

3rd Biennial

Greater Cleveland Trails & Greenways Conference

Mayor Bruce G. Rinker
Mayfield Village, OH

1



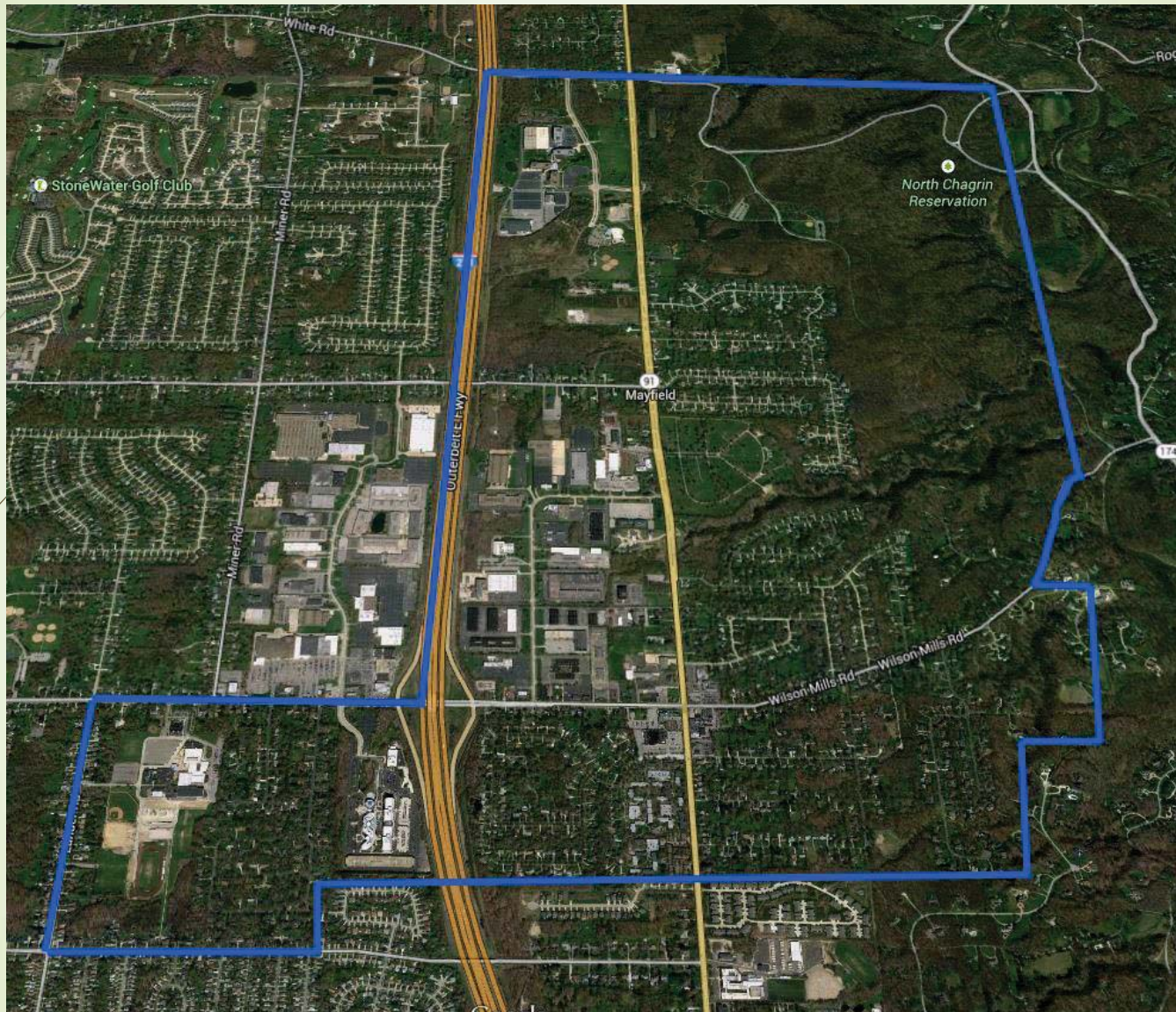
Introduction

WELCOME TO MAYFIELD

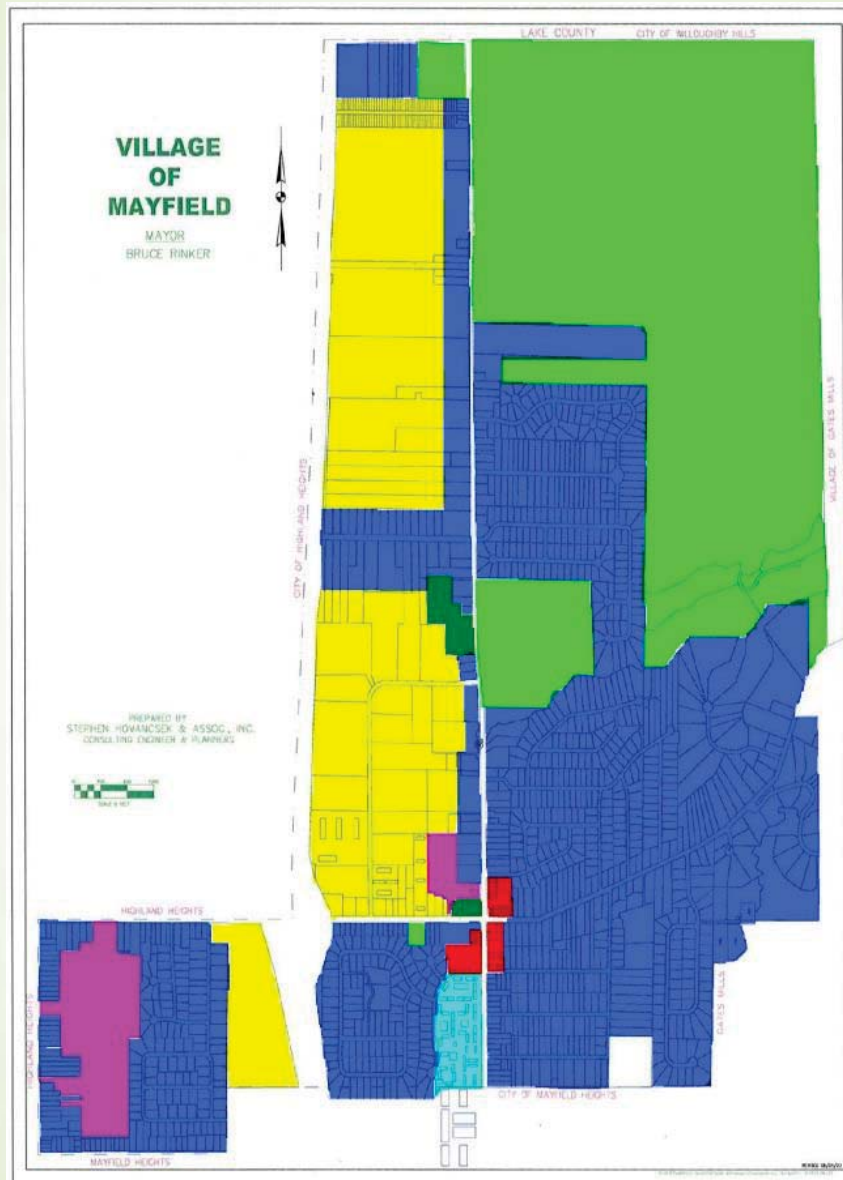
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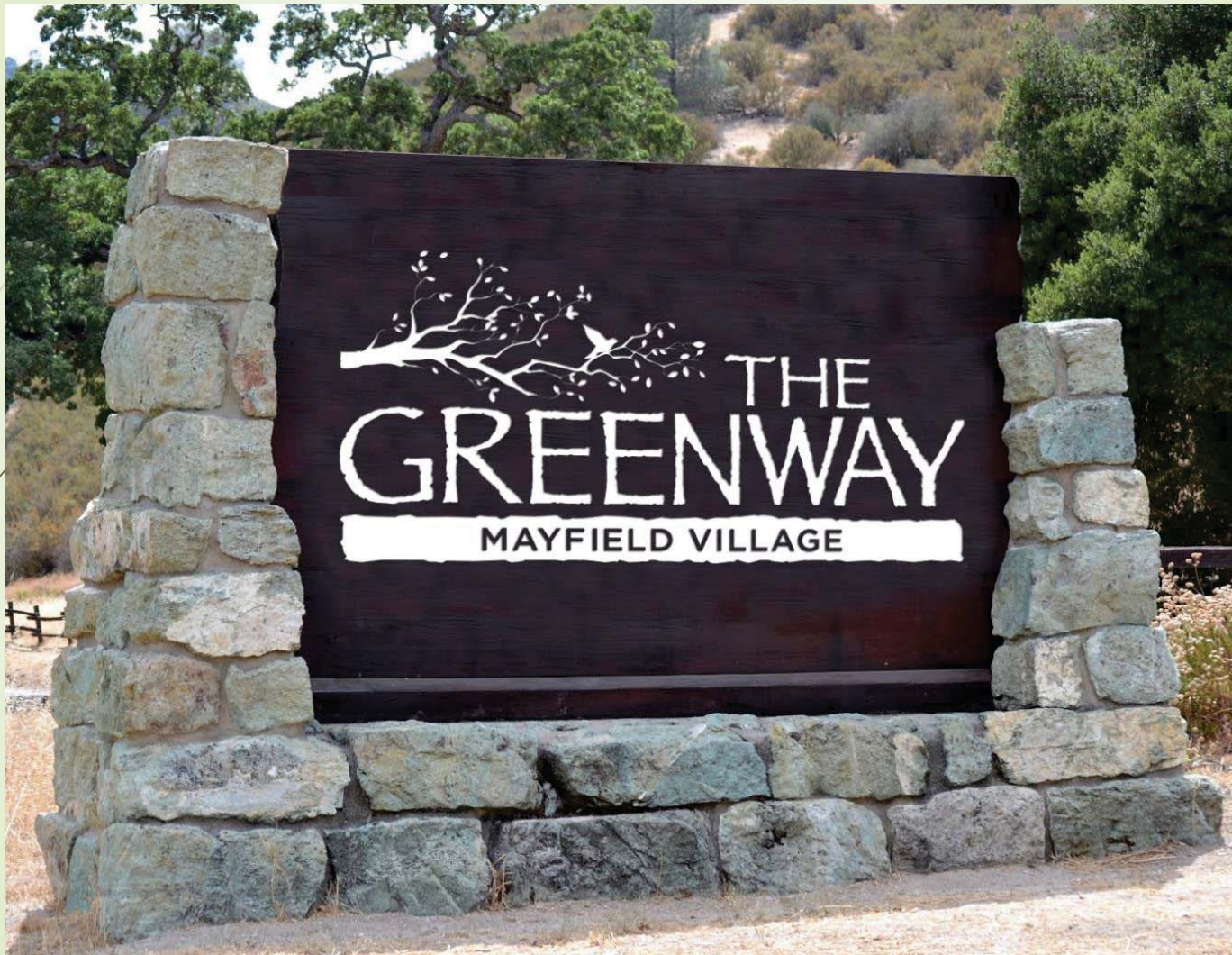


 THE
GREENWAY
MAYFIELD VILLAGE









Development History

1991 - 1998

IN THE COURT OF COMMON PLEAS
CUYAHOGA COUNTY, OHIO

MAYFIELD VILLAGE, OHIO ex rel.
VINCENT PANICHI
6737 Bramblewood Drive
Mayfield Village, Ohio 44143

and

ANGELO BASCONI
6808 Bramblewood Drive
Mayfield Village, Ohio 44143

Plaintiffs,

vs.

BLASE PIETRAFESE
Mayor, Mayfield Village, Ohio
6621 Wilson Mills Road
Mayfield Village, Ohio 44143

and

PROGRESSIVE INSURANCE COMPANY
6300 Wilson Mills Road
Mayfield Village, Ohio 44143

and

GUS AMENDOLA
Building Commissioner
Mayfield Village, Ohio
6621 Wilson Mills Road
Mayfield Village, Ohio 44143

and

JOSEPH W. DIEMERT
Law Director,
Mayfield Village, Ohio
1360 SOM Center Road
Mayfield Heights, Ohio 44124

Defendants.

CASE NO.

JUDGE

228423

COMPLAINT FOR
DECLARATORY JUDGMENT
AND INJUNCTIVE RELIEF

1991

THE
GREENWAY
MAYFIELD VILLAGE

Progressive Campus 1

10



IN THE UNITED STATES DISTRICT COURT
FOR THE NORTHERN DISTRICT OF OHIO
EASTERN DIVISION

PATRICK LACONTE, et al.)	CASE NO. C87-2289
)	
Plaintiffs)	JUDGE PAUL MATIA
)	
v.)	
)	
SANTO BASILE, et al.)	
)	
Defendants)	

AGREED STIPULATED ENTRY

This matter came on to be heard upon the following stipulations of the parties:

1. Plaintiffs are owners of certain property located within the Village of Mayfield, commonly known by the street address of 320 and 370 S.O.M. Center Road, consisting of approximately 76 acres.
2. Defendants are the Village of Mayfield and several of its current and former elected officials.
3. The parties, through extensive negotiations under the supervision of this Court, have reached an agreement to settle and compromise this matter, which agreement is attached hereto as Exhibit "A" and incorporated herein fully as if by reference.

EXHIBIT B

LaConte Lawsuit
(Settled in 1992)



REQUEST PUBLICATION

POSTED

COURT OF APPEALS OF OHIO, EIGHTH DISTRICT

COUNTY OF CUYAHOGA

NOS. 65944, 65945, 65946 and 65947

TAXED

MAYSOM LIMITED PARTNERSHIP,
ET AL.

Plaintiff-appellees

-vs-

VILLAGE OF MAYFIELD, ET AL.

Defendant-appellants

JOURNAL ENTRY
AND
OPINIONEDP
H.I.A.DATE OF ANNOUNCEMENT
OF DECISION

AUGUST 4, 1994

CHARACTER OF PROCEEDING

Civil appeal from
Court of Common Pleas
Case Nos. CV-915465,
CV-916020, CV-916661 and
CV-926138 ✓

JUDGMENT

AFFIRMED

DATE OF JOURNALIZATION

AUG 15 1994

APPEARANCES:

For plaintiff-appellees:

DAVID L. PARHAM, ESQ.
KAREN E. RUBIN, ESQ.
Thompson, Hine & Flory
1100 National City Bank Bldg.
Cleveland, OH 44114MICHAEL P. BUTLER, ESQ.
Assistant County Prosecutor
8th Floor Justice Center
1200 Ontario Street
Cleveland, OH 44113

For defendant-appellants:

JOSEPH W. DIEMERT, JR., ESQ.
Law Director
1360 SOM Center Road
Cleveland, OH 44124

VOL 1767 PG0048 ✓

VOL 0363 PG0094

MAYSOM Litigation
(1993-1994)


THE
GREENWAY
MAYFIELD VILLAGE

Economic And Fiscal Impact Analysis Of The Northwest Quadrant Of Mayfield Village

Prepared By:

The Urban Technical Assistance Group
The Urban Center
Maxine Goodman Levin College Of Urban Affairs
Cleveland State University

Prepared For:

Mayor Bruce Rinker
Village of Mayfield
October 9, 1996

The Maxine
Goodman Levin
College of
Urban Affairs at
Cleveland State
University
1737 Euclid Avenue
Cleveland, Ohio 44115



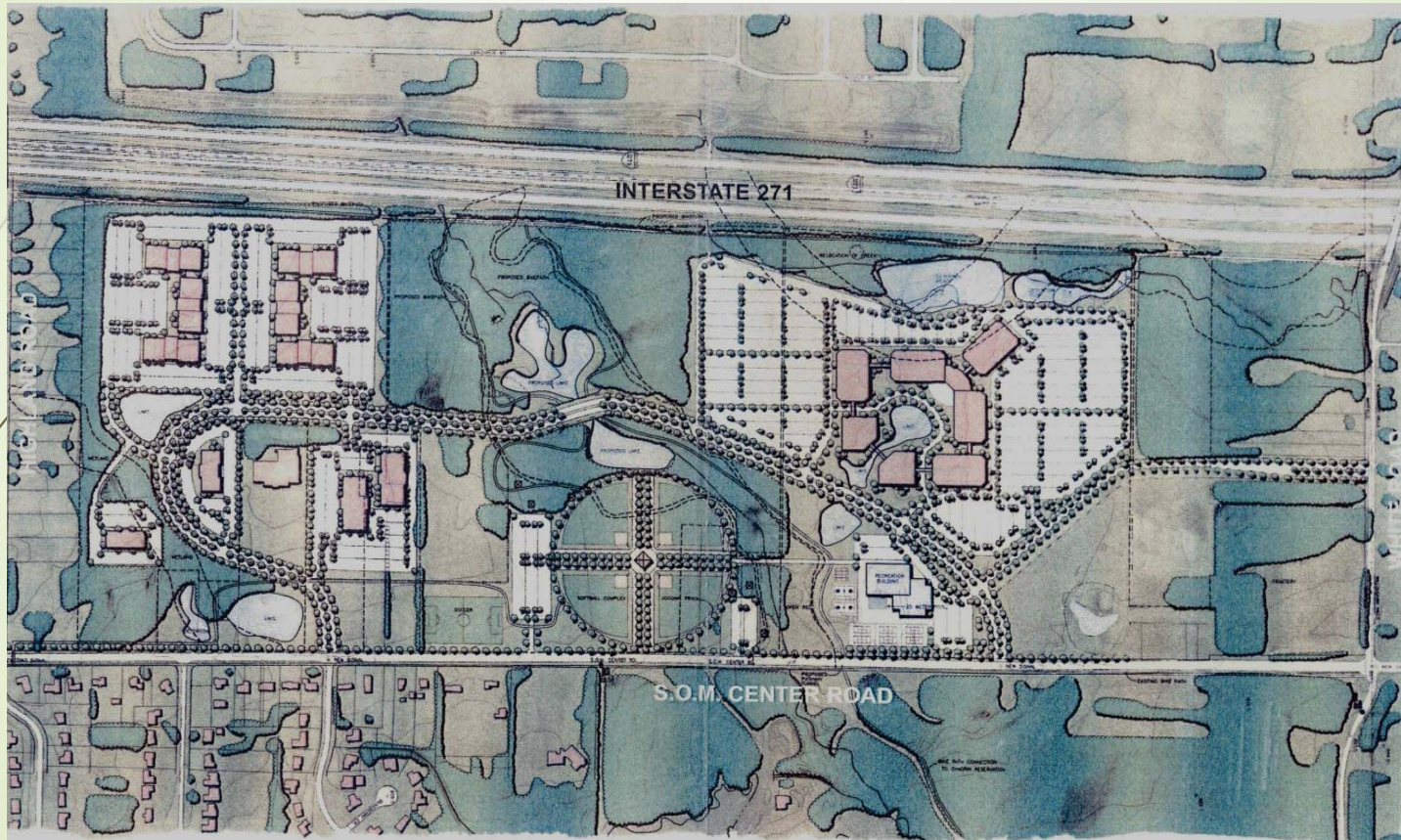
CSU Study
1996

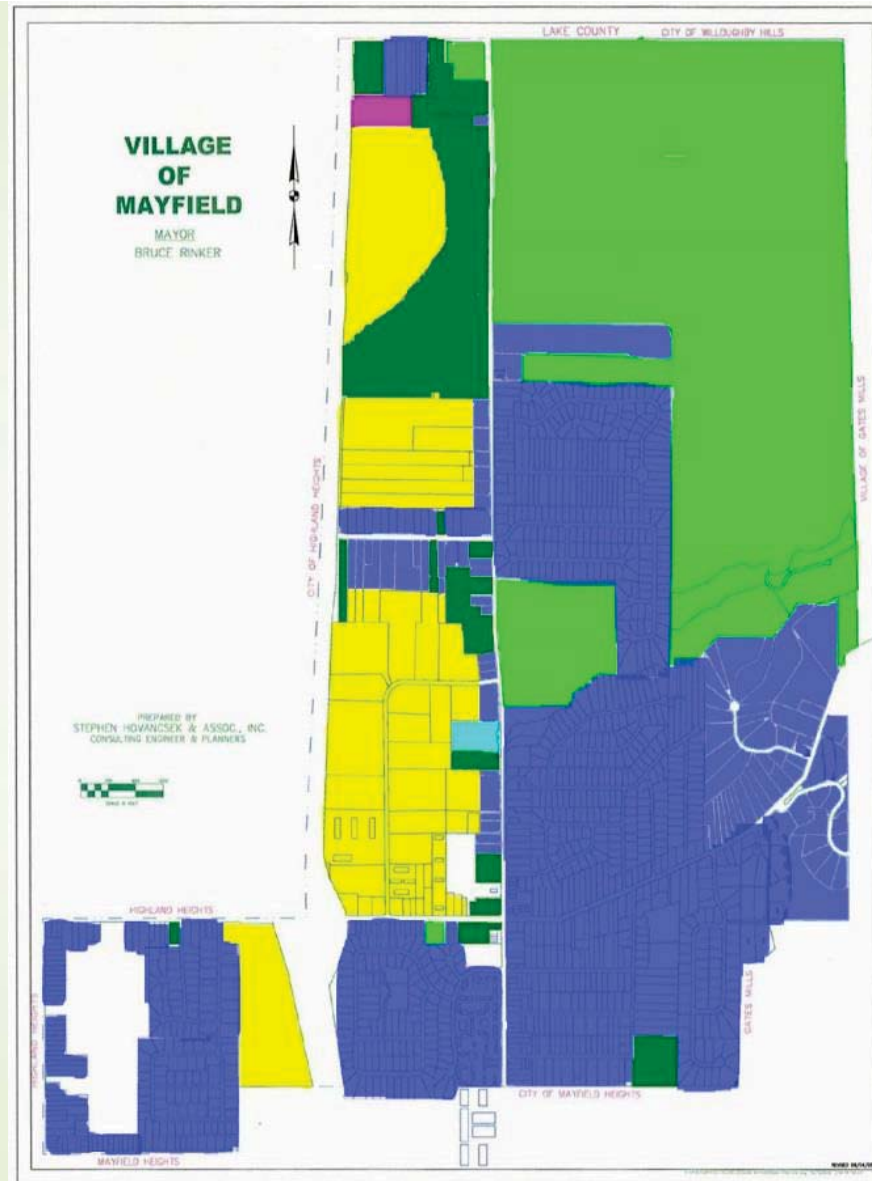


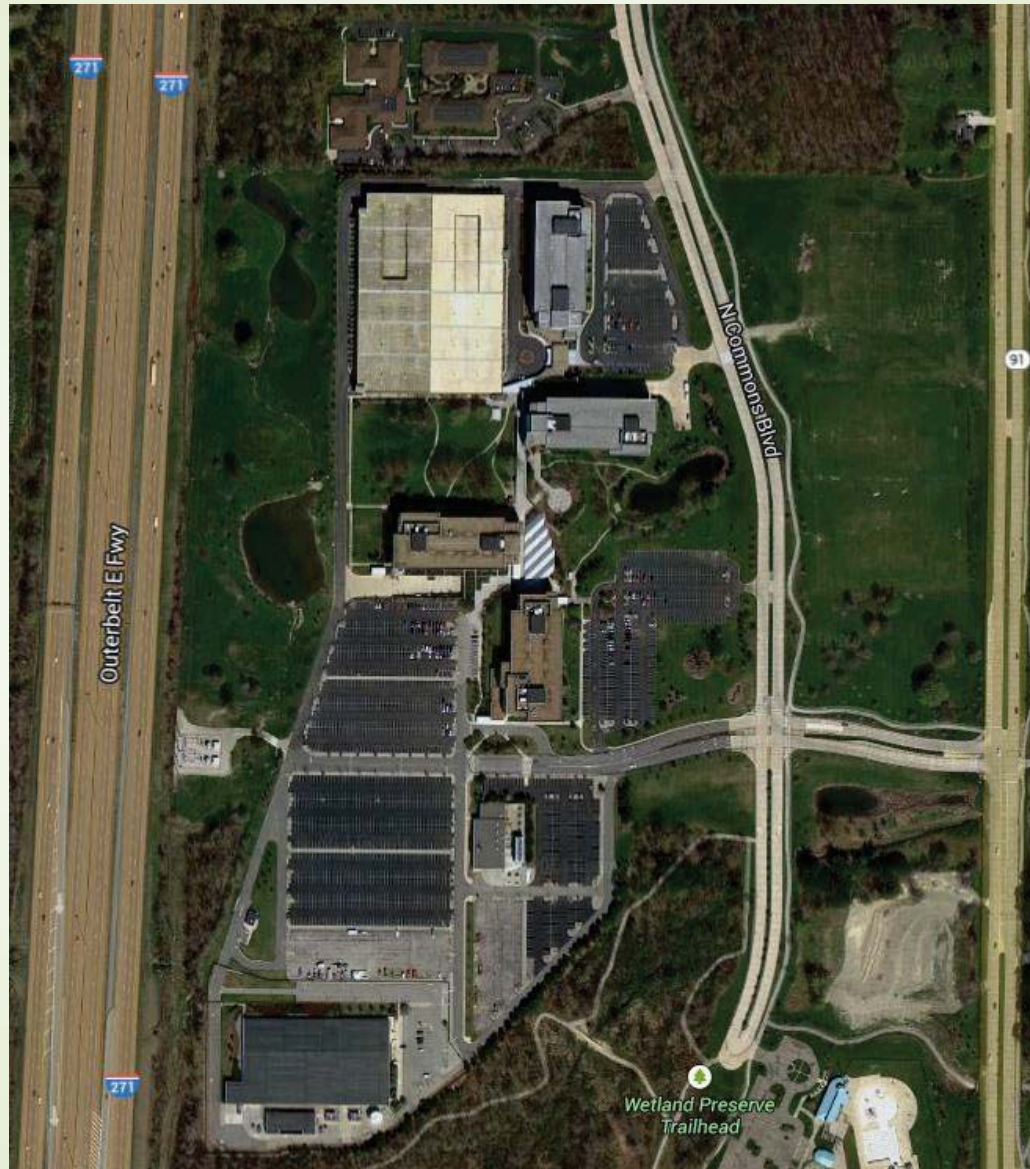
Progressive Campus II



1997 Conceptual



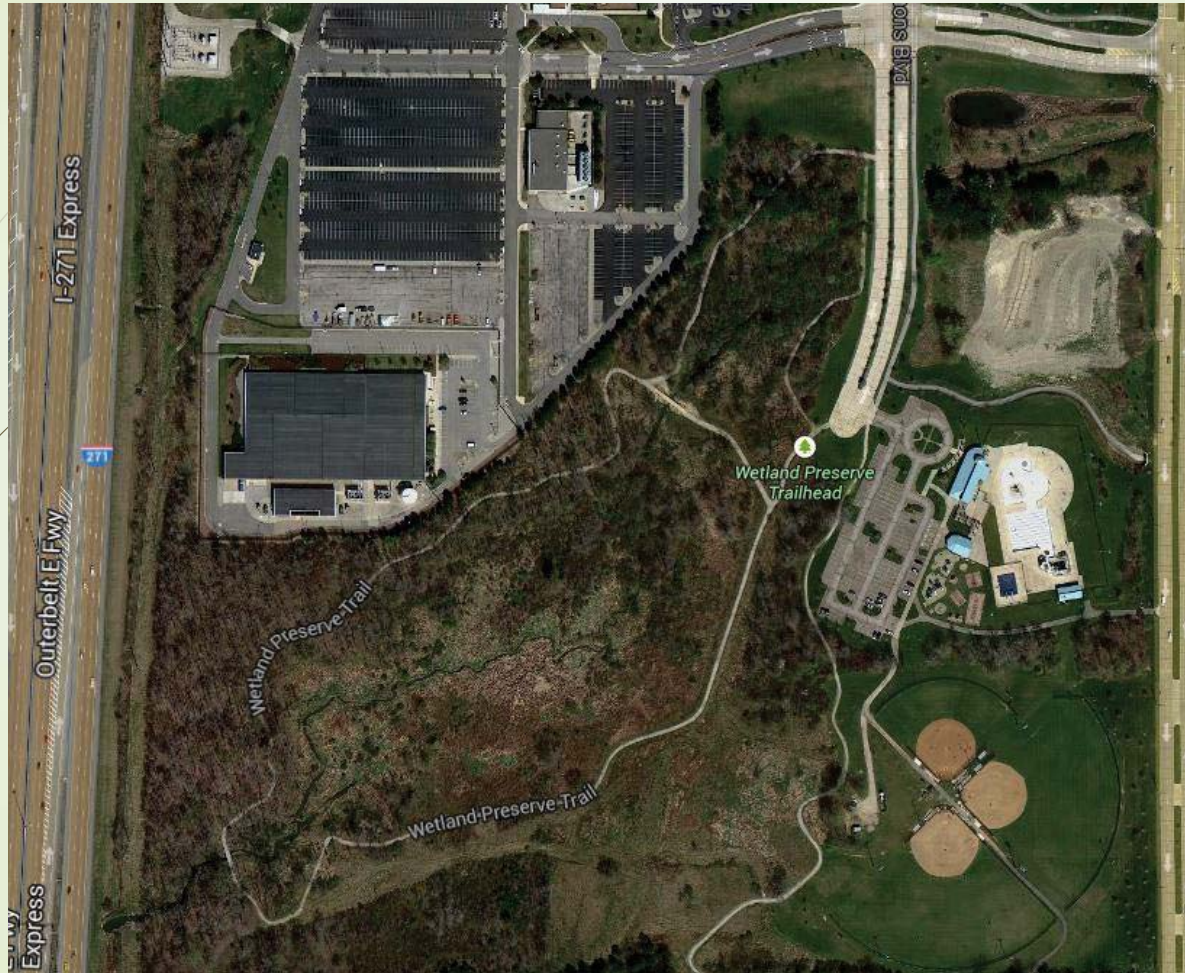




Aerial of Campus II

Aerial of Wetlands

18



The Mayfield Village Wetland Trail



Wetlands



Parkview Pool & Ball Fields



Parkview Pool



Parkview Playground



Parkview Soccer Fields



Parkview Soccer Fields



Governor's Village



White Road



White Road to North Chagrin Reservation

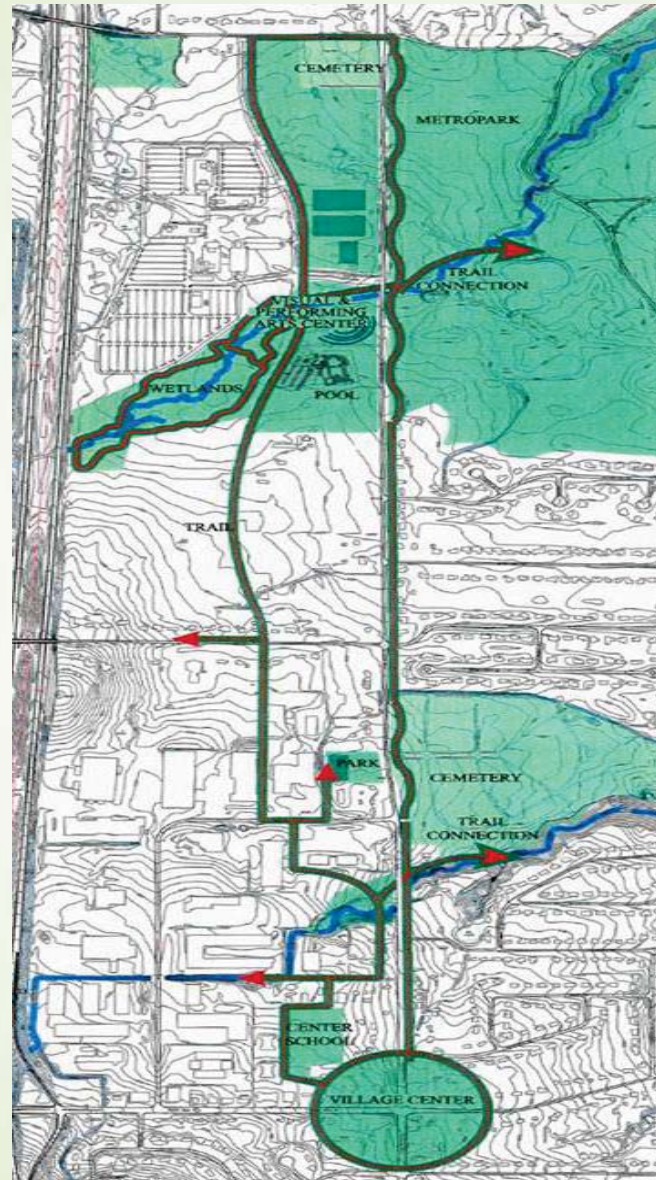


Connectivity & “The Greenway Corridor”

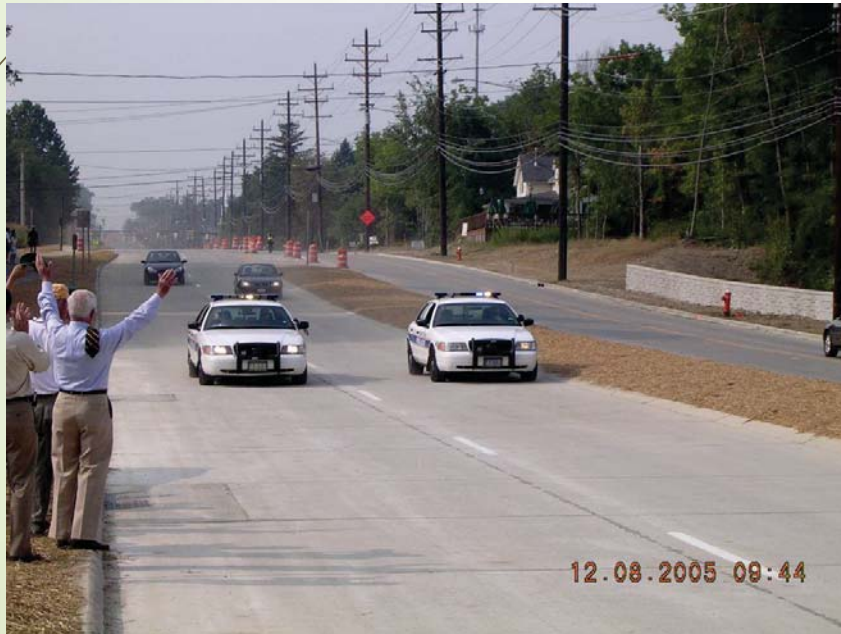
1999 - 2004







1999



S.O.M. Widening

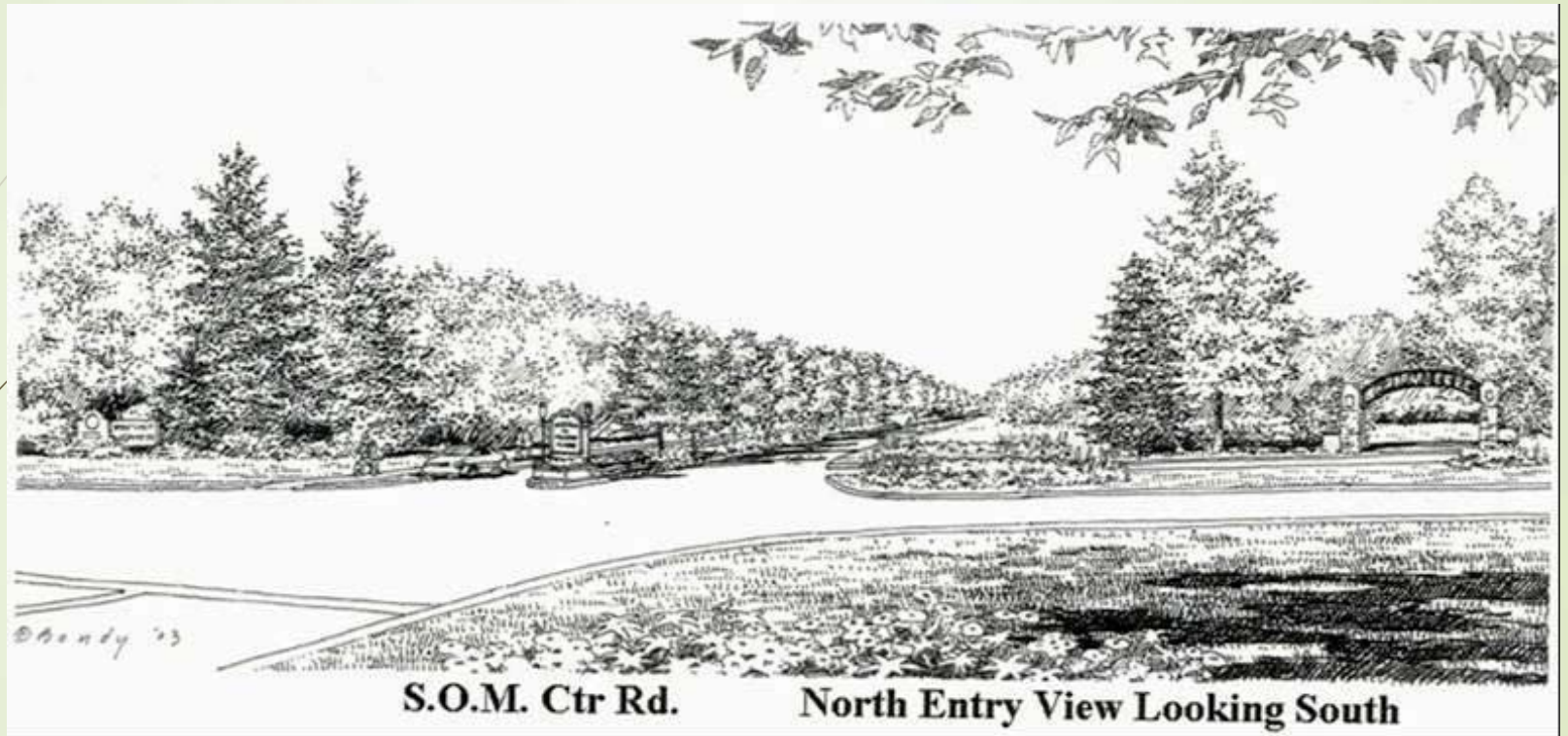




2003

THE
GREENWAY
MAYFIELD VILLAGE

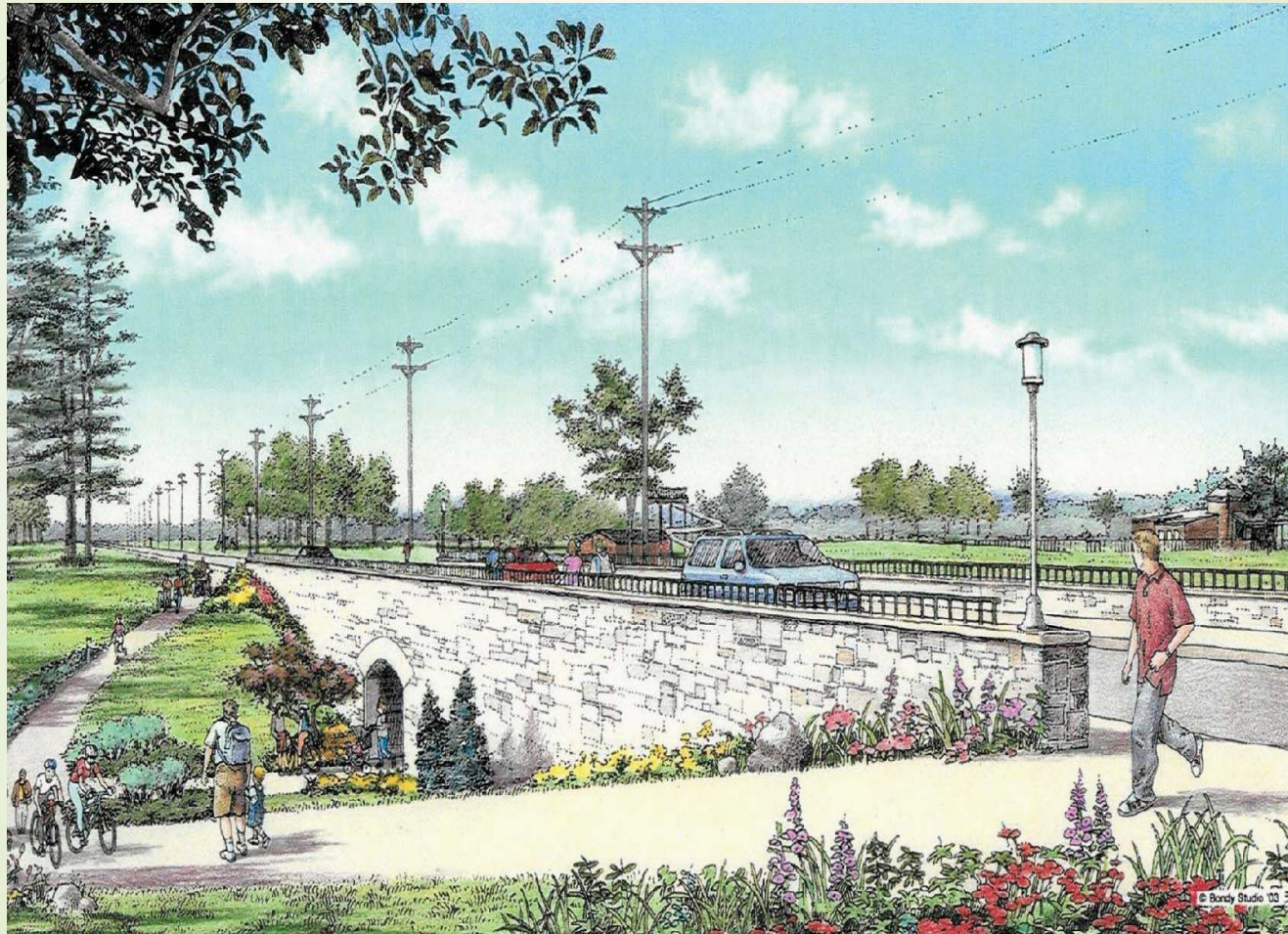
Rendering of Intersection @ White Road and S.O.M. Center



Actual Intersection @ White Road and S.O.M. Center



Rendering of Northern Pedestrian Underpass near Parkview Pool



Actual Northern Pedestrian Underpass near Parkview Pool



North Pedestrian Underpass from West Side



Trail Connector to Metroparks



Rendering of pedestrian bridge along Greenway Trail



Pedestrian Bridge to be installed



Greenway Trail by Center School

43



Rentschler Property



Civic Center and Gazebo

45



Mayfield Village Fire Department



Rendering Near Whitehaven Memorial Cemetery



Completed Area Near Whitehaven Memorial Cemetery



Mayfield Village Police Department



Gatehouse @ Whitehaven Memorial Cemetery

50



Wiley Park Pavilion/Biofiltration

51



Wiley Park Pavilion/Biofiltration

52



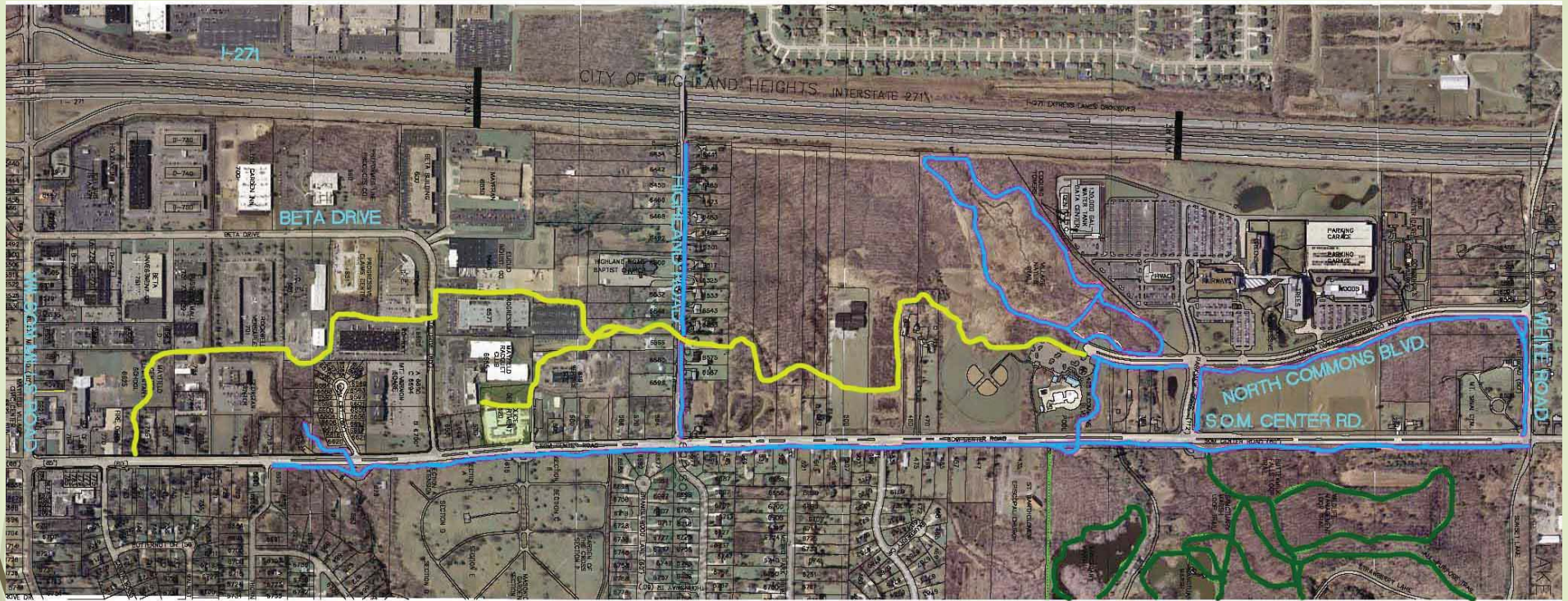
Police Department/Skoda Minotti

53



Bennett-Van Curen (Historical House)





Synergy

Progressive Campus III

2005 - 2008

North Commons 2005 - 2012



Aerial heading North from Highland Road



Costanzo Barn



IN THE COURT OF COMMON PLEAS
PROBATE COURT DIVISION
CUYAHOGA COUNTY, OHIO

PROBATE COURT
FILED
MAY 20 2005
CUYAHOGA COUNTY, O.

VILLAGE OF MAYFIELD
6622 Wilson Mills Road
Mayfield Village, OH 44143

Plaintiff,

v.

COSTANZO & SON, CO.
c/o Its Statutory Agent Sam Costanzo
500 S.O.M. Center Road
Mayfield Village, OH 44143

Frank Russo
Cuyahoga County Auditor
County Administration Building
1219 Ontario Street, 4th Floor
Cleveland, OH 44113

James Rokakis
Cuyahoga County Treasurer
County Administration Building
1219 Ontario Street, 4th Floor
Cleveland, OH 44113

Defendants.

2005 ADV 0102032
Village of Mayfield

COMPLAINT FOR THE
APPROPRIATION OF PROPERTY

(DEMAND FOR JURY
ENDORSED HEREON)

The Village of Mayfield by and through its duly appointed Director of Law, and
for its Complaint against the named Defendants states as follows:

1. Plaintiff, the Village of Mayfield, is a public agency as defined by Ohio
Revised Code Section 163.01(A), and is a Chartered Municipality duly

Eminent Domain Petition



Progressive Campus III Rendering






MAP 1
MAYFIELD VILLAGE, OHIO
NORTHWEST QUADRANT MAP
EARLY 1997



FEBRUARY 23, 2006

LEGEND

-  PROPERTY ZONED COMMERCIAL
-  PROPERTY ZONED RESIDENTIAL
-  PARKVIEW GOLF COURSE PROPERTY
(5-YR OPTION TO PURCHASE
EXERCISED BY MAYFIELD VILLAGE IN
THE FALL OF 1997)

CITY OF HIGHLAND HEIGHTS
INTERSTATE 271



MAP 2
MAYFIELD VILLAGE, OHIO
NORTHWEST QUADRANT MAP
CURRENT LAND USE



FEBRUARY 23, 2006

LEGEND

-  PROPERTY CURRENTLY OWNED BY MAYFIELD VILLAGE
-  PROPERTY TO BE ACQUIRED BY MAYFIELD VILLAGE
-  PROPERTY CURRENTLY OWNED BY PROGRESSIVE INSURANCE CO.
-  PROPERTY ZONED COMMERCIAL
-  PROPERTY ZONED RESIDENTIAL
-  HIKE & BIKE TRAIL

CITY OF HIGHLAND HEIGHTS
INTERSTATE 271



MAP 3
MAYFIELD VILLAGE, OHIO
NORTHWEST QUADRANT MAP
PROPOSED LAND ACQUISITION



FEBRUARY 23, 2006

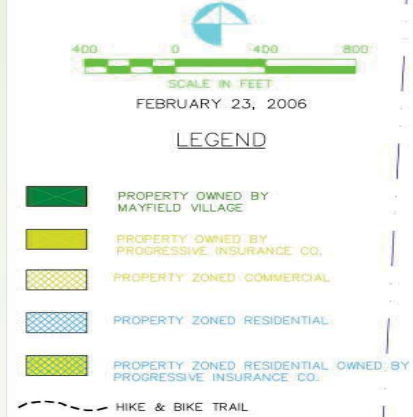
LEGEND

- PROPERTY CURRENTLY OWNED BY MAYFIELD VILLAGE
- PROPERTY CURRENTLY OWNED BY PROGRESSIVE INSURANCE CO.
- PROPERTY ZONED COMMERCIAL TO BE PURCHASED BY PROGRESSIVE INSURANCE CO.
- PROPERTY TO BE ACQUIRED & CONSOLIDATED BY MAYFIELD VILLAGE FROM PROGRESSIVE FOR PUBLIC USE
- PROPERTY TO BE SPLIT & CONSOLIDATED BY MAYFIELD VILLAGE FOR PUBLIC USE
- PROPERTY TO BE SPLIT & CONSOLIDATED BY MAYFIELD VILLAGE & PROGRESSIVE FOR PRIVATE USE
- PROPERTY TO BE PURCHASED & CONSOLIDATED BY MAYFIELD VILLAGE FOR PUBLIC USE
- PROPERTY ZONED COMMERCIAL
- PROPERTY ZONED RESIDENTIAL
- PROPERTY ZONED RESIDENTIAL TO BE PURCHASED BY PROGRESSIVE INSURANCE CO.
- HIKE & BIKE TRAIL

CITY OF HIGHLAND HEIGHTS
INTERSTATE 271



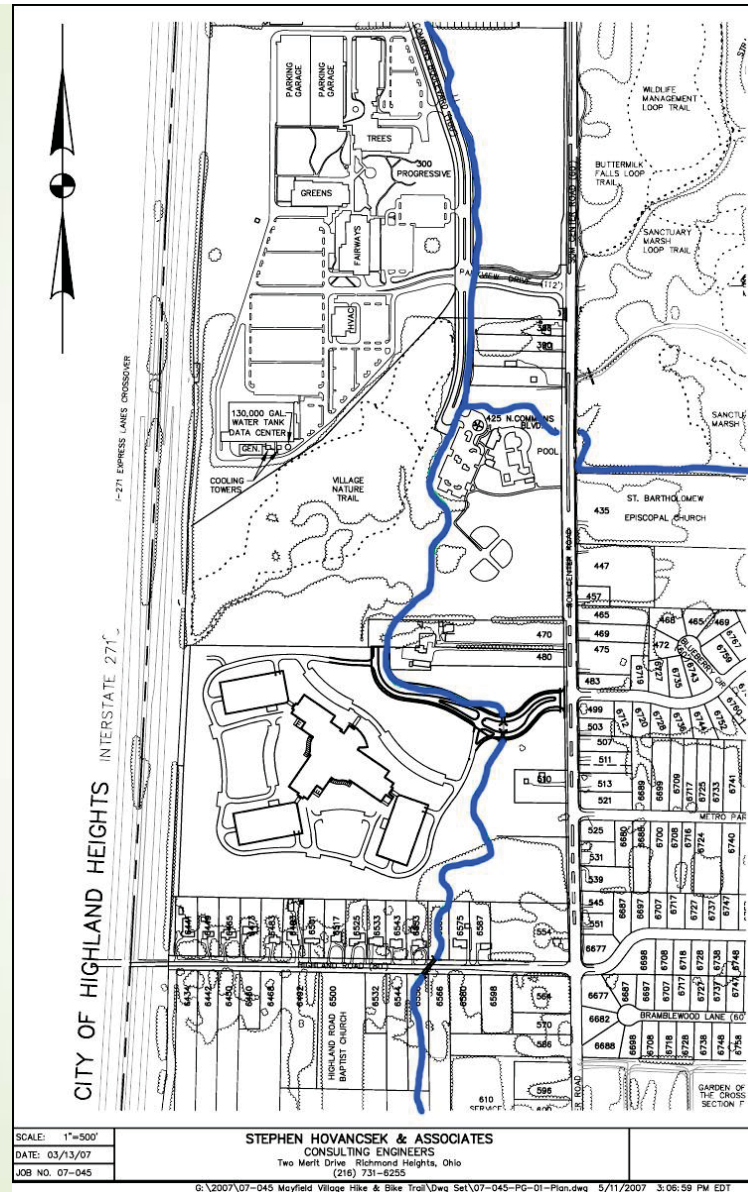
MAP 4
MAYFIELD VILLAGE, OHIO
NORTHWEST QUADRANT MAP
FUTURE PLAN/LAND USE



CITY OF HIGHLAND HEIGHTS

INTERSTATE 271





2006 Trail Projection



APPROPRIATION

IN THE PROBATE COURT DIVISION
OF THE COURT OF COMMON PLEAS
CUYAHOGA COUNTY, OHIO

VILLAGE OF MAYFIELD,

Plaintiff,

vs.

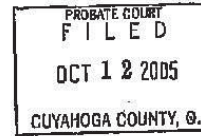
COSTANZO & SON COMPANY, et al.,

Defendants.

CASE NO. 2005 ADV 0102032

JUDGE JOHN J. DONNELLY

JUDGMENT ENTRY



This matter is before the Court on a Preliminary Hearing held September 9, 2005, in an appropriation action pursuant to Ohio Revised Code §163.09 to determine the right and necessity of Plaintiff Mayfield Village to take the property of Defendants Costanzo & Son Company, et al.

The Court finds that Resolution No. 2005-10 was passed by counsel May 9, 2005. Plaintiff filed a Petition For Appropriation May 20, 2005, declaring the right and necessity to appropriate Defendants' property in accordance with Ordinance No. 2005-19 passed May 16, 2005. Defendants offer various arguments against the right and necessity of Plaintiff to appropriate the property.

I. Emergency Ordinance

Defendants argue that Resolution No. 2005-10 and Ordinance No. 2005-19 were not passed as valid "emergency" measures. An emergency measure must set forth reasons dictating the necessity to appropriate as required by Ohio Revised Code §731.30. As Defendant argues, the reasons stated for the emergency may not be conclusory, tautological or illusory. However, the sufficiency of the reasons stated is not subject to review by the courts. Battaglia v. City of Cleveland Hts., 1981 WL 4917 (Ohio App. 8th Dist. 1981). The statutory requirement is to satisfy the voters that their representatives had valid reasons for declaring an emergency and is subject to review by the voters

Eminent Domain Judgment Entry

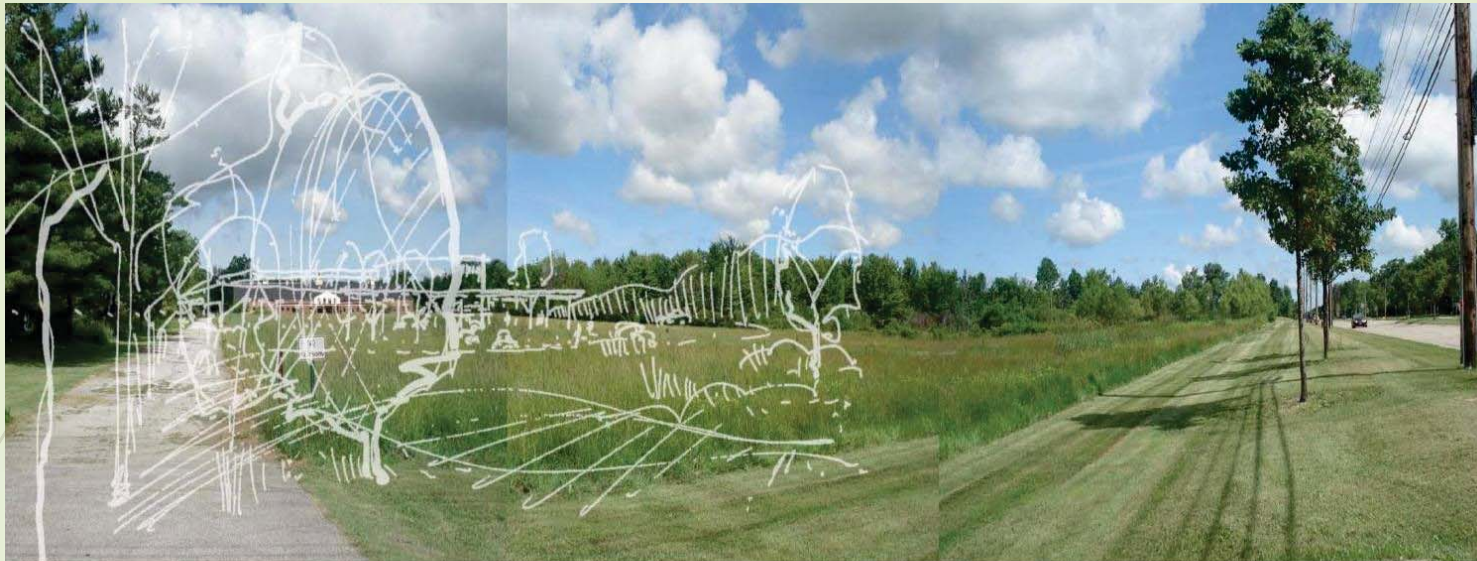


Plan B

2009 - 2013

Aerial heading North from Highland Road





Mayfield Branch Library
Cuyahoga County Public Library

Mayfield Village Council Presentation



CCPL Mayfield Branch Library
urs architecture + hbm architects
2.06.2012 Mayfield Village Council Presentation



Cuyahoga County Public Library
browsing is just the beginning

THE
GREENWAY
MAYFIELD VILLAGE

city hall
 fire station
 underpass
 police station
 service department
 underpass
 library
 ball fields
 wetland park
 pool
 underpass
 amphitheater
 metroparks



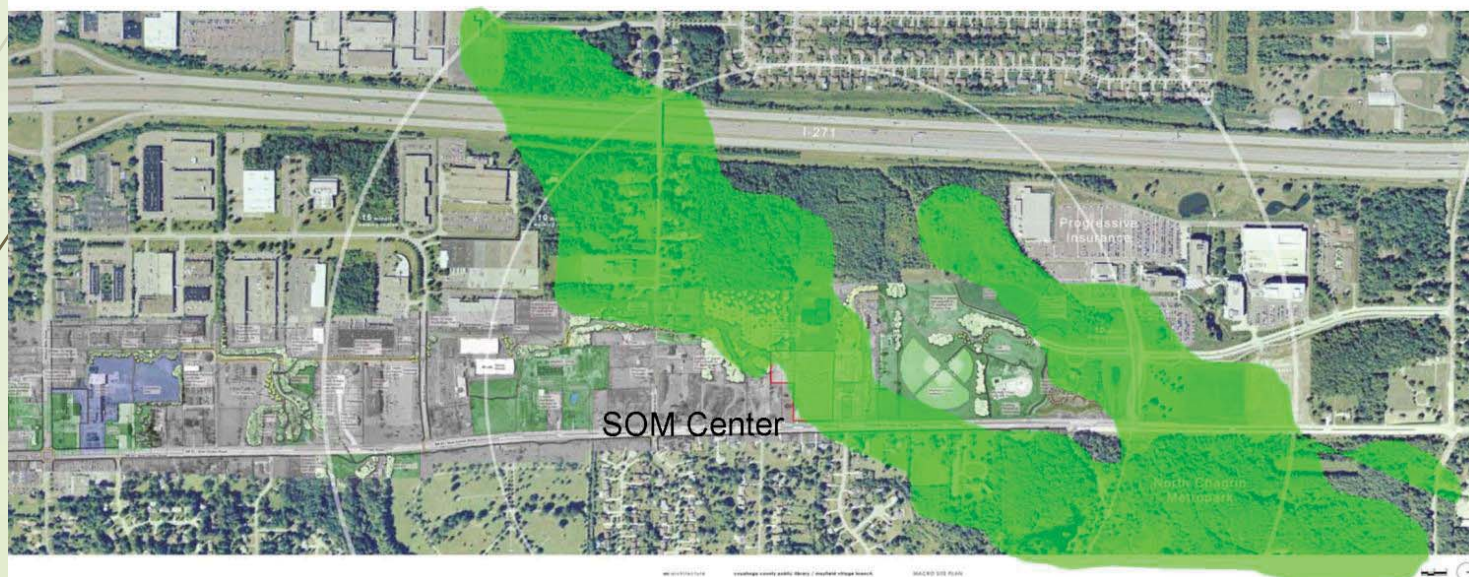
CCPL Mayfield Branch Library
 urs architecture + hbm architects
 2.06.2012 Mayfield Village Council Presentation



Cuyahoga County Public Library
 browsing is just the beginning

THE
GREENWAY
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city hall
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CCPL Mayfield Branch Library
 urs architecture + hbm architects
 2.06.2012 Mayfield Village Council Presentation



Cuyahoga County Public Library
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THE
 GREENWAY
 MAYFIELD VILLAGE



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Cuyahoga County Public Library
browsing is just the beginning

THE
GREENWAY
MAYFIELD VILLAGE

LANDSCAPE



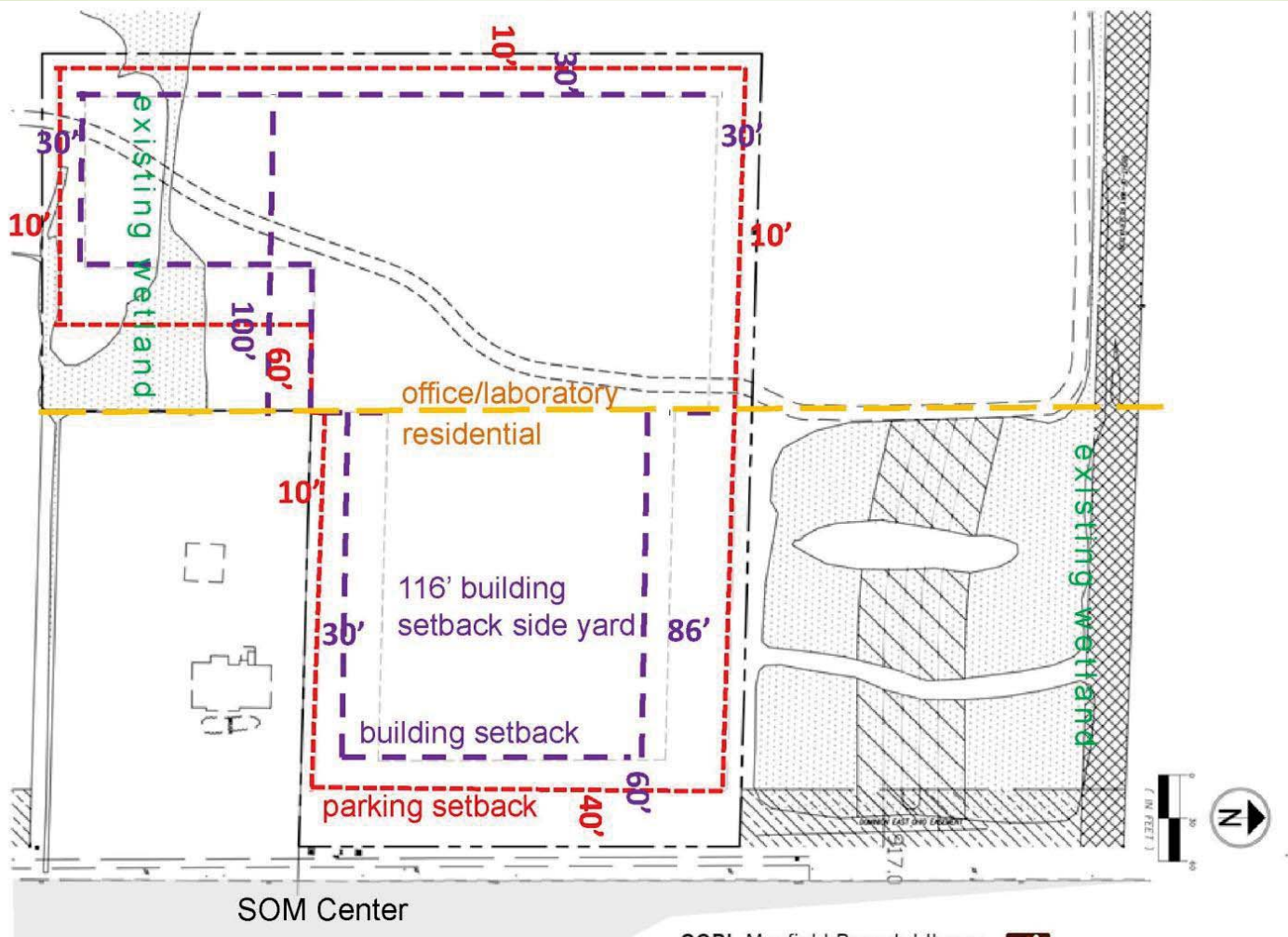
EARTHEN MOUNDS

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 urs architecture + hbm architects
 2.06.2012 Mayfield Village Council Presentation



Cuyahoga County Public Library
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THE
GREENWAY
 MAYFIELD VILLAGE



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 urs architecture + hbm architects
 2.06.2012 Mayfield Village Council Presentation

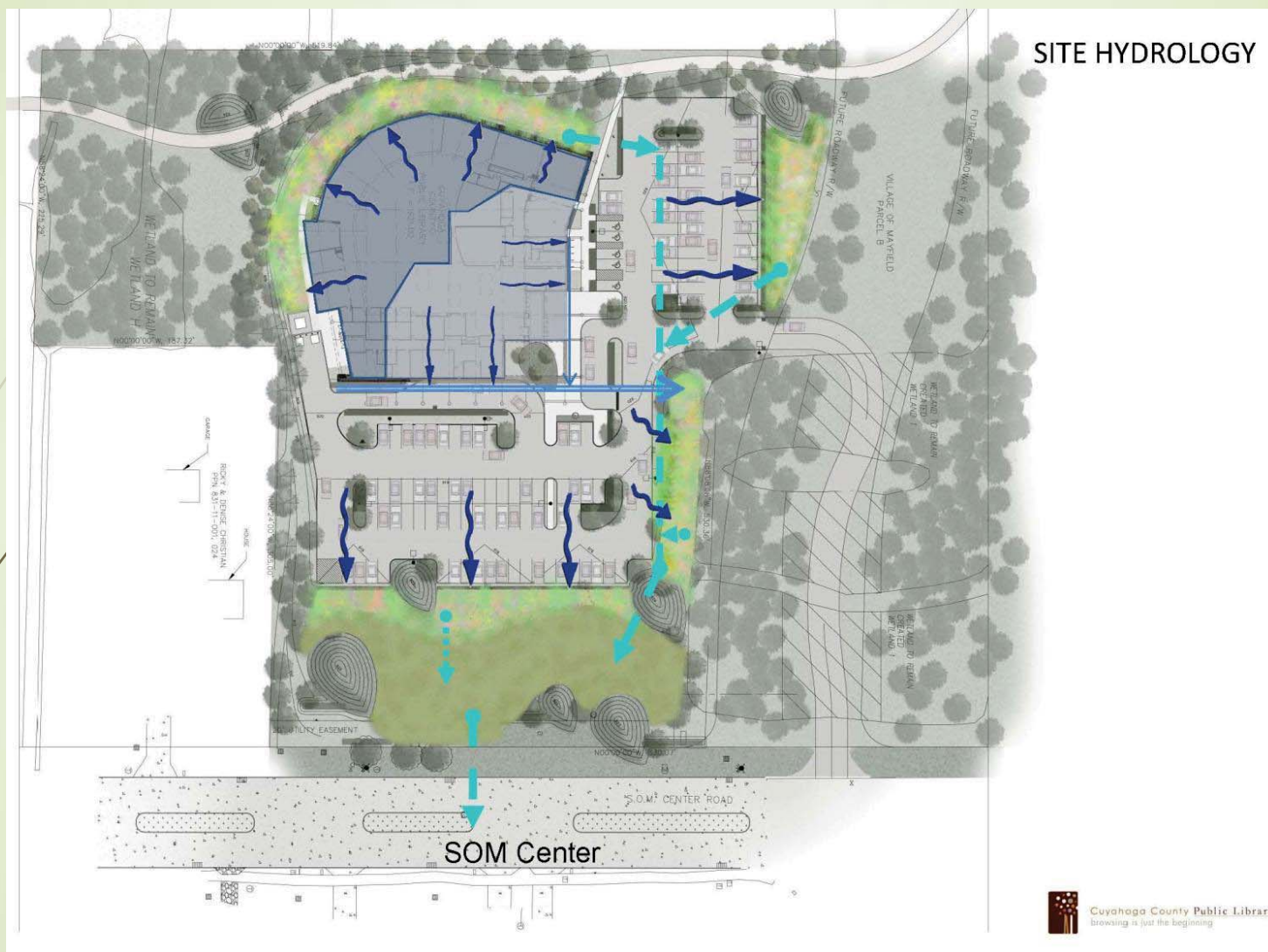


Cuyahoga County Public Library
 browsing is just the beginning

THE
GREENWAY
 MAYFIELD VILLAGE

SITE PLAN





RAIN GARDEN



BASIN

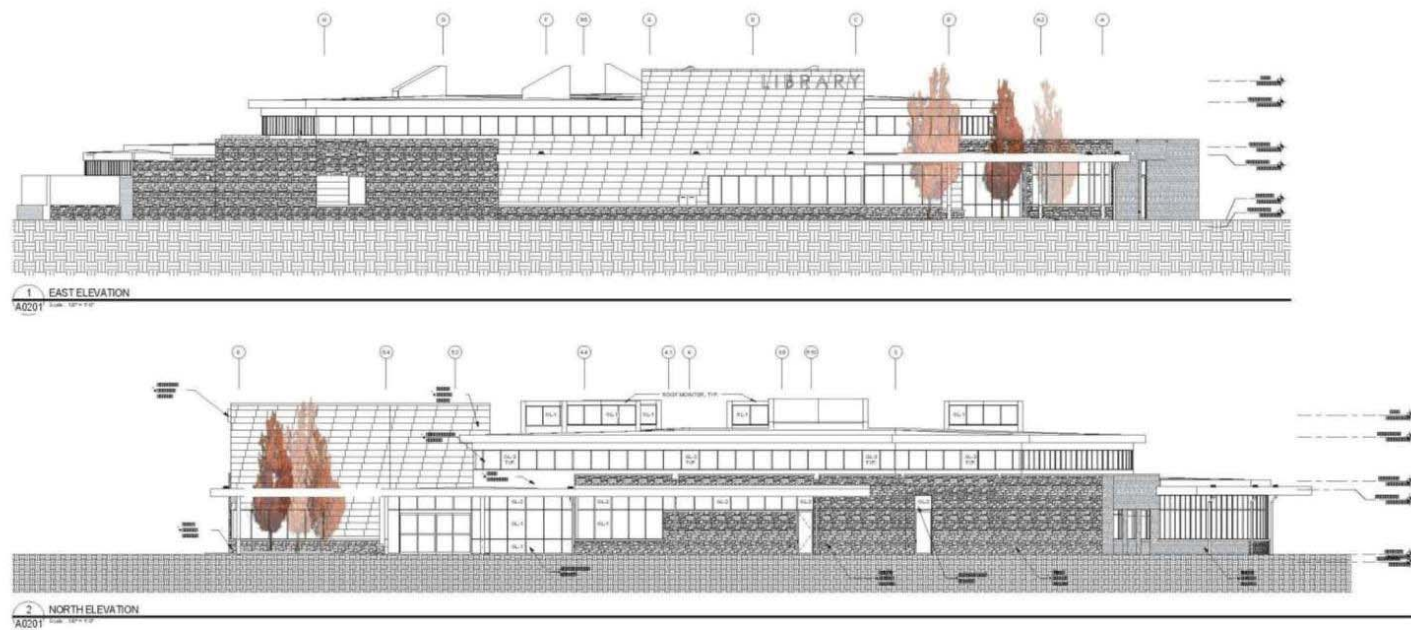


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2.06.2012 Mayfield Village Council Presentation



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THE
GREENWAY
MAYFIELD VILLAGE



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urs architecture + hbm architects
2.06.2012 Mayfield Village Council Presentation



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THE
GREENWAY
MAYFIELD VILLAGE



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THE
GREENWAY
MAYFIELD VILLAGE



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urs architecture + hbm architects
2.06.2012 Mayfield Village Council Presentation



Cuyahoga County Public Library
browsing is just the beginning







Groundbreaking May 2nd, 2012





April 20th,
2013

Construction of Wetlands Bridge by Boy Scout Troop 433



Completed Wetlands Bridge by Boy Scout Troop 433



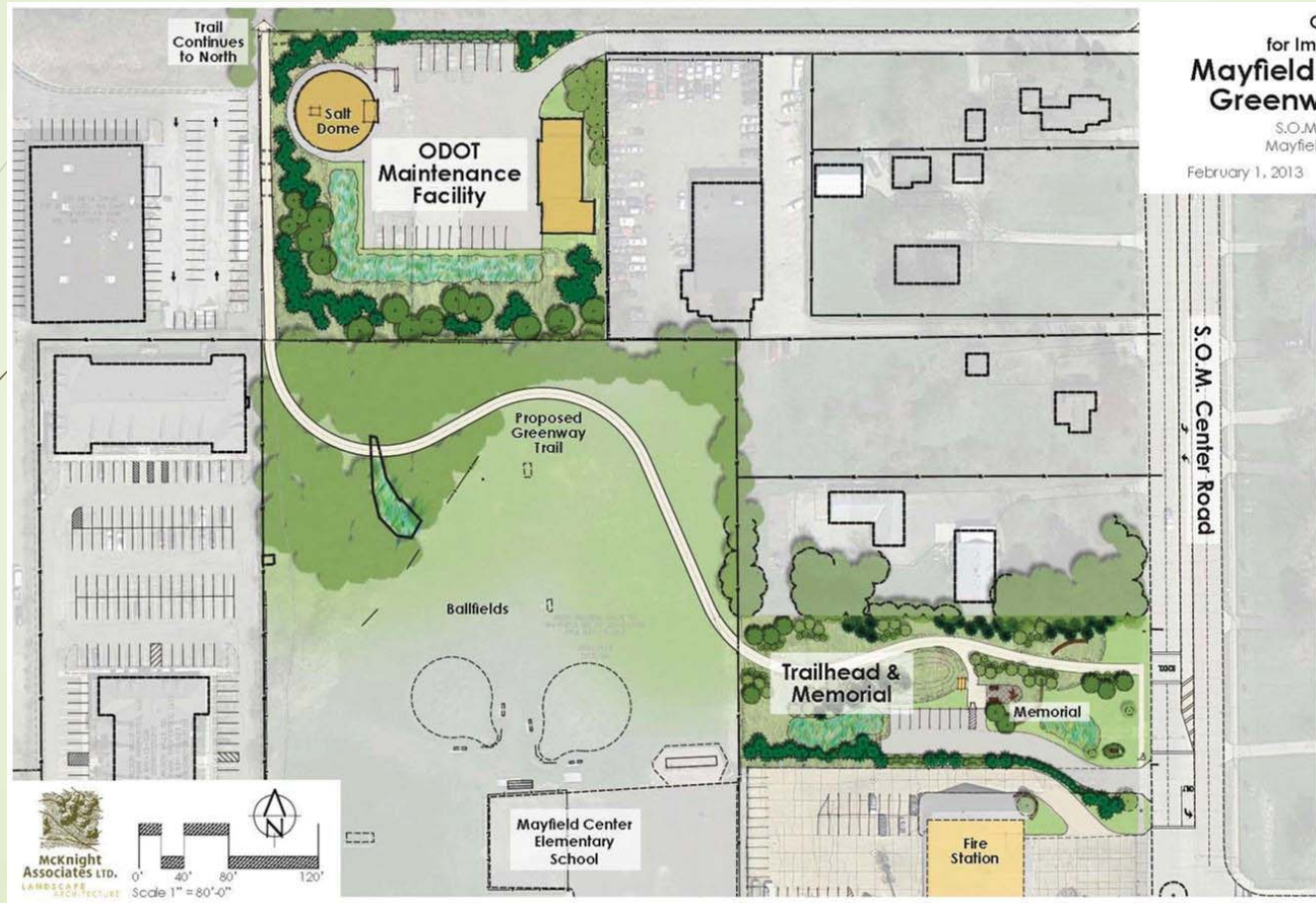
Photo of wetlands bridge



ODOT Garage Aerial

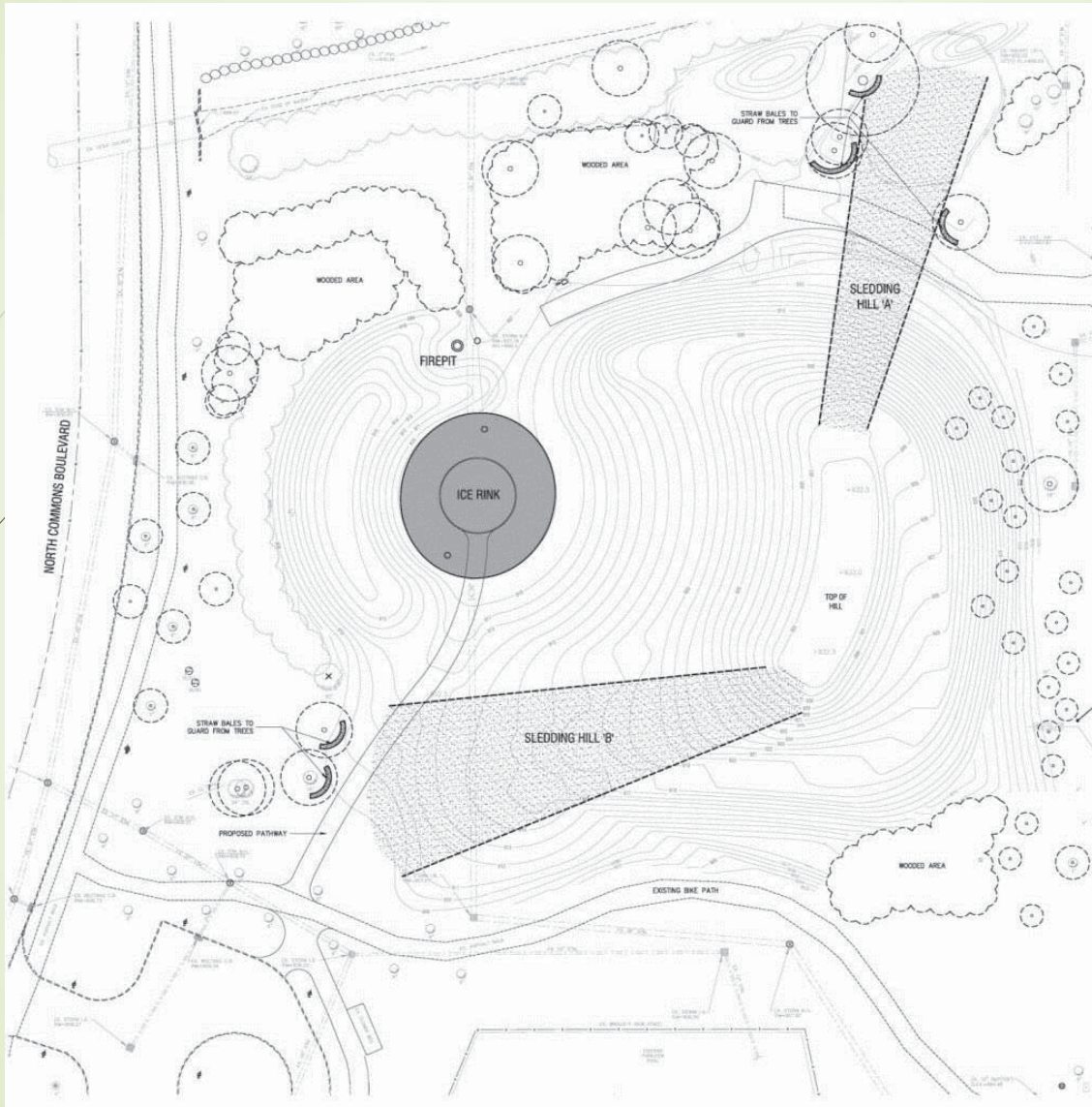


Color site plan for Trail Head/ODOT









Winter Overlay

The Grove Construction



Parkview Pool from The Grove





North Pedestrian Underpass from The Grove



North Pedestrian Underpass from East Side



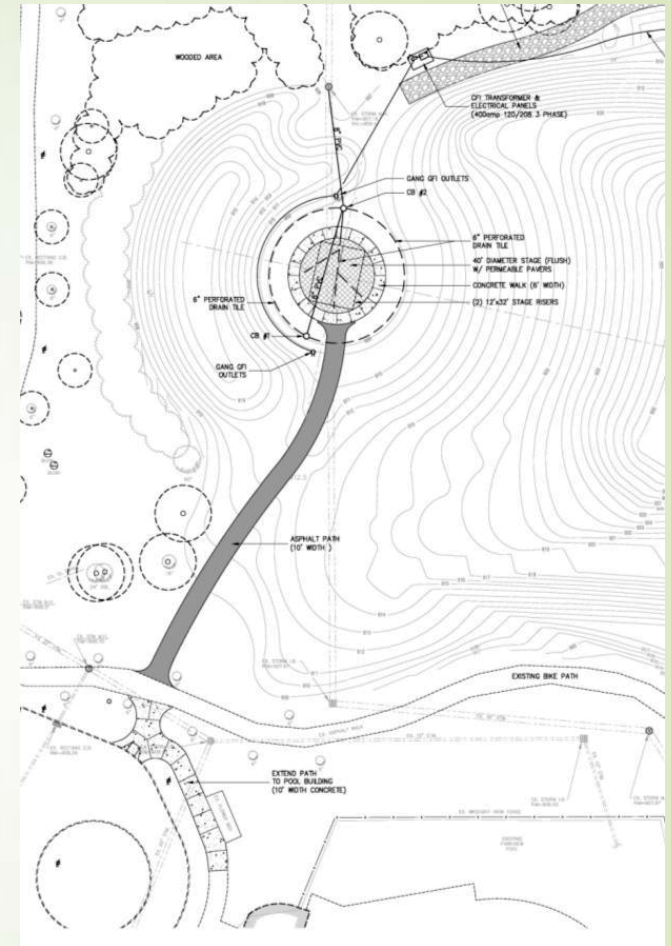
North Pedestrian Underpass from Top of Slide



2013 Budget: \$50,000

Infrastructure Improvements expected this year:

- Earthwork & Drainage
\$12,750
- Concrete and asphalt walks, pervious pavers in stage area
\$37,200











The Grove Committee



Grove 2013 Events

UPCOMING FREE EVENTS

OPEN TO THE PUBLIC. BRING YOUR OWN CHAIRS, BLANKETS AND REFRESHMENTS.

★
★ **DANCING** ★
★ **UNDER** ★
★ **THE STARS**



SWING
ERA
BIG
BAND

Sat, Aug 24
7:30 pm

**THE DANCE
STOP**

Performances
by Local Dancers
Jazz • Hip Hop • Ballet
Tap • Contemporary

Sun, Aug 25
4:30 pm

**Outdoor Yoga
and Nature
Walk**



Sat, Sept 7
8:00 am

**LINCOLN
AT THE GROVE**



Sun, Sept 22
11:00 am

2014 "Under the Stars" Series

Fri, June 27	Cleveland Shakespeare Festival "A Midsummer Night's Dream"	7 - 9 pm
Thu, July 3	The East Wind / Classic Rock	7 - 10 pm
Sat, July 12	Art Festival Featuring paintings by Local Artists	5 - 8 pm
Thu, July 17	Sweet Adelines & Johnnycake Ridge Barbershop Quartet	7 - 9 pm
Sat, July 19	High School Battle of the Bands	6 - 10 pm
Sun, July 20	Cinema Under the Stars "The Princess Bride"	9:30 - 11 pm
Fri, July 25	Greek Music & Dance	7 - 9 pm
Sat, July 26	History Under the Stars Displays / Book Sales / Debate: "Most Important Battle of the Civil War"	5 - 9:30 pm
Thu, July 31	Erie Heights Brass / Big Band Music	7 - 9 pm

All events are **FREE to the public**. Bring blankets and lawn chairs.
Food available for purchase or bring your own. For more details, visit:
www.mayfieldvillage.com/recreation/the-grove

Fri, Aug 8	Irish Music & Dance Celtic Union & Murphy's Irish Dancers	7 - 9 pm
Sat, Aug 9	Laughing Under the Stars Featuring Comedians Mike Polk, Jeff Blanchard & Mike Conley (Adult Themes)	8 - 10 pm
Sun, Aug 10	Dance Performance / The Dance Stop	6 - 8 pm
Thu, Aug 14	Jazz Artist Bobby Selvaggio	7 - 9 pm
Fri, Aug 15	African Drum & Dance with Djapo	7 - 9 pm
Sat, Aug 16	Dance with the Swing Era Orchestra	7:30 - 9:30 pm
Sat, Aug 23	Chagrin Falls Studio Orchestra	8 - 10 pm
Thu, Aug 28	The Polka Pirates	7 - 9 pm
Fri, Aug 29	Yoga Rocks the Grove Christina LaMarca of Cleveland Yoga & 80-HD / High Energy Rock	7 - 9 pm
Sat, Aug 30	InCahootz / Classic Rock	8 - 10 pm



425 N. Commons Blvd.
Mayfield Village, OH 44143
Join our mailing list by emailing: TheGrove@mayfieldvillage.com

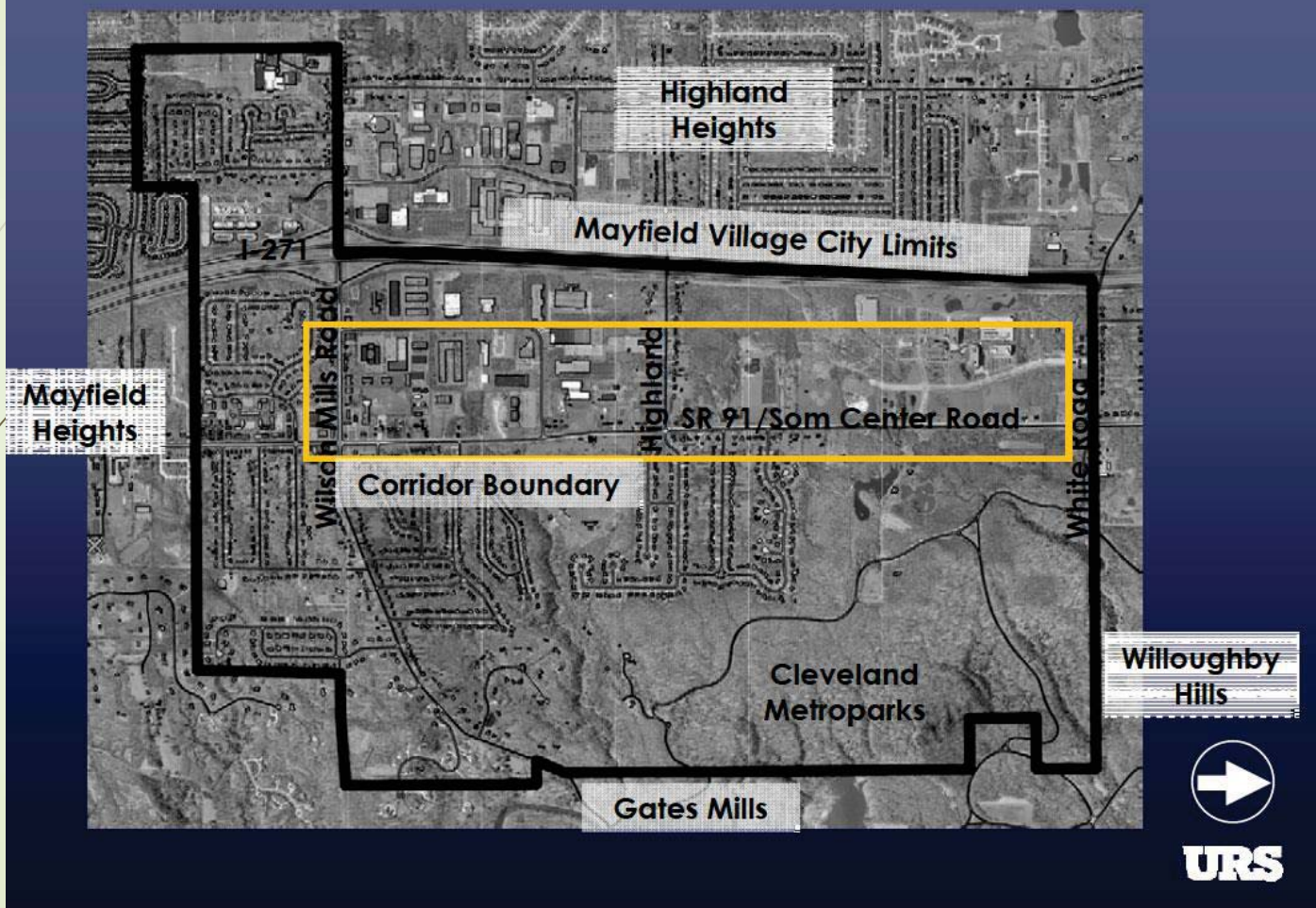
2014 Events



Nuts & Bolts

Development Within Corridor			Investment by MV (10.4%)	Investment by others (88.8%)
Investment in Greenway Trail	Total Cost			
Mayfield Branch Library (Approx)	\$ 12,000,000			\$ 12,000,000
Value of Property Donated to Library	\$ 1,764,000		\$ 178,000	\$ 1,586,000
Library Driveway	\$ 135,000		\$ 93,000	\$ 42,000
Mitigation of Wetlands	\$ 52,600		\$ 19,000	\$ 33,600
Wiley Park				
Pavilion	\$ 100,000		\$ 100,000	
Police Station	\$ 4,000,000		\$ 4,000,000	
Driveway / Rain Gardens	\$ 230,537		\$ 46,108	\$ 184,429
Historical House Relocation	\$ 100,000			\$ 100,000
Progressive Campus II	\$ 94,033,000			\$ 94,033,000
Wetlands Park	\$ 202,217		\$ 202,217	
Parkview Pool & Playground	\$ 2,983,840		\$ 1,983,840	\$ 1,000,000
Soccer / Softball Fields	\$ 1,307,769		\$ 1,307,769	
Soccer Field Restrooms	\$ 350,000		\$ 350,000	
Amphitheatre Property Purchases (1998-2005)	\$ 751,500		\$ 751,500	
Amphitheatre Infrastructure Improvements	\$ 100,000		\$ 100,000	
	\$ 118,110,463	\$ -	\$ 9,131,434	\$ 108,979,029
TOTAL	\$ 123,161,035	\$ 908,561	\$ 12,839,945	\$ 109,412,529

Context



Existing Pedestrian Network



Asphalt All Purpose Trail	17,348 LF
Gravel Trails	10,496 LF
Gravel Wetland Trail	5,315 LF
Gravel Walking Trail	5,181 LF
Concrete Sidewalks	14,248 LF
Concrete Trail	1,675 LF
Total Existing Pedestrian Network = 43,767 LF	

 Existing Pedestrian Linkages



Entire Trail System

• 2.3 miles of proposed trails

• A complete 9.5 miles of Pedestrian Network



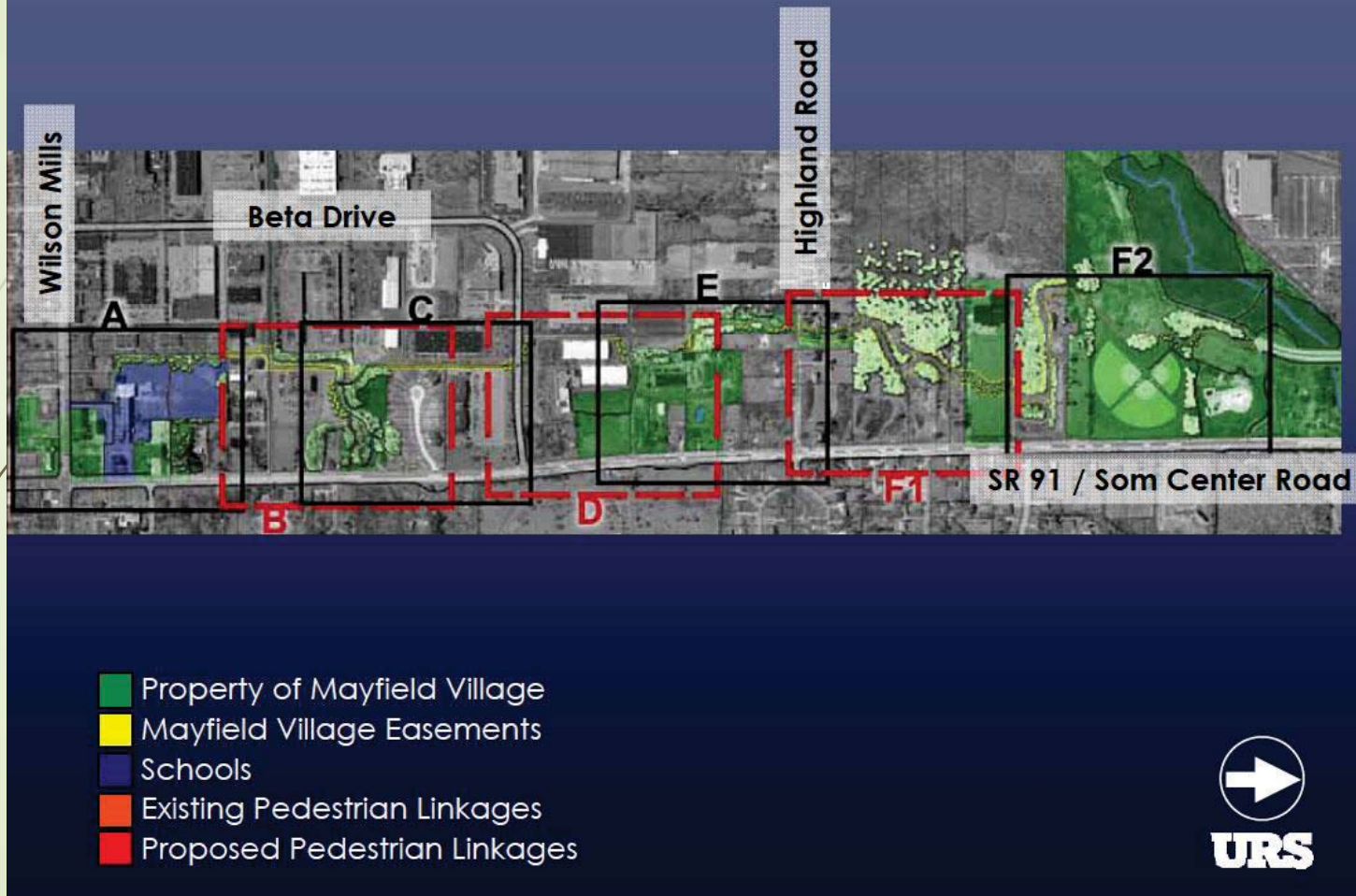
Total Existing Pedestrian Network	43,767	LF
Total Proposed Pedestrian Network	12,319	LF
Proposed New Trails	4,918	LF
Ex. Gravel to Asphalt upgrade	5,181	LF
New Sidewalks	2,220	LF

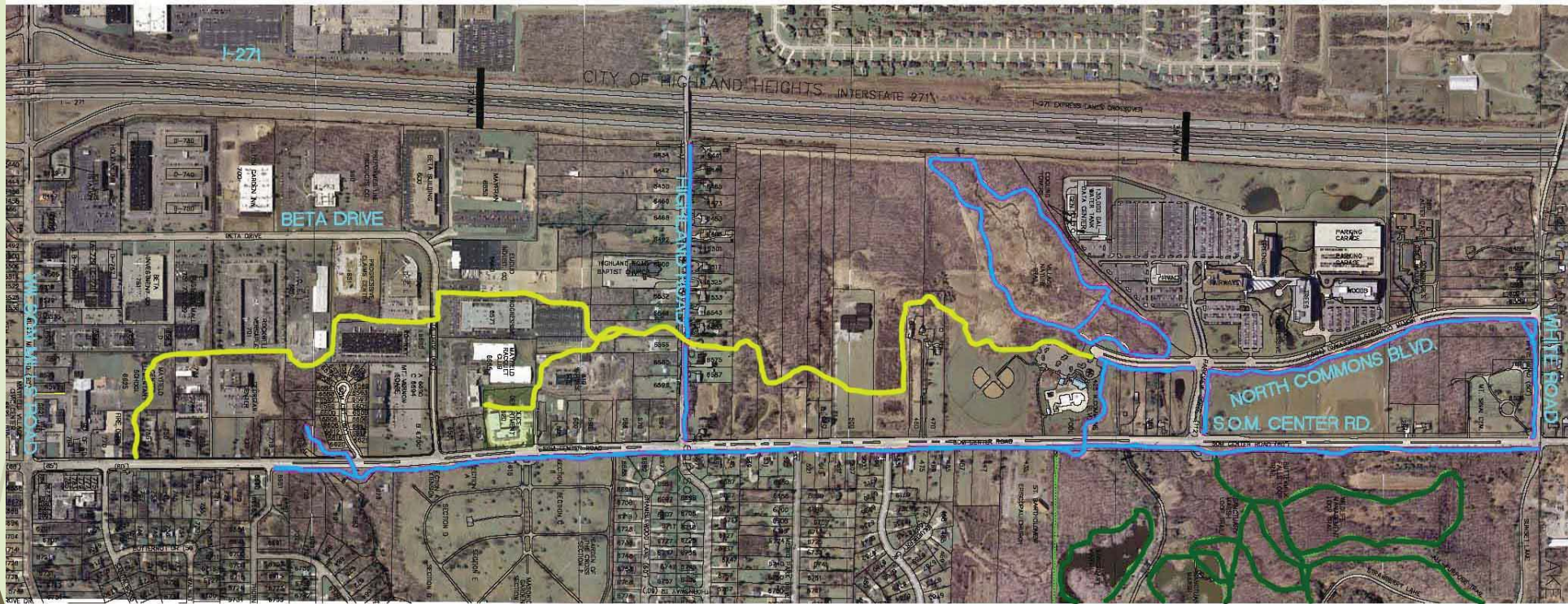
Total Ex. & Prop. Pedestrian Network = 50,905 LF

- Property of Mayfield Village
- Schools
- Existing Pedestrian Linkages
- Proposed Pedestrian Linkages

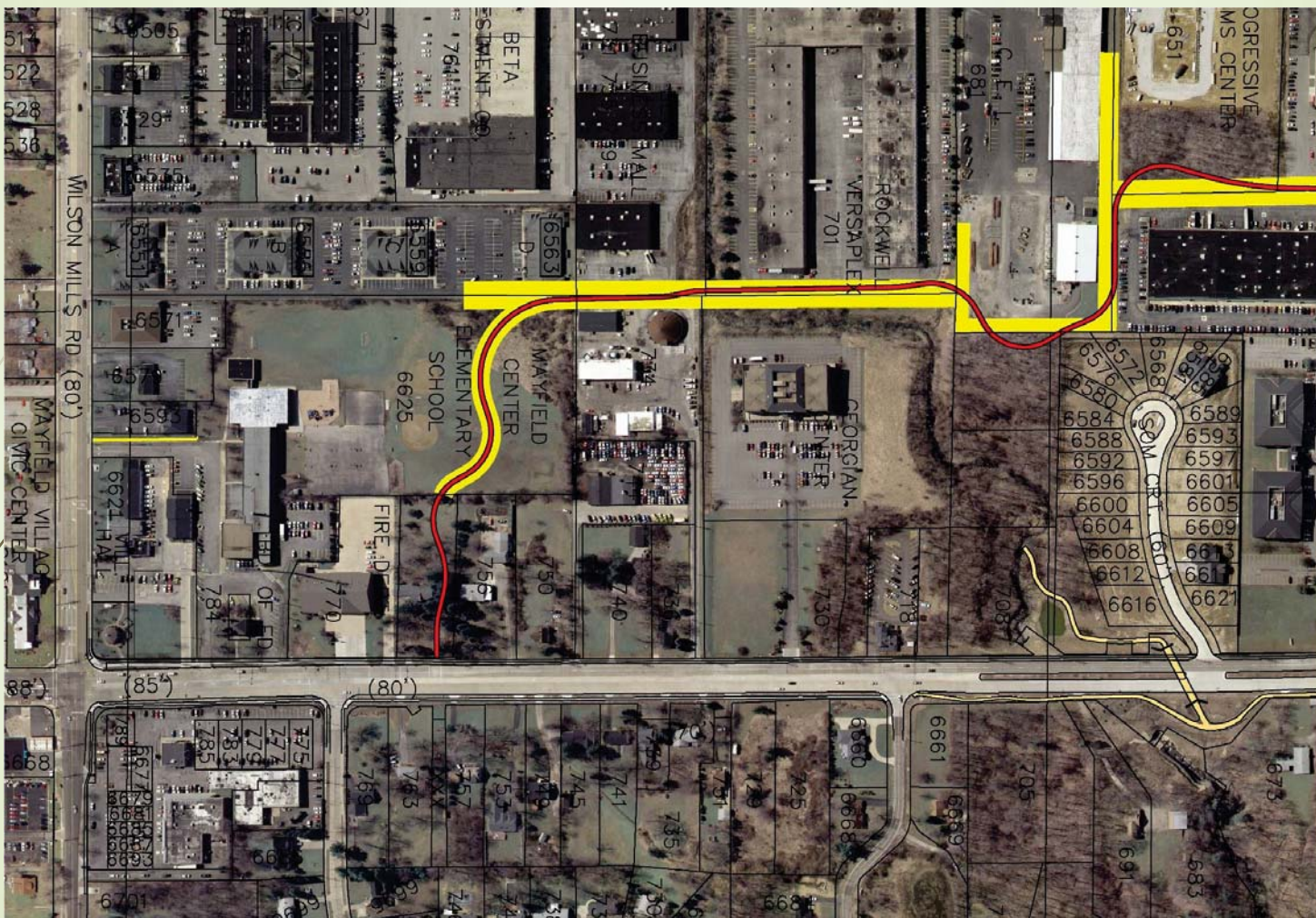


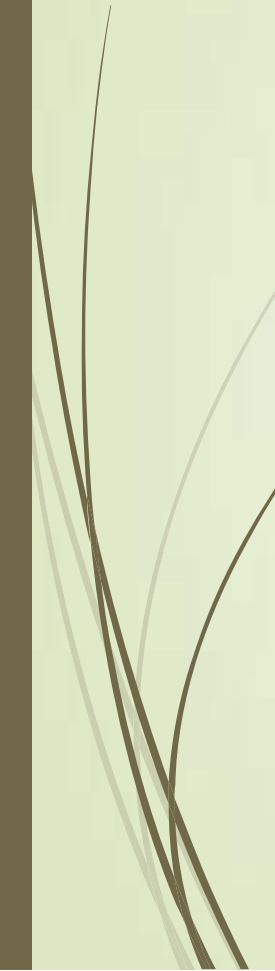
Overall Proposed Trail Plan

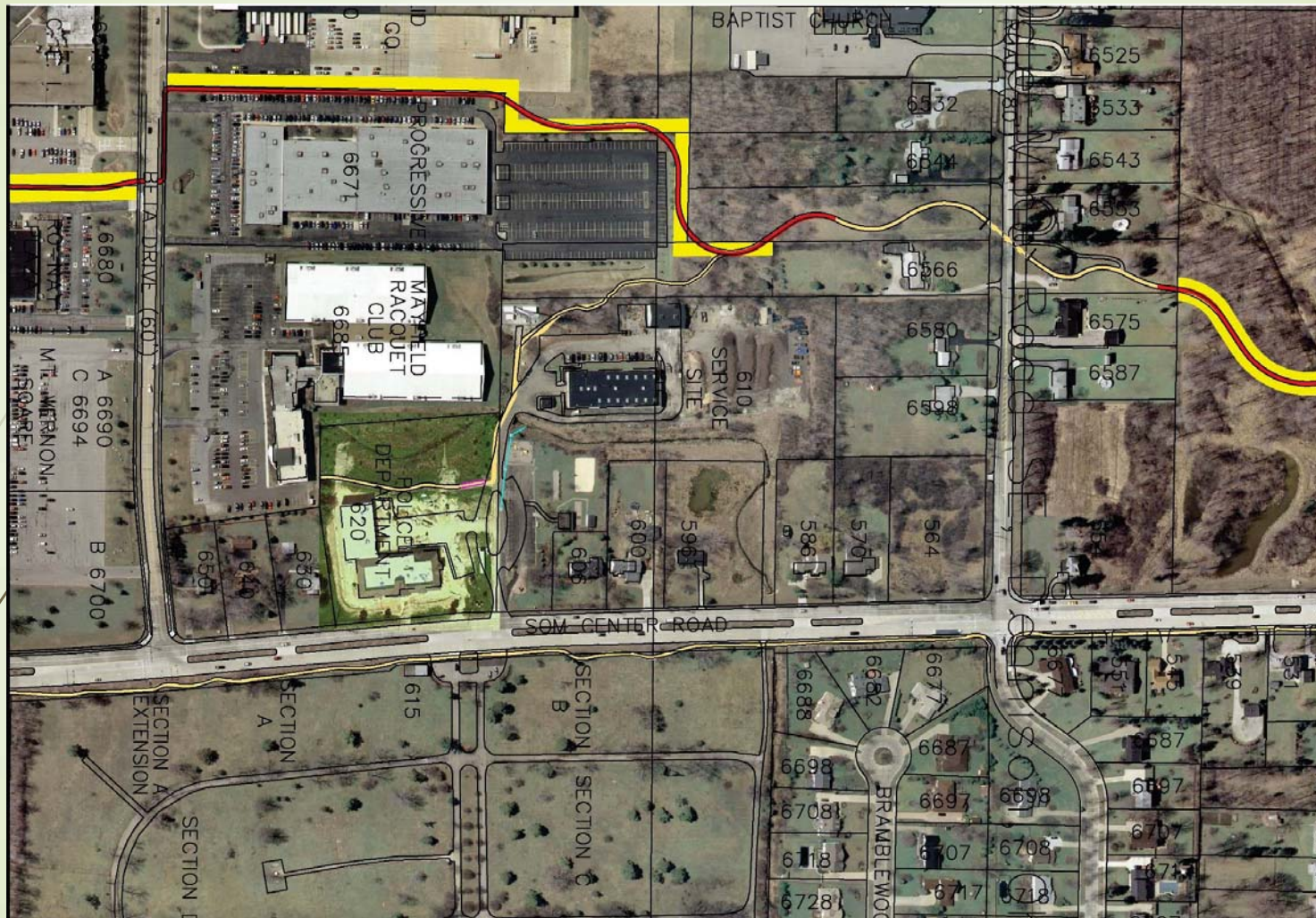




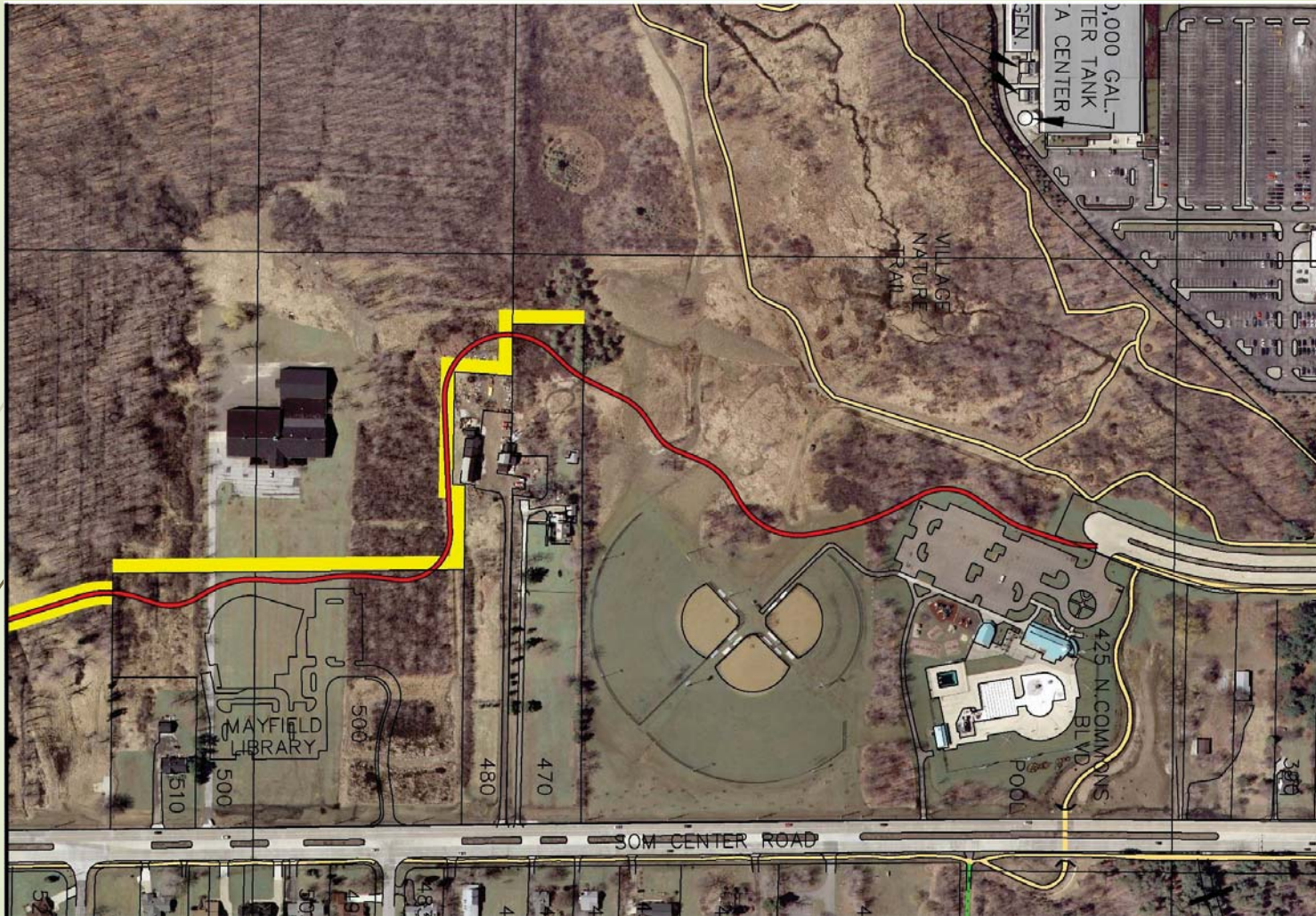


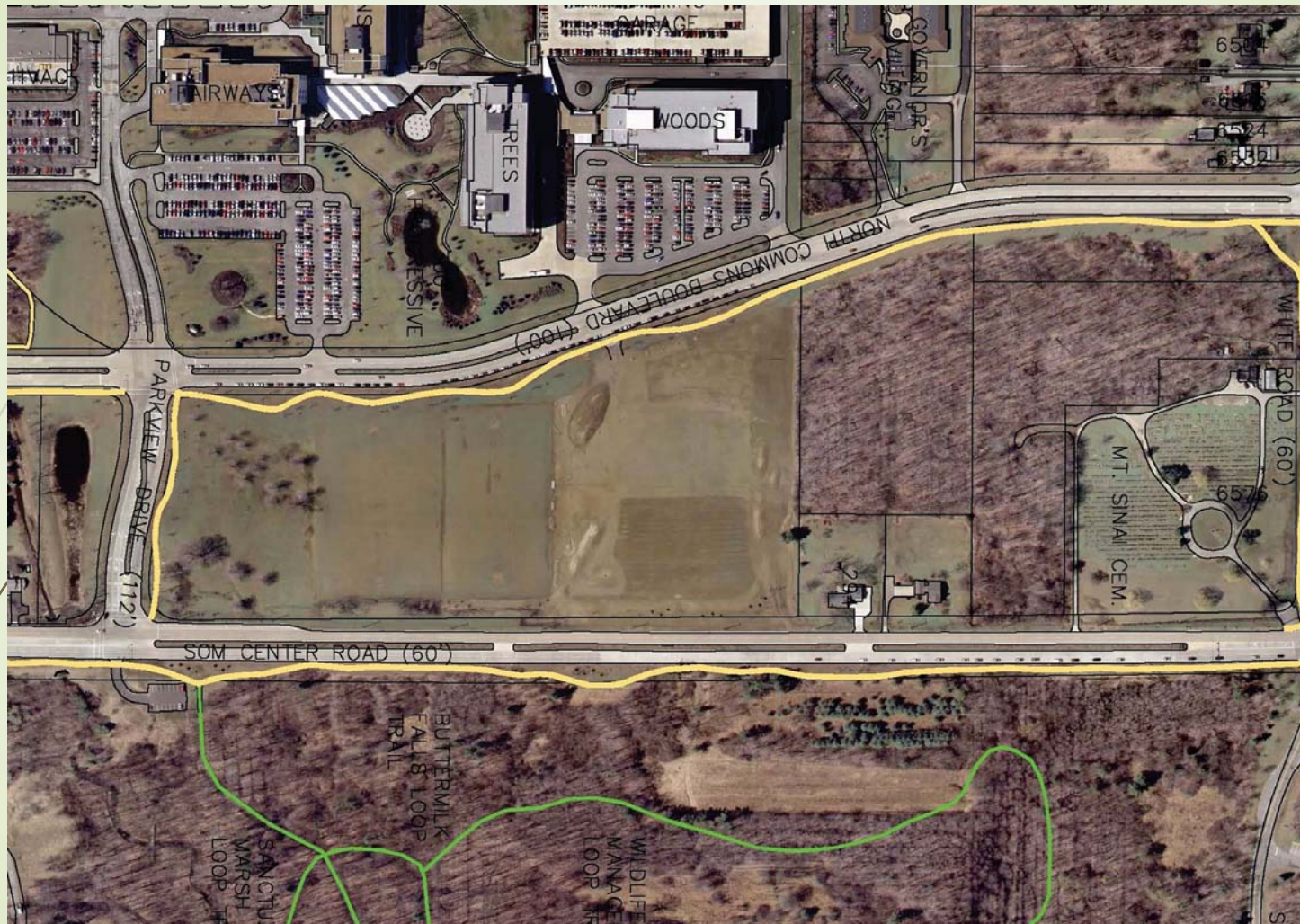












Mayfield Village Greenway Trail Request for Additional Funding PID No. 89721

NOACA / RTIS Meeting - August 16, 2013

Summary of Request

TE Application (July 2010)	
Original Est. Construction Cost:	\$ 802,095
(TE funds committed)	\$ 600,000

Request for Additional Funding (July 2012)	
Revised Est. Construction Cost:	\$1,083,201

Village received add'l \$266,561 in TE Funds. Funding capped at 80% of \$1,083,201 (per 9/21/12 RTIS recommendation)	\$ 866,561
--	------------

Low Bid Received (August 2013):	\$1,334,272
---------------------------------	-------------

80% of Low Bid:	\$1,067,418
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Village request for additional TE/TAP funds	\$ 200,856
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Current Schedule

Bids Received	8/01/2013
Award Bid	8/19/2013
Notice to Proceed	9/01/2013
Estimated Substantial Completion	5/31/2014
Village hosting <i>Greater Cleveland Trails & Greenways Conference</i>	6/14/2014

Mayfield Village Greenway Corridor Investment

8/16/2013

Investment in Greenway Trail	Total Cost	Investment by NOACA	Investment by Mayfield Village	Investment by Others
Preparation of Master Plan	\$ 53,000	\$ 42,000	\$ 11,000	
Construction Low Bid	\$ 1,334,272	\$ 866,561	\$ 467,711	
Engineering and Design (including est. construction engineering/admin)	\$ 425,000		\$ 425,000	
Appraisal/Purchase of Easement at 6660 Beta	\$ 24,000		\$ 24,000	
Est. Value of Donated Property - Easements	\$ 283,500			\$ 283,500
Est. Value of Donated Property - ODOT	\$ 150,000			\$ 150,000
Highland Road Underpass	\$ 1,000,000		\$ 1,000,000	
Wetland Mitigation Deposit	\$ 2,800		\$ 2,800	
Highland Road Trail Connection to SOM	\$ 235,000		\$ 235,000	
SOM Center Road Underpass	\$ 750,000		\$ 750,000	
Underpass Property Purchases (2002-2004)	\$ 658,000		\$ 658,000	
Trail Head Property Purchase (2000)	\$ 135,000		\$ 135,000	
	\$ 5,050,572	\$ 908,561	\$ 3,708,511	\$ 433,500
	100%	18%	73%	9%

A work in progress

Mud Party!







Trail Construction by Library

















Highland Road Sidewalk

Continuation from underpass to SOM Center Road.

2013 Budget: \$150,000 (includes crosswalk)

Design completion by May 31. Construction in Summer 2013.







Proposed Trail Head Design



Proposed Trail Head Cost

- Current construction estimate: \$242,000
- Village to seek additional funding (up to 80%): \$193,660
- Proposed construction in 2015

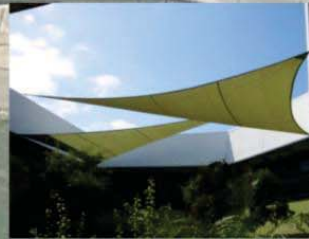
Future Amphitheatre Seating @ The Grove ?



Future Possible Amenities



Shade Canopy Precedents



Pergola Precedents



Grass Amphitheater Precedents





See You in September!