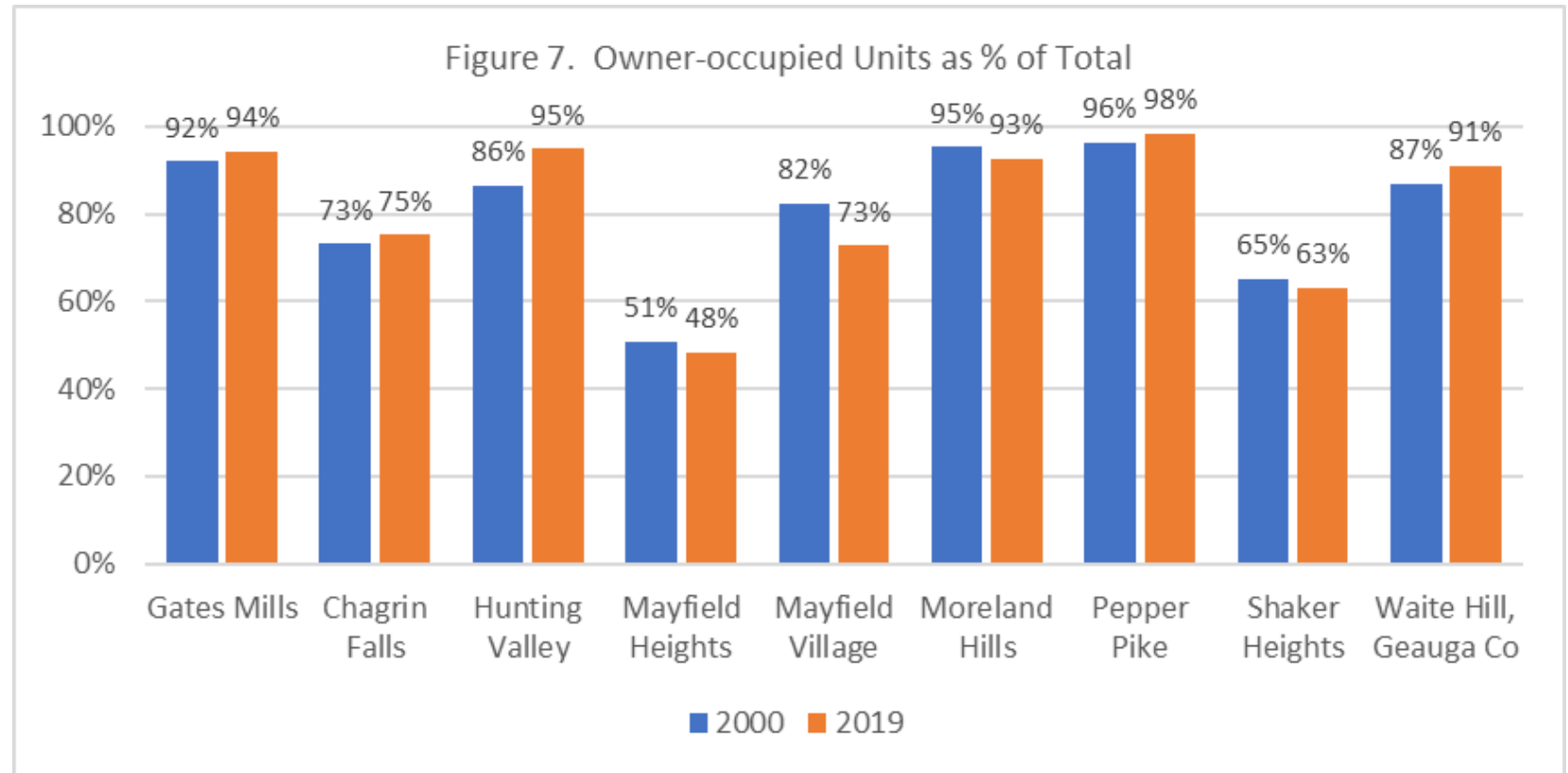


Figure 4. Cuyahoga County Population Age Groups



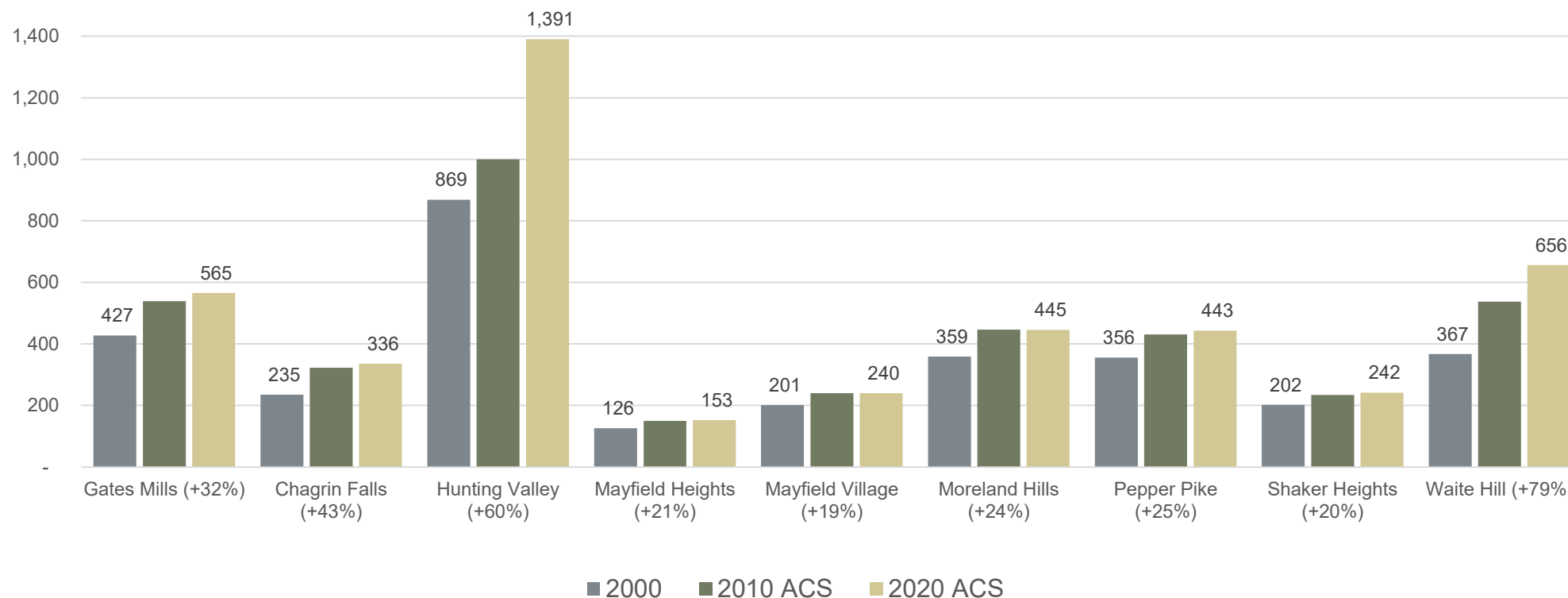
Housing Units

- 97% are single-family
- 94% owner-occupied



Housing Value

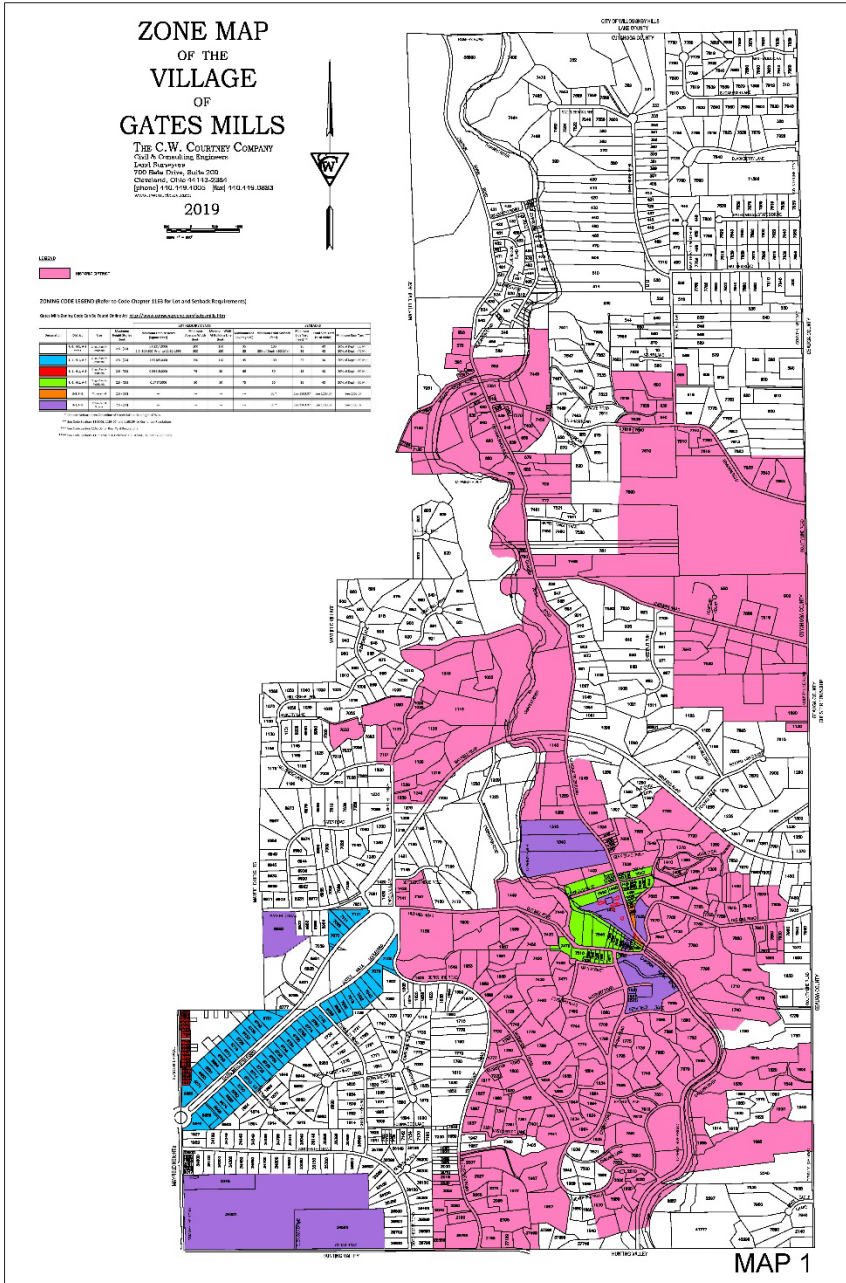
Figure 8. Median Value of Owner-Occupied Units*



*It is important to note that the ACS data are estimates based on an annual sample. As such, the margin of error (MOE) is provided. For 2020, the MOE ranges from a low 2% (Mayfield Village) to a high 39% for Hunting Valley. Gates Mills 2020 estimate has a MOE of 5%, while Waite Hill's MOE is 7.8%.

100

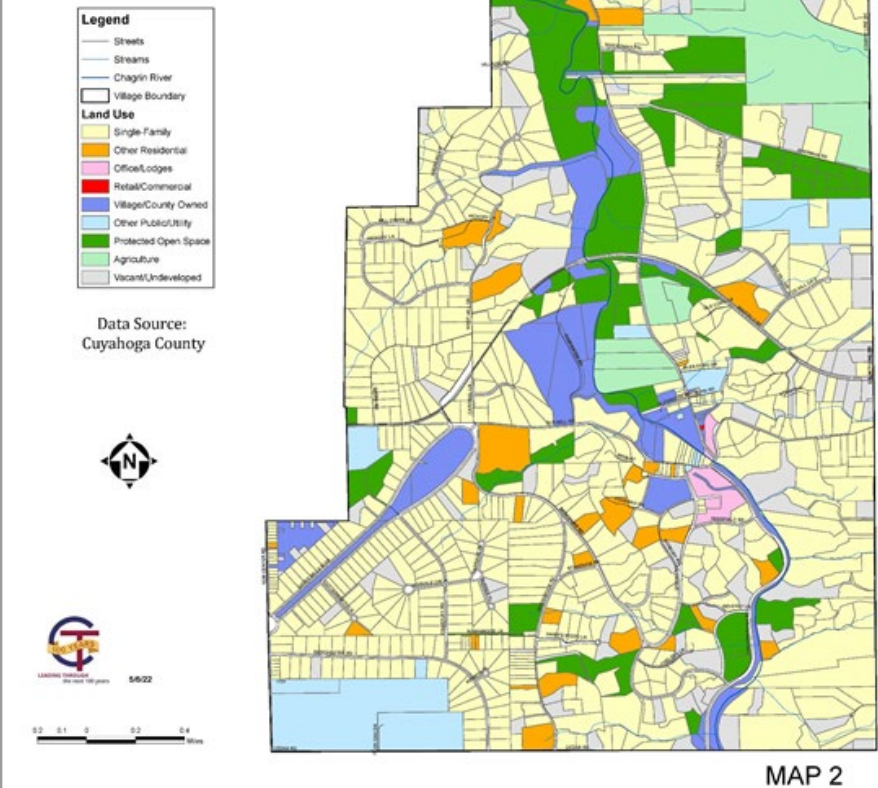
	ACRES	
Zoning Districts		
U-1 A-1	5,236	94.77%
U-1 A-2	108	1.96%
U-1 A-3	7	0.13%
U-1 A-4	35	0.64%
U-2	2	0.04%
U-3	136	2.46%
Grand Total	5,525	100%



Zoning & Land Use

	#	%
Residential		
Single-Family	3,304	59.8%
Other Residential	245	4.4%
Residential Side Yard	129	2.3%
Residential Total	3,678	66.6%
Commercial		
Office/Lodge	20	0.4%
Retail/Commercial	1	0.0%
Commercial Total	21	0.4%
Public/Semi Public		
Village Owned	307	5.5%
Other Public	196	3.6%
Publicly Owned Protected Open Space	730	13.2%
Private Street Total	7	0.1%
Public/Semi Public Total	1,239	22.4%
Agriculture Total	279	5.1%
Vacant Land Total	307	5.6%
Grand Total	5,525	100%

**Village of Gates Mills
Land Use Map**

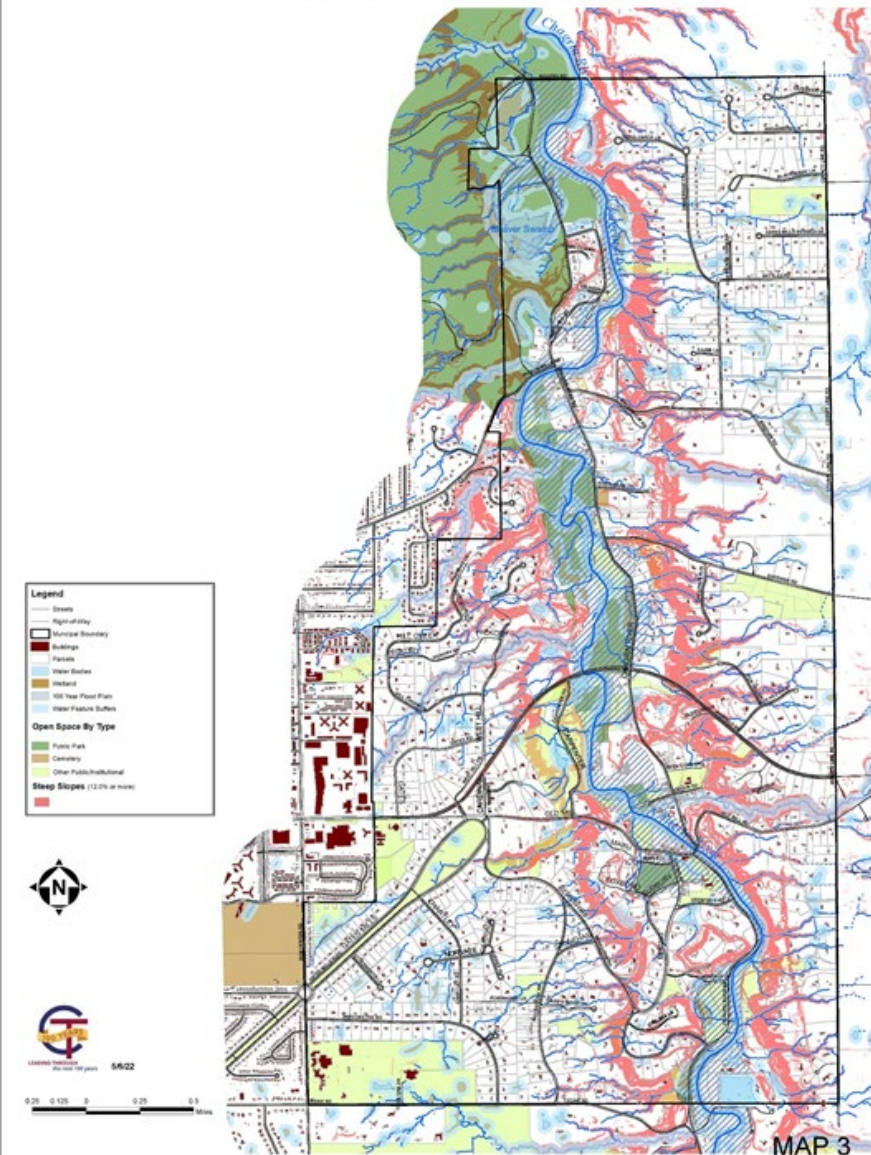


Environmental Features

Table 2. Tree Canopy Coverage (as % of community acre)

	% Tree Canopy, 2017	Acres Lost Since 2011	% Change from 2011
Gates Mills	69.9%	-210	-5.0%
Mayfield Village	51.0%	-78	-5.8%
Mayfield Heights	18.5%	-58	-10.5%
Chagrin Falls	58.0%	-32	-3.2%
Hunting Valley	67.8%	-42	-1.4%
Moreland Hills	63.6%	-258	-8.1%
Pepper Pike	42.3%	-257	-11.7%
Shaker Heights	35.7%	-183	-11.3%
Cuyahoga County	37.4%	-6,599	-6.1%

Village of Gates Mills Environmental Features



Conserved Land

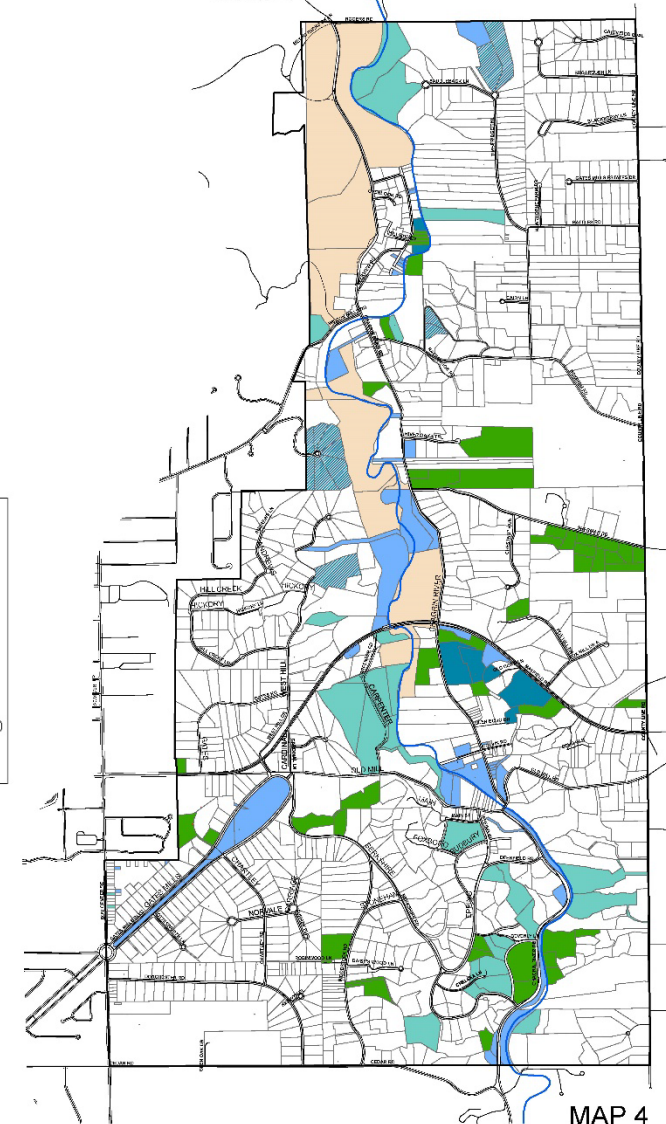
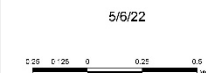
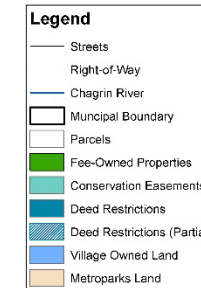
Table 3. Protected/Conserved Open Space

	Properties	Acres	% of Total
Land Conserved by the Gates Mills Land Conservancy			
1. Fee Owned	27	300	23%
2. Conservation Easements*	19	284	22%
Includes 1 parcel 5.6 acres, owned by Cleveland Metroparks Includes 9 parcels, 97.6 acres, owned by Gates Mills Village Includes 24 acres of vacant land Some easements are for only a portion of a lot			
3. Co-Held Conservation Easements*	5	105	8%
4. Deed Restrictions	7	35	3%
Land Conservancy Total	58	724	56%
Additional Cleveland Metroparks	12	394	31%
Additional Village of Gates Mills Open Space	41	175	13%
Cemeteries	5	11	1%
Total Protected/Conserved Open Space	116	1,303*	100%

*24% of 5,525 ac in Village

Village of Gates Mills Conservancy Map

DRAFT



MAP 4

Exempt vs Taxable Land

Table 4. Comparison of County Appraised Value – Exempt vs Taxable						
Use Category	Parcels	Total Acres	Land Value	Building Value	Total Value	Value Per Acre
Exempt Property						
Board Of Education	2	38	\$3,819,100	\$1,813,500	\$5,632,600	\$147,48
Cemeteries	5	11	\$690,400	\$0	\$690,400	\$64,20
Charitable Exemption	47	313	\$13,051,900	\$513,200	\$13,565,100	\$43,30
City/Village Use	54	299	\$19,874,000	\$2,203,000	\$22,077,000	\$73,72
County Use Property	1	0	\$22,300	\$190,000	\$212,300	\$617,15
Park District Property	13	399	\$29,982,200	\$0	\$29,982,200	\$75,05
Private Education Property	5	137	\$14,202,600	\$27,719,700	\$41,922,300	\$306,81
Religious Uses	4	16	\$1,925,500	\$7,437,300	\$9,362,800	\$589,15
Exempt Total <i>% of Village</i>	131	1,214 <i>22%</i>	\$83,568,000	\$39,876,700	\$123,444,700	\$101,68
Taxable Property						
Agriculture	9	279	\$1,630,600	\$3,483,800	\$5,114,400	\$18,31
Commercial	5	21	\$2,153,900	\$3,885,600	\$6,039,500	\$291,29
Private Street	4	7	\$9,600	\$0	\$9,600	\$1,46
Public/Semi Public	10	57	\$865,300	\$521,700	\$1,387,000	\$24,25
Residential without Easement/ Deed Restriction	979	3,398	\$179,764,200	\$381,035,300	\$560,799,500	\$165,02
Residential with Easement/ Deed Restriction	35	277	\$9,884,100	\$19,137,800	\$29,021,900	\$104,70
Vacant Land	80	292	\$10,892,600	\$0	\$10,892,600	\$37,29
Taxable Total <i>% of Village</i>	1,123	4,332 <i>78%</i>	\$205,275,800	\$408,084,600	\$613,360,400	\$141,60

Tax Rates

Table 7. Comparison of Tax Rates – Gates Mills and Select Communities, 2021

	Total Property Millage Rate	Effective Rate				Estimated Annual Property Taxes(b)	
		Total Residential & Ag Millage Rate	School District Portion		Residential Rate for Owner Occupied(a)	Total	\$ paid to School District
			Millage Rate	% Of Total			
Gates Mills – Mayfield CSD	131.28	80.32	46.74	58.2%	67.27	\$12,585	\$7,324
Mayfield Village – Mayfield CSD	121.80	71.74	46.74	65.2%	58.70	\$11,270	\$7,348
Mayfield Hts. – Mayfield CSD	126.80	78.02	46.74	59.9%	64.98	\$12,230	\$7,326
Chagrin Falls Village	158.83	83.06	54.66	65.8%	64.79	\$13,120	\$8,633
Hunting Valley – Orange CSD	133.13	79.71	42.33	53.1%	64.56	\$12,535	\$6,656
Hunting Valley – West Geauga CSD	82.81	56.76	27.43	48.3%	47.32	\$8,900	\$4,299
Moreland Hills - Chagrin Falls	160.43	86.24	54.66	63.4%	64.96	\$13,670	\$8,667
Moreland Hills – Orange CSD	127.33	73.91	42.33	57.3%	63.76	\$11,540	\$6,612
Pepper Pike – Beachwood CSD	127.13	69.97	39.67	56.7%	57.91	\$10,980	\$6,226
Pepper Pike – Orange CSD	126.53	72.63	42.33	58.3%	65.48	\$11,280	\$6,576
Shaker Hts. – Shaker Hts CSD	227.61	120.26	86.87	72.2%	102.89	\$18,795	\$13,570
Waite Hill Village – Willoughby S	106.51	84.15	46.30	55.0%	74.30	\$13,100	\$7,205

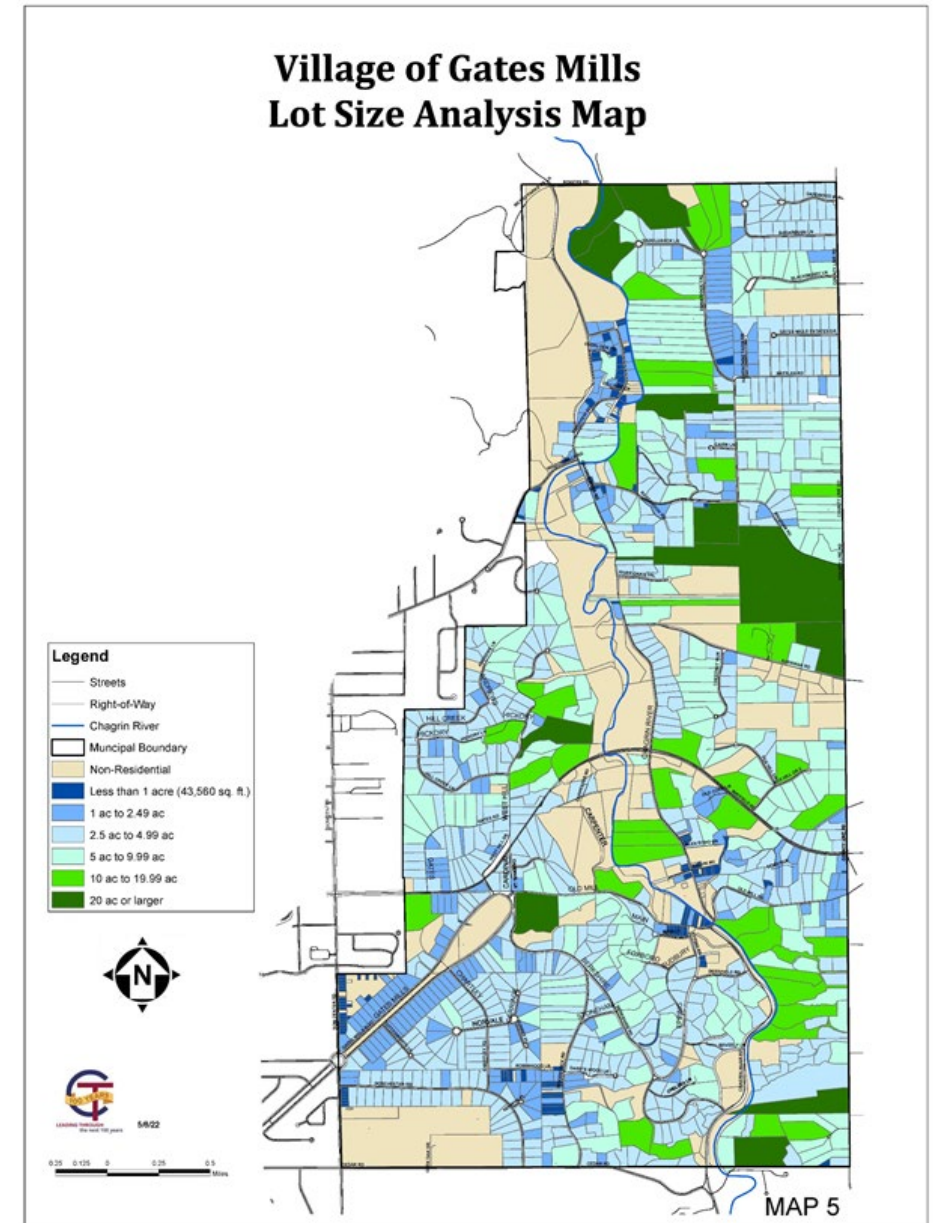
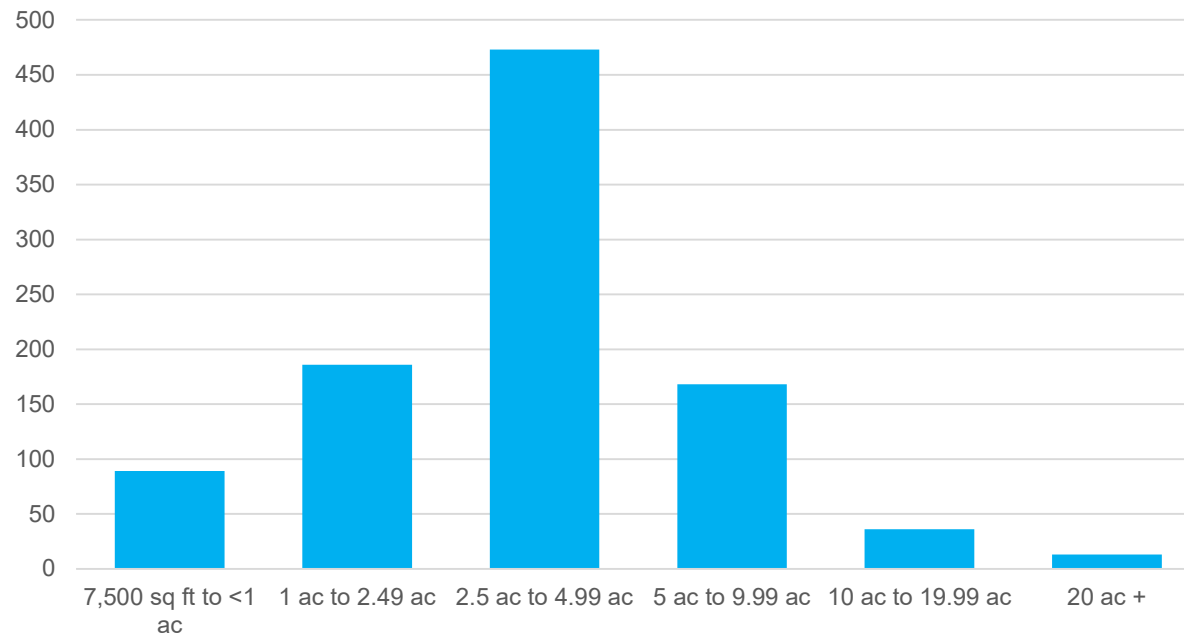
Notes:

(a) Reduced millage rate for residential & agricultural real property qualifying for non-business and owner-occupied credits.

(b) For an owner-occupied home valued at \$500K

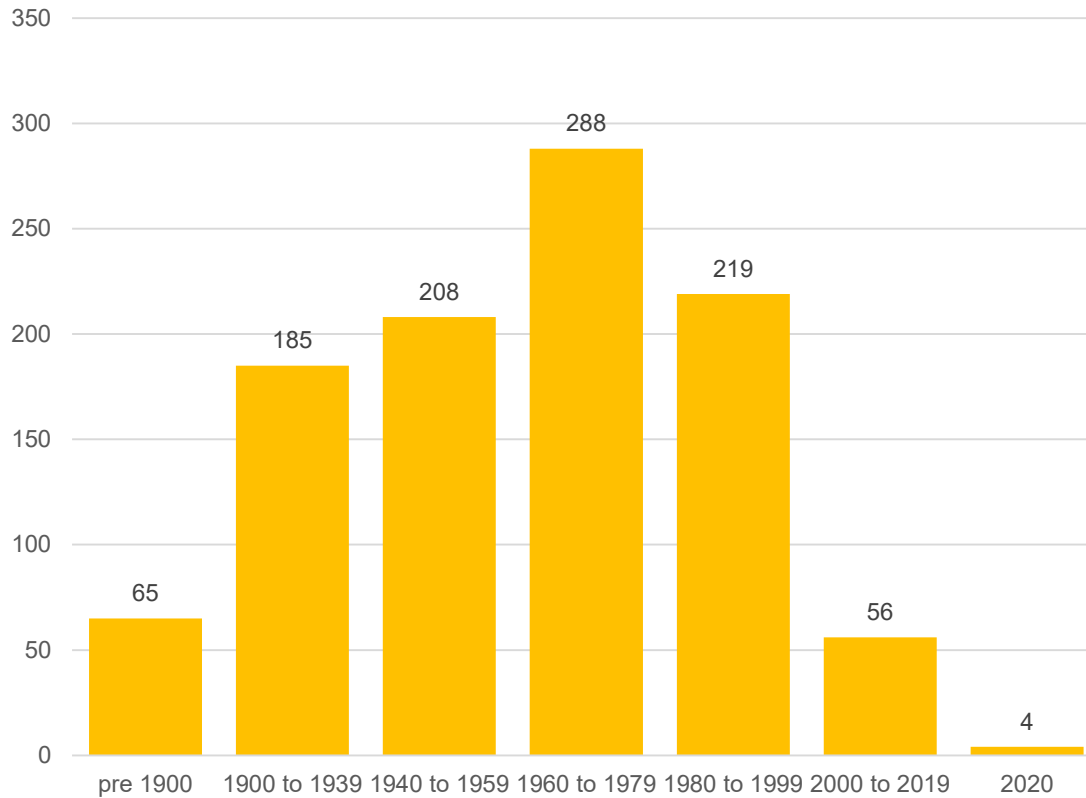
Residential Lot Sizes

Figure 10. Residential Lot Size Analysis

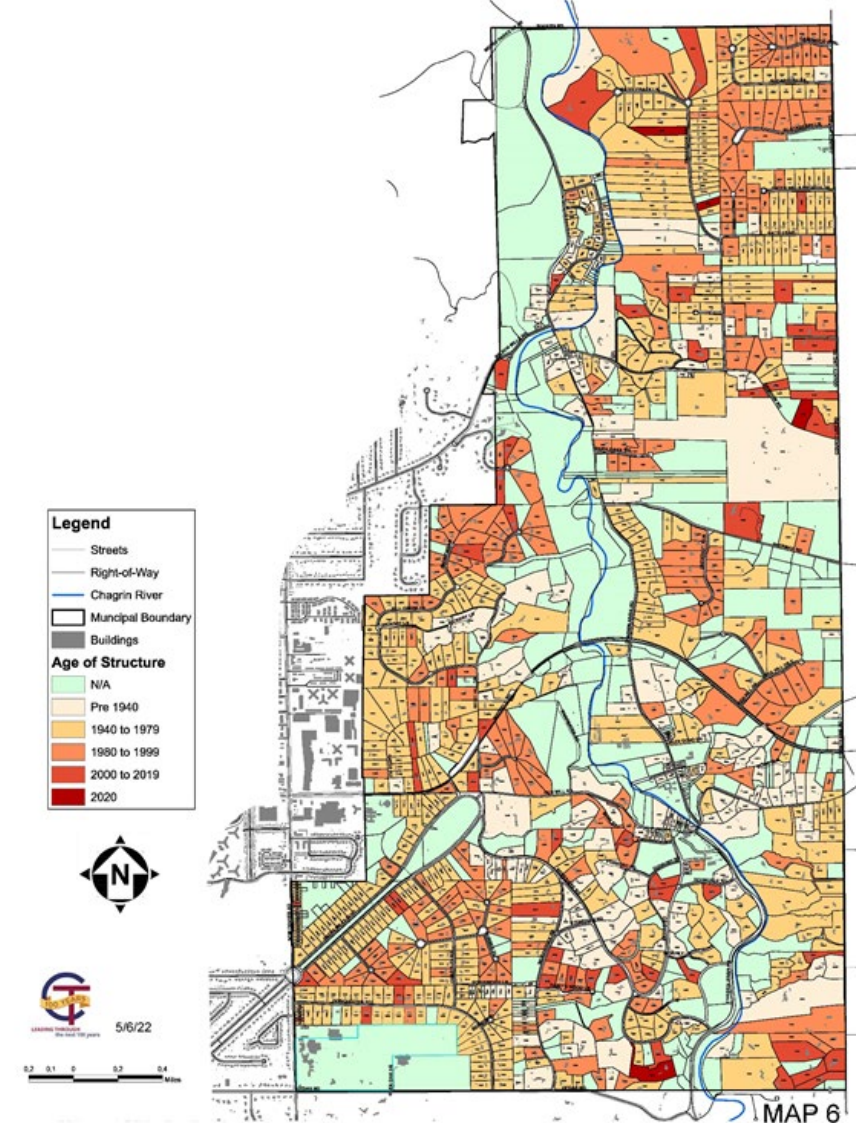


Year Housing Built

Figure 11. Year Built, All Residential Dwellings



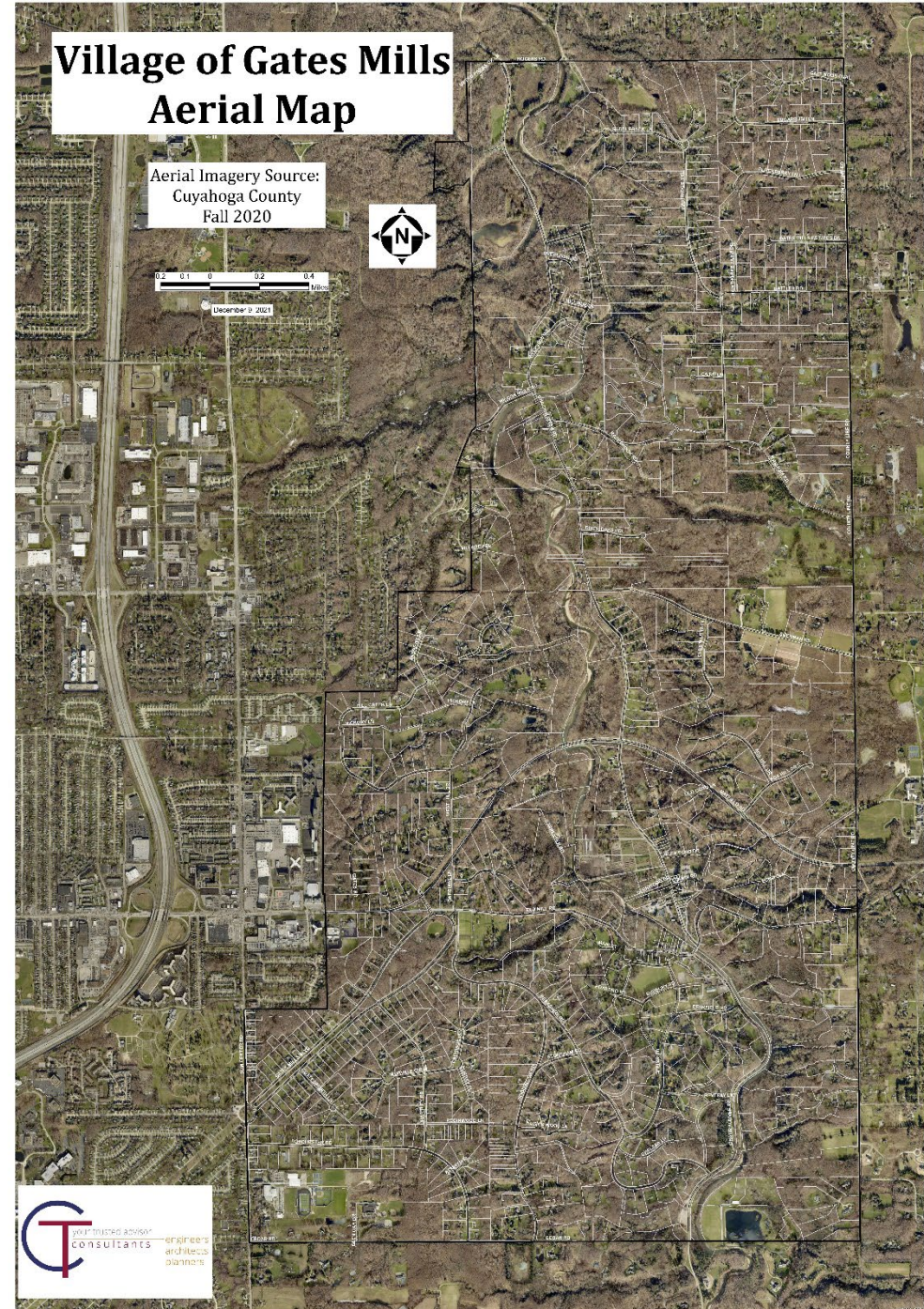
Village of Gates Mills
Year Built Map



| Issues/Key Topics

Outside Perspectives Team

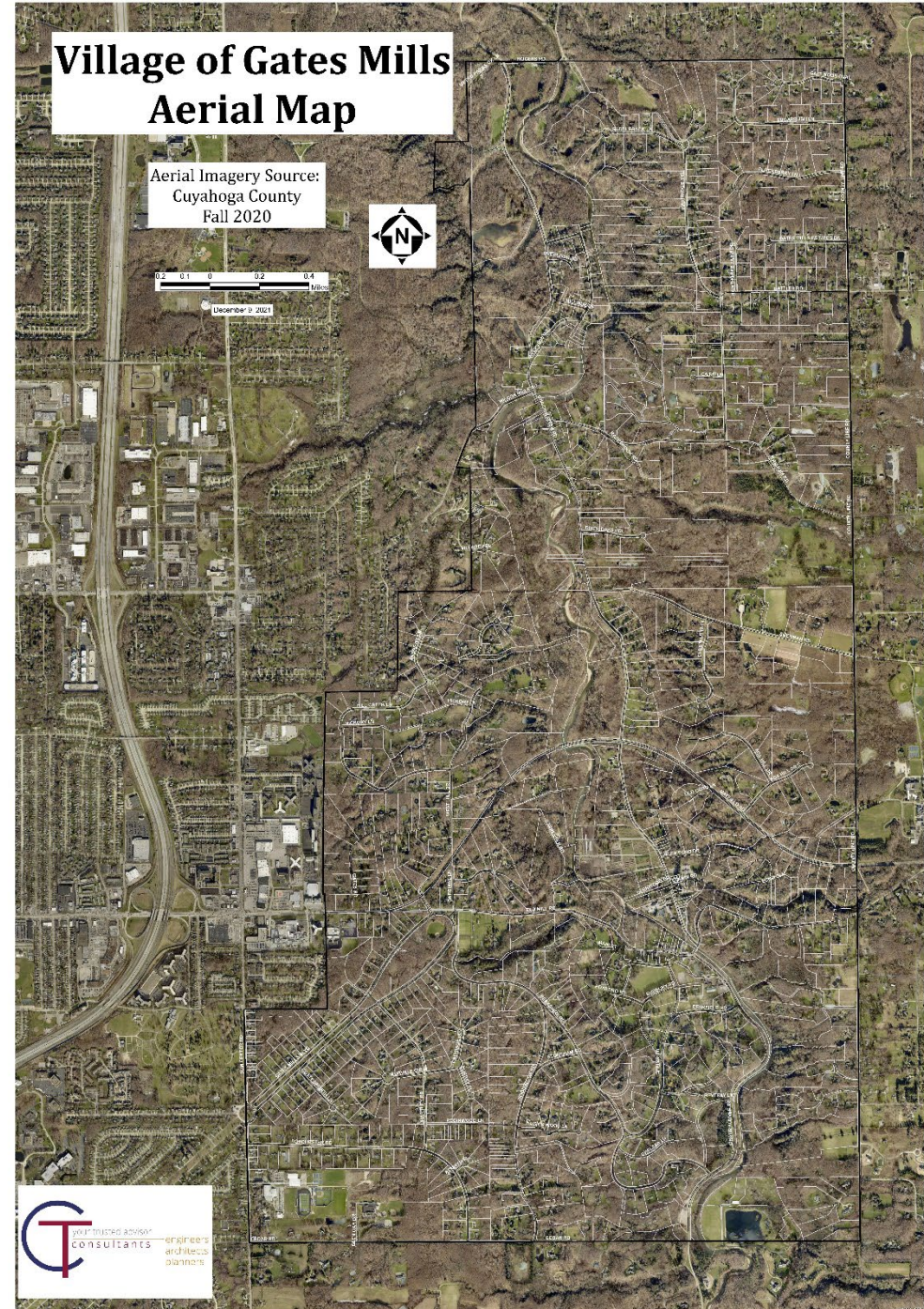
Summary of Realtor Interviews by Chuck Spear



Issues

Environment

- Environmental Concerns – land management
 - Slope erosion
 - Stormwater management issues
 - Flooding
- Gates Mills Land Conservancy
 - Continued funding from Village
- Natural Beauty
 - Balance between preserved and developed land
- Tree Canopy Restoration
 - Replenish trees



Issues

Housing/Development

- Older Population
 - Lack of services/activities
 - Housing options for aging in place/no transition from single-family dwellings
- Upkeep of Buildings
 - Residential inspection of homes at property transfer – similar to Shaker Heights
 - Possibility for tax incentives for rehabilitation of homes



Issues

Village Center

- Downtown Village Area
 - Make it vibrant
 - Coffee shop/café
 - Expand options for retail over service
 - Parking is an issue
 - Future of Post Office

Services/Utilities

- Broadband and Cell Service
 - Bad service
 - Lack of adequate cell coverage



Issues

Services/Utilities

- Power
 - Problem with downed lines
 - Frequent, extended loss of power throughout Village
 - Suggestion to bury lines
- Safety
 - Increase in crimes spilling over from adjacent communities
 - Traffic – Mayfield Road at Chagrin River Road intersection concerns



Issues

Services/Utilities

- Sanitary Sewer for rest of Village
 - Septic systems require maintenance and repairs are costly
 - Connecting will benefit the Village
- Village-maintained streets
 - No base for roads – not constructed properly – yearly patch work
 - Develop program to upgrade streets



Issues

Communication

- Perception of Gates Mills
 - Set apart
 - Branding to attract younger families
 - Tension between tradition and progress
 - Lack of diverse ways of communicating
- Village Center
 - No official name/label – often referred to as the “village” or “village center”



Issues

Communication

- Community Groups
 - Groups such as the Hunt Club among others viewed as not wanting to encourage new members to join
 - Volunteer structure



Issues

Local Governance

- Government/Communication
 - Updates in methods desired
 - Modernize government and technology
 - Village needs to be nimbler and more responsive
- Tax base/Financial state of Village
 - Property tax versus income tax revenue
 - Long-term solvency concerns



Issues

Local Governance

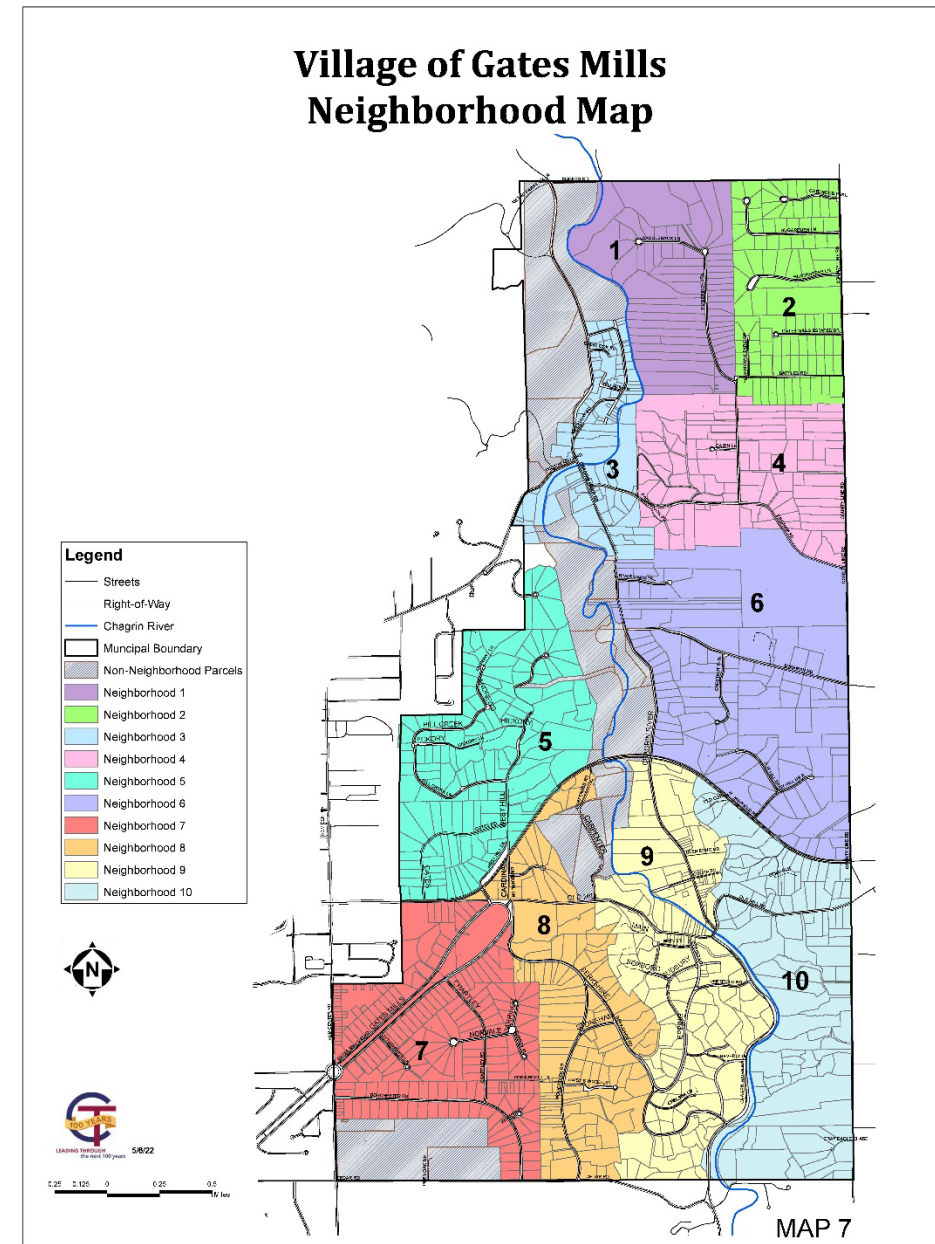
- Zoning/other regulations
 - Applied fairly and consistently (tree ordinance and zoning)
 - Inconsistent enforcement
 - Onerous review processes
- Continuity of service concerns
 - Need to engage younger generation of Village residents in local government



'Neighborhoods'

Identified based on:

- Natural barriers such as the Chagrin River and steep slopes
- Street pattern
- Lot size
- Lot frontage (generally boundaries are drawn along rear lot lines so that lots on both sides of a street are in one neighborhood)
- Year houses were built



Key Issues – Round Table

-What are the Village's biggest Challenges?
-What are the most important issues to be addressed?

| DRAFT Survey Review

Next Steps

- **Survey Timing:** comments through Friday 5/13
- **Next meeting date**

Wrap-Up

Any final thoughts?

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