

An aerial photograph of a park area, likely in Painesville, Ohio. The image shows several baseball fields with reddish-brown dirt bases and green grass. A large, dense forest of trees is visible in the upper portion of the image. The text "ENVISIONING THE FUTURE OF DOWNTOWN PAINESVILLE" is overlaid in a black, serif font with a drop shadow effect. The background image is semi-transparent, and there is a solid light green vertical bar on the right side of the slide.

ENVISIONING THE
FUTURE OF DOWNTOWN
PAINESVILLE

COMMUNITY INPUT

A critical part of the planning process that brings credibility and reality to the master plan is the incorporation of the goals and desires of the community. In order to gain a better understanding of the community and Downtown Painesville, numerous workshops and meetings were held with various stakeholders, institutions and the public to reveal issues, needs and objectives to guide this study.

A Steering Committee was formed that was comprised of the City of Painesville staff and council members, the Downtown Painesville Organization, Lake County, Lake East Hospital, Lake Erie College, key property owners, stakeholders and neighborhood residents to provide direct insight into the needs and aspirations of the community. The Steering Committee acted as a liaison between the planning team and the public, providing constant input on the direction of the planning process, guiding the evolution of the master plan and setting the strategy for the community meetings. Their guidance was crucial to creating a comprehensive plan that is both responsive to the needs of the community while planning for the future.

A series of three community meetings were held throughout the process, which began with a meeting focused on understanding the community's objectives and vision in order to set the framework for the planning process to follow. The planning team presented the existing conditions analysis which included Downtown Painesville's role in the greater region, comparisons to other downtowns and commercial centers, as well as a walking tour of the study area. At the conclusion of the presentation, attendees broke into smaller groups to discuss the strengths, weaknesses, opportunities and challenges of the downtown. The topics of conversation for each of the break-out groups included streets and gateways, housing, commercial development, parks, recreation and public space, as well as a group that discussed the Lake East Hospital site redevelopment.



Images of community participants at the first public workshop meeting



After comments from the first community meeting were summarized, a second meeting was held at which the goals and vision for the study area were recapped, and initial concepts for redevelopment were introduced. After the PowerPoint presentation concluded, the meeting attendees participated in a visual preference survey at which they voted with colored stickers to show their preferences for the type, style and character of new development and spaces. The boards displayed a diverse range of example imagery that focused on development types, public spaces / areas of confluence, public art / district identity, paving materials / hardscaping and landscape materials / softscaping. The audience members placed green dots on imagery that they liked and that they want to see a part of the Downtown Painesville future vision, and red dots on imagery they did not see fit within the downtown. Break-out groups were also held to discuss the proposed concepts for each of the major redevelopment areas.



At the third community meeting, the final recommendations outlined within the next portion of this report were presented to attendees. After redevelopment concepts, citywide initiatives and next steps were shared, attendees had a chance to express their views, comments and questions to refine the final proposals. Throughout all the public meetings, it was evident that there was strong community support behind this planning process and the recommendations from the master plan.

The following pages summarize the feedback from the public workshops.



Visual preference surveys from the 2nd community meeting at which attendees placed green dots over images they thought characterized Downtown Painesville, and red dots on images that did not



KEY PLANNING DIRECTIVES

Through the public input and initial analysis of Downtown Painesville, a framework from which to envision a revitalization plan has been established. The analysis provides an objective view of the study area from varying scales, perspectives and depths. Both strengths and weaknesses were revealed through the assessment of land usage, underutilized land, site conditions and community feedback that help bring the process closer to discovering Downtown Painesville's full potential.

The overriding challenges drawn from this analysis stem from a reoccurring theme of a lack of synergy. Poor connectivity within the downtown as well as between it and the surrounding residential neighborhoods, institutions and park space inhibit it from being a thriving destination. An abundance of surface parking lots, single-use buildings and contrasting development patterns add to the lack of interaction and deter from the conveyance of a unified town center. However, despite the lack of cohesiveness throughout the downtown, this planning process has unveiled redevelopment opportunities and infrastructure investment to help tie the disjointed fabric together. By encouraging new investment and growth in a manner that adds value, vitality and builds from the rich historic character, the opportunity exists to capture the untapped synergy that exists within the established core. Furthermore, new development paired with improvements to the existing infrastructure that create a more pedestrian-friendly experience, beautify the environment and establish a cohesive identity are crucial to the creation of an interconnected, engaging and memorable heart of a community.

Prior to the development of physical design concepts, it is essential in a community visioning process such as this to have a set of core planning values with which to base decisions, test ideas and gain support from the community. Throughout the process of creating a redevelopment plan for Downtown Painesville, the following guiding principles were established and employed to ensure the final proposal remained true to the needs and desires of the community.





*Create a plan that is **realizable, economically viable, consistent with the community's core values and reinvigorates Downtown Painesville and its surroundings***

A redevelopment plan must creatively and ambitiously envision the future of a neighborhood so as to enlighten and inspire change. However, the key to a successful visioning plan is the ability to determine proposals that are grounded in reality and meet the needs of the neighborhood as well as the demands of the local market.



Establish key nodes in which to concentrate meaningful redevelopment efforts

The establishment of active, visually dynamic nodes throughout the downtown can serve as catalysts to inspire interaction and activity. As an established town center, efforts should be directed towards enhancing and building upon key nodes that already exist to make the most out of an investment.



Preserve the historic charm of the downtown

As with any established urban core, Downtown Painesville has evolved over time. It is these layers of history that have provided the character that continues to define this place today. It is a goal of this master plan to preserve those things that have come to characterize the neighborhood, and envision new development and improvements that compliment and build upon them in a positive and meaningful way.



*Integrate **diverse housing options** in the downtown to help meet varying lifestyles*

In order to retain existing residents as well as attract new ones, the city must provide a variety of lifestyle choices with housing types, rental and for-sale options, and price points to accommodate a wide range of age groups, income levels and cultural backgrounds. Furthermore, by creating housing options within the downtown, an active environment is created that only comes from a "living" place. The presence of housing within a town center promotes constant activity, a demand for retail and public space amenities, as well as a strong base of constituents that truly care and look out for their home.



Implement a pedestrian-oriented streetscape environment that is animated and timeless throughout the downtown

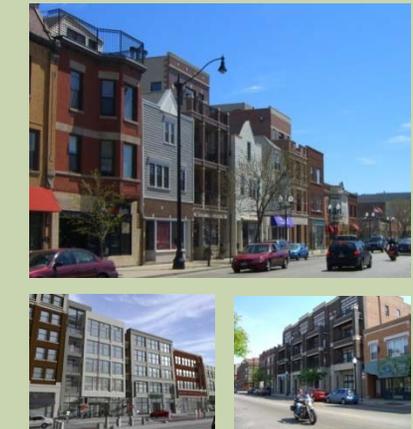
A key component to a true town center is providing a safe, comfortable and stimulating atmosphere for pedestrians and bicyclists. Currently, the dominance of the automobile takes away from an environment that is conducive and pleasant for people to walk, bike or gather. A true pedestrian-friendly environment is embraced through the establishment of an engaging and exciting streetscape that includes a mixture of uses, storefront retail, screened parking, green space and active sidewalks.

Strengthen connections to parks and the riverfront with pathways, signage, lighting, views and development

Green space is a tremendous asset that should be taken full advantage of. As it exists today, Downtown Painesville is rich with parks, recreational space and a riverfront, but their presence is hardly felt within the town center. By enhancing the pedestrian environment and connections between the parks, a “green network” will be created that ties the various spaces together and unites the downtown through this shared identity.

Encourage high quality, mixed-use development that compliments and reinforces the historic urban fabric

The establishment of a diverse mixture of uses is another key element of the heart of a community. Building from the center of town’s role as a local and regional destination, the integration of commercial development will help this area become not only a destination, but an integral part of the surrounding neighborhoods. A critical mass of housing paired with a mix of retail that attracts residents, visitors and employees with day, night and weekend activity will greatly add to the strong working environment that already exists and contribute to the establishment of a vibrant, mixed-use community.





Organize parking so that it is efficient and accessible but discrete and non-dominating

Although surface parking lots leave gaps in the building fabric and take away from the feeling of a pedestrian-friendly environment, they are a necessary element that provides support and convenience to commercial development. However, much can be done to minimize their presence such as removing redundant and underutilized lots, maximizing efficiency, as well as screening them from the sidewalk with landscaping and new development.



Establish a "Green Neighborhood"

Because this initiative represents such a significant redevelopment effort, it is even more crucial that Downtown Painesville be planned, designed and constructed in a responsible manner that is respectful of the value of our land and natural resources. Green design should be integrated into every aspect of the neighborhood, from the establishment of a non-auto dependent walkable district, the restoration and reuse of existing structures, designing energy-efficient healthy buildings, to using the latest high-performance sustainable design techniques in building and infrastructure development.



Make Downtown Painesville more beautiful

Beautiful places inspire their surroundings. Enhancements to the public realm that add more variety and interest to the streetscape, integrate nature and instill a unique identity help to establish a sense of place. Public investments to improve the appearance of the physical environment through streetscape and public space enhancements will continue the City's commitment to the community and will encourage private stakeholders to take pride in the continued upkeep and beautification of their property as well.



Increase the tax base

It goes without saying that investing in a community with viable economic development increases tax revenue and support, encouraging long term strength and sustainability.





REDISCOVERING
DOWNTOWN
PAINESVILLE

DETERMINING DEVELOPMENT PRIORITIES

Developing the physical redevelopment plan for Downtown Painesville has been a constantly evolving process. After numerous ideas and directions were explored during the envisioning process, the next step towards “rediscovering” Downtown Painesville begins with determining the approach for new development and investment. In an effort such as this, it is important to pinpoint key areas to focus early redevelopment efforts to yield the greatest impact. After assessing the current building and site conditions, ownership patterns and goals of the community, strategic sites for redevelopment and infrastructure improvements were identified.

The first priority site is the former location of Lake East Hospital. With over eight acres of land soon to be vacated by the hospital, the redevelopment of this site is critical to preventing a large, vacant gap from de-valuing and de-activating the downtown. This site represents a tremendous opportunity to make a big impact right in the heart of the downtown, as well as strengthen the southern gateway and create a much needed transition between the residential neighborhoods to the south. Revitalization efforts should not be confined to just the hospital property, but should extend to surrounding underutilized property. The surface parking lots north of East Washington Street should also be incorporated, which will help to better connect the hospital site to the civic core.

Another redevelopment priority involves infill development along State and Main Streets. Because this is an important commercial corridor with intact businesses and historical buildings, new investment that compliments the existing fabric will help solidify and activate the district. An abundance of surface parking lots create great opportunities for new building sites that fill in the gaps and promote a vibrant, walkable place.

Extending from the two previous development sites is the next great opportunity – the riverfront. While the Grand River represents a tremendous asset for the City of Painesville, it does little to inspire its surroundings outside of recreational activities at Kiwanis Park. The river’s interface with the downtown is currently lined with the backs of buildings and vacant land, providing an ideal opportunity to re-activate and re-engage this highly valuable land with exceptional views.

Another key development site revolves around an important gateway from the north at Richmond and Erie Streets. As a significant access route to the downtown from Route 2, this area fails to provide an appropriate transition to the central core as it is dominated by single-use, auto-oriented buildings. Although immediate redevelopment options may not be feasible because active businesses are located here, efforts should be made to encourage future development that reinforces and strengthens this important gateway as businesses transition over the years. Nonetheless, immediate infrastructure improvements and enhancements to existing buildings can occur immediately to improve the image of this area.

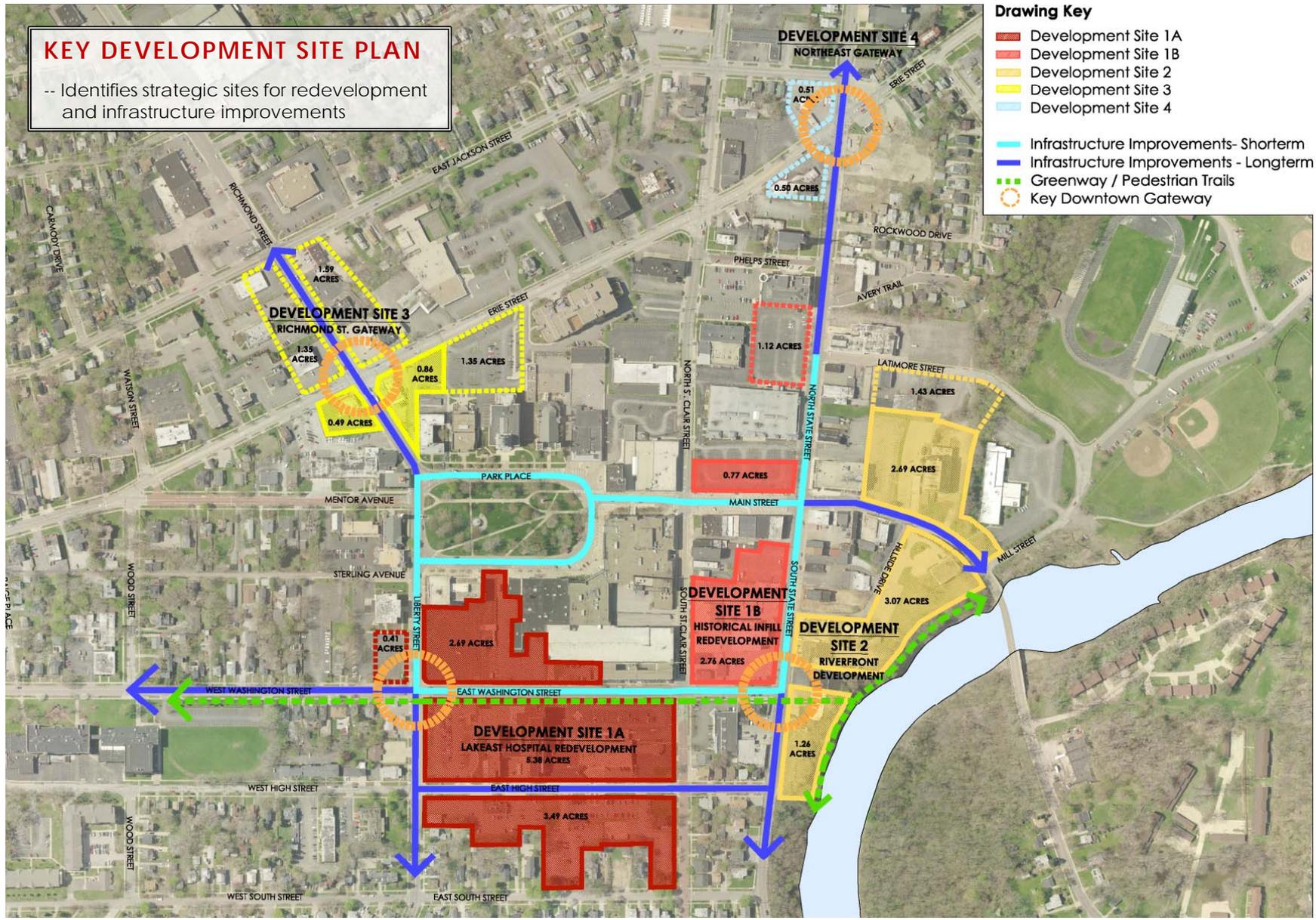
Other key investment sites involve the main streets and intersections within the central core. Improvements that beautify the right-of-way, improve pedestrian amenities, calm traffic and instill a cohesive identity will make a large impact in re-energizing and unifying the downtown. Improvements should focus towards the major streets of Park Place, State, Main and Washington Streets, and then branch out to engage the surrounding neighborhoods.

KEY DEVELOPMENT SITE PLAN

-- Identifies strategic sites for redevelopment and infrastructure improvements

Drawing Key

- Development Site 1A
- Development Site 1B
- Development Site 2
- Development Site 3
- Development Site 4
- Infrastructure Improvements- Shorterm
- Infrastructure Improvements - Longterm
- Greenway / Pedestrian Trails
- Key Downtown Gateway

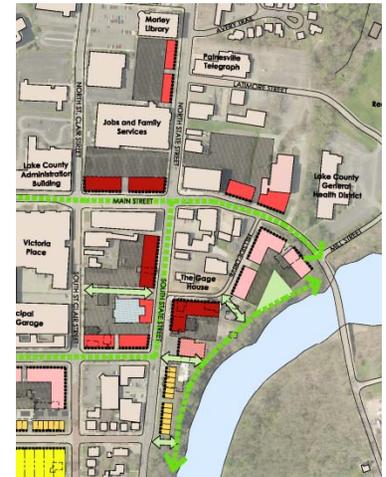


EVOLUTION OF THE PLAN

As a framework for redevelopment became more solidified, the core values and ideas from the community began to evolve into defined development options. Working closely with the City and stakeholders to ensure their desires and goals were incorporated into the planning, numerous conceptual sketches were created that demonstrate potential possibilities for the future of Downtown Painesville. Working from the established key development sites, these initial studies focused less on building form and more on land use, density, building frontage and new connections to provide an overall guide for redevelopment. These studies, although different sites and configurations, are characterized by a series of primary underlying themes that include:

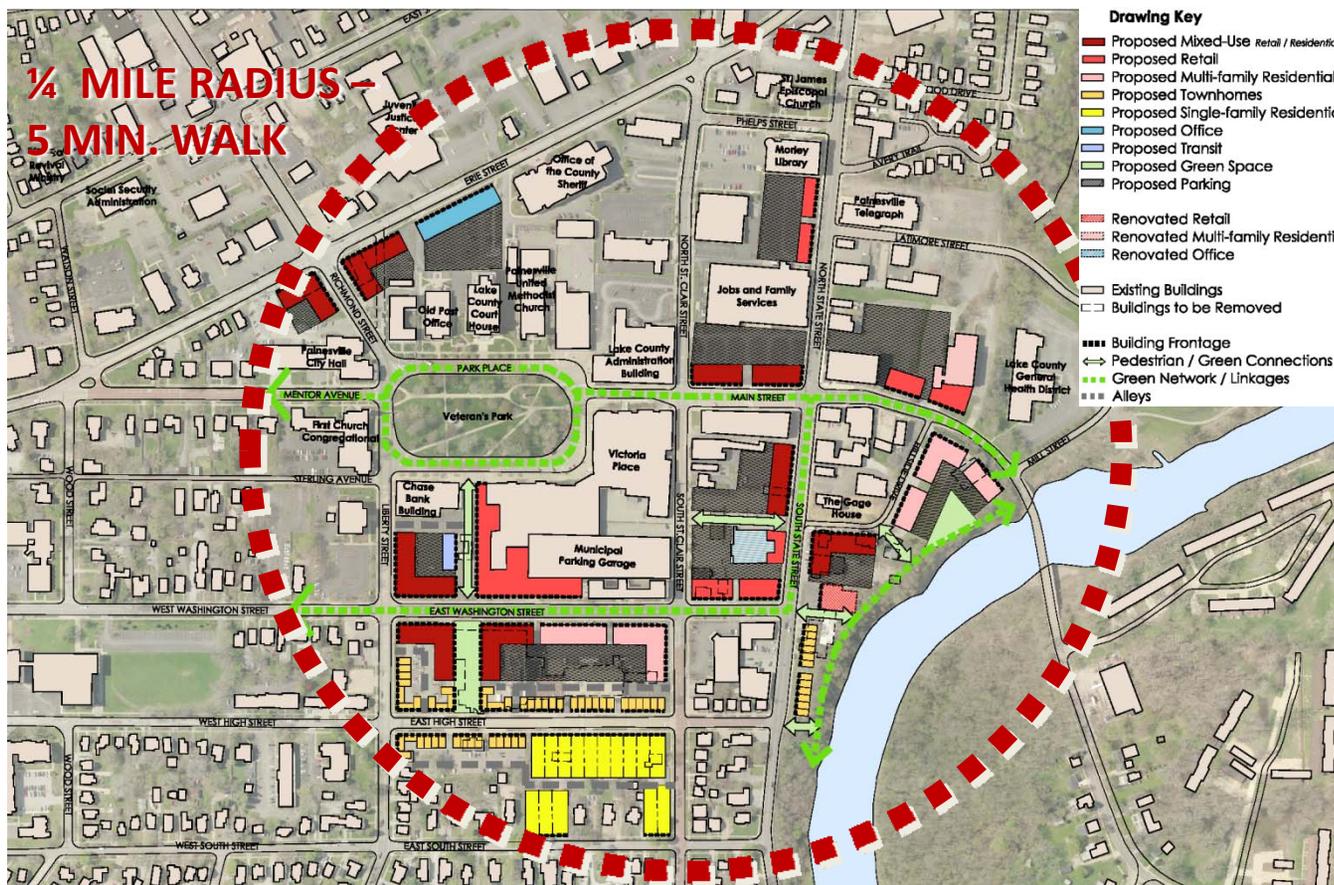
- reinforce and enhance the existing historic fabric by **promoting new infill development** that compliments existing structures.
- reactivate underutilized land and increase interaction by **creating new streets and connections** that extend from the existing street grid
- **integrate various forms of public green space** that can be woven throughout the neighborhood to enhance connections to existing parks, promote walkability, support local residents and beautify the environment.
- extend and fortify the established core by **creating appropriately-scaled transitions** between the downtown and its surroundings.
- **encourage mixed-use development** to spur activity and vitality.

These underlying themes provide a development palette that sets the stage as the physical plan is manifested. When brought together, the individual development opportunities start to work together in realizing a revitalized Downtown Painesville.



ORGANIZING PRINCIPLES

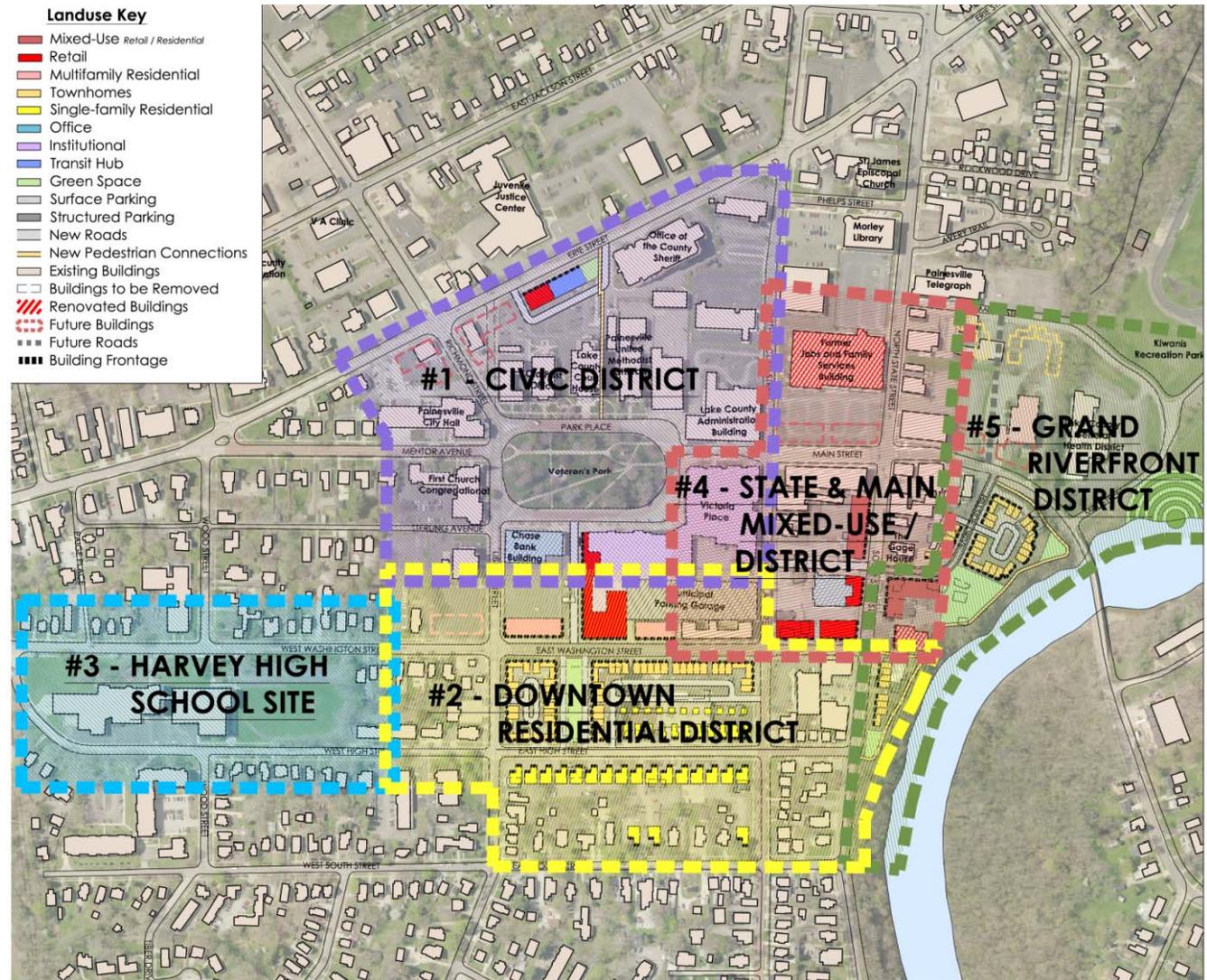
The proposed vision described in this master plan is the result of bringing together the many complex aspects of what defines a community into a comprehensive strategy for revitalization. Each land parcel within the downtown was studied in reference to its location and position as well as its potential to contribute to the greater vision. Components were assembled in a carefully planned grouping of development initiatives ranging in scope from large-scale streetscape improvements to recommendations for enhancing existing parking lots. The result is a redevelopment plan that reconstructs an interconnected, multi-use urban downtown. This proposal is not meant to represent a prescriptive master plan per se but rather a menu of possibilities that establishes a determined strategy for redevelopment that can adapt to future market demands as the neighborhood and its surroundings evolve.



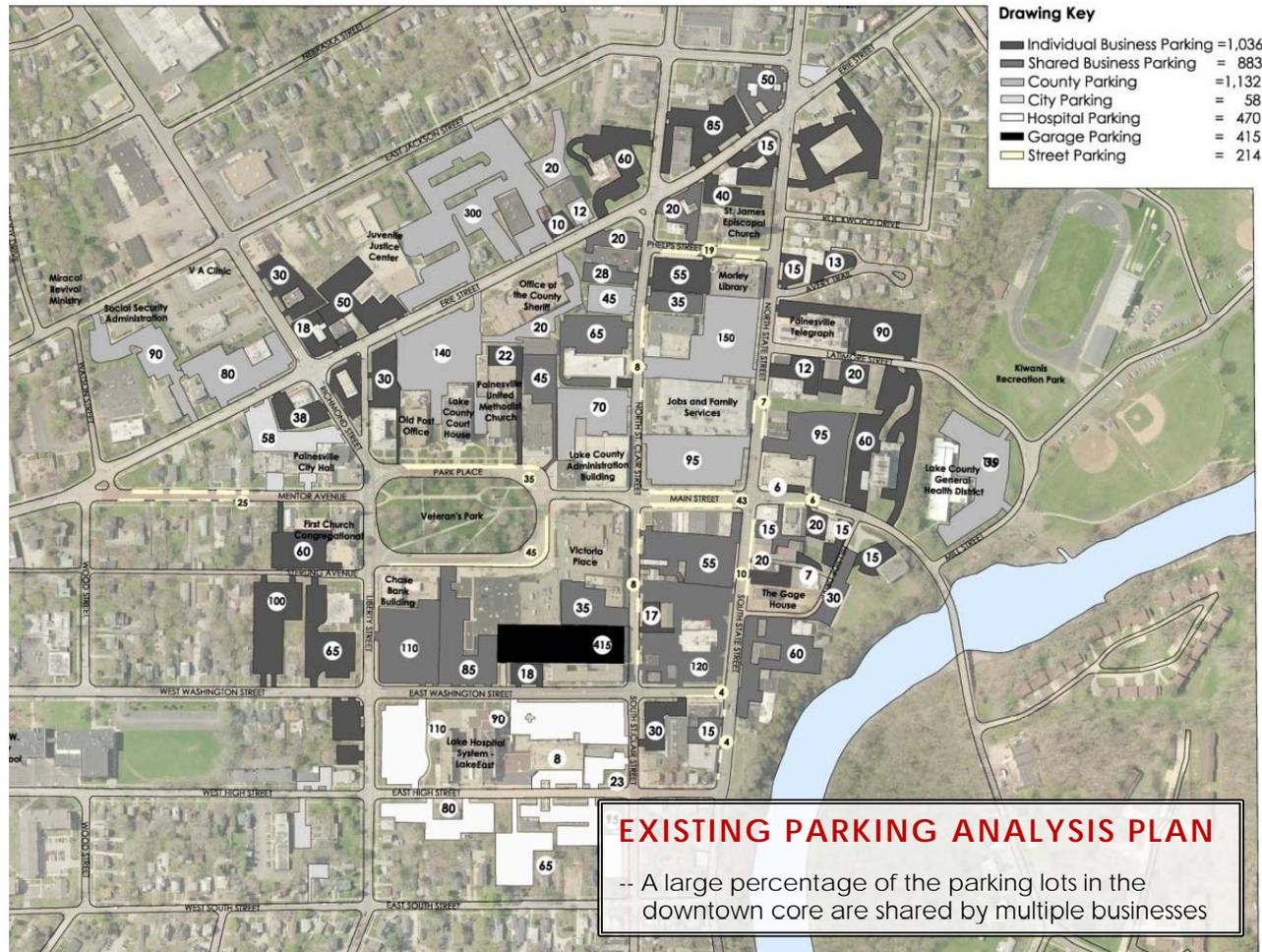
Before delving into the detailed development proposals, it is important to understand the organizing principles that influenced the overall vision. These principles, both broad and specific, set the stage for all the proposals and initiatives that resulted from this master plan, and will continue to serve as the driving inspiration into the future. The following pages depict the Downtown Painesville Master Plan by first looking at the organizing principles and overall vision, then taking a closer look at the districts that make up the central core.

DOWNTOWN ORGANIZATION PLAN

From the beginning, the main inspiration for the master plan was the notion that great downtowns are made up of a collection of neighborhoods. Throughout the planning process, a Downtown Organization Plan was created and constantly updated to organize the type and character of development proposals throughout the downtown. The five districts identified are based off of the existing structure and uses within the downtown, taking into consideration the needs for future growth and a mixture of complimentary uses. Each district has its own distinct character, composition and uses that fulfill a need and provide support to one another. While the specific boundary lines are less critical, the relationships and synergy between these distinct and unique places is vital to the overall success of the downtown. Because these districts were such an important part of the proposal, the master plan is later broken down into these neighborhood districts to describe the vision.

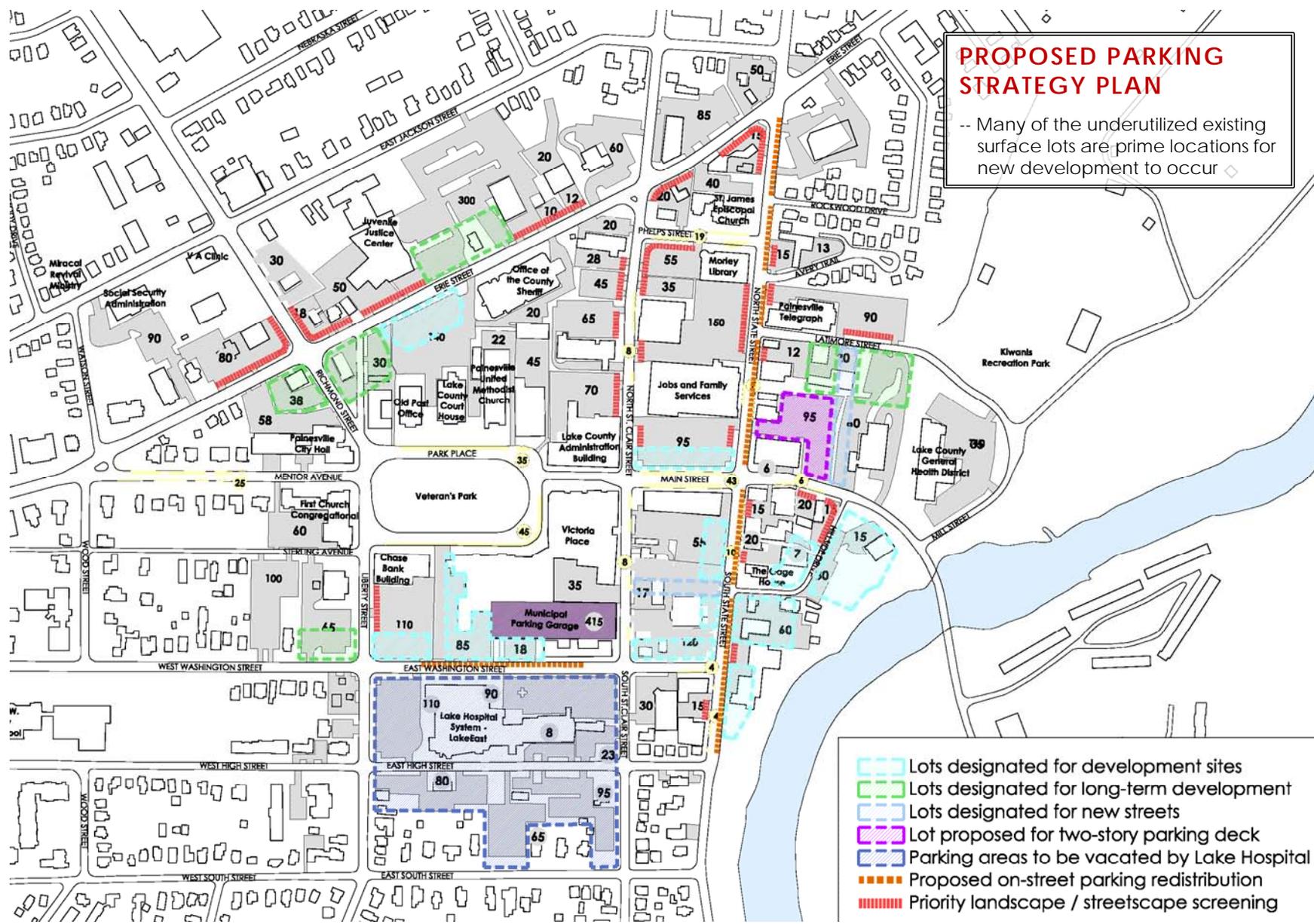


PARKING ANALYSIS / STRATEGY PLAN



The Downtown Painesville of today is dominated by an array of surface parking lots, and while most of them are necessary to support businesses and offices, there are places where there is an overabundance of parking, and opportunities to share lots or make them more efficient. As this plan aims towards promoting a more pedestrian-friendly environment and encouraging people to live, work and play within the downtown core, the dominance of parking lots should be minimized, allowing for higher and better usage of the land. Furthermore, because surface parking lots act as gaps in the building fabric, they provide an ideal location for new development to occur.

As a part of this process, every surface parking lot in Downtown Painesville was analyzed and evaluated in terms of its usage, relationships, efficiency and development potential. Out of this, a proposed parking strategy plan was created that identifies parking lots that should remain, others that line important streets and that should be enhanced with landscaping and screening, and others that occupy key locations and are ideal sites for new development. This strategy plan provides an important role in identifying sites for redevelopment and a basis for promoting an urban, pedestrian-friendly environment.



PROPOSED PARKING STRATEGY PLAN

-- Many of the underutilized existing surface lots are prime locations for new development to occur

- Lots designated for development sites
- Lots designated for long-term development
- Lots designated for new streets
- Lot proposed for two-story parking deck
- Parking areas to be vacated by Lake Hospital
- Proposed on-street parking redistribution
- Priority landscape / streetscape screening

LAND USE STRATEGY PLAN

The next stage in realizing the master development plan is setting the direction for future land uses. After identifying the potential development sites, the most ideal and appropriate usage was evaluated for each site. Each property was analyzed in terms of its location, surrounding context and density potential. The proposed land uses build from the surrounding context and supplement the established districts. Lower density residential uses are proposed south and west of the downtown core to provide a transition to the existing residential neighborhoods. Retail and mixed-use development is encouraged along State and Main Streets to compliment the existing buildings and strengthen this area as a vibrant commercial destination. The resultant land use strategy plan lays out a menu of uses to create a multi-dimensional nature and diversity to Downtown Painesville.

DEVELOPMENT STATISTICS

Planning Assumptions - Net Area Calculations:

1-story retail	= 90% of gross area
mixed-use retail	= 80% of gross area
transit building	= 90% of gross area
residential	= 85% of gross area
	= 1,000 sf / unit

Proposed Development: (Excludes Renovations)

Residential Development	
Multifamily flats / lofts	= 92 units
Townhomes	= 99 units
Single-family (40' lots)	= 11 units
Single-family (50' lots)	= 48 units
Total	= 250 units

Retail Development = 122,640 sf*

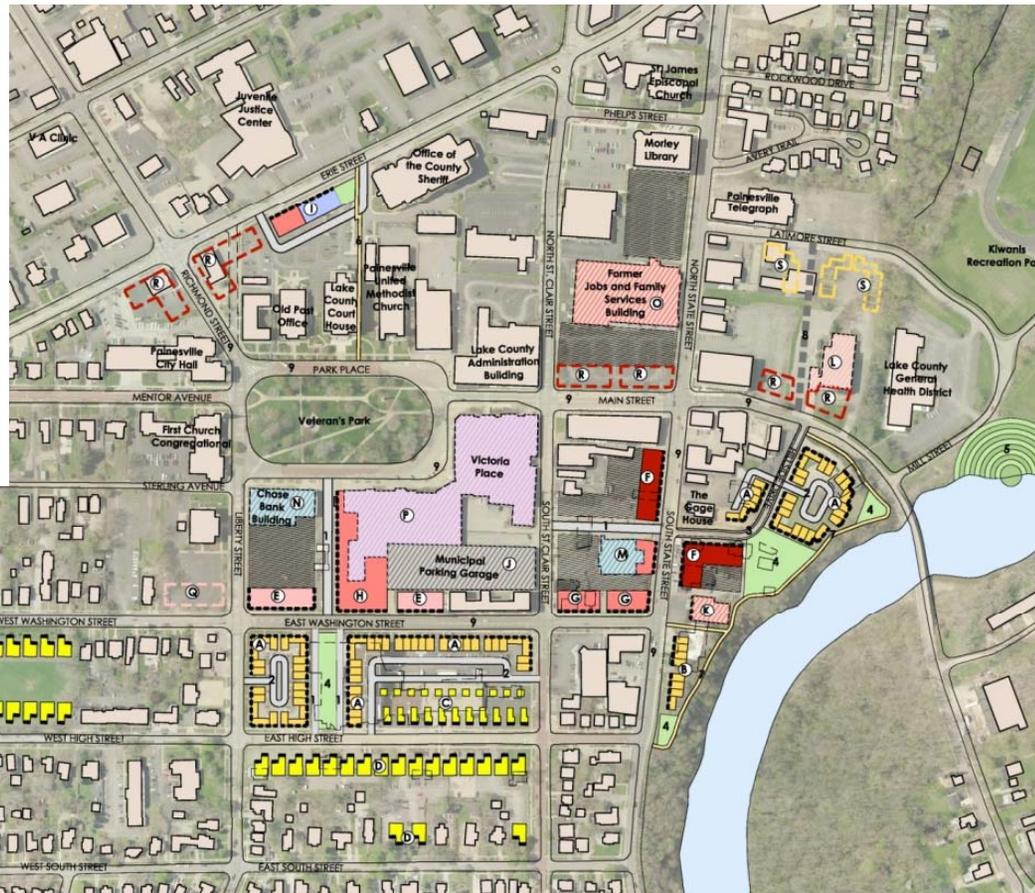
*Includes 54,000 sf proposed grocery store in renovated CJFS building

Transit Hub = 6,480 sf

Future Development:

Residential Development	
Multifamily flats / lofts	= 120 units
Townhomes	= 20 units
Total	= 140 units

Retail Development = 48,680 sf



Landuse Key

- Mixed-Use Retail / Residential
- Retail
- Multifamily Residential
- Townhomes
- Single-family Residential
- Office
- Institutional
- Transit Hub
- Green Space
- Surface Parking
- Structured Parking
- New Roads
- New Pedestrian Connections
- Existing Buildings
- Buildings to be Removed
- Future Buildings
- Future Roads
- Building Frontage

BUILDING TYPE KEY

- A 3-story rear-loaded townhomes - 20' lot typ.
- B 3-story front-loaded townhomes - 20' lot typ.
- C 2-story single-family homes - 40' lot typ.
- D 2-story single-family homes - 50' lot typ.
- E 3-story multifamily residential building
- F 3-story mixed-use building with ground floor retail and housing above
- G 1-story retail building
- H 1-story infill retail expansion to line new street
- I 1-story transit hub with retail and green space / plaza
- J Renovated parking garage
- K Renovated retail building
- L Conversion to multifamily residential building
- M Renovated office building with first floor retail expansion to line State Street
- N Renovated office building to accommodate LakeEast Hospital walk-in care facility and MOB / wellness center
- O Conversion of building to accommodate grocery store ~\$4,000 sf
- P Relocated Jobs and Family Services to occupy ~\$4,000 sf of Victoria Place
- Q Future multifamily building
- R Future mixed-use building
- S Future townhomes

INFRASTRUCTURE KEY

- 1 New connector street
- 2 New alley to access residential development
- 3 Widened street
- 4 New park / public open space
- 5 New outdoor amphitheater
- 6 New pedestrian connection / sidewalk
- 7 New public boardwalk overlooking river
- 8 Future connector street
- 9 Streetscape and traffic calming improvements

REDISCOVERING



RESTORING THE NEIGHBORHOOD

Of critical importance to revitalizing Downtown Painesville is the implementation of an aggressive program to enhance, restore and preserve the existing historical fabric. Protecting and enhancing these historical buildings is very important in not only retaining older urban architecture of value, but in celebrating the rich history and character that sets Painesville apart from other places. The establishment of a priority restoration district along State and Main Streets within the downtown core could serve as a valuable tool in promoting preservation, renovations and encouraging property owners to invest and maintain their properties.

In addition to historical preservation, renovations and adaptive re-uses to vacant and underutilized buildings is important to maintaining vitality throughout the downtown. Updates to buildings both internally and externally can help refresh these buildings and make them more appealing to attracting tenants and businesses. As it exists today, Victoria Place acts as a large, inward-facing building off of the town square that does little to enliven its surroundings. Improvements to the building that open it up to its surroundings and take advantage of its prominent location will help provide a more engaging and attractive environment not only for tenants, but for the whole town center. In other cases, adaptive re-use may be necessary to resurrect a vacant building like the hotel on Main Street. Considerations should also be made for buildings and properties that may be outgrown in the future, like Lake County's Jobs & Family Services Building and Administration Center. As the County looks towards focusing future growth around Veteran's Park and Erie Street to promote the establishment of a "campus," these prominent sites could be reconsidered for mixed-use retail and office development to reinforce and add to their surroundings.

The following diagram highlights priority building renovations and adaptive re-uses that are important to the overall vitality of the downtown.



Before and after example imagery of a vacant building renovated as a vibrant retail business



Before and after example imagery of a vacant office building converted into apartments

PRIORITY RESTORATION PLAN

-  Priority building renovations / adaptive re-uses
-  Priority restoration district



Lake County Administration



Ohio Jobs & Family Services



Vacant Hotel Building



Victoria Place



Chase Bank Building



Municipal Parking Garage



54 State Street Building



Painesville Furniture & Carpet



INFRASTRUCTURE AND PUBLIC SPACE ENHANCEMENTS

The infrastructure framework in any community is the skeleton that sets the stage for development to happen as well as influencing what a place looks and feels like. Streets create the “address” that frame our first impressions and come to define a place. That is why enhancements to infrastructure and public space is so critical to the revitalization of Downtown Painesville.

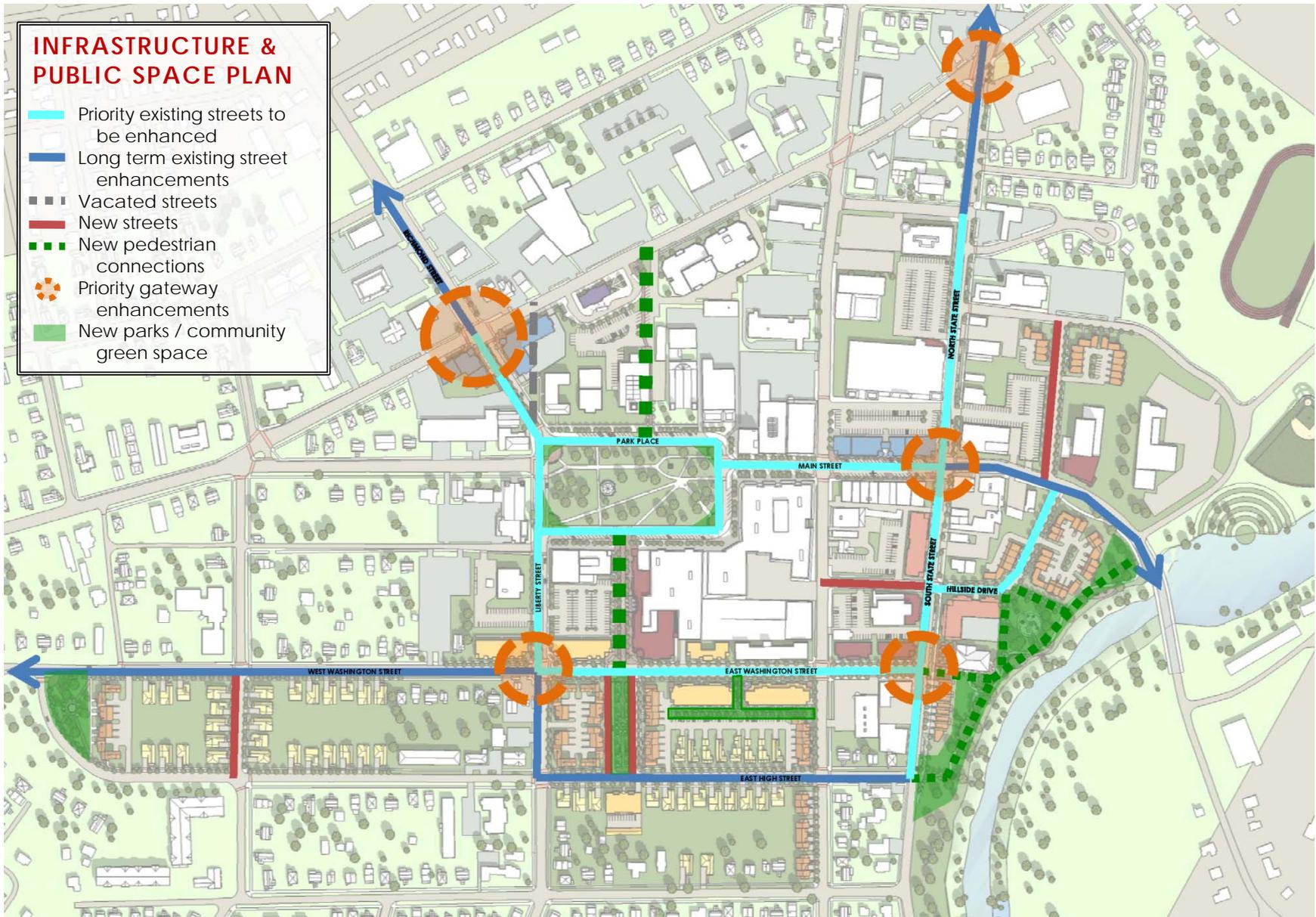
The following plan highlights existing streets to be enhanced, new vehicular and pedestrian connections, priority gateway improvements and new opportunities for parks and public spaces. As a part of this master planning process, guidelines for infrastructure and streetscape improvements along the key streets of Richmond and Liberty, Park Place, State, Main and Washington are depicted in the individual district descriptions in the subsequent pages. In order to take these infrastructure recommendations to the next level, a Transportation for Livable Communities Initiative grant was awarded to the City of Painesville by the Northeast Ohio Area wide Coordinating Agency. This next phase of planning would allow for a comprehensive look at the traffic needs, potential roadway improvements and concepts for streetscape enhancements to correlate with the proposed development and changing needs of the downtown. The TLCI study will pick-up where the master plan leaves off, focusing on important issues including improving connectivity for pedestrians and cyclists, making the downtown more user-friendly, improving traffic flows and parking, as well as adopting an infrastructure and streetscape plan that promotes a sense of identity and engaging atmosphere for Downtown Painesville.

The proposed infrastructure and public space improvements recognize their importance in providing social and economic benefits by designing streets for more than just vehicular transport. New streets and pedestrian walkways are integrated in places to create key connections to break down the scale of blocks to improve cohesiveness, walkability, and add a finer grain to the downtown. The incorporation of new streets and walkways will also help to activate underutilized land, increase value and reveal a myriad of new development opportunities. Streetscape improvements are envisioned along existing and new streets that create a sense of order, encourage excitement along the street, establish district identity and support the goals and vision of the community. It is crucial that all of the individual components within the public right-of-way including the cartway, sidewalks, tree lawns, signage, landscaping, public transportation, utilities, streetscape amenities and public art be looked at comprehensively and work together to create a single, unified downtown district. These initial aspirations are described in each of the district descriptions, and will be further realized in the TLCI study to follow.

Another important layer to improving connectivity and instilling a sense of community is the integration of public space and parks. This entails a well-knitted green space network that connects residents to new and existing parks, to each other and to nature. Beautiful public space inspires its surroundings, suggests a neighborhood is well cared for and shared, and adds real value to real estate. Building from the strong base of green space that already exists between Veteran’s Memorial Park and Kiwanis Recreational Park, this plan aims to create a “green network” that ties the downtown together while providing recreational opportunities for its residents and visitors. A series of pocket parks and pedestrian walkways are proposed to provide intimate areas for people to play, congregate, relax and create connections to other places. A large public riverwalk is proposed along the upper edge of the Grand River, creating a public area that allows everyone to experience and enjoy views of the river. Together, the various new and existing green spaces, along with improved sidewalks and streetscapes create a cohesive and appealing pedestrian experience.

INFRASTRUCTURE & PUBLIC SPACE PLAN

-  Priority existing streets to be enhanced
-  Long term existing street enhancements
-  Vacated streets
-  New streets
-  New pedestrian connections
-  Priority gateway enhancements
-  New parks / community green space



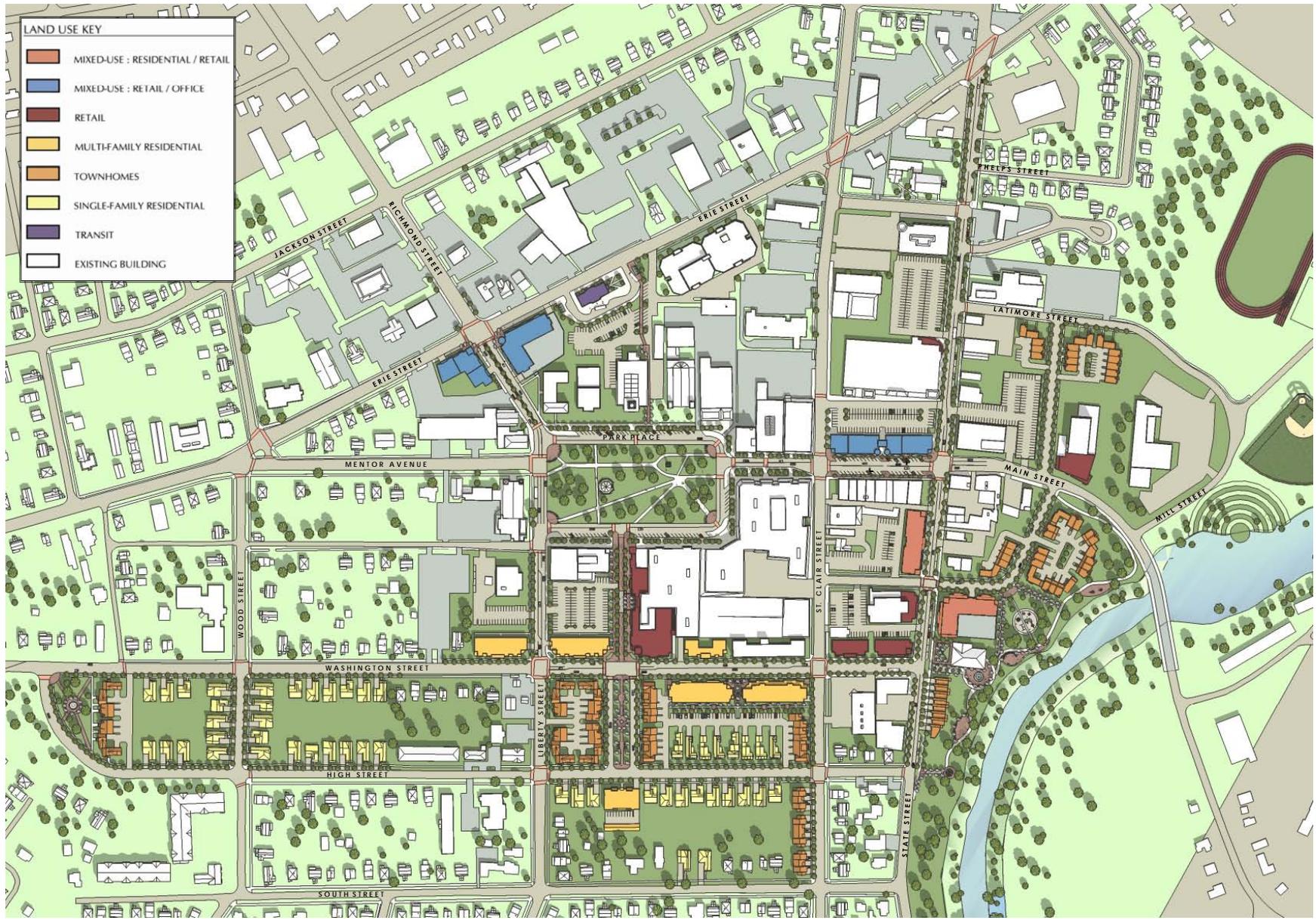
THE PROPOSED MASTER PLAN

The master plan proposed in this document focuses on building upon the downtown's strengths to encourage a traditional, pedestrian-oriented town center that reflects the character of the community and maximizes the area's potential. Components were assembled in a carefully planned grouping of development initiatives ranging in scope from the large-scale layout of streets and blocks to the small scale details of infill development and proposed park spaces. In the development of a master plan such as this, every decision that is made has a direct effect on the quality of life that will result for the community, and must therefore be taken into account as a collective whole. This process has resulted in a plan that puts the many aspects of what defines a community into one comprehensive strategy for redevelopment.

As described previously, the master plan is organized around a grouping of five districts which include the following:

- The Civic District
- Downtown Residential District
- Harvey High School Site
- State & Main Mixed-Use District
- Grand Riverfront District

The following pages depict the Downtown Painesville Master Plan by taking a closer look at each of the five districts. Within each district, major issues, community goals, proposed development and associated yields, infrastructure and public space enhancements, as well as the overall vision is described.



REDISCOVERING

