

AN ORDINANCE TO AUTHORIZE THE MAYOR AND DIRECTOR OF FINANCE TO ENTER INTO AN AGREEMENT WITH ROBERT M. PARRY, AICP FOR THE PROVISION OF PLANNING SERVICES AND DECLARING AN EMERGENCY.

WHEREAS, pursuant to Section 9.06 of the Charter, this Council has appropriated a sufficient sum to carry out the Planning and Zoning provisions and,

WHEREAS, the Council desires that a planner be hired to aid and assist with the planning of Brecksville Road, East Congress Parkway, West Congress Parkway and Wheatley Road intersection.

WHEREAS, the provision of planning skills requires the exercise of peculiar skills and ability and such a contract for such services does not require competitive bidding,

Now, Therefore, Be It Ordained by the Council of the Village of Richfield, Ohio:

- Section 1: Council finds and determines that the hiring of a professional planner to advise the Village on planning matters does not require competitive bidding.
- Section 2: The Mayor and Director of Finances are authorized to enter into a contract with Robert M. Parry, AICP.
- Section 3: The form, terms and conditions of the contract referred to in Section 2 hereof, now on file in the office of the Director of Public Service, are hereby approved.
- Section 4: This Ordinance is determined to be an emergency measure necessary for the immediate preservation of the public peace, health or safety for the reason to provide presently required services and provided this Ordinance receives the affirmative vote of two-thirds of the members elected or appointed, it shall take effect and be in force from and after its approval by the Mayor; otherwise, it shall take effect and be in force from and after the earliest date provided by law.

Passed:
4/7/87

David W. Howard
President of Council

E. June Feiber
Mayor

Dated: 4-7-87

Attest: Mary L. Hegley

AGREEMENT

Between

THE VILLAGE OF RICHFIELD

And

ROBERT M. PARRY, AICP
Planning Consultant

THIS AGREEMENT is made and entered into this _____ day of _____, 1987, by and between THE VILLAGE OF RICHFIELD (hereinafter referred to as the "Village") and ROBERT M. PARRY, PLANNING CONSULTANT (hereinafter referred to as "Consultant").

SECTION I. SCOPE OF SERVICES

The Consultant will perform the work and provide the services and products described in the attached WORK PROGRAM entitled "Corridor Planning Project".

SECTION II. TIME OF PERFORMANCE

The Consultant shall complete the WORK PROGRAM within NINE (9) months of the effective date of this agreement. The Village and Consultant may extend the completion date if mutually agreed to in writing.

SECTION III. PROJECT COSTS

The Village shall compensate the Consultant for completing and delivering to the Village each of the six sections of the WORK PROGRAM in the following amounts:

1) Existing Development Inventory	\$ 800.00
2) Existing Development Analysis	\$1,240.00
3) Determine Development Character	\$ 480.00
4) Vacant Land Potential	\$1,100.00
5) Corridor Development Plans	\$1,460.00
6) Zoning Code Review & Recommendation	\$1,200.00

Total Project Costs: \$6,280.00

It is mutually understood and agreed that the cost for services of the Consultant shall not exceed the amount of Six Thousand Two Hundred and Eighty (\$6,280) Dollars for the services described in the attached WORK PROGRAM.

SECTION IV. METHOD OF PAYMENT

Upon the completion of each section of the attached WORK PROGRAM, the Consultant shall submit invoices for said services. The Village shall pay the Consultant within thirty days on receipt of said invoices. Cost of services shall include but not limited to: Consultant hourly charge at a rate of \$20.00/hour; mileage at a rate of \$0.20/mile; materials, supplies, duplication and other expenses.

SECTION V. VILLAGE PARTICIPATION

The Village agrees to make available to the Consultant full information as needed which shall include: base maps, tax maps, aerial photographs, plans and reports which may exist and be necessary in the performance of the WORK PROGRAM.

SECTION VI. ADDITIONAL WORK BEYOND SCOPE OF SERVICES

If additional services beyond the scope of the attached WORK PROGRAM are required, the contracting authority for the Village shall so specify the required additional work. Any authorized work performed in addition to the specified scope of the attached WORK PROGRAM shall be compensated at a rate of \$20.00 per hour plus expenses consistent with Section IV herein.

Village of Richfield, Ohio

Robert M. Farry, AICP
Planning Consultant

Name

Name

Title

Title

Date

Date

Name

Title

Date

CORRIDOR PLANNING PROJECT
WORK PROGRAM
for the
Village of Richfield, Ohio
by: Robert M. Parry, AICP
Planning Consultant

PURPOSE AND SCOPE OF THE CORRIDOR PROJECT

The Brecksville Road Corridor is 5 1/3 miles long and averages about 2000' in width. The boundary can be considered the area along and fronting on Brecksville Road from the northern municipal line of the Village (and City of Brecksville) to the southern municipal line of the Village (and Bath Township). The east-west boundaries of the corridor project will generally be confined to the properties fronting on Brecksville Road and land areas within any commercial or industrial zoning district which front on Brecksville Road. The corridor will also include the properties along Congress Parkway and in the vicinity of the Wheatley Road/I-271 interchange.

The five mile long corridor includes four interstate interchanges (including the I-77/Wheatley Road interchange). Brecksville Road is the major arterial in the Village and it provides the primary "gateway" into the Village, especially from the north. The eminent availability of sanitary sewers within the corridor will stimulate development activity. During the next few years the development which occurs along Brecksville Road will establish a new character and image of Richfield for decades to come. Currently the corridor is primarily zoned for commercial and industrial uses. Much of the land is vacant or may be redeveloped in the near future. Therefore there is an opportunity now to plan for and/or improve the type and appearance of development to establish a desired character in keeping with that of Richfield.

The corridor project is designed to provide professional planning review of the growth and development potential along Brecksville Road in the Village of Richfield, Ohio. The project will examine the land uses, potential development, design standards, appearance, and implementation strategies to regulate and improve the total image of the corridor. Included in the purpose of the project are to:

- a) Identify & document current problems.
- b) Establish a desired character of development in the corridor.
- c) Determine the types and location of specific land uses to enhance the desired character.
- d) Develop a plan for the future development in the corridor.
- e) Recommend regulatory and design standards to improve and maintain the character of Richfield.
- f) Provide strategies to implement the project's recommendations.

CORRIDOR PLANNING PROJECT
WORK PROGRAM

- 1) **INVENTORY EXISTING DEVELOPMENT**
Existing development and vacant land areas within the corridor will be examined on-site and as mapped on village base maps. Specific concerns about the current development will be identified on larger scale base maps including: inappropriate signage, lack of landscaping or buffers, non-conforming setbacks, building condition, and land use. A report will be prepared including tables and maps documenting the existing development within the corridor.

- 2) **EXISTING DEVELOPMENT ANALYSIS AND RECOMMENDATION**
Based on the findings above and input from village officials a series of improvement strategies and recommendations will be prepared. Recommendations will include but are not limited to: land uses, landscaping, design, building rehabilitation, parking, signage and street R.O.W. improvements. Included in the analysis will be special examination of the northern and southern ends of the corridor which are substantially developed with highway commercial and truck terminals, respectively. Recommendations will be provided to improve the appearance of these "gateways" to the Village. The report of the recommendations will include design sketches and maps illustrating the recommendations.

- 3) **ESTABLISHMENT OF DESIRED DEVELOPMENT CHARACTER**
Based on input from village officials plus past reports and surveys, a series of general character statements will be prepared to define the desired character and image of the Village of Richfield. These character statements will be used to develop design standards and development plans for the corridor.

- 4) **ANALYSIS OF VACANT LAND POTENTIAL**
The vacant (and near vacant) areas within the corridor will be examined to determine the potential type and extent of development under the current zoning regulations. Alternative land uses will also be examined for appropriateness and desirability. The findings will be presented in a report including tables and maps illustrating the extent and characteristics of the vacant parcels.

- 5) **CORRIDOR DEVELOPMENT PLANS**
Alternative development plans will be prepared based on the character goals of the Village, sound planning guidelines, notable examples, and economic realities in the corridor. The alternative land use plans may include recommendations for greater specificity in land use types permitted, specific design features, alternative land use types, and possible changes in the zoning within the corridor.

6) ZONING CODE REVIEW AND RECOMMENDATIONS

Upon completion of the corridor recommendations and review with the Village Council, the Village zoning code will be examined. The review will be confined to the changes needed to help implement the development plans within the corridor. Recommendations will be prepared in the form of the zoning code and may include: improved design standards, buffering and landscaping requirements, suggested changes in permitted and/or conditional uses, or suggested districts.

WORK PROGRAM COSTS

1)	Existing Development Inventory	
	3 weeks	\$ 800
2)	Existing Development Analysis & Recommendation	
	4 weeks	\$1,240
3)	Determine Development Character	
	3 weeks	\$ 480
4)	Vacant Land Potential	
	4 weeks	\$1,100
5)	Corridor Development Plans	
	5 weeks	\$1,460
6)	Zoning Code Review & Recommendation	
	4 weeks	\$1,000
	Additional costs for maps, photos, & duplication	
		\$ 200

	Total Corridor Project Cost:	\$6,280

NOTE: Included in the Corridor project are six meetings with the council to present the materials, plans and maps prepared; discuss the recommendations and receive input from the Council. Meetings above and beyond the work program will be charged at the rate of \$20/hour plus expenses.

Prepared by: ROBERT M. PARRY, AICP
 Planning Consultant
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