

Out of all the areas in Downtown Painesville, this district provides the greatest opportunity for change with the vacation of Lake East Hospital. Over eight acres of land which are currently occupied by a large hospital building and surface parking lots have the ability to be rethought of as integrated neighborhood blocks that extend from the downtown core and surrounding residential development. Likewise, the current interface to the hospital has the potential to act not as an edge or back door, but a continuation of the town center. The following objectives provide the vision for transforming the Lake East Hospital property into a vital Downtown Residential District:



DISTRICT OBJECTIVES

- *Create a **transition** between the downtown core and existing residential neighborhoods*
- *Provide **diverse housing** options*
- *Establish a **compelling link** between Lake Erie College, the Greenway Corridor, the downtown core and Grand River*
- *Create **pockets of park space** for downtown residents and pedestrians to enjoy*



The main vision for this district involves establishing an urban “living environment” in Downtown Painesville. While the downtown is surrounded by residential neighborhoods, this district creates dense new housing options that are directly connected to the town center. The proposed layout is sensitive to providing a gradual transition from the single-family neighborhoods to the downtown core, with single-family homes of a similar scale and composition to the existing fabric proposed to the south. As one moves closer to the downtown, denser development including Chicago-style single-family and townhomes served by rear alleys and courts are proposed, with three-story multi-family buildings along the existing interface to Victoria Place and the Chase Bank building. As a result, East Washington Street and East High Street are lined with homes and front doors that reactivate these important connections between the downtown, riverfront and Lake Erie College beyond. All the new housing proposed in this district creates a critical mass of people that live in the downtown, supporting its businesses and amenities, while helping it to become a vibrant and enduring place.

Another important objective for this district involves connecting the new development to one of Downtown Painesville’s greatest assets – Veteran’s Memorial Park. A new limited-access pedestrian promenade is proposed between Park Place and East Washington Street to provide a direct linkage between the new housing development and the civic heart of the downtown. This new connection is envisioned to create a unique and engaging place with special streetscape amenities, landscaping and sidewalks that bleed into the street and cater to the pedestrian. Furthermore, this new street provides access to the interior of this large block, activating previously underutilized land with new opportunities for commercial development with street frontage. Storefront retail is envisioned to extend from Victoria Place and line the street to further activate this connection.

To the south of East Washington Street, this connection is extended in the form of a linear community park lined with a one-way pair of streets and three-story townhomes. This park space, along with an additional pocket park along East Washington Street, provides intimate public spaces for residents to gather, interact and enjoy.





PLAN KEY

- A 2-3 - story rear-loaded townhomes
- B 3-story front-loaded townhomes
- C 2-story rear-loaded single-family homes
- D 2-story front loaded single-family
- E 3-story multifamily residential building
- F 1-story infill retail expansion to line new street
- G Renovated parking garage
- H Limited access pedestrian promenade
- I New community park
- J New connector street (one-way pair)

DEVELOPMENT STATISTICS

Residential Development	
Multifamily flats/lofts	= 120 units
Townhomes	= 46 units
Single-family	= 22 units
Total Proposed Residential	= 188 units
Total Retail Development	= 21,200 nsf

Because this district is proposed to undergo a dramatic transformation from a hospital to a residential neighborhood, infrastructure improvements that adapt to this new environment are necessary as well. As an important link between Lake Erie College, the Greenway Corridor, downtown and the riverfront, East Washington Street should be rethought of as a pedestrian and bicycle-friendly street, as opposed to a main access route to serve a major hospital. Directives to guide the transformation of East Washington Street are listed on the following page:

INFRASTRUCTURE GOALS

- Reenergize **Washington Street** as the **“green connector”** linking Lake Erie College, the Greenway Corridor, the future community center and Riverfront

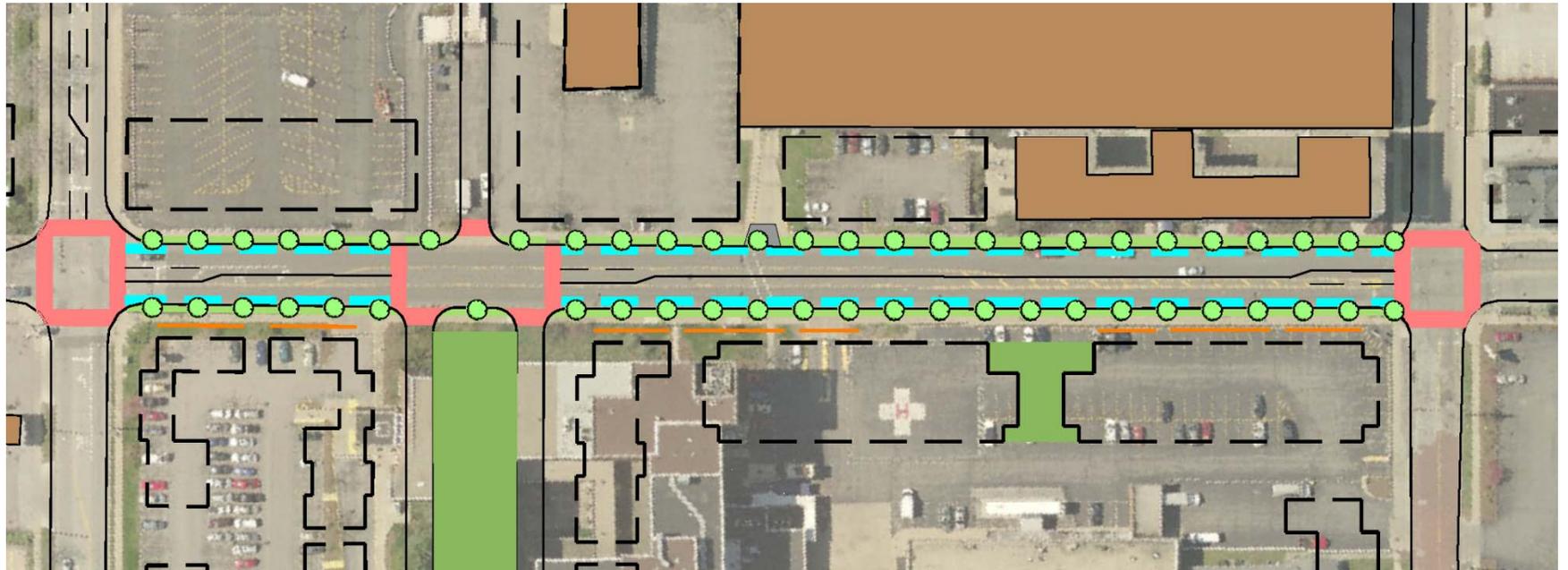


WASHINGTON STREET

- Transform from a commercial street to a residential street by incorporating on-street parking and/or bike lanes to connect from Lake Erie College to the riverfront
- Promote the feel of a “green spine” by integrating continuous tree lawns with consistent street trees
- Provide crosswalks with special paving at every intersection
- Create small, intimate seating areas and pocket parks along the street
- Where residential development occurs, encourage low garden walls and/or plantings between the building and sidewalk

INFRASTRUCTURE KEY

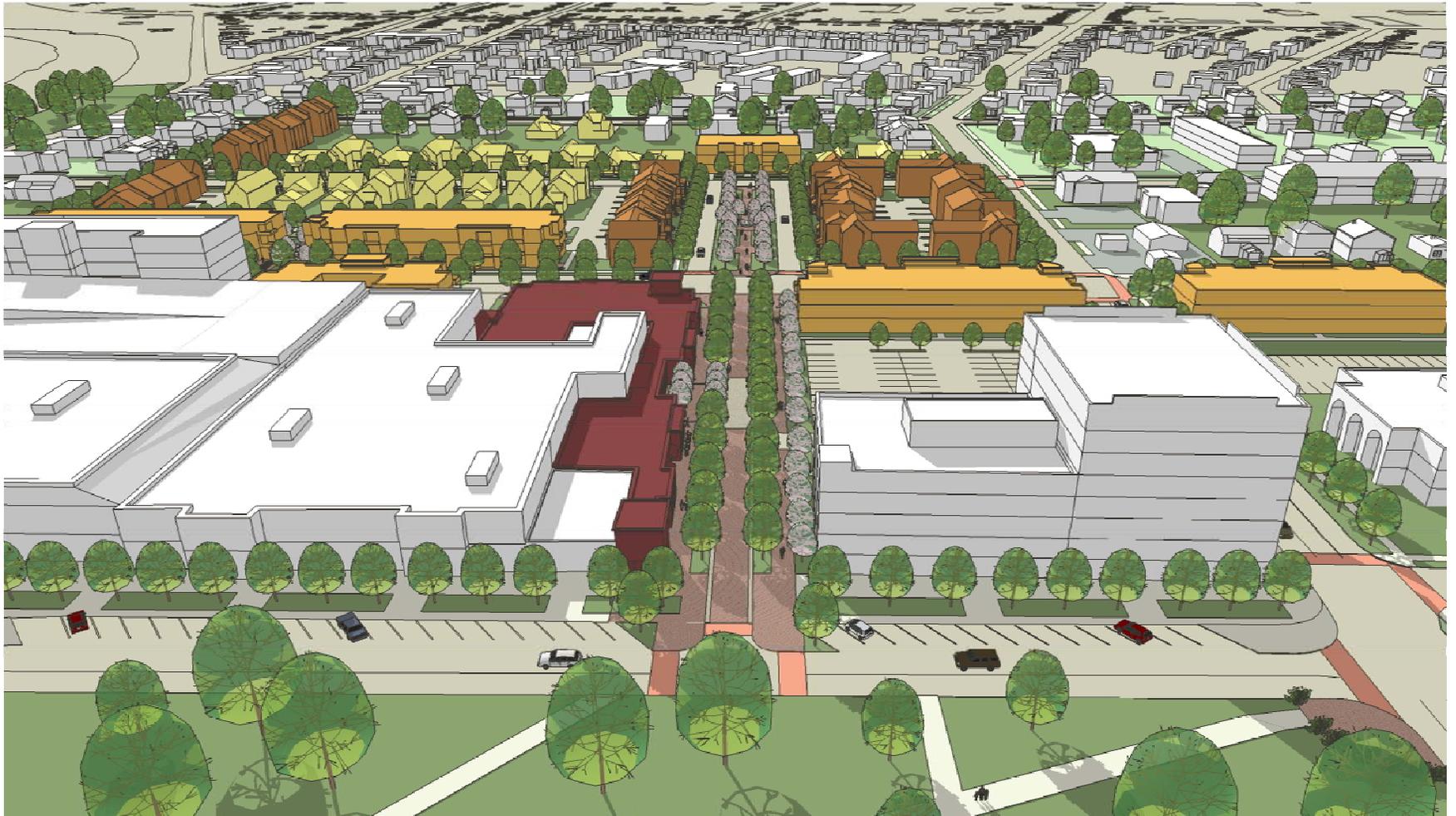
	Expanded sidewalks
	Onstreet parking
	Brick-paved crosswalks
	Tree lawns / planters
	Plazas / pocket parks
	Outdoor dining areas
	Bicycle lane
	Parking lot buffer
	Special paving
	Garden wall
	Special streetscape treatment
	Bench / seating
	Waste receptacle
	Bicycle rack
	Street tree / landscaping





View from the southwest of new housing development on Lake East Hospital property centered around a linear park that extends to Veteran's Memorial Park





View looking south from Veteran's Memorial Park looking down the new pedestrian connection lined with retail and housing development



Rendered Perspective of new housing development and linear park

REDISCOVERING

