



MAPLE HEIGHTS MASTER PLAN



STEERING COMMITTEE #1



CURRENT CONDITIONS



County Planning Team



- Glenn Coyne, *Executive Director*
- James Sonnhalter, *Manager, Planning Services*
- Marionette Richardson-Scott, *Principal Planner*
- Patrick Hewitt, *Senior Planner*
- Nichole Laird, *Planner*
- Kayla Kellar, *Planning Intern*

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- What is a Master Plan?
 - Roles and Responsibilities
 - Tentative Timeline
 - Current Conditions Review
 - SWOT Analysis
 - What's Next?
- 



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WHAT IS A MASTER PLAN?



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- 
- A long-term plan for how the community wants to grow and develop in the future

- Inventories what **exists today** and outlines a **community's vision** for the future
- Describes **concrete action steps** to achieve the vision

Why plan?

- Provides the opportunity for **community input**
- **Prepares the City**, residents, and businesses for the future
- **Shapes future development** to match your priorities
- Gives a **competitive advantage** when applying for grants and funding

This is the community's plan.

What does it cover?

- Transportation
- Land use and zoning
- Housing
- Parks and the environment
- Economic development
- Business districts

Maple Heights Master Plan: Five Steps



Current Conditions

**Develop demographic, land use, and housing
overview**

Maple Heights Master Plan: Five Steps



Community Vision

Vision for how the community wants to grow and develop in the coming decade

Maple Heights Master Plan: Five Steps



Goals & Actions

**Goals and action steps to achieve the community's
desired future**

Maple Heights Master Plan: Five Steps



Implementation

Partners, priorities, and responsibilities for undertaking actions

Maple Heights Master Plan: Five Steps



Draft Master Plan

Combined and completed Master Plan document

USING THE MASTER PLAN

- **Adopt it:** to make it an official policy
- **Use it:** as a tool and reference when considering actions and applying for grant funding
- **Update it:** over time and when circumstances change

EXAMPLE

- Community Gateway

Current Conditions



Community Vision



Goals & Actions



Priority Level: High

Responsible Party: City Public Service Department



Timeline for Completion: 3-5 Years

Potential Funding: NOACA, County Public Works, Capital Improvement Program



ROLES AND RESPONSIBILITIES



- 
- Steering Committee
 - The Public
 - County Planning
- 

The Steering Committee

Group of involved residents, businesses, and civic leaders

- Are **representatives** of the community
- Share **expertise** and on-the-ground knowledge
- Are **advocates for the plan** and its implementation
- View **in-depth documents** before public meetings

The Steering Committee

Expectations

- Brings an open mind to meetings
- Is willing to openly and respectfully discuss ideas within the Committee
- Assists in advertising public involvement
- Assists at public meetings, as needed

The Public

All interested residents, business owners, or stakeholders

- **Provides comment** on the plan whether in person or online
- Ensures the plan has the **endorsement of residents** and business owners

County Planning

Facilitators of the planning process

- **Translates concerns** and suggestions into plan documents
- Offers **planning expertise** and innovative ideas
- **Consolidates various plans** into a single, comprehensive document



TENTATIVE TIMELINE



Planning Timeline

- Five (5) phases to the planning process
- Five (5) Steering Committee Meetings
- Three (3) Public Meetings
- Online Comment Period

Tentative Timeline

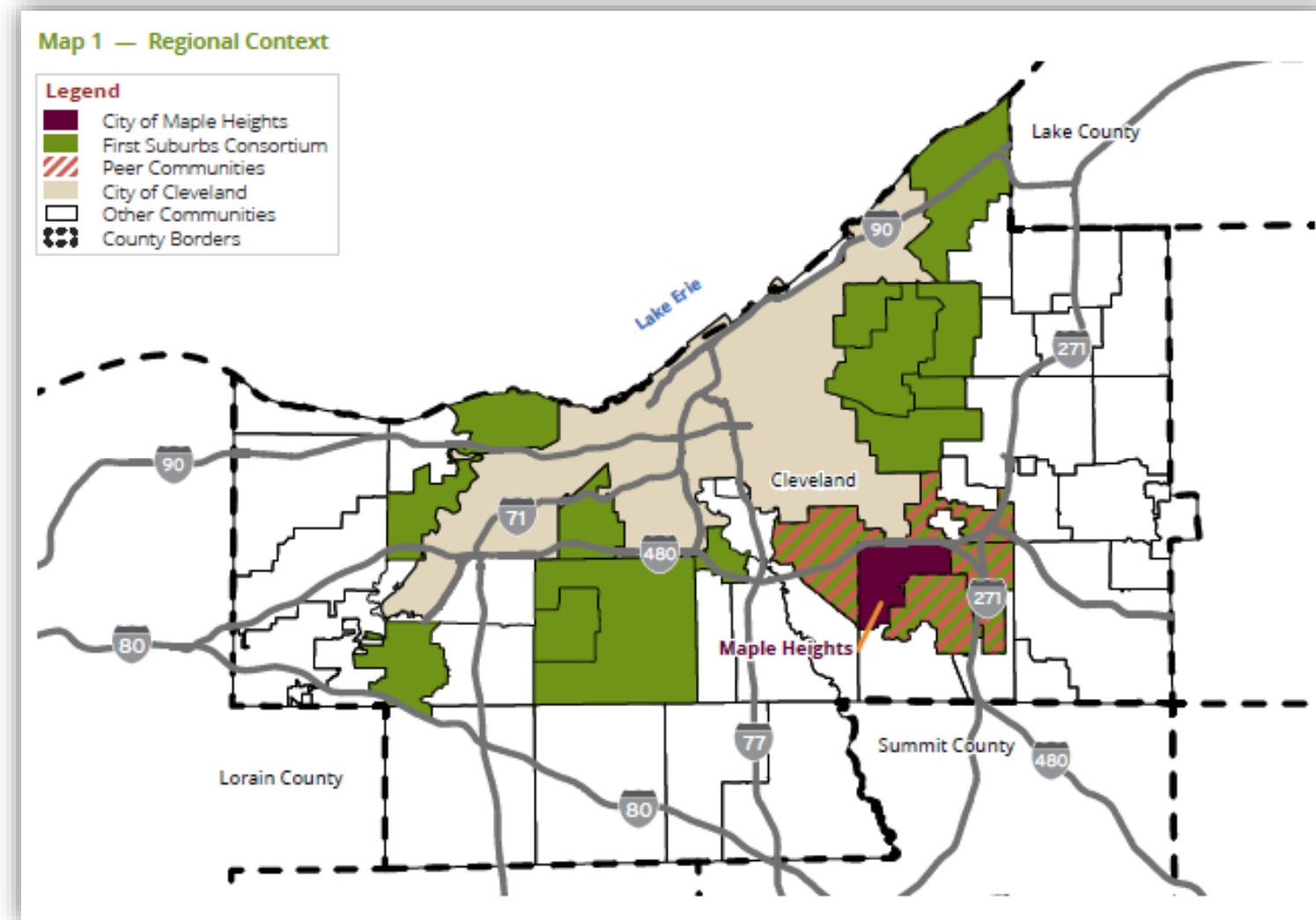
Topic	Meetings	Tentative Dates
Current Conditions	Steering Committee #1	November 13, 2017
Community Vision	Steering Committee #2 Public Meeting #1	November 28, 2017 December 5, 2017
Goals and Actions	Steering Committee #3 Steering Committee # 4 Public Meeting #2	February 13, 2018 March 6, 2018 March 20, 2018
Implementation	Steering Committee #5 Public Meeting #3	May 15, 2018 May 31, 2018
Draft Master Plan		Mid July 2018



CURRENT CONDITIONS REVIEW




REGIONAL CONTEXT





CURRENT CONDITIONS

- Community Profile
 - Transportation & Infrastructure Profile
 - Land Use Profile
 - Community Services Profile
- 

QUESTIONS TO ASK

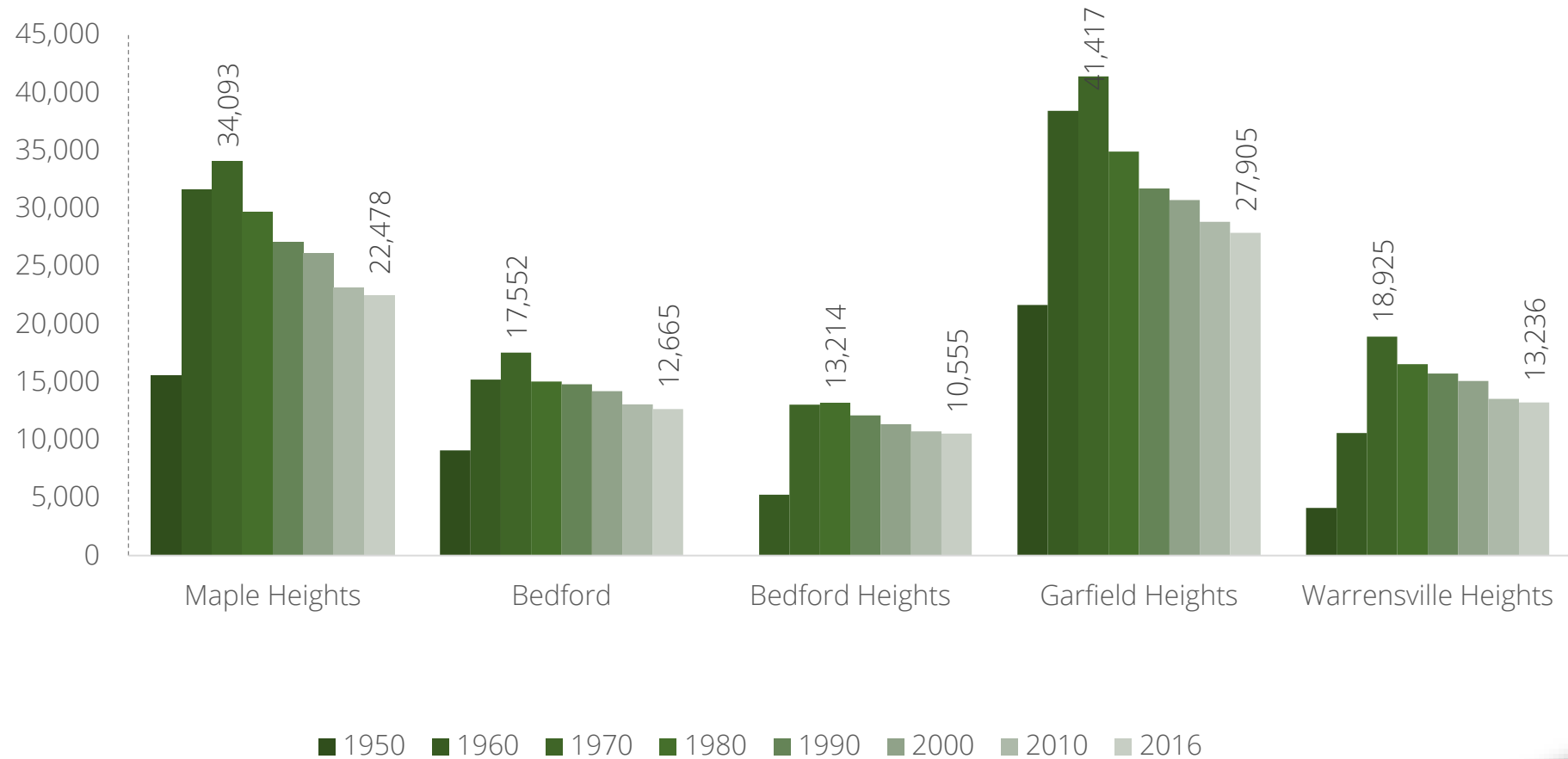
- Does this match what you see on a daily basis?
- What are your biggest take-aways?



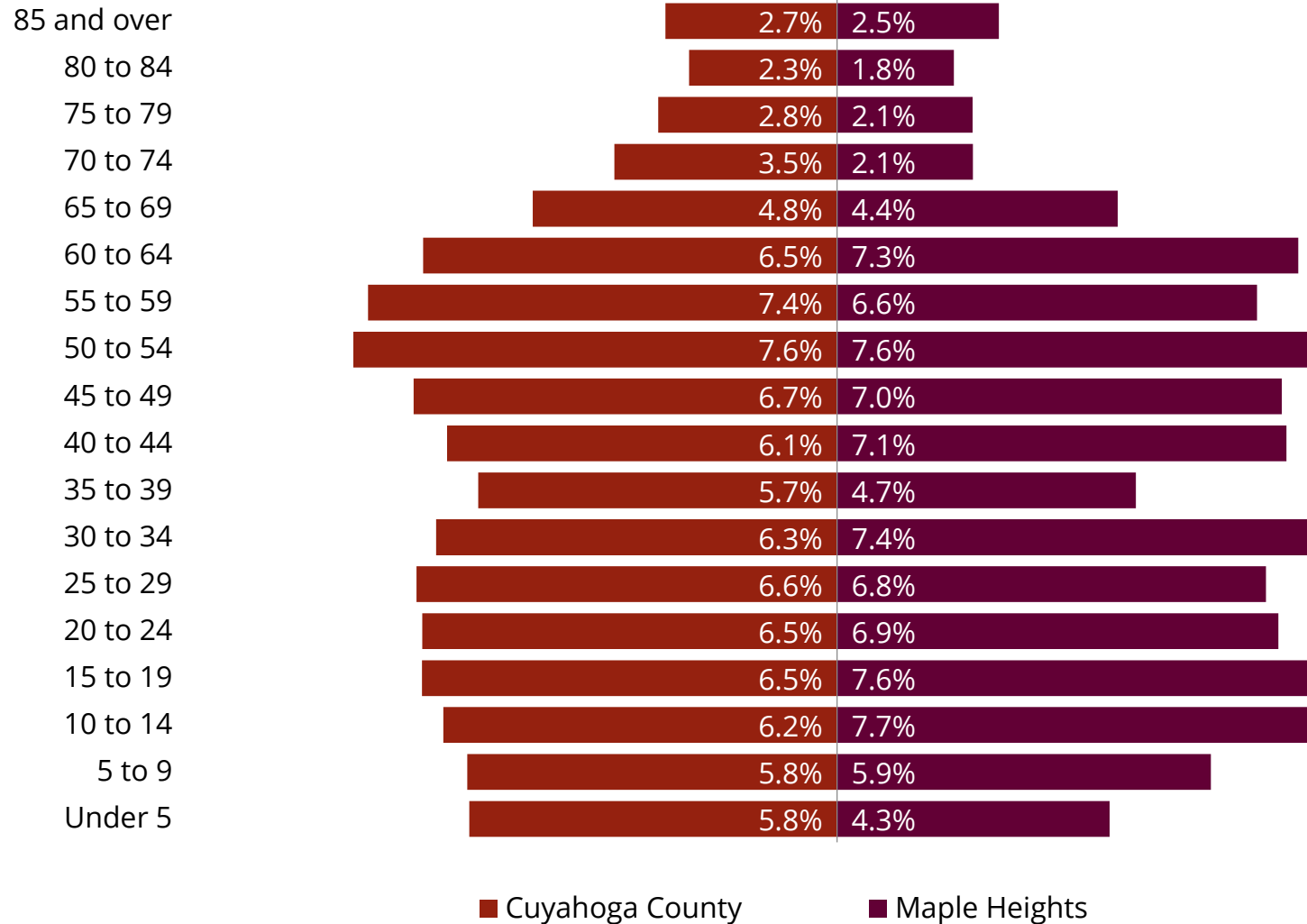
COMMUNITY PROFILE



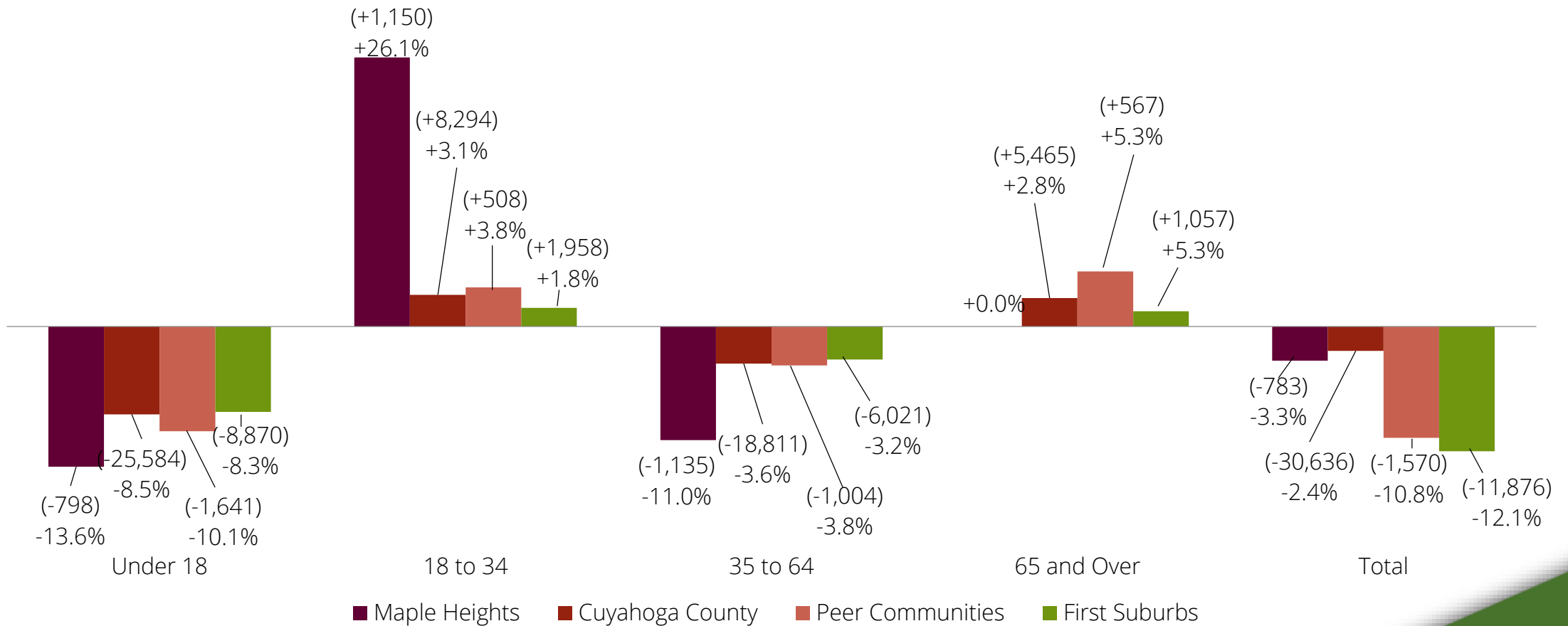
TOTAL POPULATION, 1950-2016



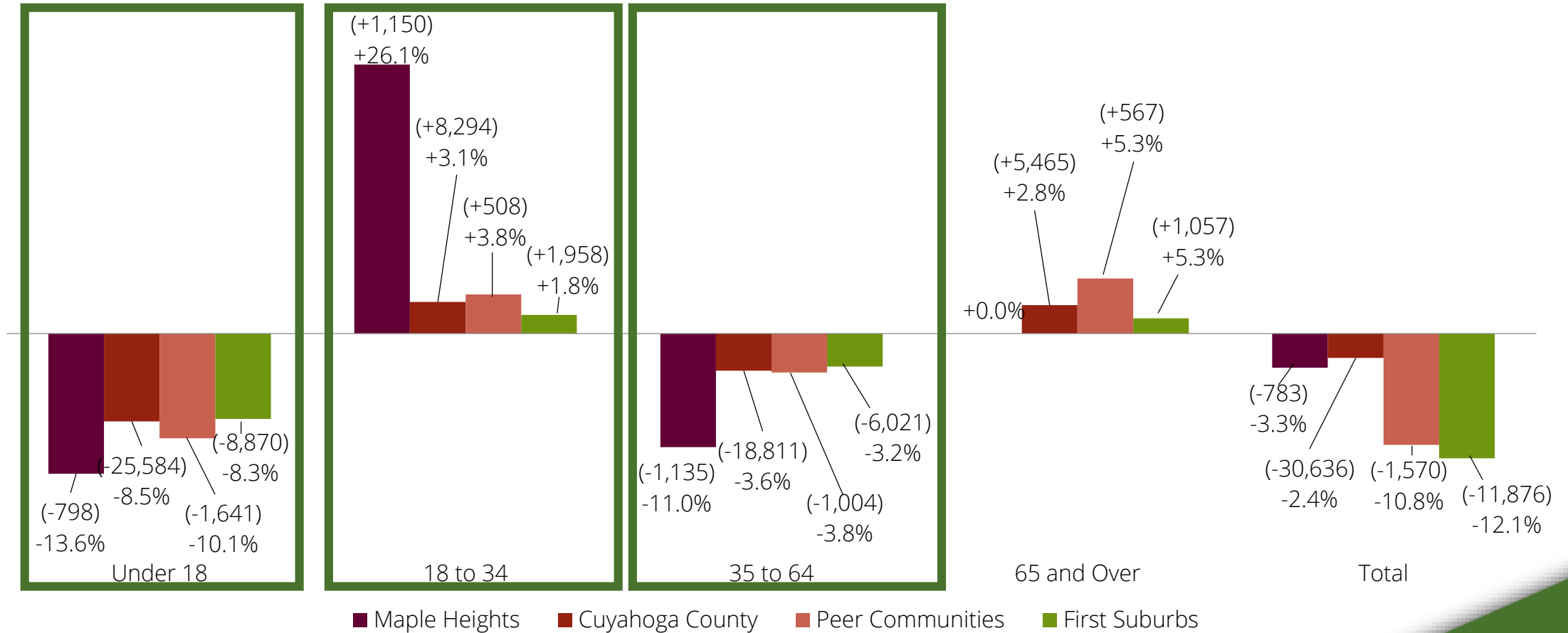
POPULATION BY AGE



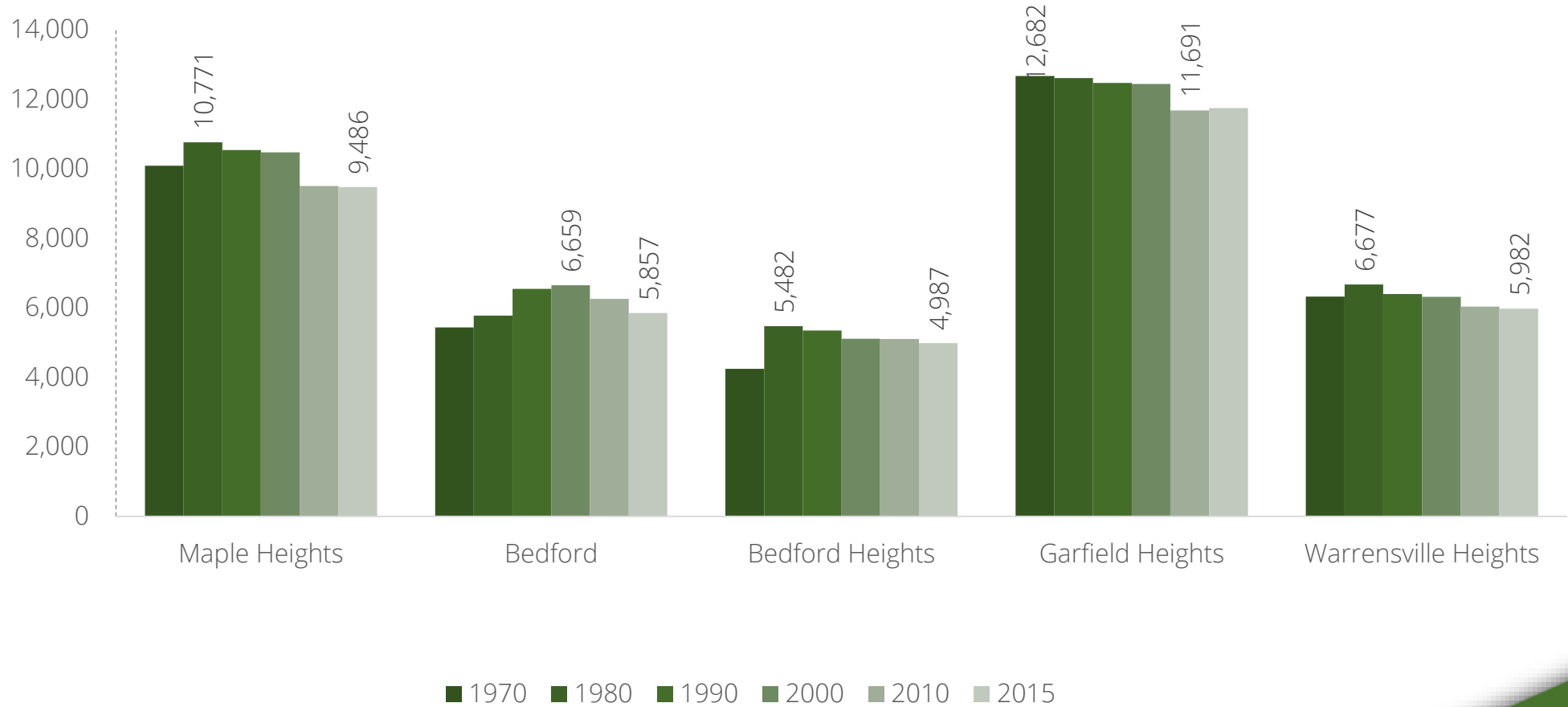
CHANGE IN POPULATION BY AGE GROUP, 2010-2015



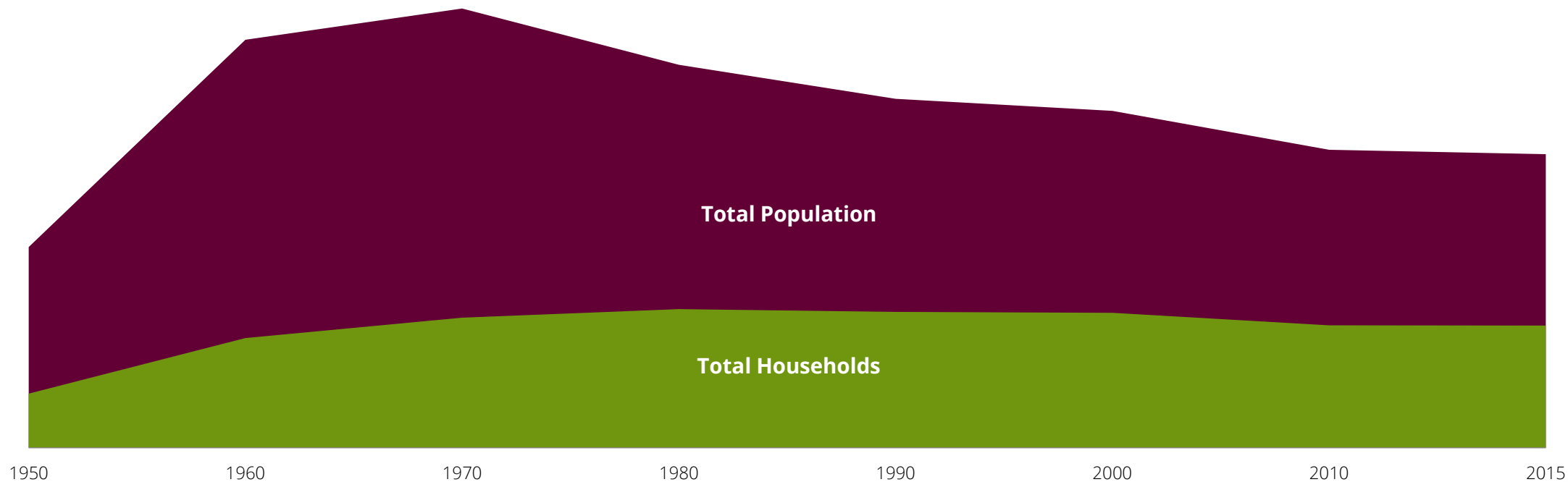
CHANGE IN POPULATION BY AGE GROUP, 2010-2015



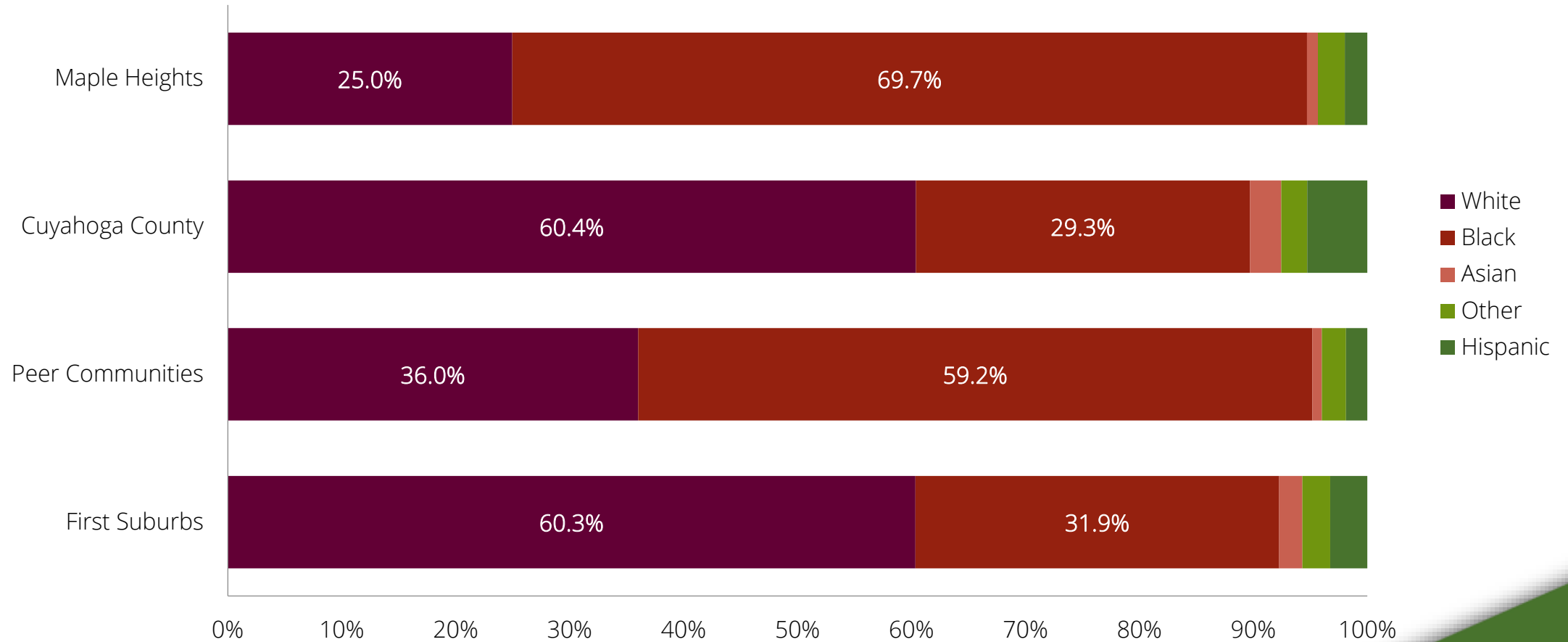
TOTAL HOUSEHOLDS 1970-2015



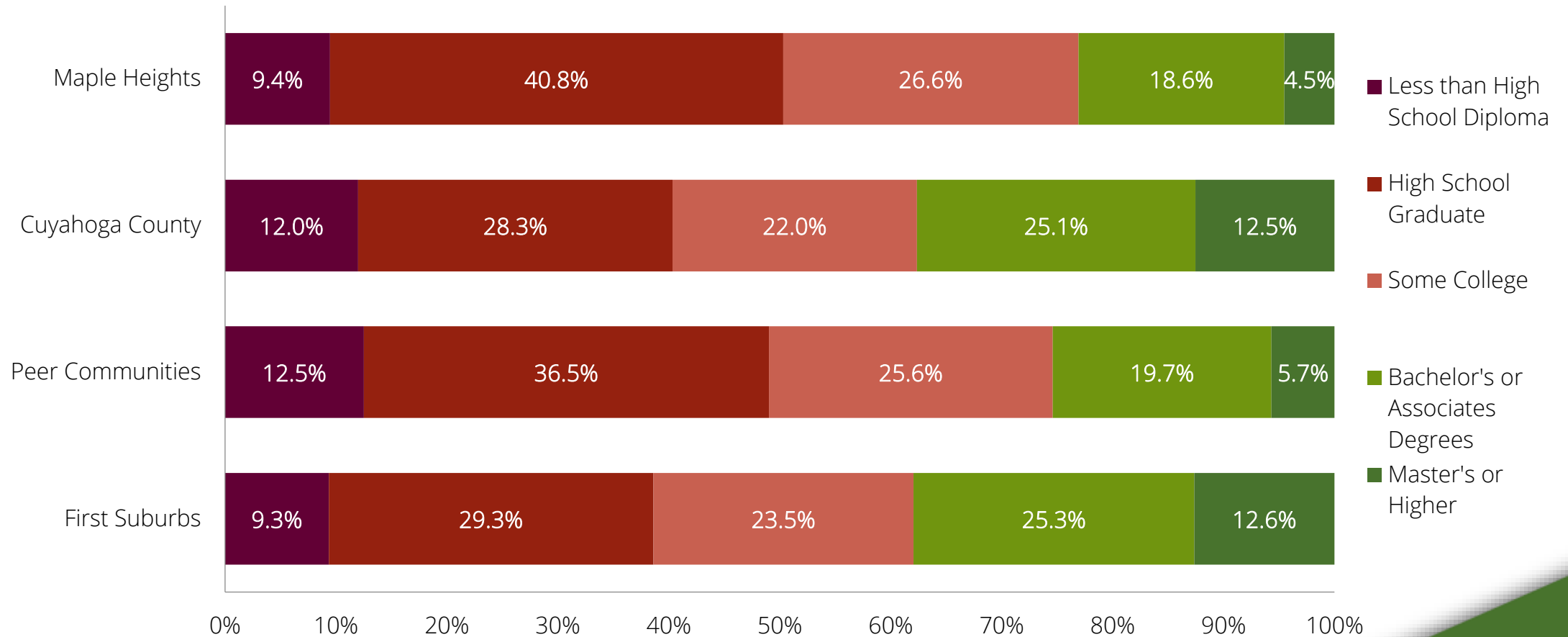
TOTAL POPULATION COMPARED TO TOTAL HOUSEHOLDS, 1950-2016



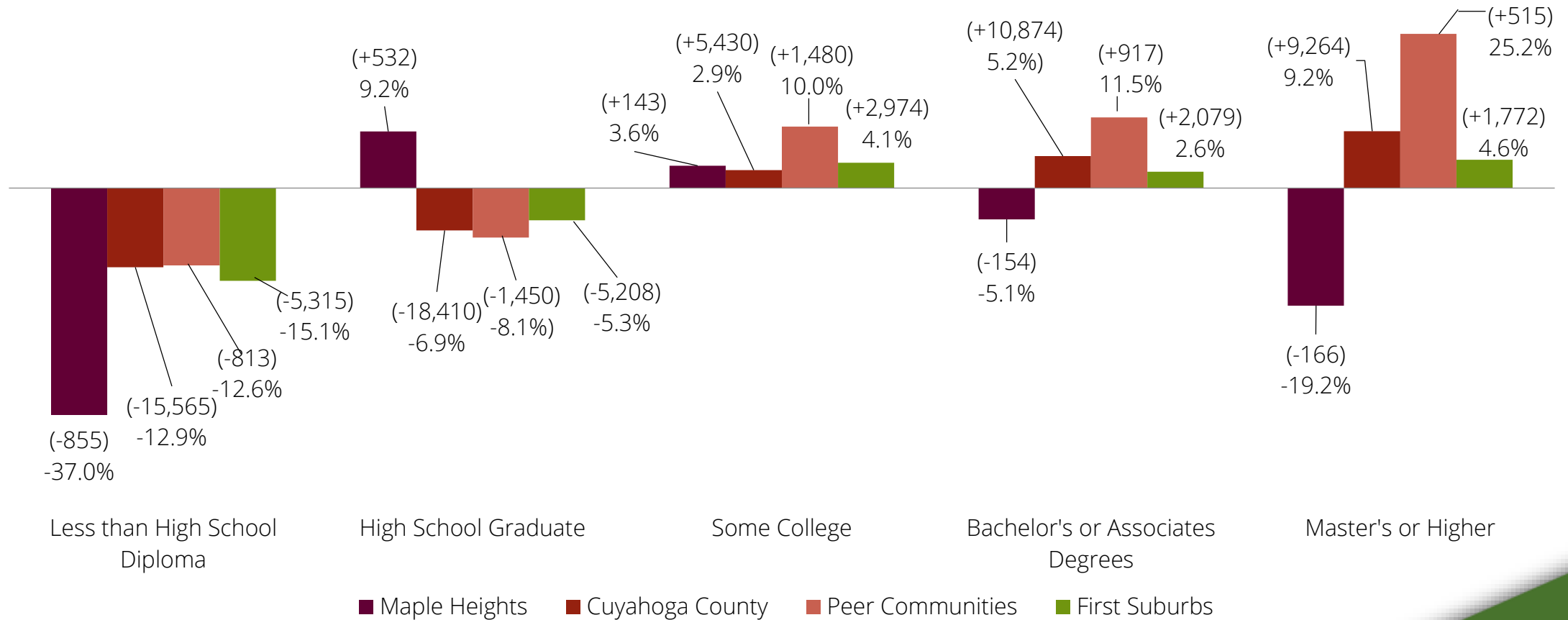
RACE & ETHNICITY



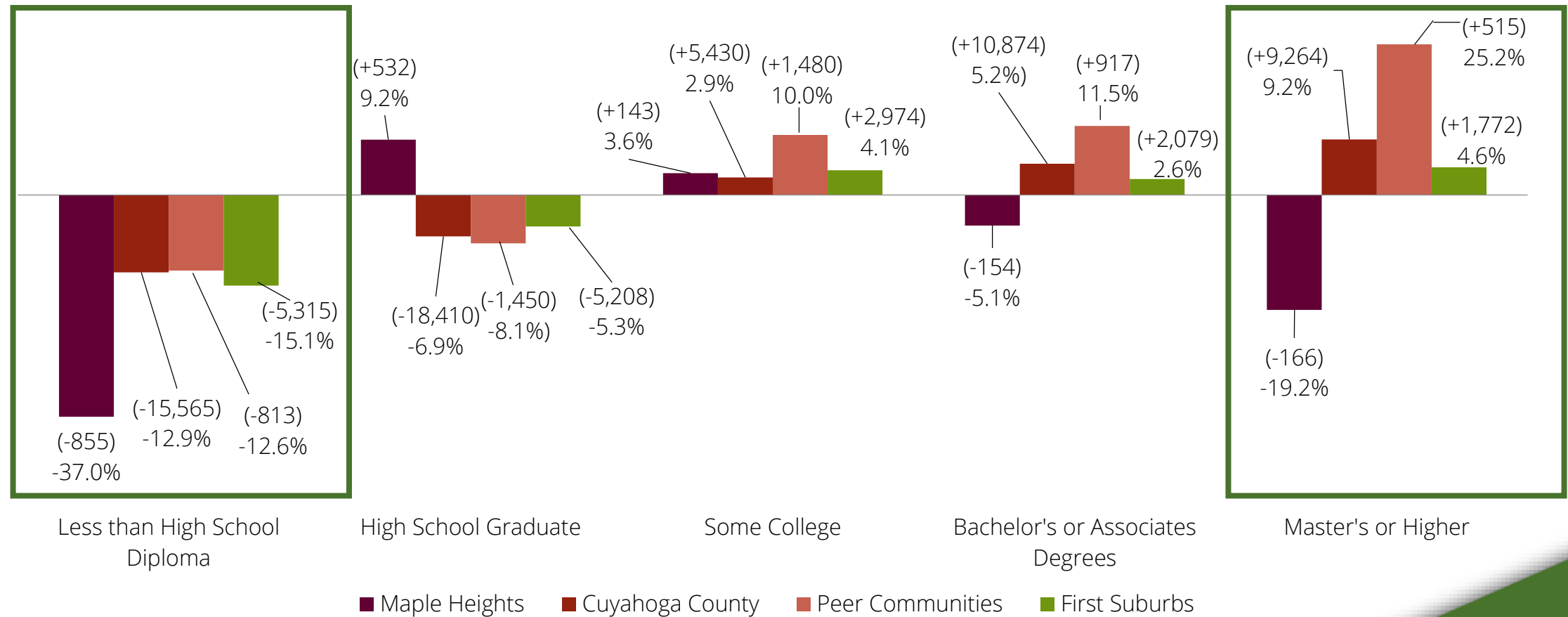
EDUCATIONAL ATTAINMENT



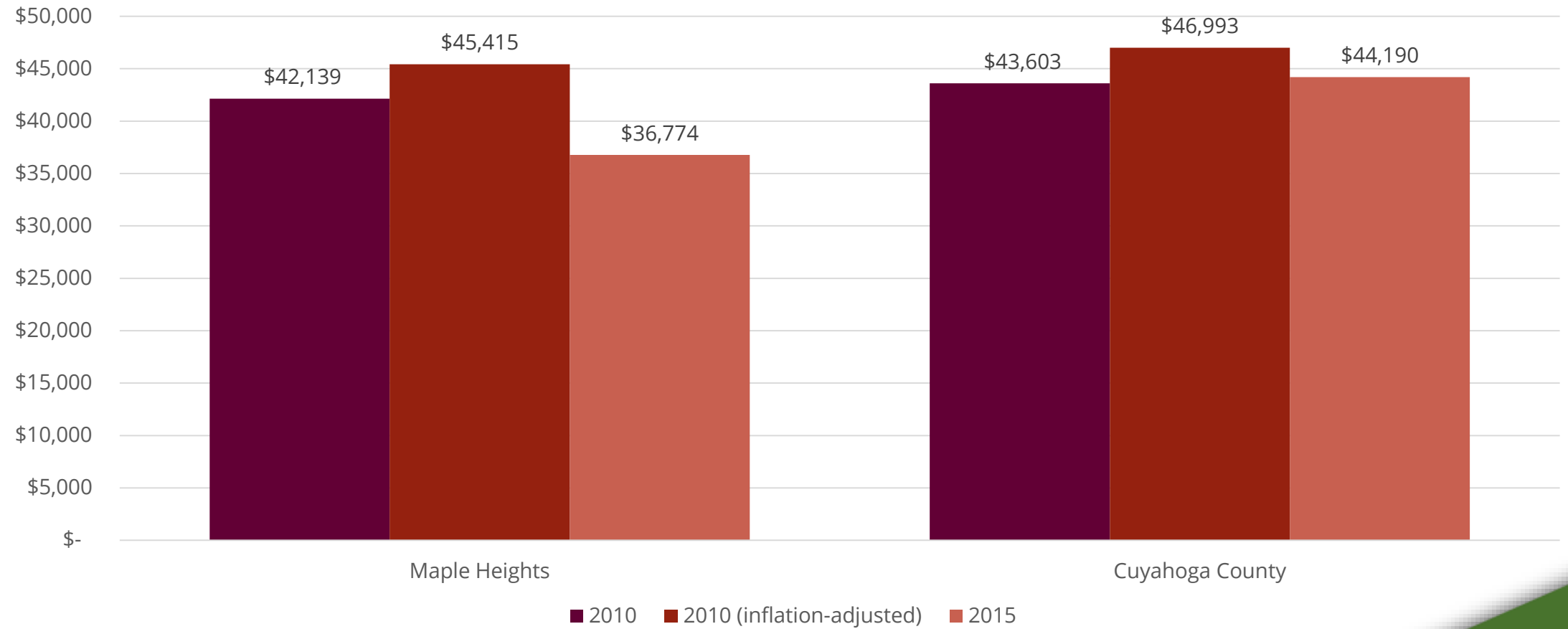
PERCENT CHANGE IN POPULATION BY EDUCATIONAL ATTAINMENT



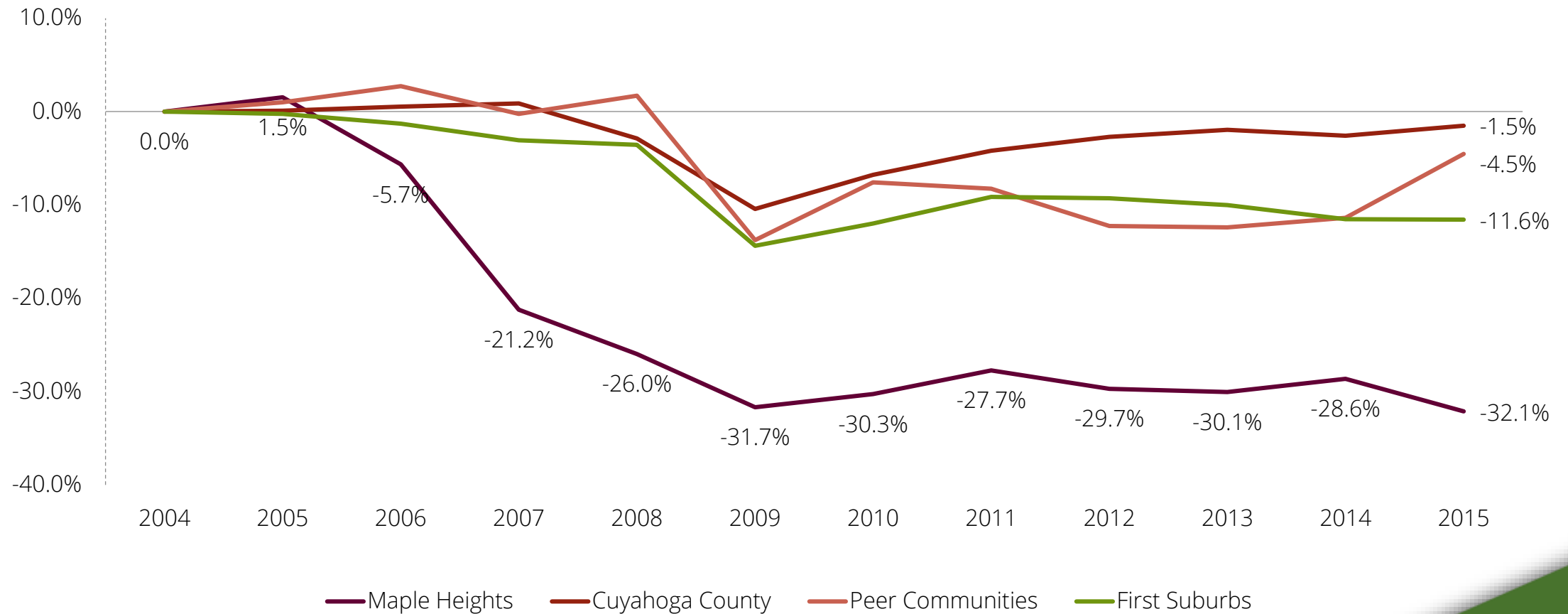
PERCENT CHANGE IN POPULATION BY EDUCATIONAL ATTAINMENT



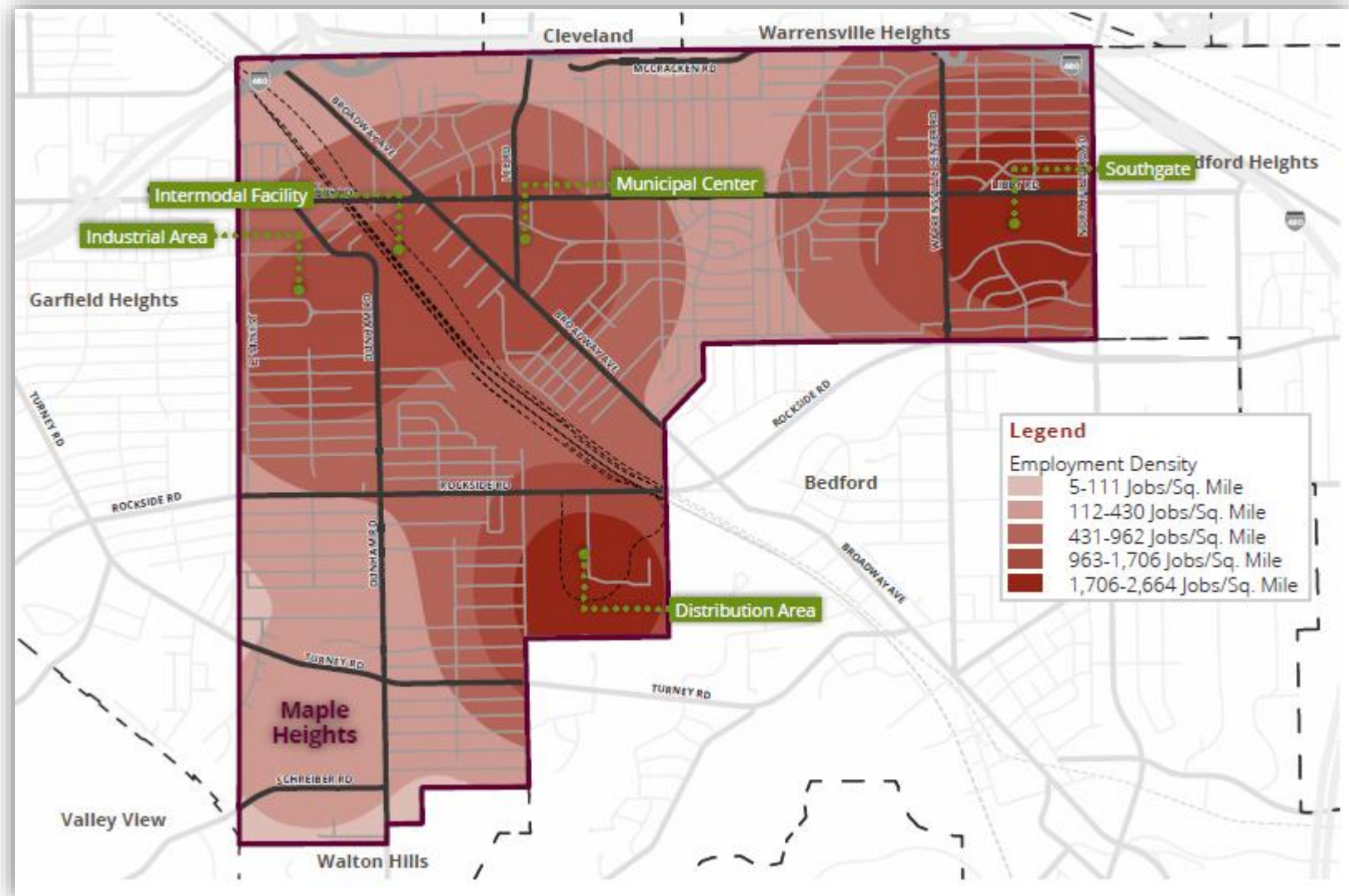
MEDIAN INCOME, 2010 AND 2015



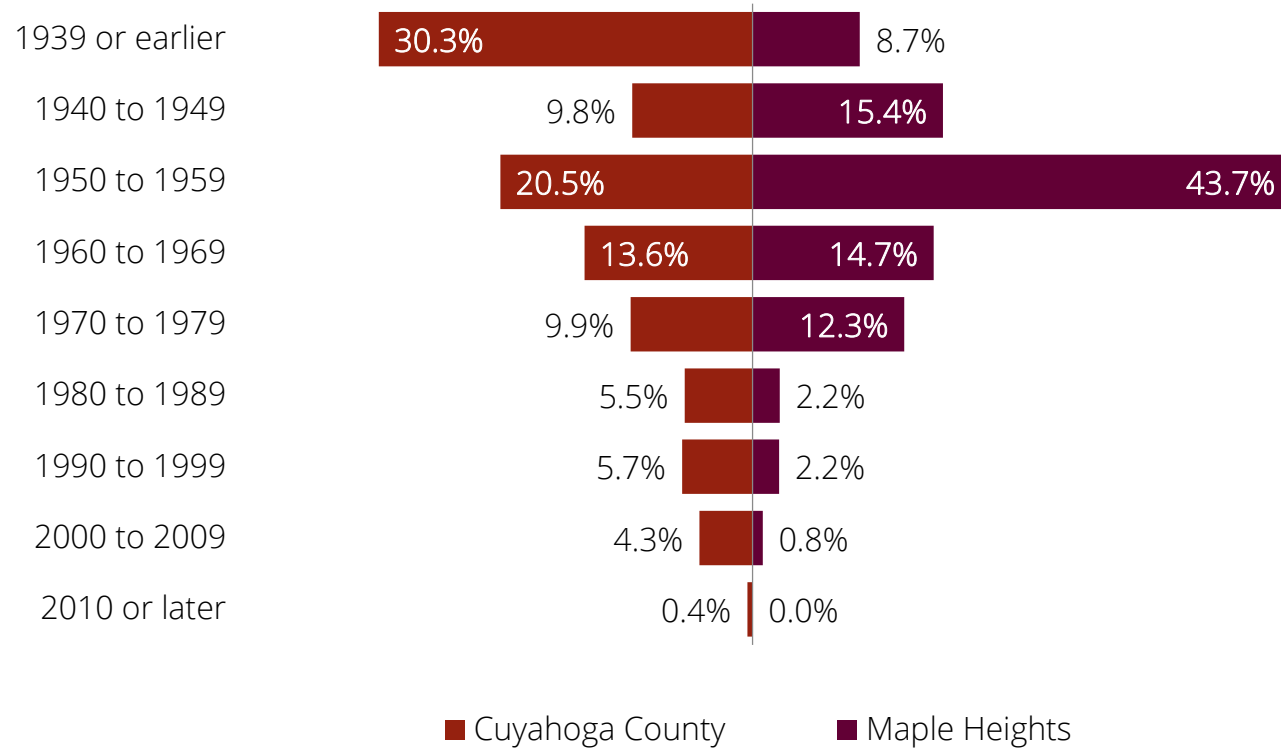
PERCENT CHANGE IN TOTAL EMPLOYMENT COMPARED TO 2004



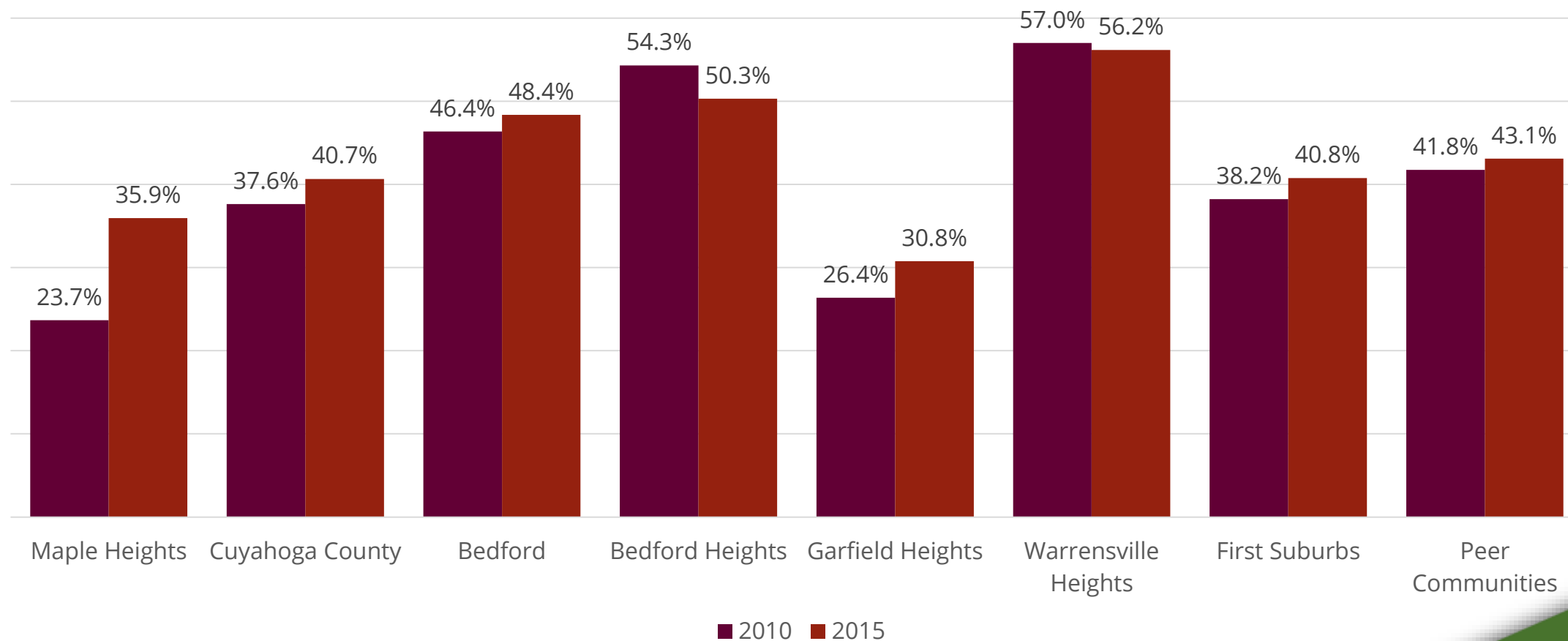
EMPLOYMENT CENTERS



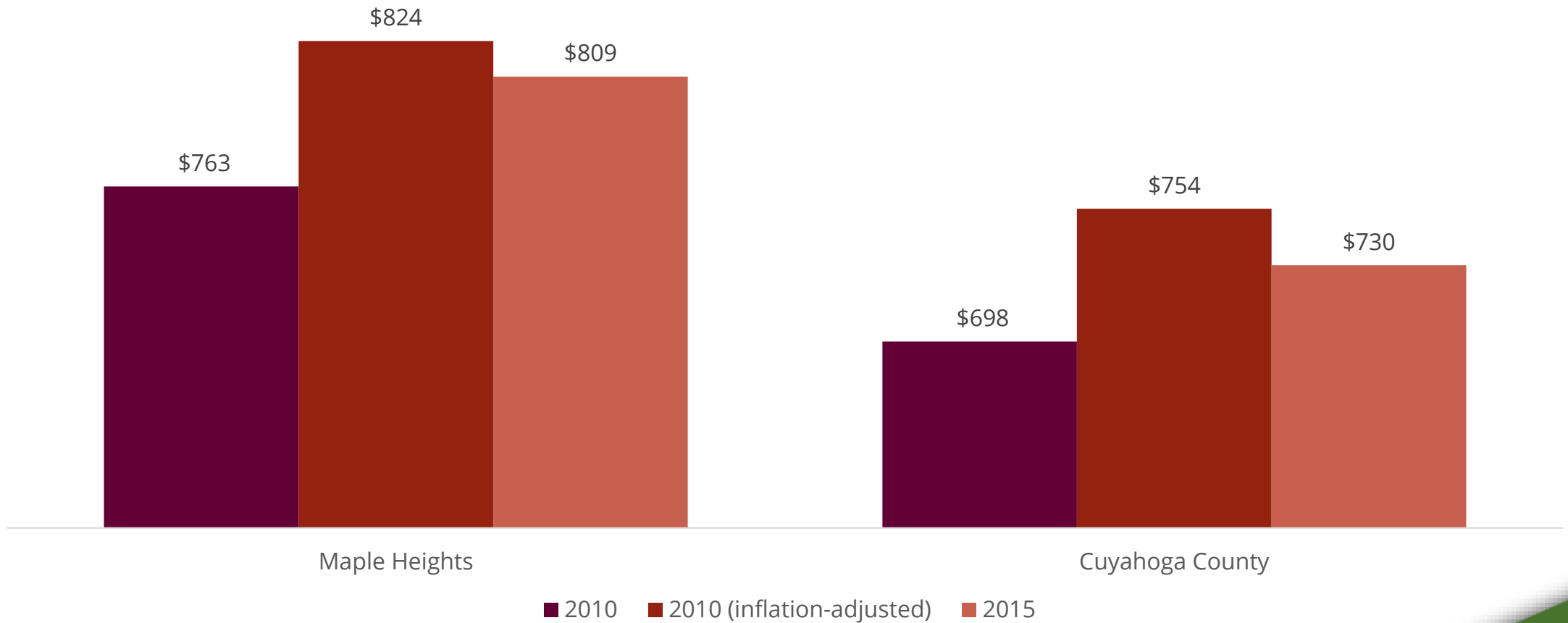
YEAR HOUSING UNIT BUILT



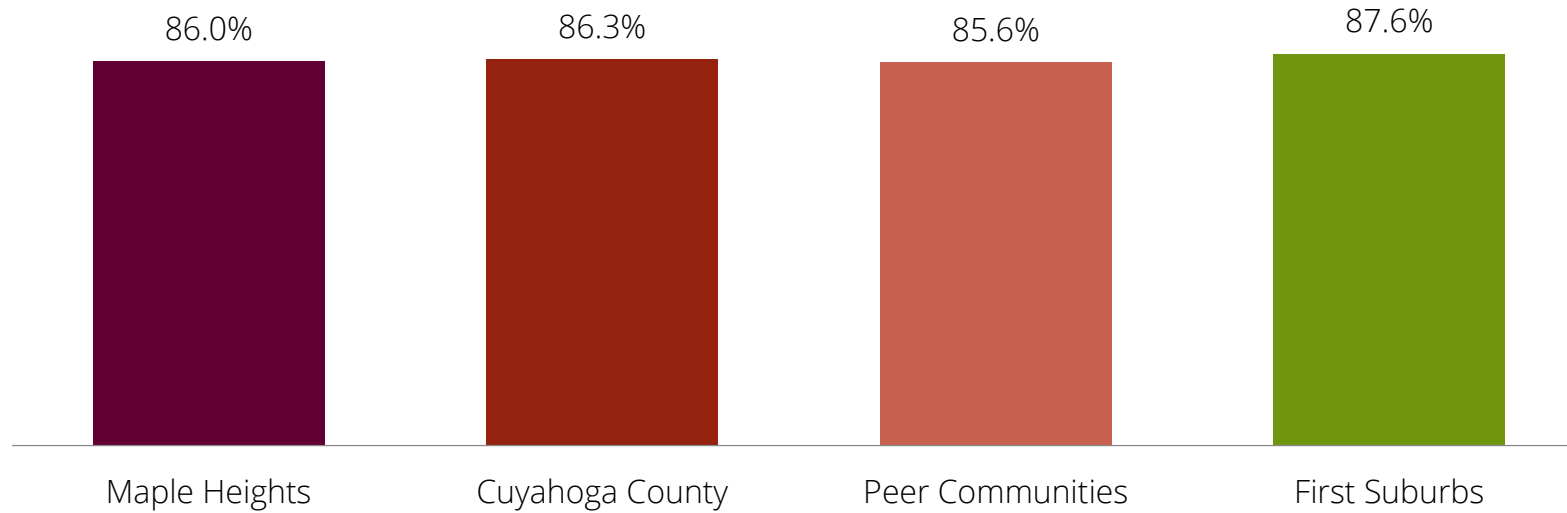
PERCENT OF HOUSING UNITS OCCUPIED BY RENTERS, 2010 AND 2015



MEDIAN RENT, 2010 AND 2015



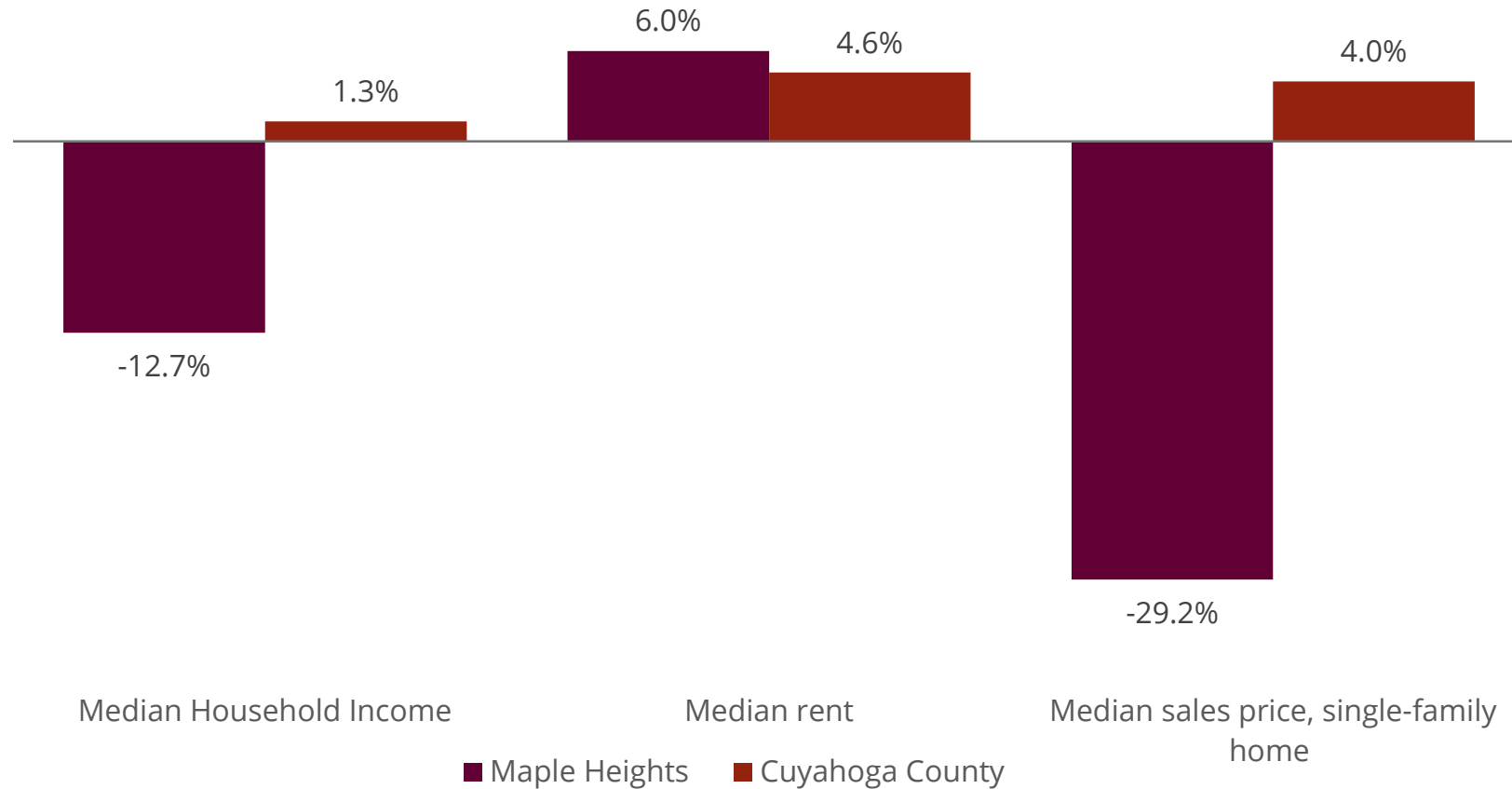
Occupancy Rates, 2015



MEDIAN SALES PRICE, SINGLE-FAMILY HOMES, 2016



CHANGE IN INCOME, RENT, AND SALES PRICE (2010-2015) (Not adjusted for inflation)

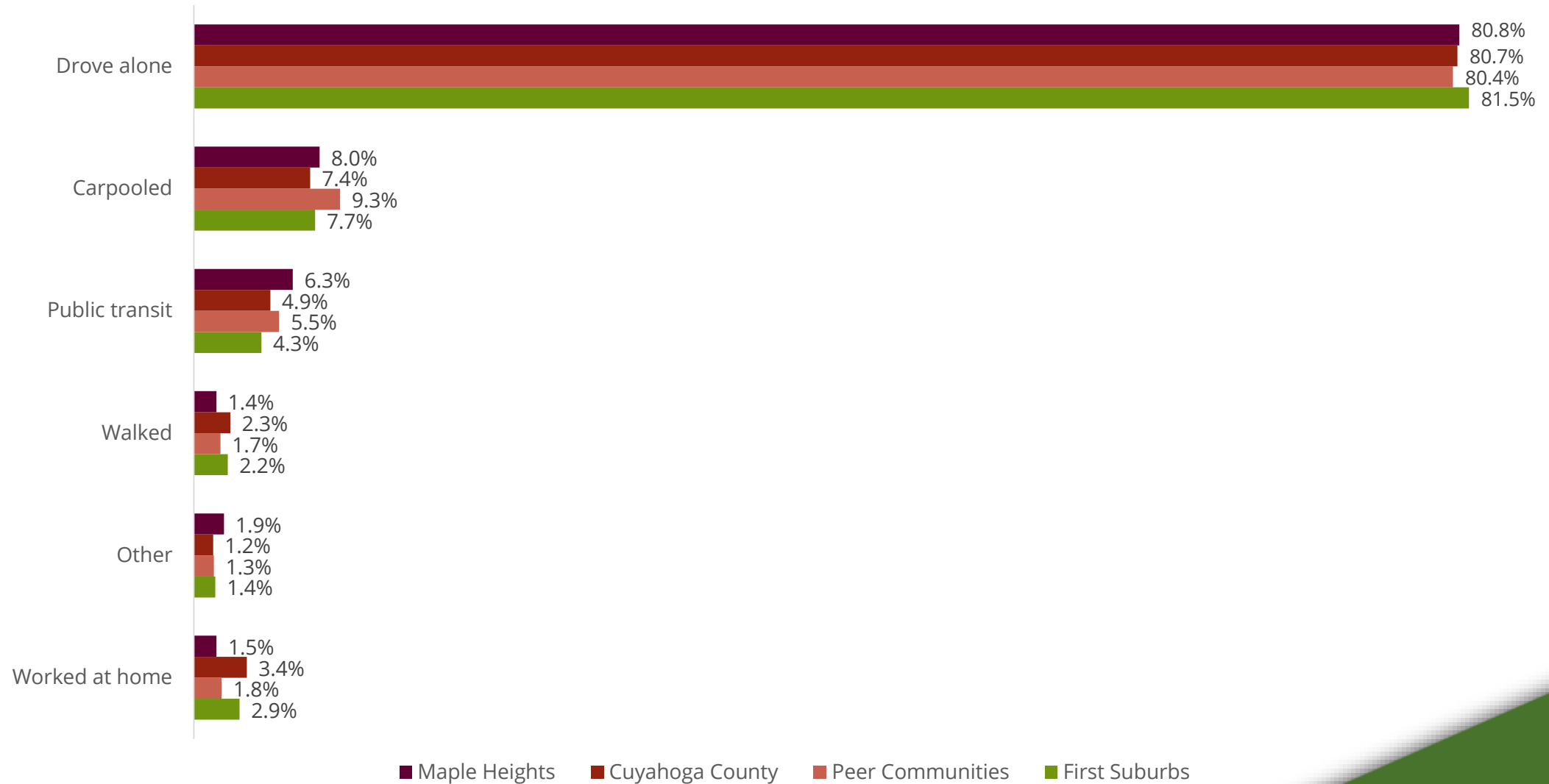




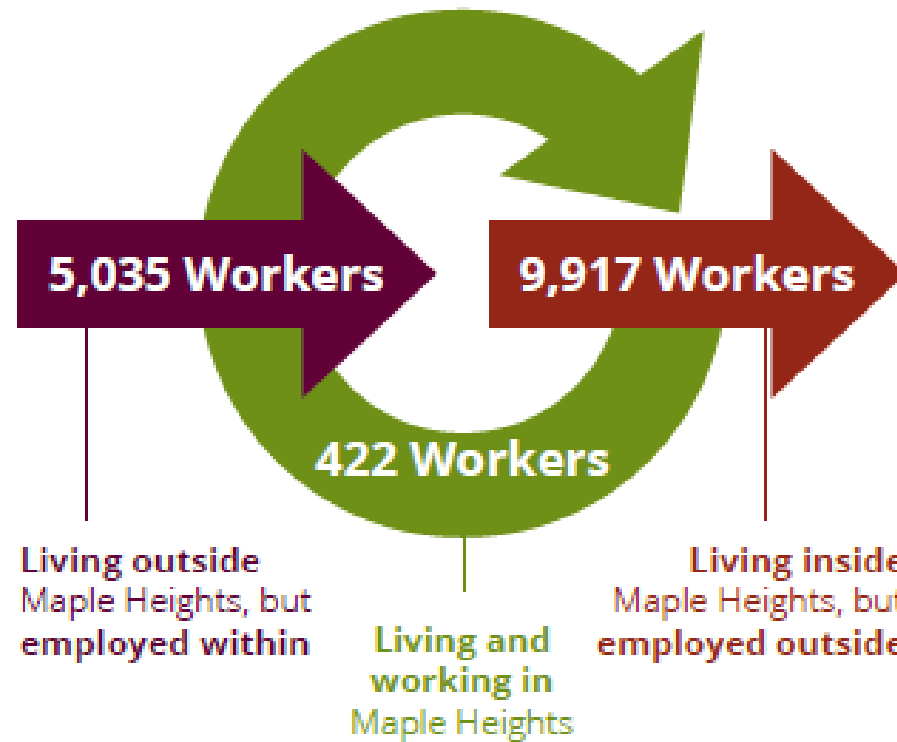
TRANSPORTATION & INFRASTRUCTURE PROFILE



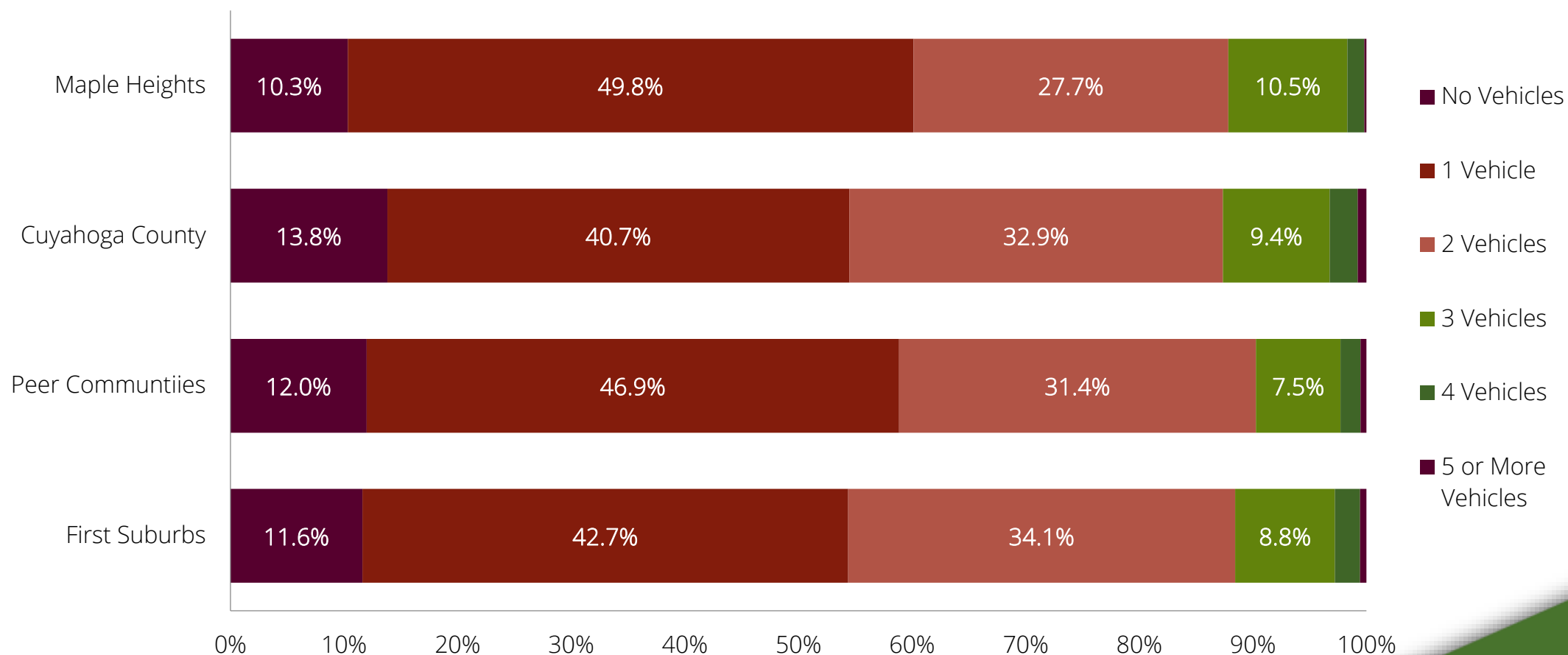
COMMUTING METHOD



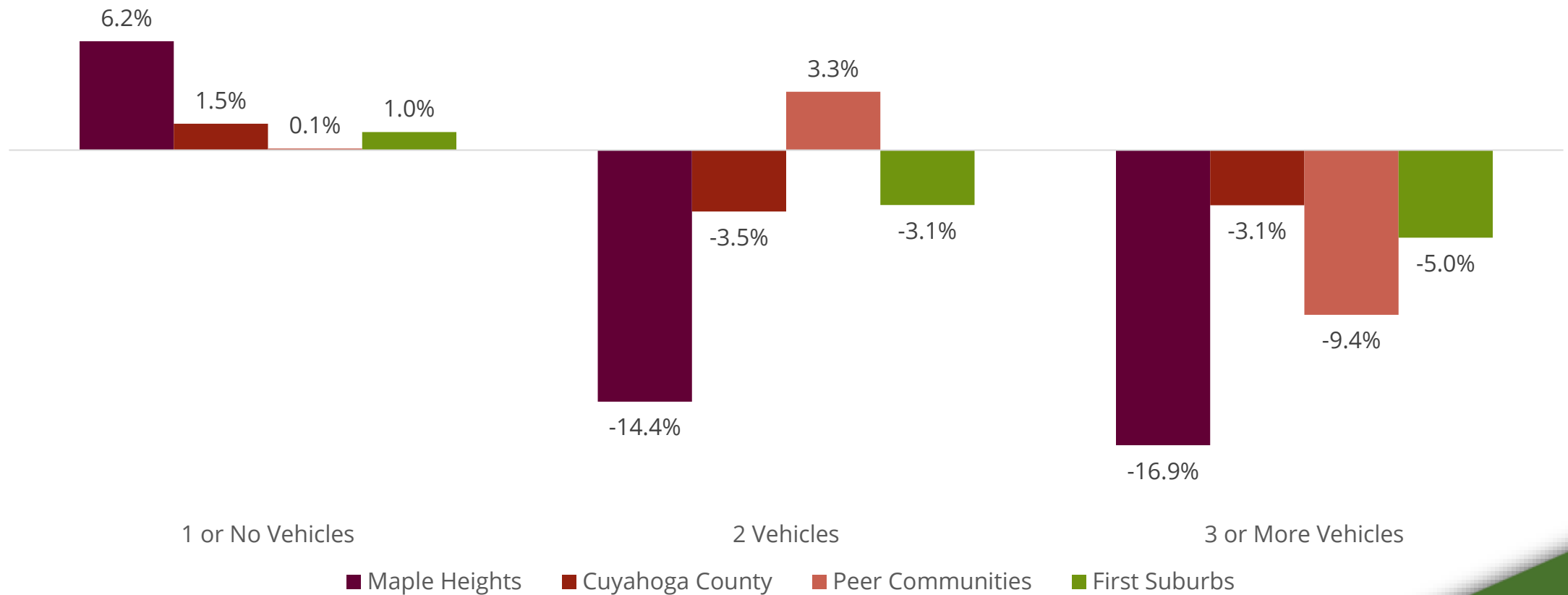
COMMUTING DIRECTION, 2015



PERCENT OF HOUSEHOLDS BY NUMBER OF VEHICLES OWNED, 2015



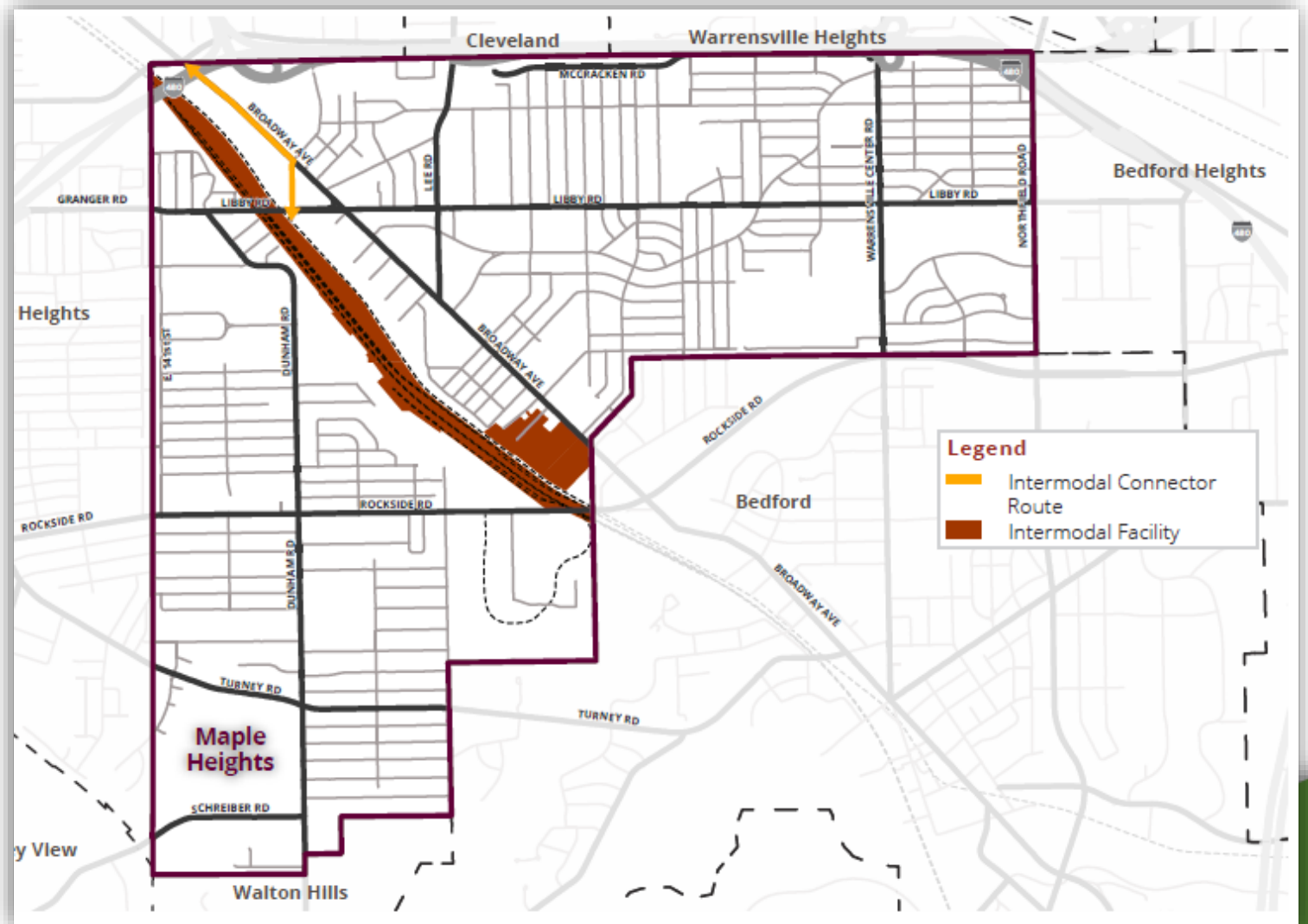
PERCENT CHANGE IN HOUSEHOLDS BY NUMBER OF VEHICLES OWNED, 2010-2015



INTERMODAL TRANSPORTATION

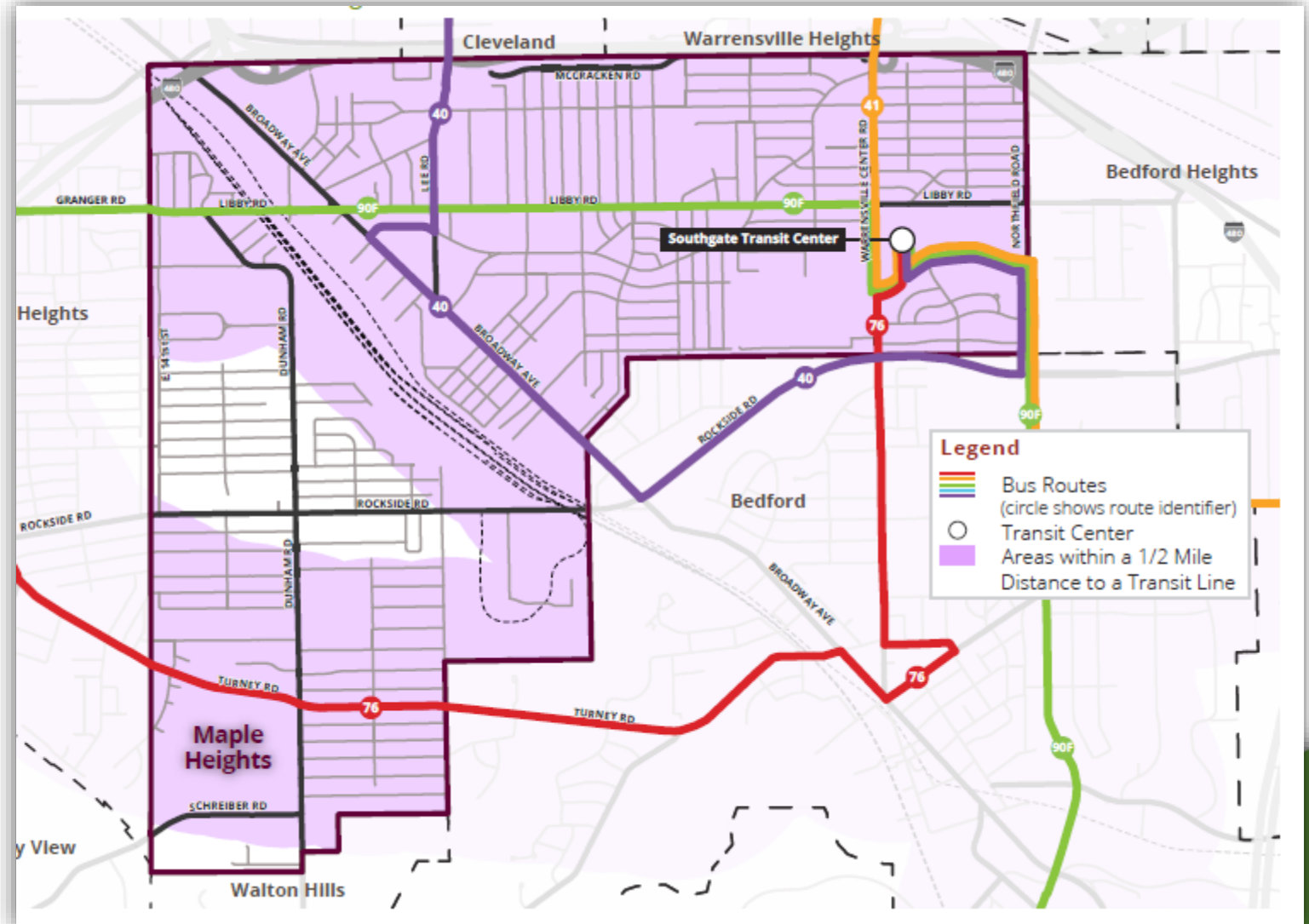
Norfolk Southern
Intermodal Terminal
Intermodal Connector
(OH88R) 70-acre terminal

- One of the highest-frequency rail corridors in the nation



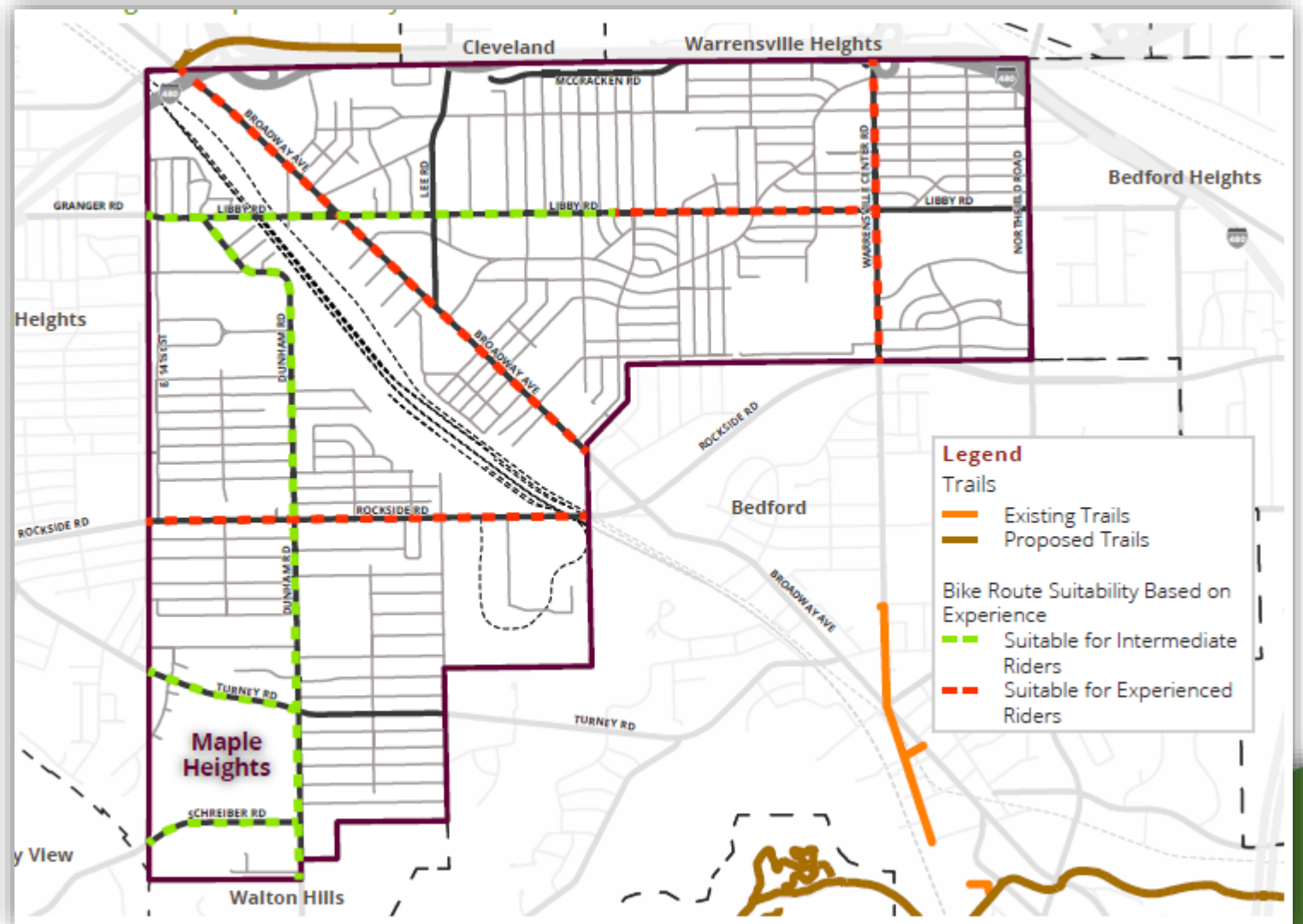
TRANSIT ROUTES & COVERAGE

- Area of no transit coverage around Rockside Road and Dunham Road



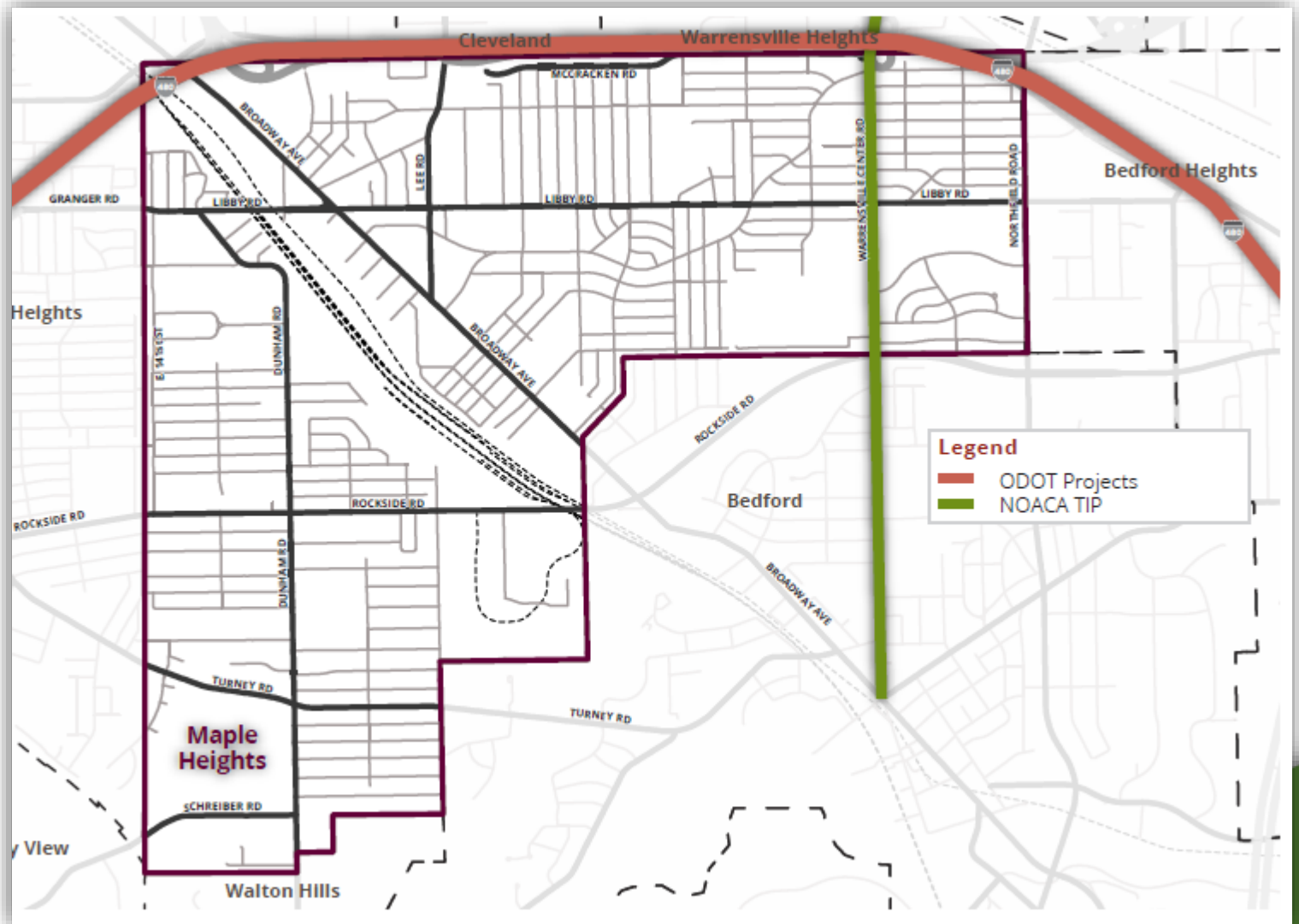
BIKE ROUTES

- No existing bikeways
- No proposed bikeways



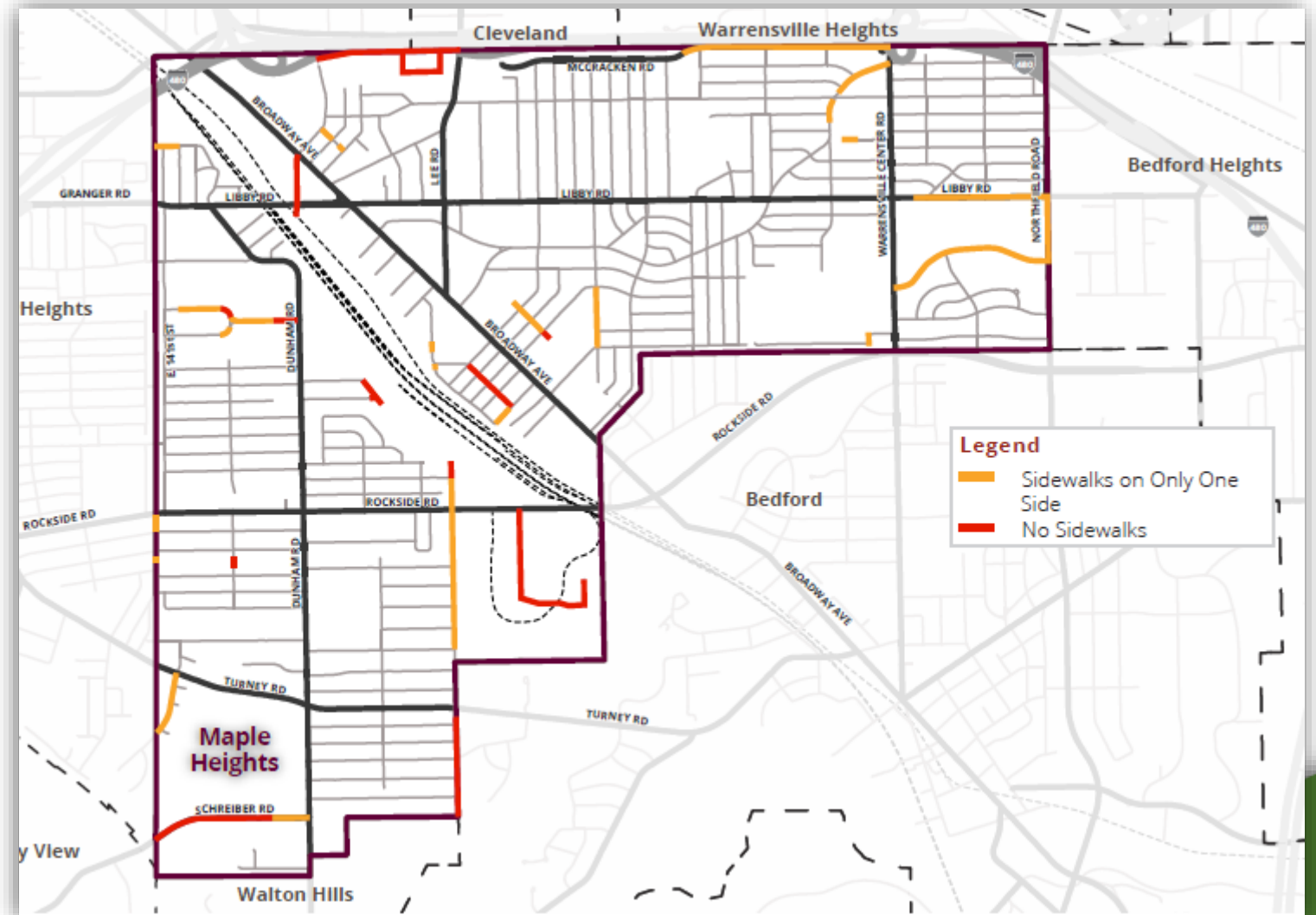
REGIONAL INFRASTRUCTURE

- NOACA TIP
 - Resurfacing of Warrensville Center Road from Broadway to I-480
- ODOT Projects
 - I-480 widening and bridge deck replacement



SIDEWALKS

- Well-defined grid patterns within neighborhoods
- Sidewalks on both sides of the street with a few notable exceptions



WALKABILITY

Community	Walk Score
Shaker Square	89-Very Walkable
Maple Heights City Hall	63-Somewhat Walkable
Cleveland	60-Somewhat Walkable
Maple Heights High School	59-Somewhat Walkable
Maple Heights Library	51-Somewhat Walkable
Garfield Heights	45-Car Dependent
Beachwood	42-Car Dependent
Maple Heights	36-Car Dependent
Bedford Heights	35-Car Dependent
Valley View Hillsdale	24-Car Dependent
Solon	11-Car Dependent
Valley View	8-Car Dependent

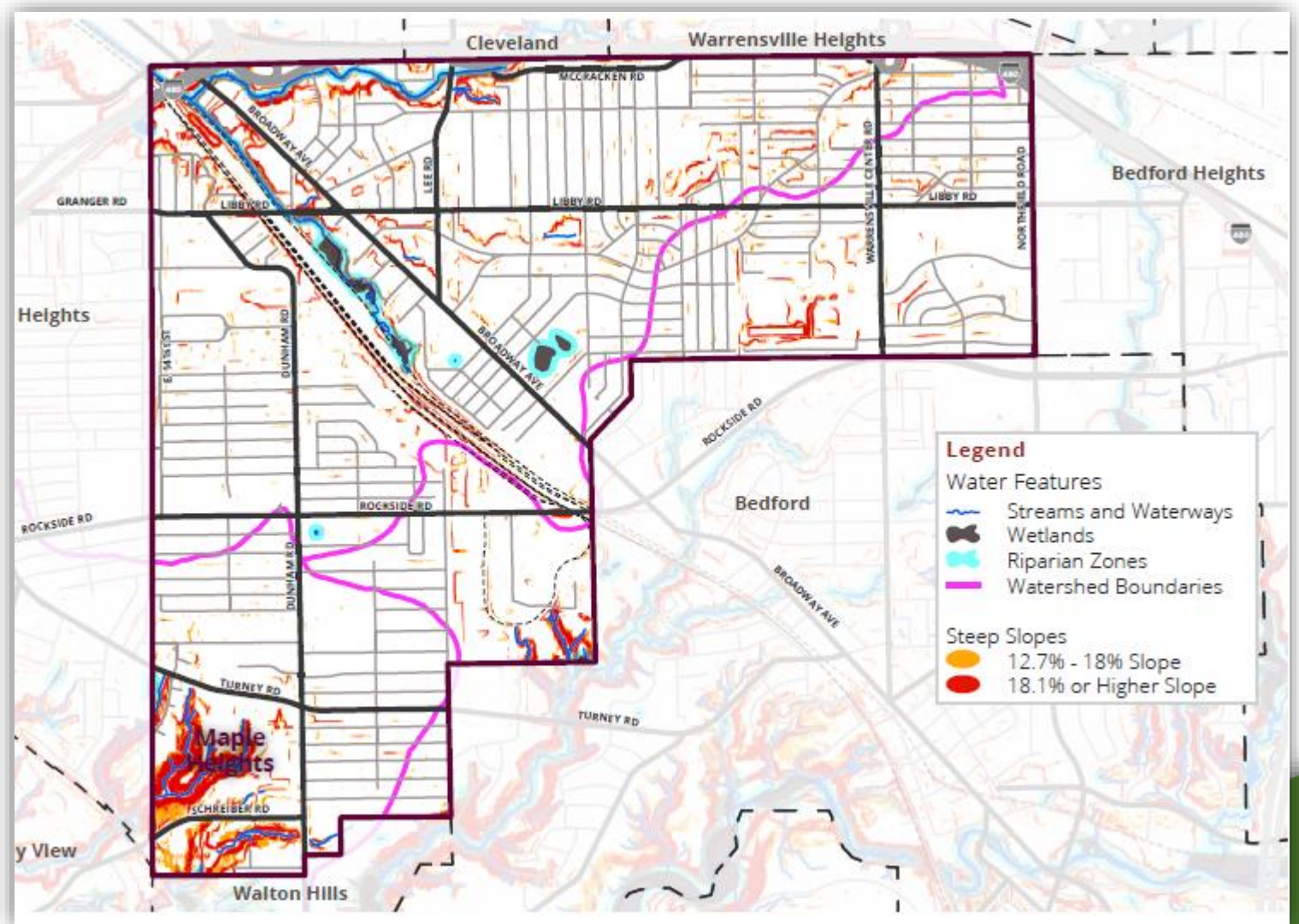


LAND USE PROFILE



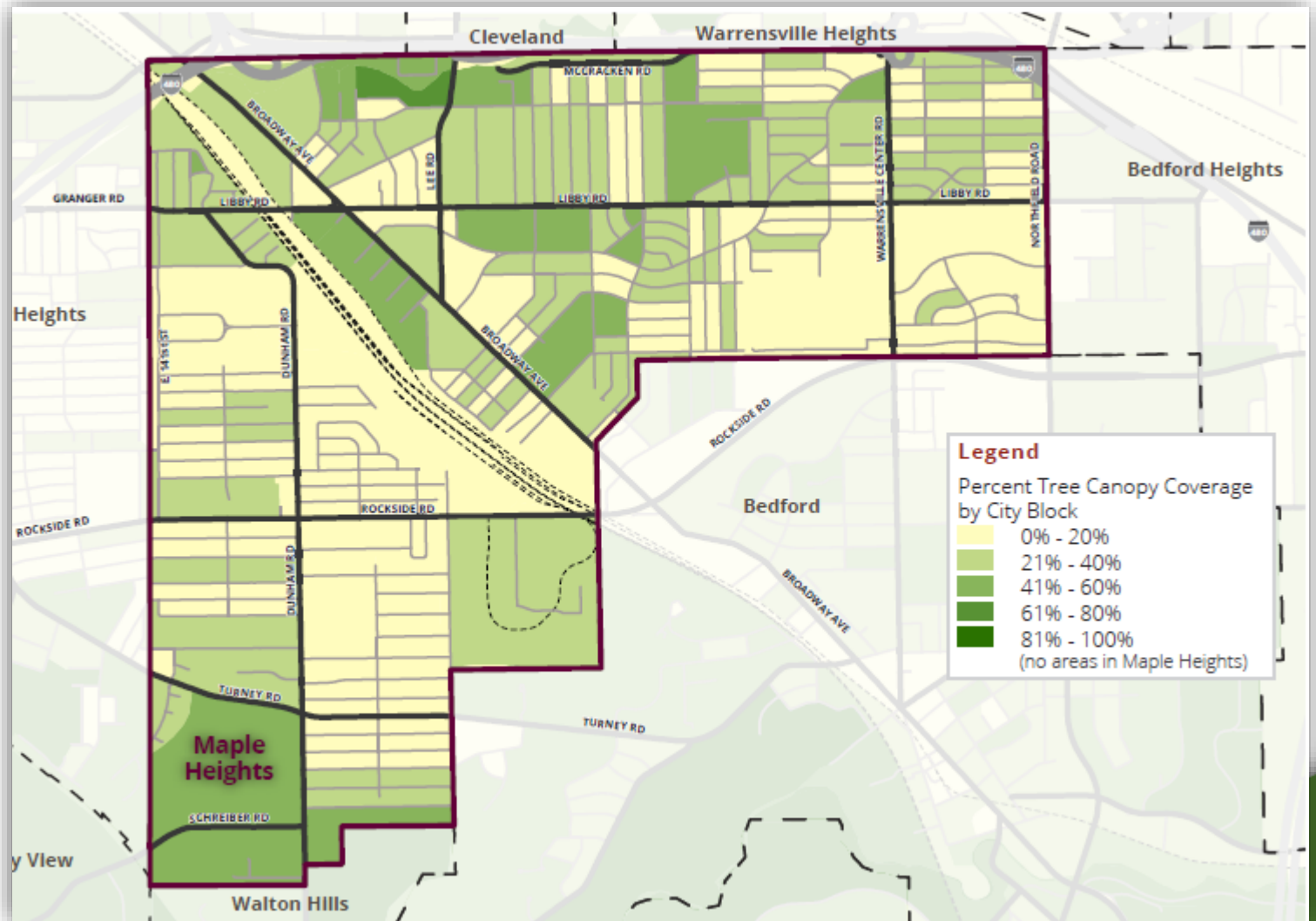
WATERWAYS & STEEP SLOPES

- Wetlands and riparian zones are located along the railroad tracks near the intermodal facility
- The steepest slopes are located in the southwest quadrant of the City



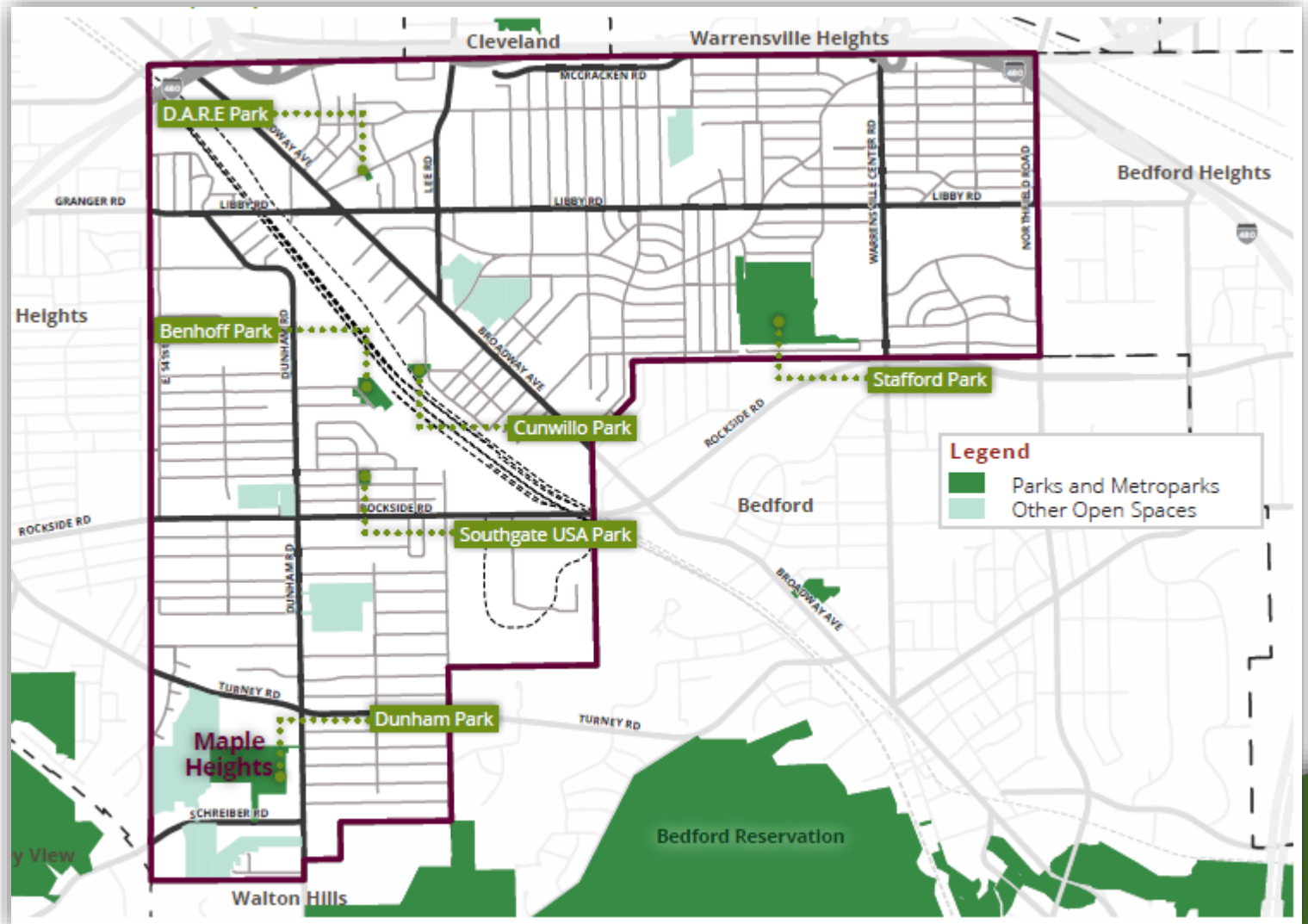
TREE CANOPY

Community	Tree Canopy Coverage
Warrensville Heights	19.1%
Garfield Heights	22.5%
Maple Heights	23.2%
Bedford Heights	23.3%
Cuyahoga County	37.6%
Bedford	41.5%
Valley View	40.8%

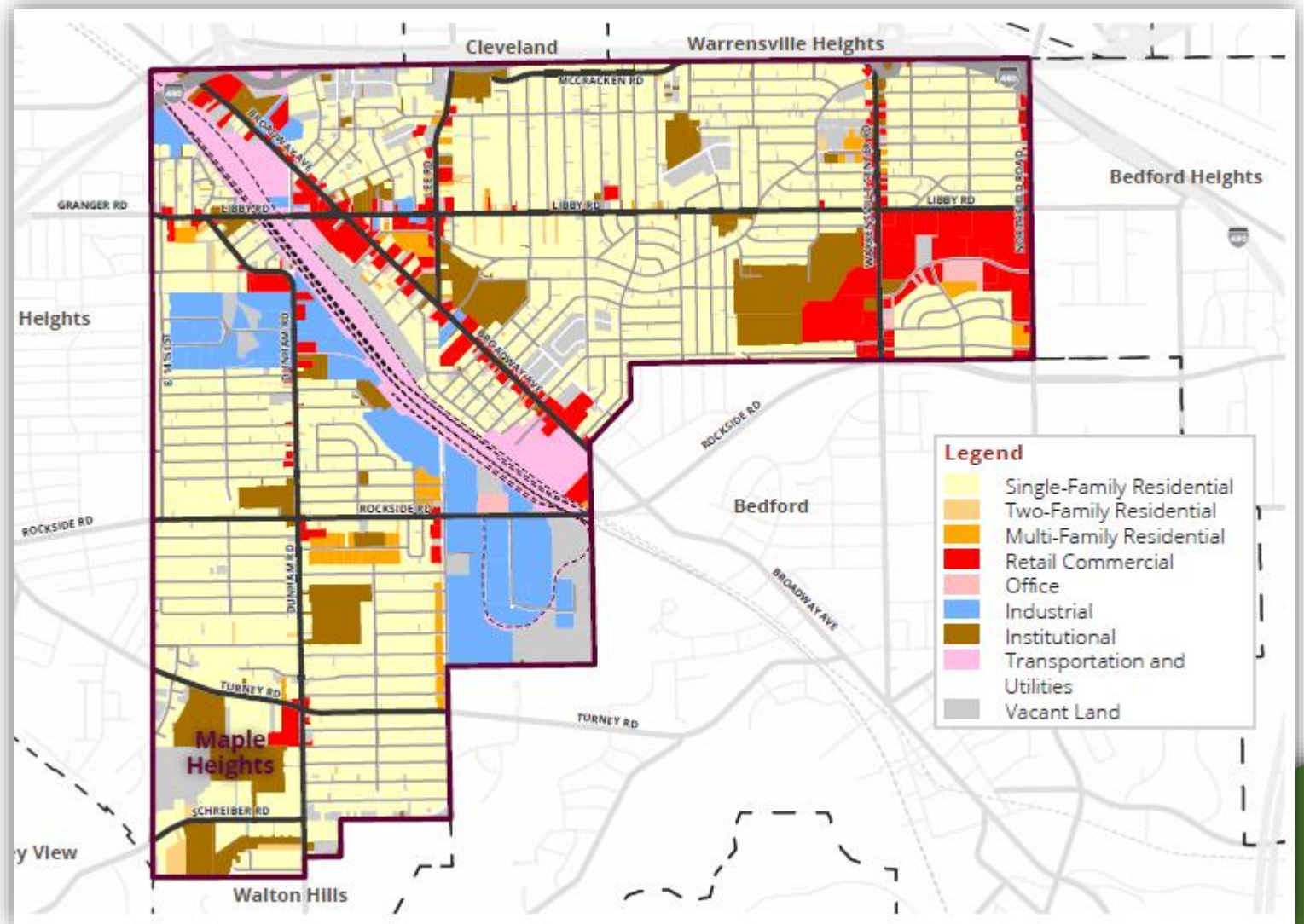
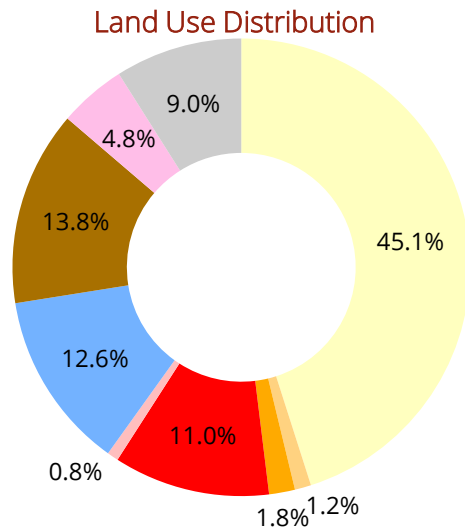


PARKS & OPEN SPACES

- Access to Metroparks
- Stafford Park
- Dunham Park
- Community Parks
 - Benhoff Park
 - Cunwillo Park
 - D.A.R.E Park
 - Southgate USA Park

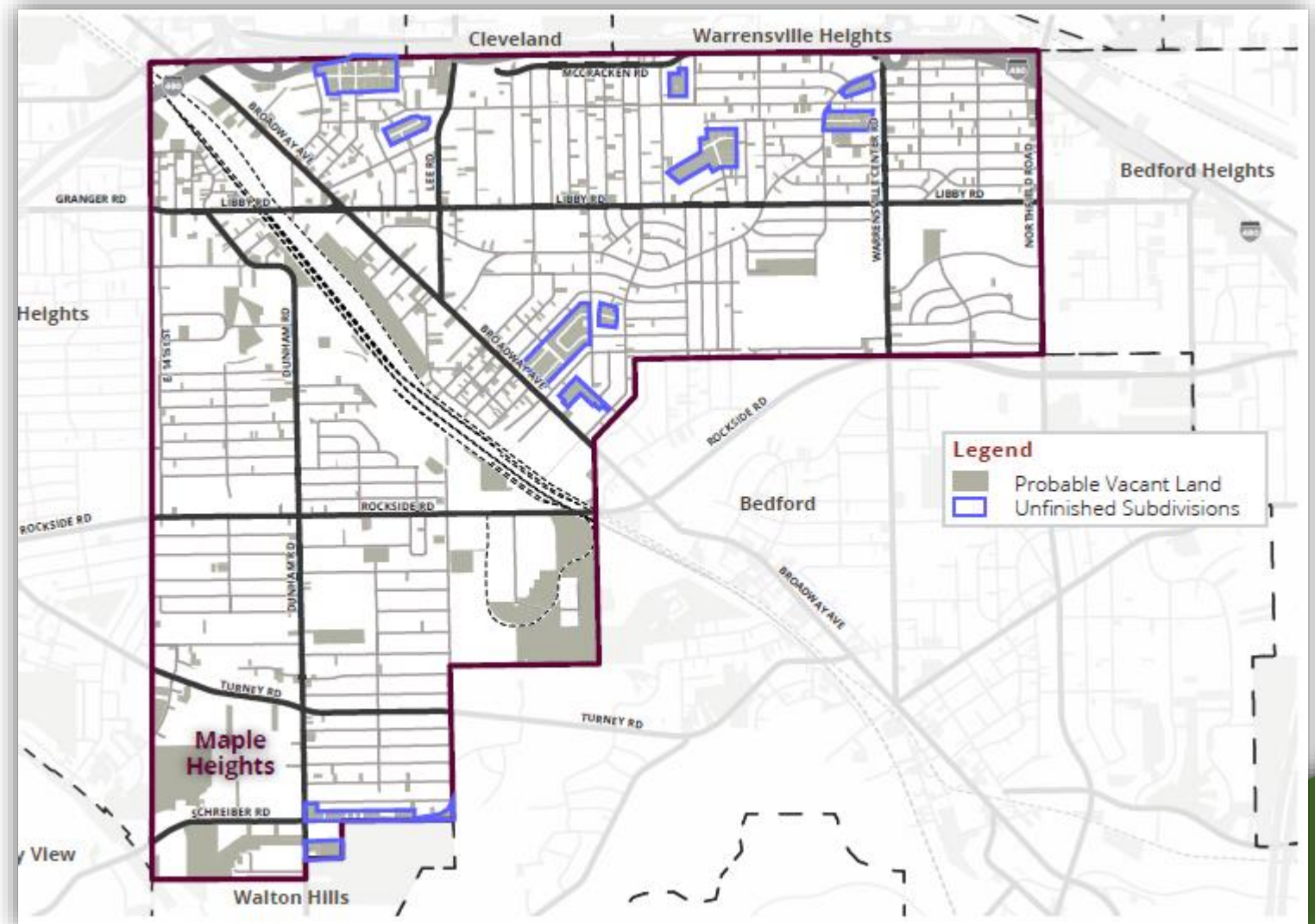


LAND USE



PROBABLE VACANT PARCELS

- Probable vacancy
- Based on NEO CANDO* data (2017)
- Unfinished Subdivisions



*Case Western Reserve University Northeast Ohio Community and Neighborhood Data for Organizing

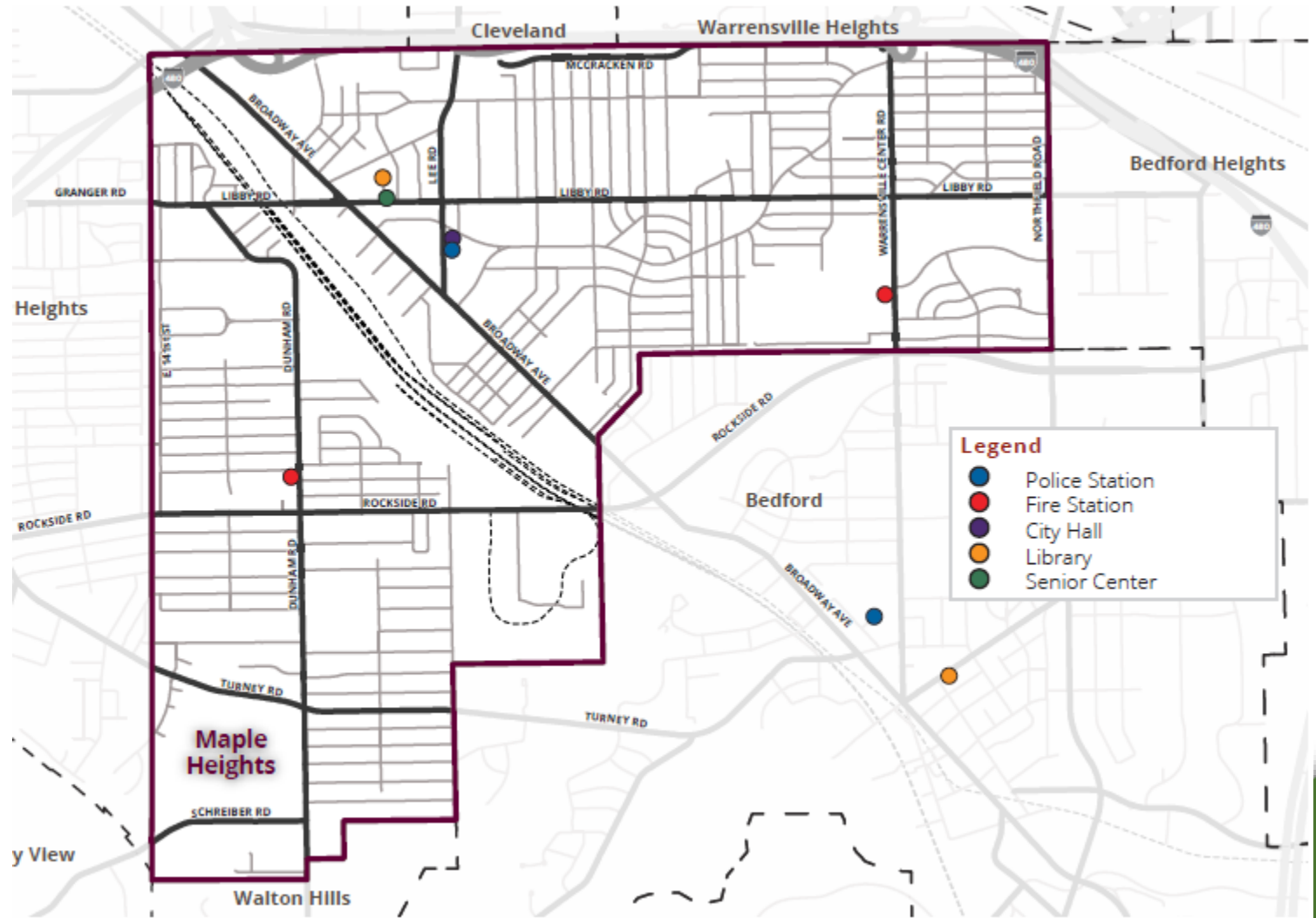


COMMUNITY SERVICES PROFILE

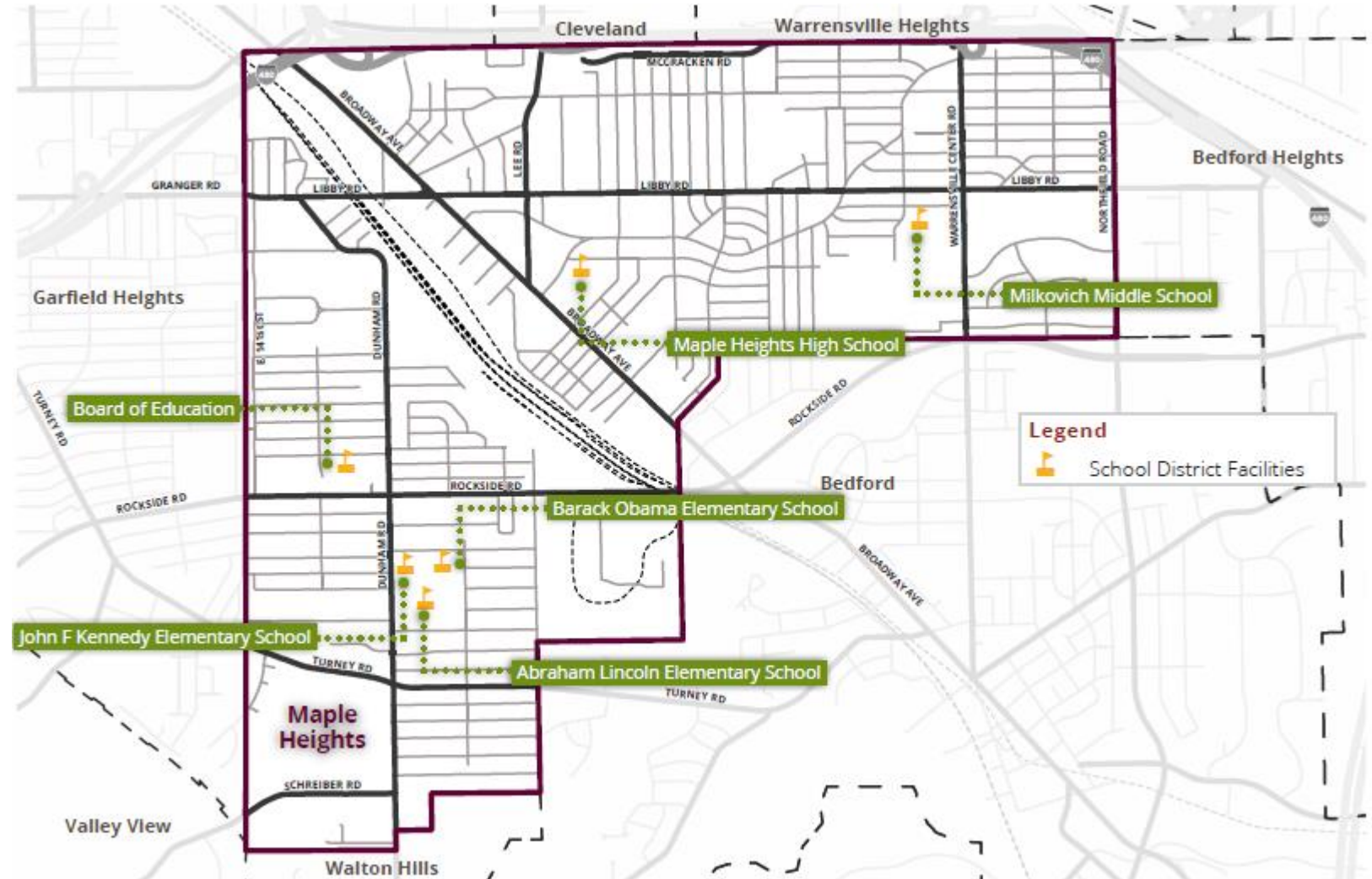


PUBLIC FACILITIES

- Police Department
- Fire Station
- Library
- Senior Center



MAPLE HEIGHTS SCHOOL DISTRICT





KEY FINDINGS



KEY FINDINGS

- While population has fallen, the number of total **households has remained stable**
- The City has seen a large **increase in young adults**
- Median household **income is falling**
- **Homeownership rates**, while falling, are very high
- Home **sales prices are slowly rebounding**

KEY FINDINGS

- Households own **fewer vehicles** than in the past
- **Transit coverage is good** during the day
- The City has **no existing bikeways**
- The City has an **extensive sidewalk network**
- The **Intermodal Facility** could be an economic engine

KEY FINDINGS

- The City has a **strong industrial base**
- **Tree canopy coverage is low**
- Vacant land provides **opportunities for development**



SWOT ANALYSIS



SWOT Areas

Strengths

Weaknesses

Opportunities

Threats

Homework—Citywide SWOT Analysis

- We provided you a SWOT sheet in advance
- If you have completed it, please hand it in at the end
- If not, please return it to us by November 20

SWOT Exercise

Location-Based SWOT

- What **places, intersections, streets, buildings, or areas** are strength, weakness, opportunity, or threat areas?

Strengths

Weaknesses

Opportunities

Threats

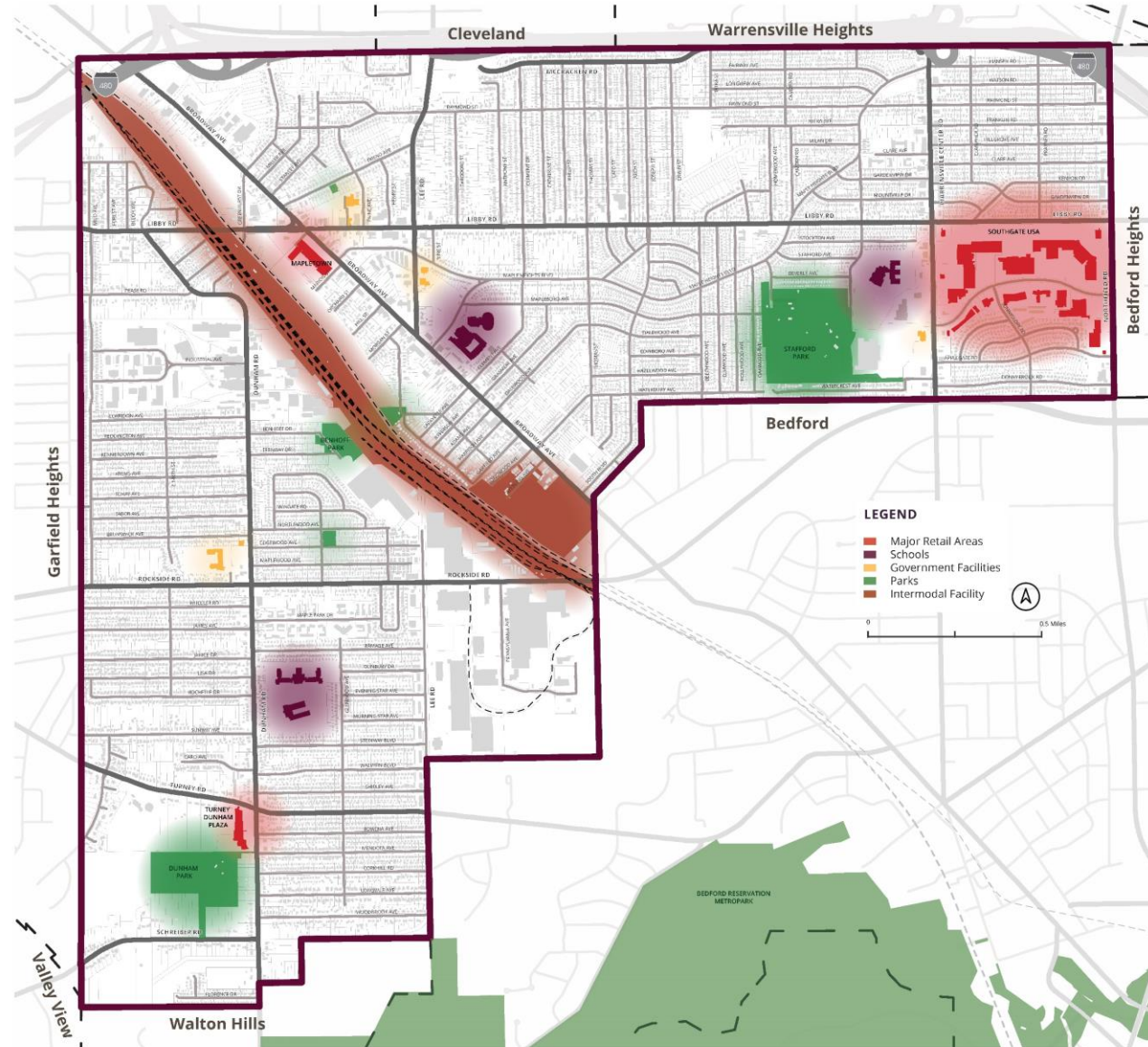
SWOT Exercise

Location-Based SWOT

- There are **four maps** around the room—one for each SWOT topic
- Take **ten minutes to place up to three dots on each** of the maps around the room

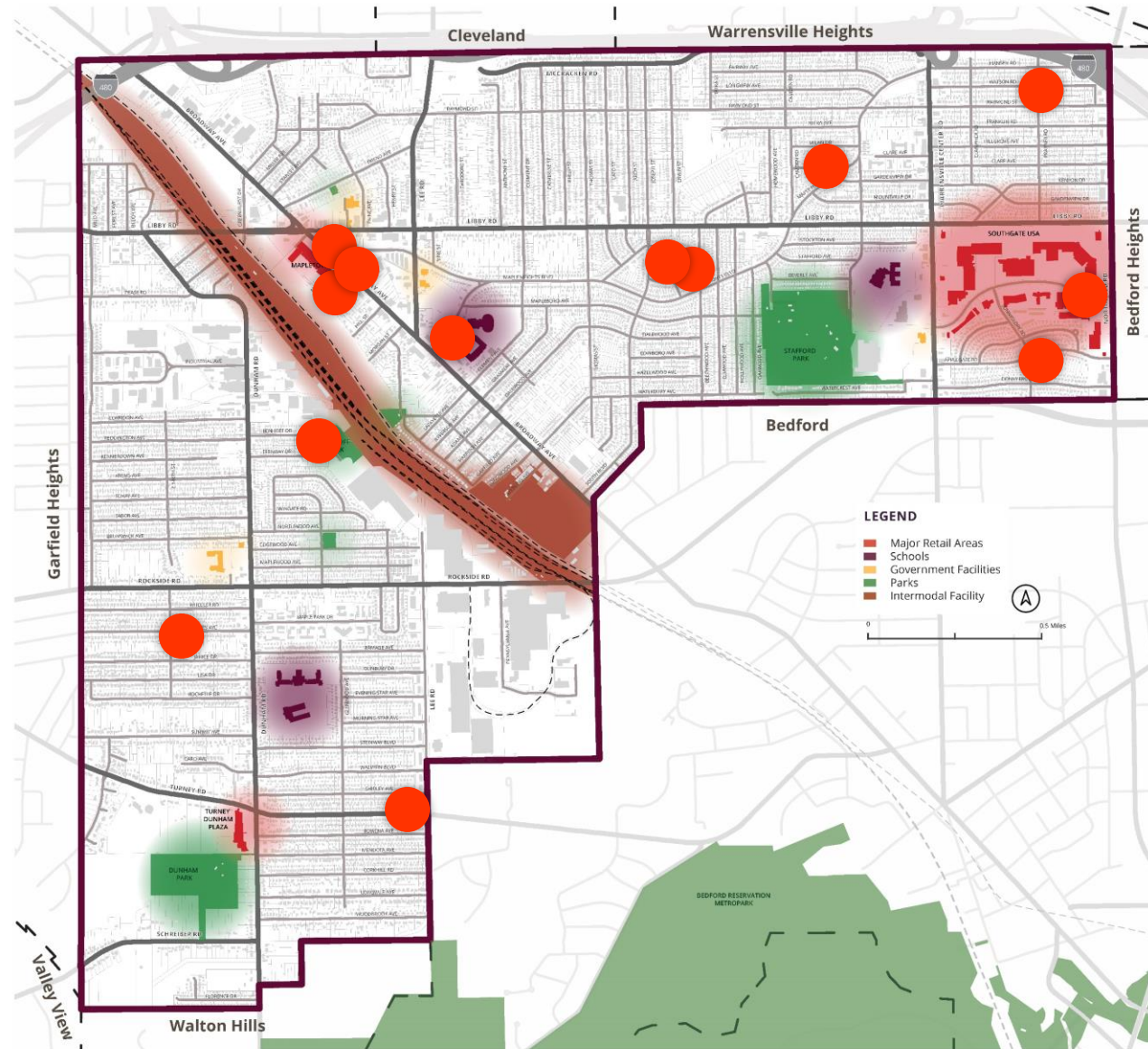
STRENGTHS

Place three (3) dots of any color on the board to represent unique places of strength in Maple Heights. These could include buildings, intersections, parks, or places.



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WHAT'S NEXT?



Tentative Timeline


Topic	Meetings	Date
Current Conditions	Steering Committee #1	November 13, 2017
Community Vision	Steering Committee #2 Public Meeting #1	November 28, 2017 December 5, 2017
Goals and Actions	Steering Committee #3 Steering Committee # 4 Public Meeting #2	February 13, 2018 March 6, 2018 March 20, 2018
Implementation	Steering Committee #5 Public Meeting #3	May 15, 2018 May 31, 2018
Draft Master Plan		Mid July 2018



Additional Feedback?

Write us an email!

Any additional comments,
please email
nlaird@cuyahogacounty.us





Thank you!
Questions & Discussion





County Planning

FOR OUR COMMUNITY
FOR OUR REGION
FOR OUR FUTURE