

# Village of Richfield

## Comprehensive Land Use Plan Update

### North End Workshop November 9, 2023

#### Overall Vision:

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The majority of the attendees at the North End Workshop were very interested in improving the overall appearance of the area, making it feel more like Richfield, and be more welcoming to residents and visitors. Many recognized that this was a pass through area, not really a destination, but improvements were still necessary to provide a uniform design, streetscape, traffic controls, and amenities for those travelling on the Turnpike, I-77, to the National Park, Brecksville, or into Richfield. More businesses could service those going to the National Park, Ski Resorts, and Blossom Music Center. Specific existing and future uses in the North End should be examined further to determine best and highest use of land.

Overall suggested improvements included:

Streetscaping improvements such as: more landscaping/buffering/greenery, green boulevard/median, updated lighting/decorative lighting/dark sky lighting, gateway/wayfinding signage, iron/brick work, gateways on both ends, sound barriers, bike lane, trash receptacles, traffic signals for congestion, and screening of outdoor storage.

Infrastructure improvements such as: sidewalks, crosswalks, bike paths, towpath trail, on-road bike lanes, buried utility lines, shrinking parking lots, add center median/boulevard to roadway, turn lanes, consolidated curb cuts, noise/light barriers, and keep two lanes each direction.

Their specific redevelopment ideas...

- Use Yellow Freight for relocated Pilot, affordable housing, Amazon distribution, or into space for trucks to park overnight (Sheetz, Loves Truck Stop concepts in Madison, OH)
- Take the land where the former truck companies were to make a street directly to I-77 for all trucks
- Demo Super 8, no more motels
- Clean up motels, Speedway property
- Competition for Pilot
- Pilot traffic, Pilot entrance/exit
- Property maintenance enforcement for truck parking and junk vehicles
- Gateway to the Cuyahoga Valley National Park with entrance signage, lodge
- Buffered entry & fencing, greens with gateway / bookend
- Reflect rural Richfield roots
- Include pedestrian connectivity and safety
- Mixed-use

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- Restaurants to compliment, south of Valor Acres
- Fix vacant lot on end of Boston Mills Road
- Need an anchor – national park/lodge
- Miniature golf and Dairy Queen
- Signage should mirror what have in rest of Richfield, branding of Village, larger street signs
- Directional signage for Turnpike/ I-77
- Sidewalks and crosswalks, between Boston Mills Road and Turnpike
- Keep retail and restaurants on stretch between turnpike to Boston Mills Road
- Mixed use could be located by Super 8, building behind Subway, vacant lot south of Farnham
- Use one side of road to have green spaces, trees, and dedicated bike lane
- Use opposite side for mixed-use retail and restaurants/pedestrians
- Move property now zoned commercial at Brushwood to just streetscape (no commercial)
- More commercial and restaurants along Brecksville Road
- Industrial businesses ideal south of turnpike
- Keep future trucking off south end, keep dense trucking up north
- Bike to connection to Cuyahoga Valley via Boston Mills Road, Cozumel, Furnace Run, Brushwood to bike path and Daffodil Trailhead to bike path
- Bike lanes (on-road), from Brecksville to south of I-77, green paint on road
- Reduce speed limits on Brecksville Road
- Motel to Cozumel crosswalk
- Exit 11 US, more access, improved ingress and egress
- Connect curbs and gutters from North End to center of town
- Business / commercial use belongs over highways, commercial/industrial north of Turnpike
- Light manufacturing on 21 – all utilities available (Snowville Corridor/Brecksville)

In their own words...

“Improve the appearance and they will come.”

“Make it feel like Richfield, not a leftover or an afterthought as it feels now!”

“Slow traffic down so they can stop and enjoy!”

“It is worth the investment to put just a small part of life into this town!”

“North End is a ghost town and embarrassing.”

“Please think about the young people – the future of this city!”

### What would you like to **change**?

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The top six items listed below had the most comments:

**Motels, motel clientele, Super 8, Quality Inn, Motel 6, motel clean up**

**Fence behind Super 8, buffer for residential**

**Vacant land, lots, buildings**

**Pilot traffic, Pilot entrance/exit**

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### Truck parking in motel lots

### Noise, sound and light pollution, reduction of noise (trucks) driving

Eliminate tractor/trailers  
Speedway property cleaned up  
Impractical zoning issues  
Redevelop Yellow Freight Trucking area  
Bury utility lines  
Fat road  
Traffic light coordination “turnpike”  
Sidewalks  
Improve look of current businesses  
Old industrial area needs improved  
Traffic/safety issues  
Maintenance cost for 1 lane each, turn lane  
Dislike all the asphalt that is in terrible condition with no parking lines  
Difficulty for business success  
Add more signage for national park  
Add trash cans  
No storage units  
Fix vacant lot on end of Boston Mills Road  
Concrete barriers  
Possible roundabouts  
Decorative metal work arches on the north and south end of road from turnpike to Boston Mills Road  
Bikeways needed, bike access to park (below I-77), bike/ped trail leading to Furnace Run  
North End is very sterile  
Signals and crosswalks needed  
Use of berms and “soft” areas is good  
Need to attract commercial and retail  
Need an anchor – national park/lodge  
Take the land where the former truck companies were to make a street directly to I-77 for all trucks  
Large welcome sign into Richfield  
Restaurants south of Valor Acres  
Charge to enter the Village  
Miniature golf and Dairy Queen

### What would you **keep** the same?

The top six items listed below had the most comments:

**Cozumel**

**Subway**

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## Comprehensive Land Use Plan Update

**Office space (although empty)**

**Trucking (only because it is too hard to change), keep more toward I-77, north end should cater to trucking**

**Nothing, needs visual improvement**

**Multi-lane, 5 lane (or 4 dependent on location), no road diet, need turning lanes at minimum**

Easy access, access is good between Akron / Cleveland

Improve motels or remove

Turnpike entrance/exit

Like quiet, minimal traffic coming through

Like no sidewalks and no bus stops (note, one bus stop by Subway)

Like no bike path

Making 77 ramp by Townsend not inviting

Keep the same (e.g. "All Aerials" company has good example of attractive growth buffering business in back)

Kiosk not needed. Would require parking and purpose in order to stop there. Note: Bath has one near Granger on C-M and not used.

Do not want any more residential

### What types of **streetscapes** would you like to see?

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The top nine items listed below had the most comments:

**Lots of green/greenery/evergreens/grass/trees/street trees (shade and flowering)/plantings/soft plantings for rural feel, need beautification budget, Brecksville type landscape greenery**

**Mounding, mounding to buffer sound/view of properties behind strip of new development (like Fed Ex) near YRC, buffers along road, buffers to parking and storage**

**Lighting, decorative lighting (should be solar)**

Lighting that is not obtrusive / useful

Keep lighting downward / avoid light pollution

**Bury utilities (concerns about cost, need to plan for it)-multiple**

**Overhead utilities okay- one**

**Median/boulevard-multiple, but need 4 lanes, not like turn lanes**

**General clean-up of area, brighten it up, make area as attractive as possible, beautify area**

**Sandstone, stone, brick work, iron work (including iron artwork)**

**Define entry, entry sign for Village and gateway sign for National Park (tasteful, not over signed), need**

**Village signage standards**

Kiosk/trailhead

Hanging flower baskets, pole banners

Natural look – wildflowers, native grasses

Easy access

Soft signage built into plantings

Signage should mirror what have in rest of Richfield, branding of Village, larger street signs

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## Comprehensive Land Use Plan Update

Directional signage for Turnpike/ I-77  
Concrete sound barriers  
Shared paths  
Need bike lane  
Sidewalks and crosswalks, between Boston Mills Road and Turnpike  
Conceal outdoor storage with evergreens, plantings, fence, etc., allow tastefully screened outdoor storage  
Trash receptacles (by bus stop)  
Get rid of asphalt  
Gathering areas, greenspace, put responsibility on owners for pocket parks  
Downtown look or industrial park look, want similar exteriors, design

### **Specific Development**

High end residential, multi-use townhomes and shops  
Car wash  
Restaurants, shopping, grocery stores  
Bakery  
Smoothie store (Pulp)  
Hiking/ski store  
Biking / bike shop  
More gas stations  
Keep retail and restaurants on stretch between turnpike to Boston Mills Road  
Mixed use but buildings and lighting to be historic/at Western Reserve Road  
Clean up motels  
Knock down buildings that are there  
Mixed use could be located by Super 8, building behind Subway, vacant lot south of Farnham  
Define areas of mixed use  
Use one side of road to have green spaces, trees, and dedicated bike lane  
Use opposite side for mixed-use retail and restaurants/pedestrians  
East side of 21 is an eye sore  
Attractive road service  
Move property now zoned commercial at Brushwood to just streetscape (no commercial)

### **Not Need:**

Nobody walks  
No parks, no benches  
No sidewalks  
No gathering areas  
No more retail at north end of town  
No bus stops  
Should not look like Disneyland  
Vacant land

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## Comprehensive Land Use Plan Update

Maintenance cost for Village

No boulevard

No kiosk

No bike lanes

No outdoor storage

### What types of **businesses** would you like to see?

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The top seven items listed below had the most comments:

**Restaurants (family, diner, deli, lunch, breakfast, non-chain)**

**Mixed use residential, restaurants, grocery (utilize empty buildings, instead of trucking, YRC trucking could be turned in to mixed use)**

**Bakery/coffee/doughnut (like Starbucks)**

**Retail**

**Ice Cream (Dairy Queen)**

**Amazon Terminal, Big Box Store, Housing Development for Yellow Freight**

**Pizza**

Bagel shop (like Brugger's)

Non-residential

True, affordable senior housing

Small businesses

Discount store

Light manufacturing

Home improvement

Banks

Trailhead – info on Richfield & NPS, information about the relationship with Cuyahoga Valley

Interactive maps

Public art

Grocery, pharmacy

Keep trucking

Exercise business/ private franchise gym

Service oriented retail

Day care

Smaller gas station

Richfield Commons – retail in front

YF truck stop

More commercial and restaurants along Brecksville Road

More businesses like Cutting Edge

Industrial businesses ideal south of turnpike

Warehousing

Businesses for teenagers and young adults

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### **Not Want to See**

No Section 8

No trucks to replace Yellow

No Swamp Oak or Silver Maples

No mixed use; do not like trucking industry, but due to highway/turnpike, it is hard to avoid

No heavy commercial (no Walmart's)

No fast foods

Keep future trucking off south end

### **What types of [transportation improvements](#) need to be made?**

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The top nine items listed below had the most comments:

**Four lanes, need for commercial, retail**

**Crosswalk, with button to signal "true signal light," pedestrian signal, for safety need true stop lights**

**Sidewalks (and connect to 303 and National Park)**

**Separate Bike trail/walking trails, safety concern with bikes/cars**

**B&C work well for bike lanes**

**Bikes not using North Brecksville Road due to congestion and traffic.**

**Bike to Cozumel**

**Bike to connection to Cuyahoga Valley via Boston Mills Road**

**Connections- path to Furnace Run, Brushwood to bike path and Daffodil Trailhead to bike path**

**Five foot walkways enough**

**Bike lanes (on-road), from Brecksville to south of I-77, green paint on road**

**Boulevards. medians with trees**

**Keep turn lanes, especially for trucks and bigger RVs 11 and to keep traffic moving and into residential streets**

**Traffic lights, improve signal timing, keep traffic moving, like turn lane on Wheatley**

**Less trucking or redirect it, heavy truck traffic**

**Reduce speed limits on Brecksville Road**

**Pilot traffic issues, improve flow**

**Bus lane for P/U drop off**

**Limit truck parking at Pilot/reconcile truck parking**

**Mounding for noise, trees**

**Greenspace**

**Underground utilities**

**Eliminate truck parking on west side, providing a truck parking lot**

**Keep dense trucking up north**

**Wait until Valor Acres is done and plan for it**

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## Comprehensive Land Use Plan Update

Use traffic light more efficiently with flashing yellow arrows  
Proper signage (road signs), ODOT updates all interstate signage  
Service road  
Tree lawns/sidewalks – maybe for aesthetics maybe not practical  
Few pedestrians currently  
Neighborhood retail at Brecksville not needed in North End  
Motel to Cozumel crosswalk  
Connections not feasible  
One lane on each side is fine, it turns into two lanes just down the road anyway, less plowing/maintenance  
Two lanes – no trees, keep center turn lanes  
Noise/light barriers  
Consolidate curb cuts  
101 line? Metro lane out  
Exit 11 US, more access, improved ingress and egress  
Connect curbs and gutters from North End to center of town  
Keep easy access to highway

### **What Transportation Improvements Not Want to See**

No bicycle lanes, not sure what to connect to  
No tree lawns / medians/ trees  
No bike path (Brecksville does not have one to even connect to), no bike paths on street/off street only  
No road diet, removing lanes, concern with truck traffic  
No roundabouts  
No long term truck parking  
No more traffic to the area  
No multi-purpose paths  
Do not change to 2 lanes  
No sidewalks not needed, not need a place to ride bikes  
No Main Street, impractical with 3 highways

### **What property maintenance issues need to be addressed?**

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The top five items listed below had the most comments:

**Any maintenance (public and private), property, building (occupied and vacant), upgrades for look and appeal, blend property landscaping down the corridor**  
**Parking of RV's, trucks, junk cars in empty lots, nefarious activities require larger police presence**  
**Add lighting and security cameras**  
**Decrease curb cuts so semis cannot get into lots**

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**No truck trailers or storage containers**

**No more truck stops/improvised lot next to motels**

**No rogue trucking companies**

**Consistency of design, design standards, consistent in the North End**

**Outdoor storage is okay if well screened in commercial or industrial areas and dependent on the business**

**Must be related to their business**

**Outdoor storage is not an issue**

**If storage is behind the building, not an issue / cannot see from road**

**Tree screening**

**Enclosed or hidden by landscaping**

**Motel 6/Super 8 not maintained, remove Super 8**

Speedway property not maintained

Add trash containers

Type of business

Light pollution

Asphalt, asphalt improvements

Peeling siding

Green space

Brownfield sites (concerned with Yellow property)

Signalization at Pilot truck stop ingress/egress issues

Need thoroughfare improvements

Other means of egress

### **General Comments**

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Love Concept C, but A makes more sense. Can we take some ideas from C and put into A? Only Concept A is good, not sure why B & C are even considered. Do not like "C." Concept A-Will there really be demand enough to justify bike lanes? (Valon Acres population). Prefer A but a combo of turn lane – softened scape. If Concept A, tree lawns and median boulevards implemented to keep four lanes moving and add a quaint feel to entering city.

1. Concept A – 100%, 2 lane
2. Wayfinding – consistent signage
3. Sidewalk and bike lanes
4. Soft but define welcome entrance
5. Who pays for underground utilities
6. Yellow Freight – consolidation of truck overnight stay – Buckey's
7. Local – regional restaurants
8. Trucking is part of Richfield

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## Comprehensive Land Use Plan Update

The top five items listed below had the most comments:

**Motel overnight parking, outdated motels are a problem, some can go, motels ownership – how successful are they**

**Main entrance, welcome signage, not too big – sign with brick and landscaping, character of Richfield, signage to direct visitors to central of town and national park**

**Greener, cleaner, more attractive, which maintaining functionality**

**Slow it down, make people want to stop, reason to get off the Turnpike, multiple destinations**

**Business / commercial use belongs over highways, commercial/industrial north of Turnpike**

Move Pilot to Yellow Freight, depends on Yellow Freight

Concern for existing business/easy access, accessibility, business visibility

Center of town is already 303 & Broadview, Main Street, not in North End

Purposeful truck parking – give them somewhere to park

Embrace the entrance to the National Park, etc.

Small town feel, not corporate

Businesses need to be lit but soft

The North End is a pass-thru, not a destination

Do we want more people or visitors to Richfield?

Multiple X's per week 2-3 x 15 per day, access to highway yes

No building is sacred

Trucking okay if properly screened

Concern for future density of housing

Take advantage of proximity of highways – good for township/delivery

Light manufacturing on 21 – all utilities available (Snowville Corridor/Brecksville)

Better branding

Zoning more flexible

Getting better informed

Could 37 acres be a small outdoor/small shop streetscape, business district with small town feel

BP site

Bring back Dairy Queen

More family friendly

Less vacancies/empty buildings

### **Not want:**

No apartments

Do not want to be Hudson or Brecksville

Do not lose our identity

Do not copy Brecksville, generate revenue for community

No kiosk

Not in favor of residential, opposed to mixed use

No residential up north – no commercial – no mixed use

No vagrant traffic in residential area

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## Comprehensive Land Use Plan Update

No gigantic entrance sign

### **Parking Lot Comments:**

How can you take property from existing businesses to add walk and bikeways?

Outdoor storage should be allowed in any commercial district.

Consolidate curb cuts on Wheatley

All 3 options give the impression that we do not want to be rural anymore. We want to be Macedonia.

Leave Yellow Trucking – do not remove / where will your tax base come from

Rec Center

Pricing out of Richfield: Ashton CT does not represent character of community

Old Richfield school site