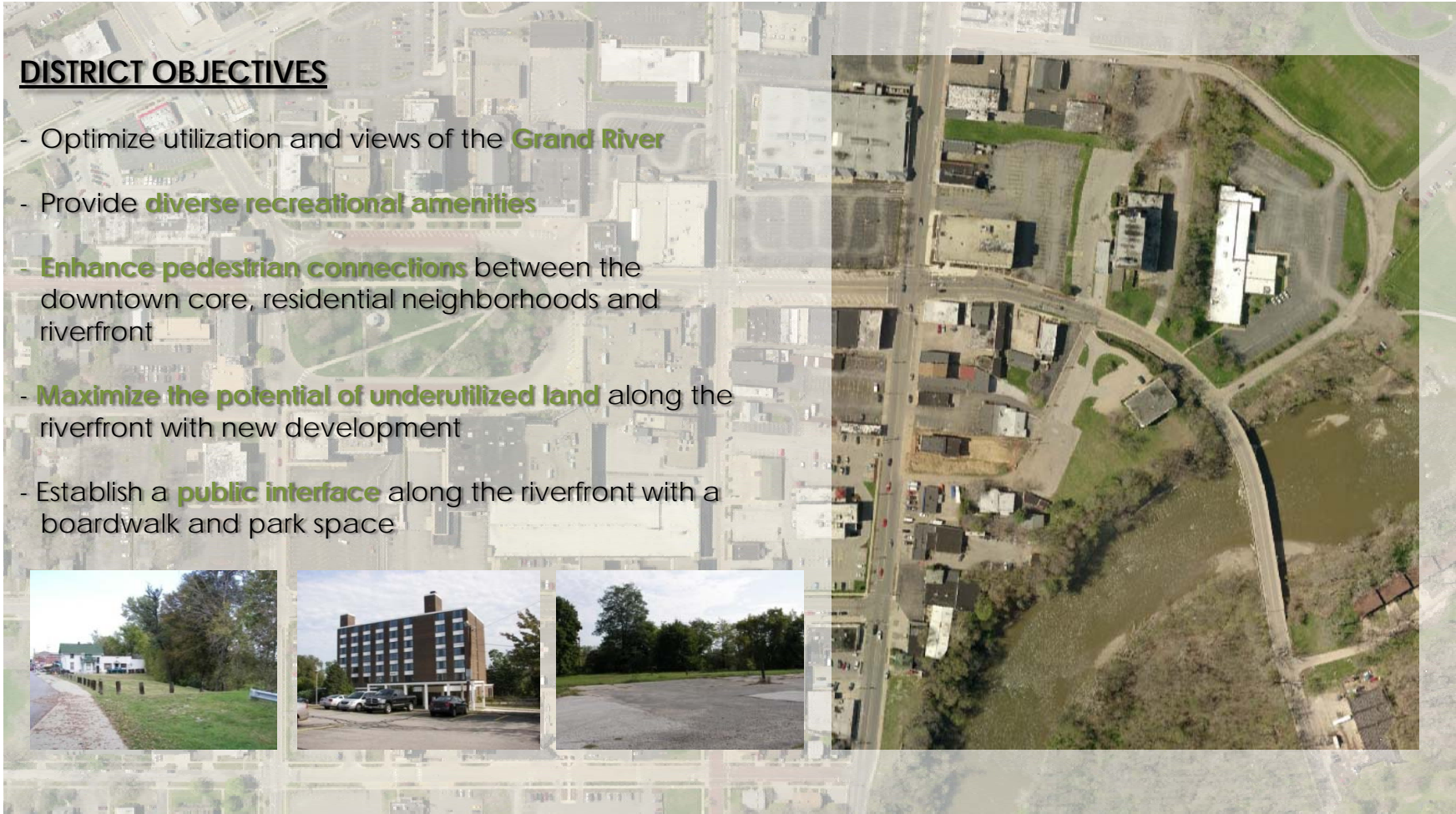


Development opportunities in this district revolve around celebrating the Grand River. Instead of treating the river as a back door, the riverfront should be opened up to the public and allow everyone the opportunity to enjoy this special resource, while increasing the value of the surrounding land. New residential and retail development will help bring people and life to this area and make the riverfront an engaging and exciting place. The following goals were established to guide the redevelopment of this district:

DISTRICT OBJECTIVES

- Optimize utilization and views of the **Grand River**
- Provide **diverse recreational amenities**
- **Enhance pedestrian connections** between the downtown core, residential neighborhoods and riverfront
- **Maximize the potential of underutilized land** along the riverfront with new development
- Establish a **public interface** along the riverfront with a boardwalk and park space



5 GRAND RIVER FRONT DISTRICT DEVELOPMENT OPPORTUNITIES

The main focal point of this district is a new public riverwalk along the bluffs of the Grand River. Three-story townhome buildings are proposed to line the walkway, taking advantage of the great views while placing activity and eyes to promote a sense of safety. To accommodate the new housing, Hillside Drive, which currently looks and feels like a driveway is widened to accommodate two-way traffic. Sidewalks and tree lawns are also incorporated to allow it to function as a residential street. A new mixed-use building along State Street paired with a renovated historic house provides retail uses to activate and enliven the riverfront as well. Together, the new development and public spaces feed off of one another to promote a vibrant atmosphere that is uniquely Painesville.

Another important aspect to revitalizing this district involves improving access from the downtown to the river and Kiwanis Recreational Park. In addition to streetscape enhancements along Main Street and Latimore Street to enhance the pedestrian realm, new development that lines these streets will help make the experience much more pleasant and welcoming. New three-story townhomes are proposed on the upper hillside along Latimore Street, with exceptional views of the Grand River and park space. Revitalization to the vacant hotel is key to improving the environment along Main Street. New uses including conversion to apartments, condominiums, student or elderly housing is encouraged, along with retail uses on the ground floor that extend out to the street to activate the sidewalk. A potential two-story parking deck that takes advantage of the sloping topography is shown to support parking needs for the renovated hotel. A new street is proposed extending from Hillside Drive between Main and Latimore to better connect and serve the new housing and retail development in this district.

In addition to new development, expansion and enhancement of the public space in this district is fundamental to enhancing the overall experience. Besides the proposed riverwalk promenade, the opportunity exists to create a new outdoor amphitheater that builds off of Painesville's role as home to one of the largest gatherings for free music in Ohio. The plan shows an amphitheater overlooking the Grand River and serving as a new entrance to Kiwanis Park. This new space can accommodate both formal functions and performances as well as providing an informal place for people to relax and enjoy views of the river.





PLAN KEY

- A 3-story rear-loaded townhomes
- B 3-story front-loaded townhomes
- C 4-story mixed-use building with ground floor retail and flats / lofts above
- D Renovated historic house to accommodate retail use
- E Renovated hotel building with potential to accommodate housing with first floor retail expansion to line Main Street
- F Potential 2-story parking deck to accommodate surrounding existing and proposed development
- G Expanded Hillside Drive
- H New connector street – Hillside Drive extension
- I New public riverwalk overlooking the Grand River
- J New park / public green space
- K New outdoor amphitheater

DEVELOPMENT STATISTICS

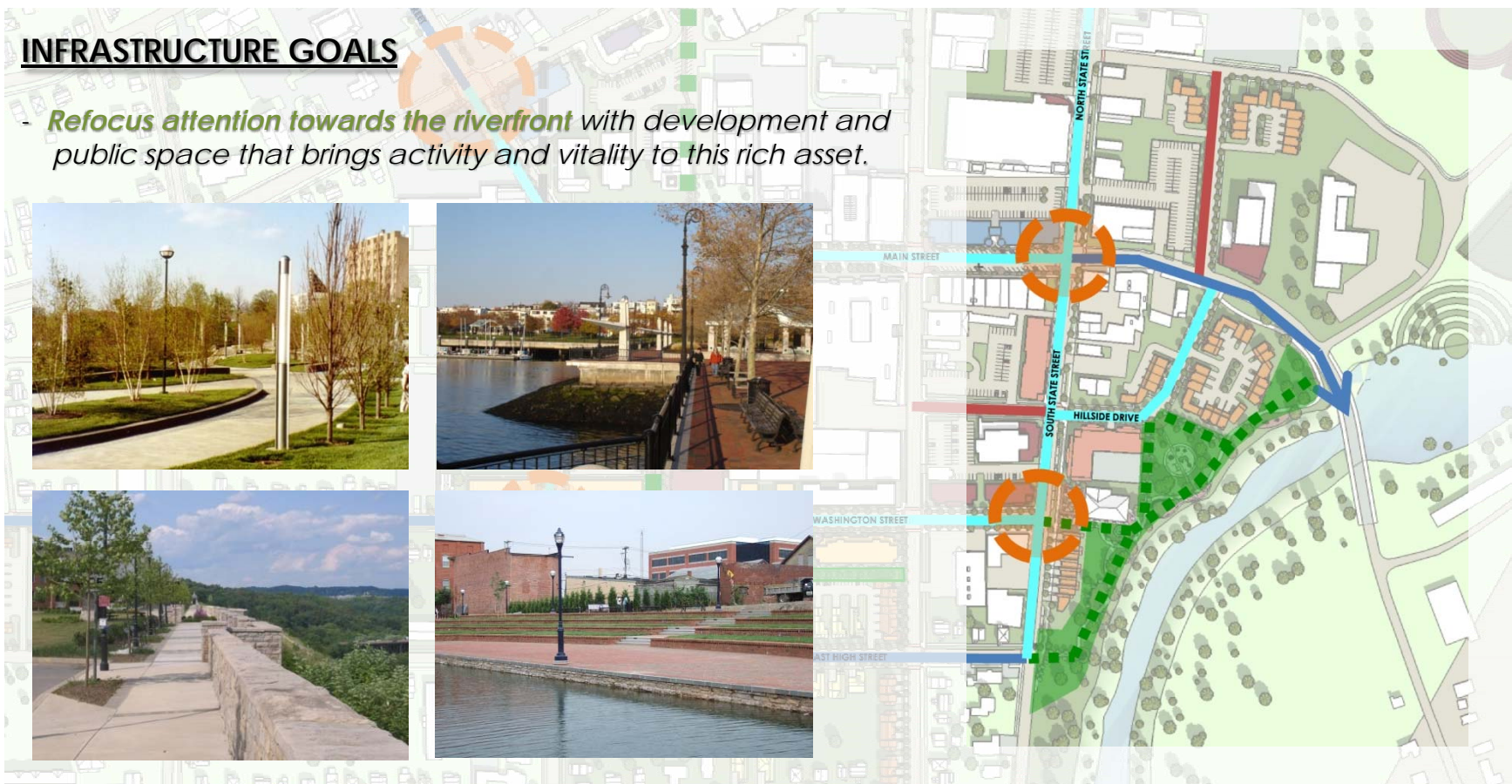
| | |
|-----------------------------------|-------------------|
| Residential Development | |
| Multifamily flats/lofts | = 38 units |
| Townhomes | = 53 units |
| Total Proposed Residential | = 91 units |
| Total Retail Development | = 13,590 nsf |



The Grand riverwalk serves as the main unifier and connector of the proposed development within the district. This new pedestrian promenade meanders along the bluffs of the Grand River and provides a community gathering space for the public to play and view the river. An important component to the riverwalk involves opening it up to the downtown core and surrounding residential neighborhoods with key portals to State Street at East High and East Washington Streets, Hillside Drive and Main Street. Along the length of the trail exists nodes and pocket parks that extend from the riverwalk, providing a variety of places for seating, gathering and public art to occur. A larger park connects the promenade to Hillside Drive lined with new housing and mixed-use development that provides a larger space to support residents and visitors.

INFRASTRUCTURE GOALS

Refocus attention towards the riverfront with development and public space that brings activity and vitality to this rich asset.





GRAND RIVERWALK

- Create a public promenade along the bluffs of the river
- Tie into the "green network" by providing a key connection between E. Washington Street and Kiwanis Recreation Park
- Integrate nodes along the trail with seating areas, pedestrian amenities, public art and playgrounds
- Provide open and easily accessible connections from the trail to State Street, Main Street and Hillside Drive
- Incorporate an outdoor amphitheater at the entrance to Kiwanis Recreational Park





View looking northwest at the new riverwalk and mixed-use development along the bluffs of the Grand River



View looking southeast at Hillside Drive and the new park space connecting to the riverwalk





View looking north along the Grand Riverwalk and various public spaces along the trail



Rendered perspective of the riverwalk and new mixed-use development along the bluffs of the Grand River

