



MAPLE HEIGHTS MASTER PLAN


STEERING COMMITTEE #4

Goals & Actions

- 
- Planning Process
 - Public Meeting #1 Results: Vision Principles
 - Goals & Actions: Place-Based Framework Update
 - Goals & Actions: Citywide Framework
 - What's Next?
 - Public Comment
- 



- **Planning Process**

- Public Meeting #1 Results: Vision Principles
 - Goals & Actions: Place-Based Framework Update
 - Goals & Actions: Citywide Framework
 - What's Next?
 - Public Comment
- 

- Planning Process
- **Public Meeting #1 Results: Vision Principles**
- Goals & Actions: Place-Based Framework Update
- Goals & Actions: Citywide Framework
- What's Next?
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- Planning Process
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- **Goals & Actions: Place-Based Framework Update**
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- **Goals & Actions: Citywide Framework**
- What's Next?
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- Goals & Actions: Citywide Framework
- What's Next?
- **Public Comment**



PLANNING PROCESS



Maple Heights Master Plan: Five Steps



Current Conditions

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



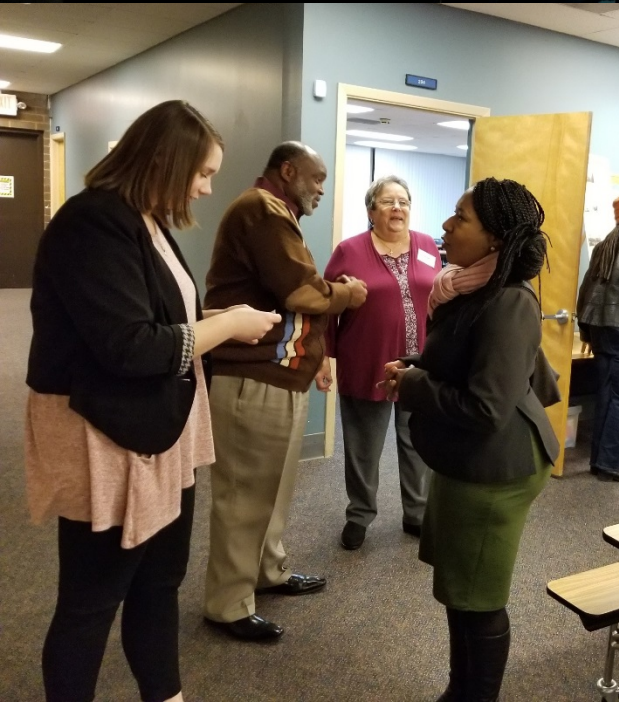
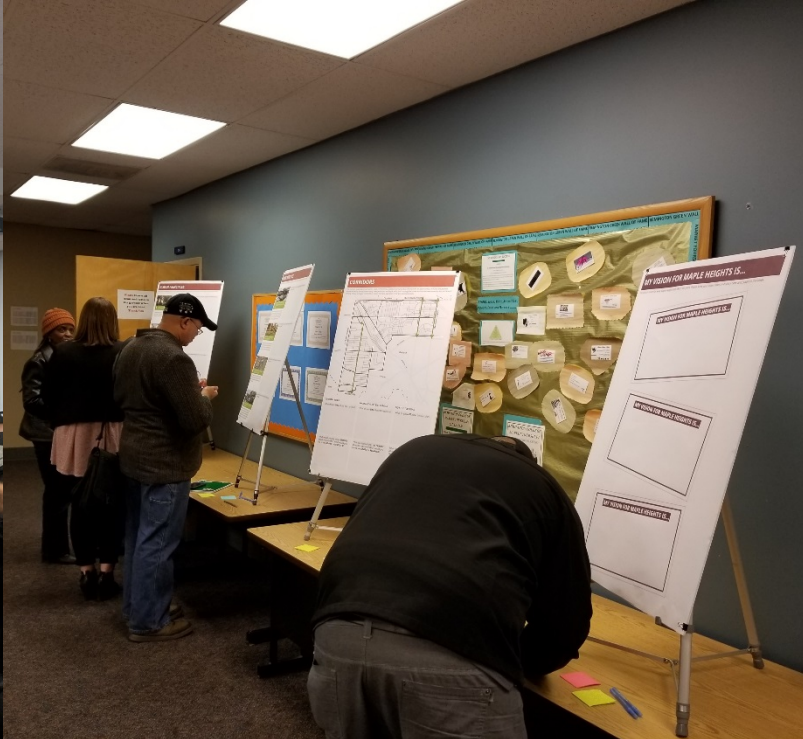
Draft Master Plan

Combined and completed Master Plan document



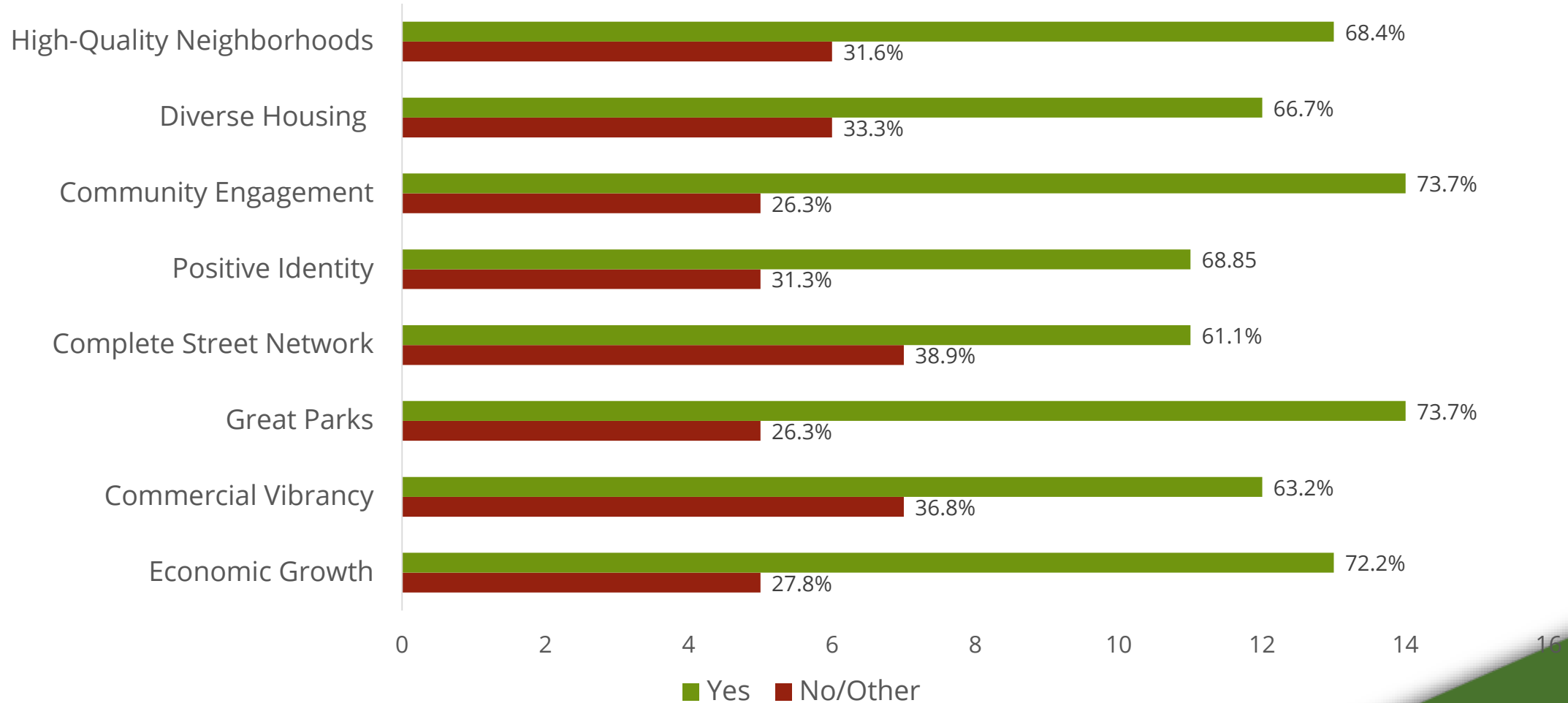
PUBLIC MEETING #1 RESULTS: VISION PRINCIPLES





VISION PRINCIPLES

Question: Do these Vision Principles match your vision for the City of Maple Heights?



HIGH-QUALITY NEIGHBORHOODS

Respondents desire to see:

- More greenery and beautification projects
- An increase in homeownership, fewer rental properties, or tighter controls on rental properties
- Programs and services for home improvements



DIVERSE HOUSING

Respondents desire to see:

- A diverse array of housing types from starter homes to homes for seniors
- Housing vacancies and declining home values addressed

COMMUNITY ENGAGEMENT

Respondents desire to see:

- Centralized gathering places
- A Community Center to provide more formalized services for families and youth
- Passive and active recreational opportunities
- More crime prevention and safety programs



A COMMUNITY OF FRIENDS AND NEIGHBORS



A COMMUNITY WITH PRIDE

POSITIVE IDENTITY

City marketing messages should highlight:

- Diversity to attract young families and seniors
- Small businesses
- Location and regional access
- New schools and facilities

COMPLETE TRANSPORTATION NETWORK

Respondents desire to see this actualized by:

- Addressing traffic concerns on Broadway, Warrensville Center, and Northfield Roads
- Adding a bike route on Libby Road
- Addressing road, water, storm, sewer, and sidewalk needs
- Improving placement of street signs



A COMMUNITY WITH TRANSPORTATION OPTIONS



A COMMUNITY WITH A COHESIVE PARK SYSTEM

GREAT PARKS

Respondents desire to see:

- An expansion of the parks
- Amenities like a dog park, skate park, and ball fields
- Trail connections to the City parks and Metroparks

COMMERCIAL VIBRANCY

Respondents desire to see:

- Incentives to attract better quality businesses
- Upscale housing developments and walkable districts
- Commercial building renovation, façade enhancements, and landscaping of existing businesses
- More local and privately owned businesses, i.e. galleries, coffee shops, micro breweries



A COMMUNITY OF PROPEROUS BUSINESSES



A COMMUNITY OF WITH JOB QUALITY

ECONOMIC GROWTH

Respondents desire to see:

- Quality jobs return to the City
- An Economic Development Director



GOALS & ACTIONS

Place-Based Framework Update



Vision Principles

```
graph TD; A[Vision Principles] --> B[Goals and Actions]; B -.-> C[Place-Based Framework]; B -.-> D[Citywide Framework];
```

The diagram is a hierarchical flowchart. At the top is a dark red rectangular box containing the text 'Vision Principles'. A solid vertical line connects this box to a dark purple rectangular box below it containing the text 'Goals and Actions'. From the bottom of the purple box, a dashed line descends and then branches horizontally to the left and right. From these horizontal segments, two dashed lines descend to two separate green rectangular boxes at the bottom. The box on the left is a lighter shade of green and contains the text 'Place-Based Framework'. The box on the right is a darker shade of green and contains the text 'Citywide Framework'.

Goals and Actions

Place-Based
Framework

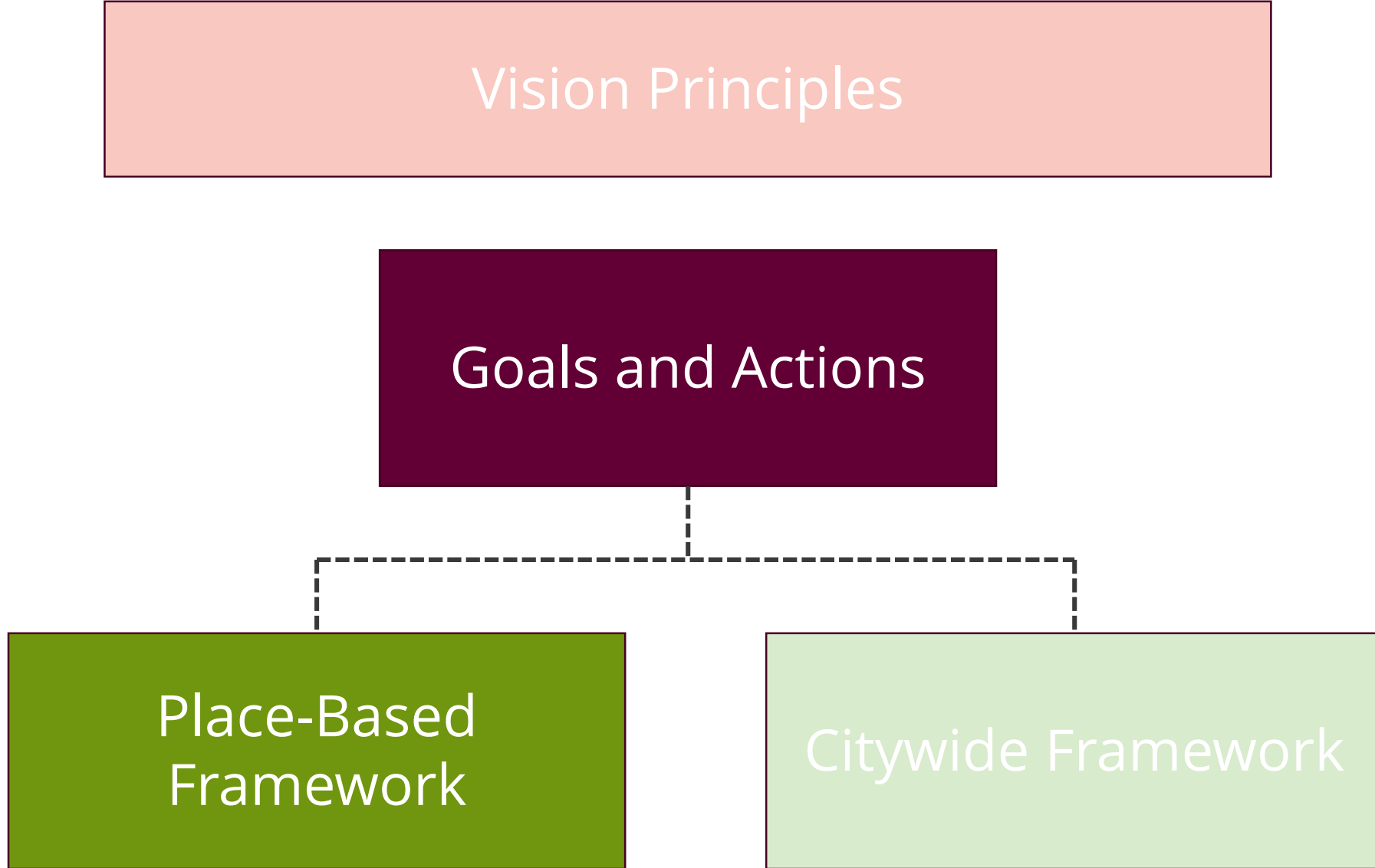
Citywide Framework

Vision Principles

Goals and Actions

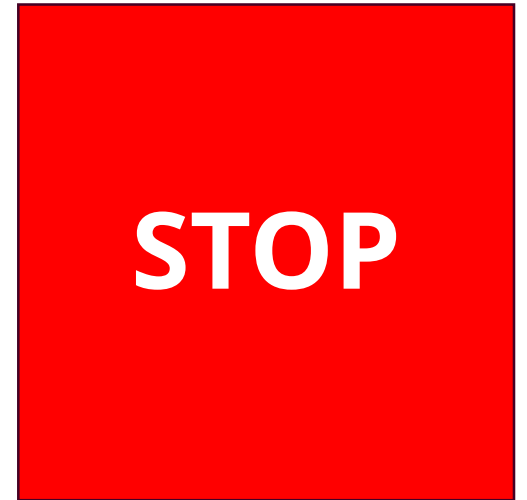
Place-Based
Framework

Citywide Framework

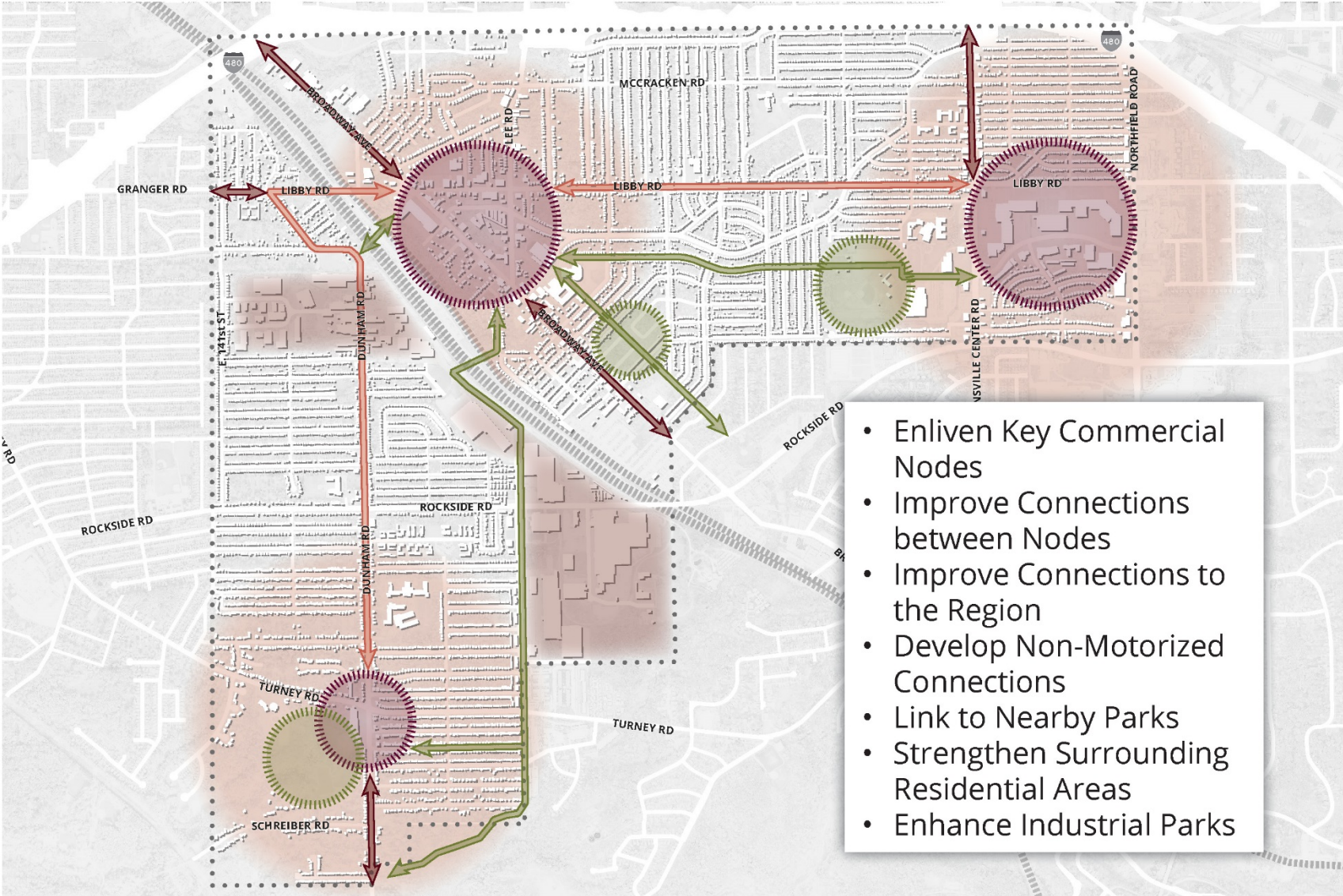


Providing Feedback

- Use the cards you have to identify whether you like the potential changes

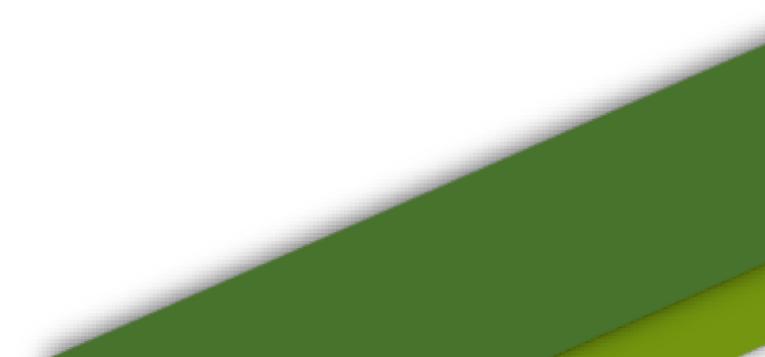


FRAMEWORK PLAN





PLACE-BASED FRAMEWORK
ENLIVEN KEY COMMERCIAL NODES



SOUTHGATE AREA

ENLIVEN KEY COMMERCIAL NODES





LIBBY RD

WARRENSVILLE CENTER RD

WARRENSVILLE CENTER RD



LIBBY RD

KENYON DR

PRAYER RD

LIBBY RD

Building Removal

New Public Street

SUNNYSLOPE RD

PRAYER RD

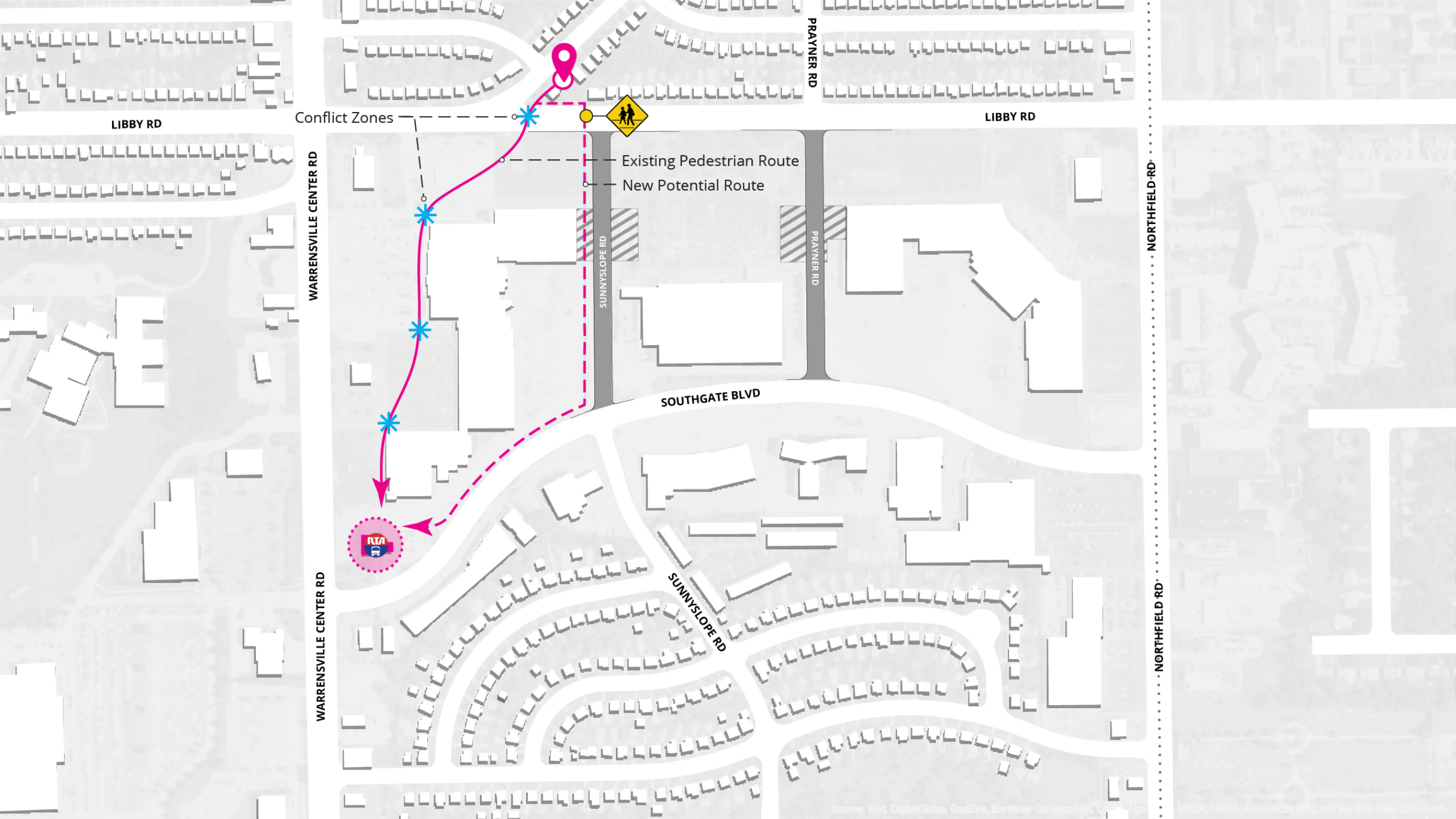
SOUTHGATE BLVD

SUNNYSLOPE RD

NORTHFIELD RD

NORTHFIELD RD





LIBBY RD

Conflict Zones

WARRENSVILLE CENTER RD

WARRENSVILLE CENTER RD

SUNNYSLOPE RD

SUNNYSLOPE RD

SOUTHGATE BLVD

SUNNYSLOPE RD

PRAYER RD

PRAYER RD

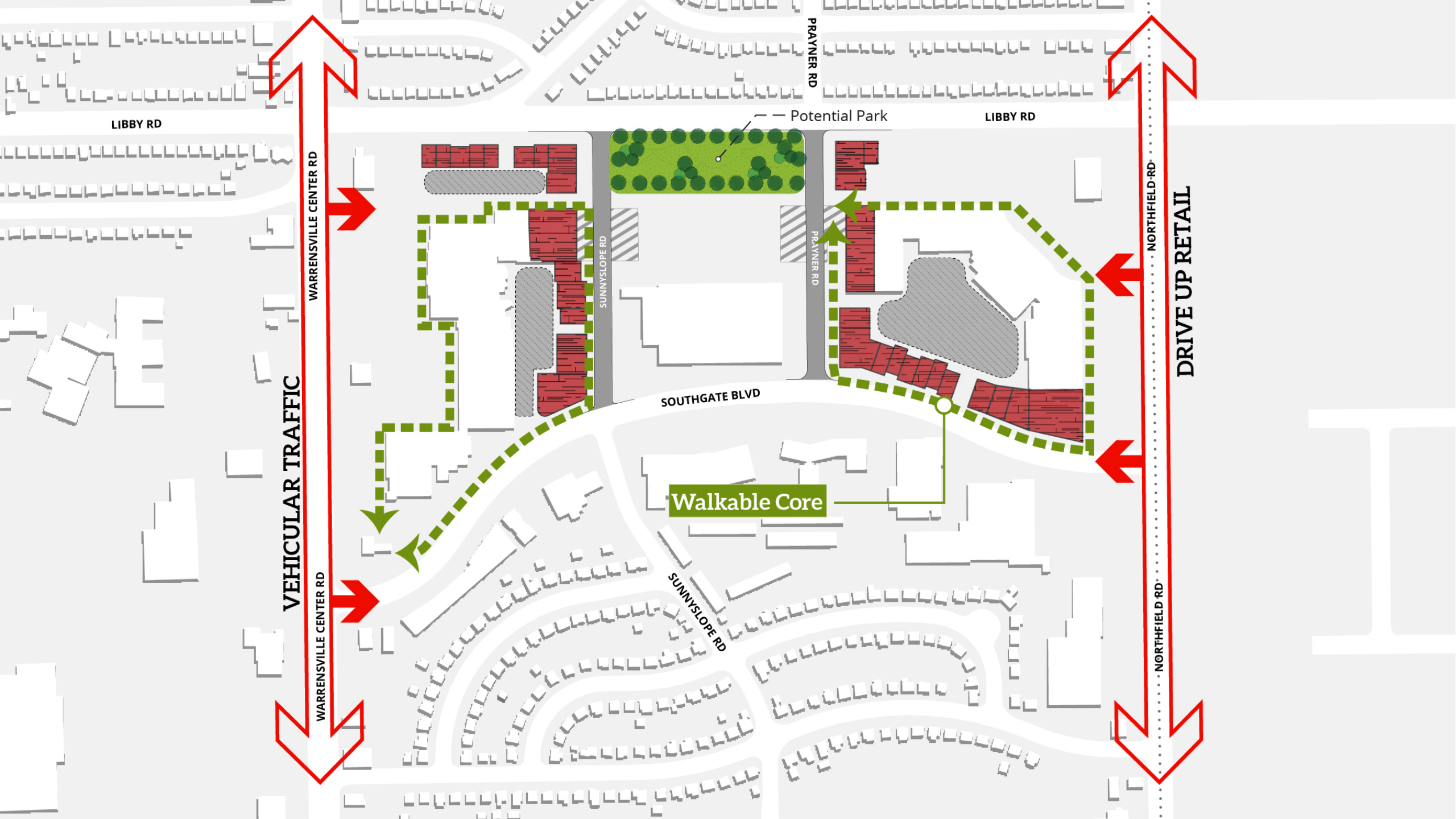
LIBBY RD

NORTHFIELD RD

NORTHFIELD RD

Existing Pedestrian Route
New Potential Route





LIBBY RD

PRAYER RD

LIBBY RD

WARRENSVILLE CENTER RD

SUNNYSLOPE RD

PRAYER RD

SOUTHGATE BLVD

NORTHFIELD RD

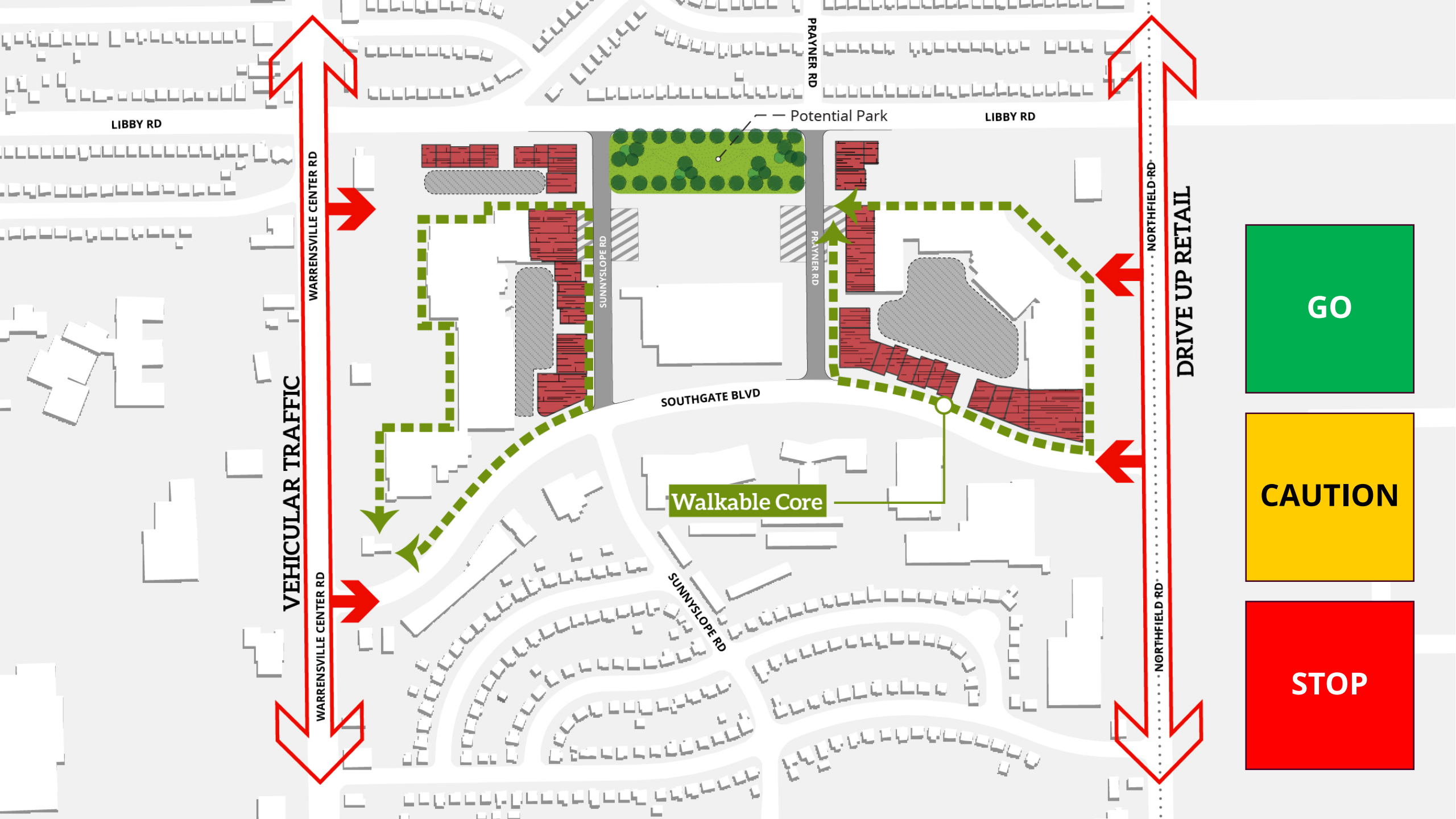
NORTHFIELD RD

VEHICULAR TRAFFIC

DRIVE UP RETAIL

Walkable Core

Potential Park



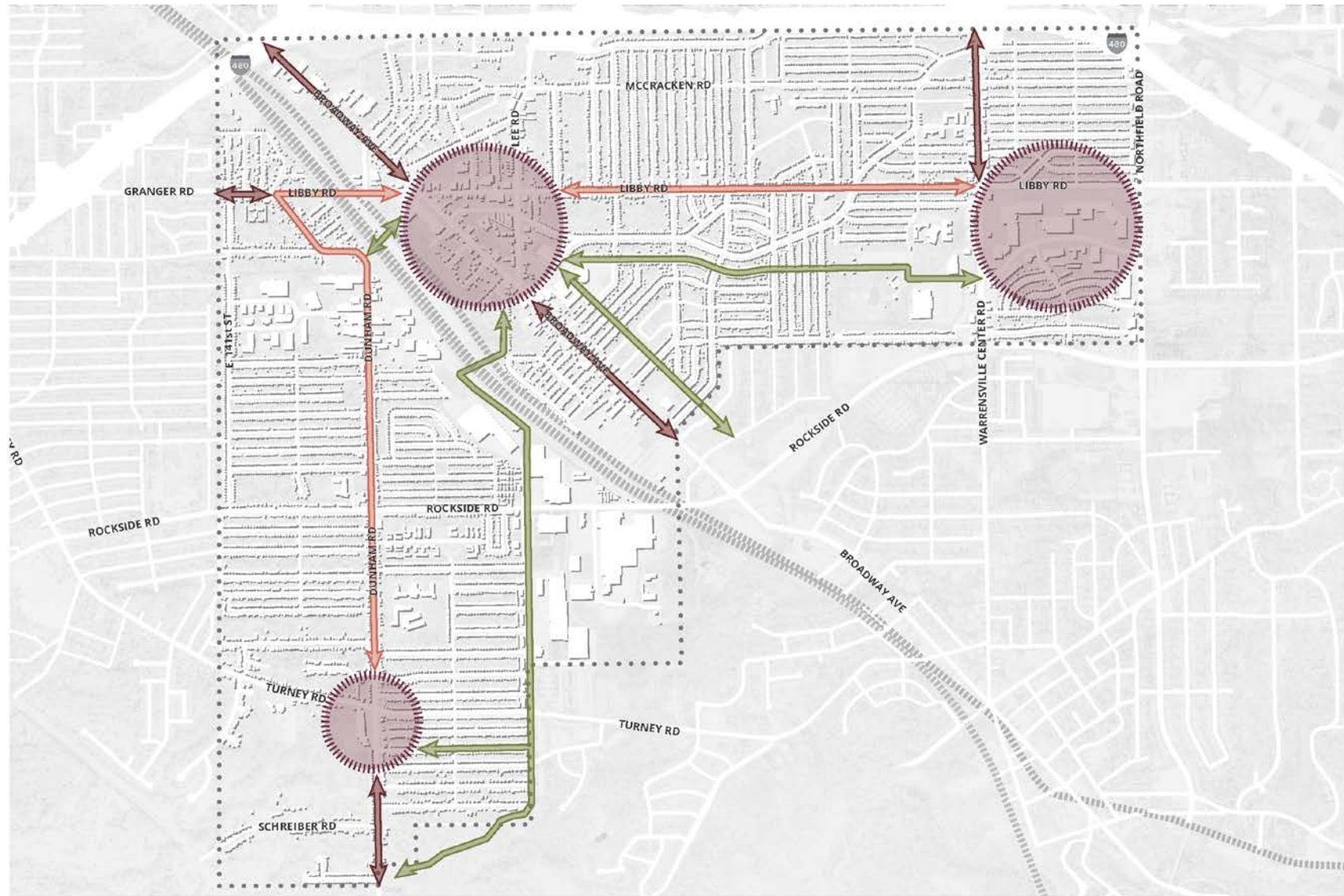


PLACE-BASED FRAMEWORK

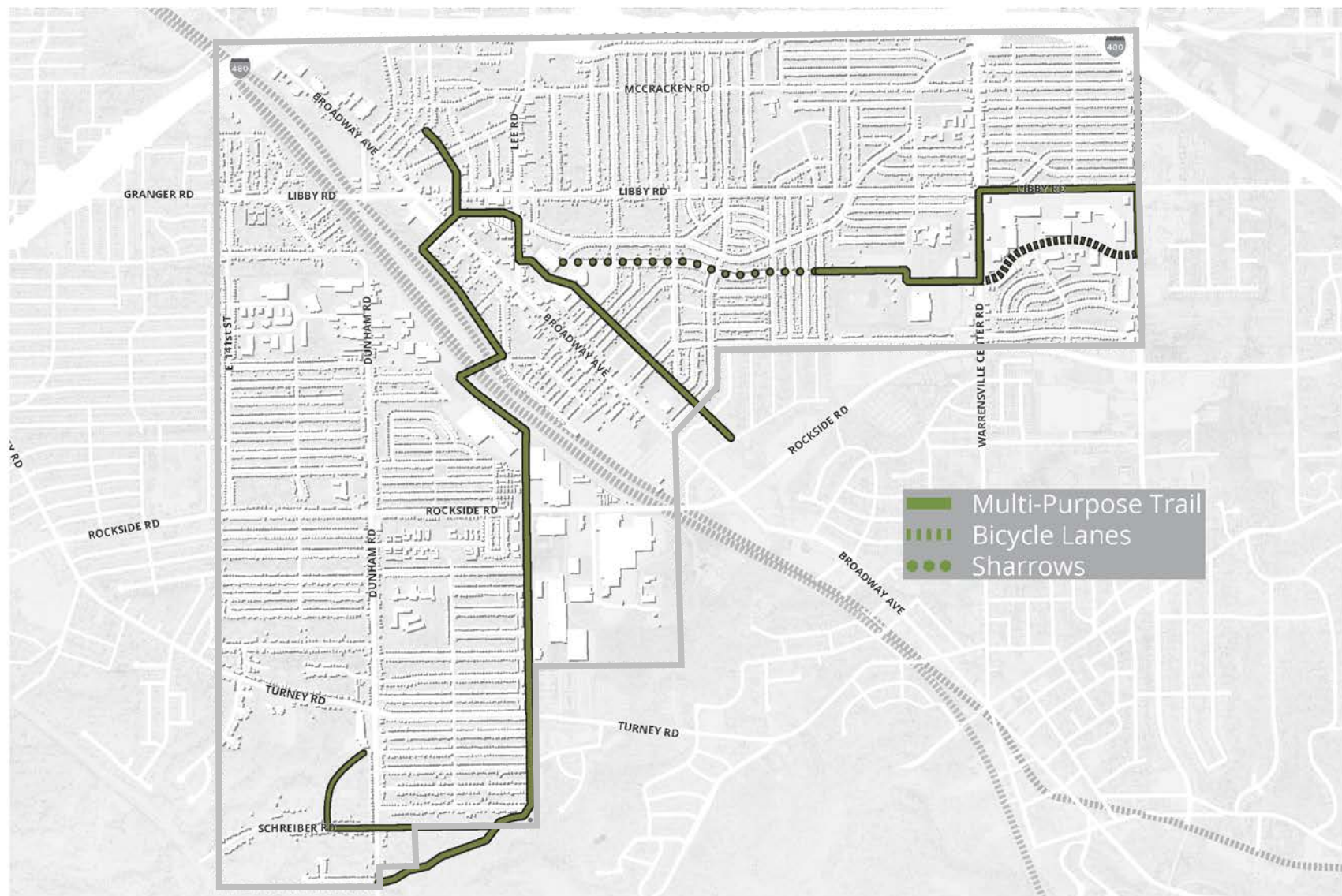
IMPROVE CONNECTIONS



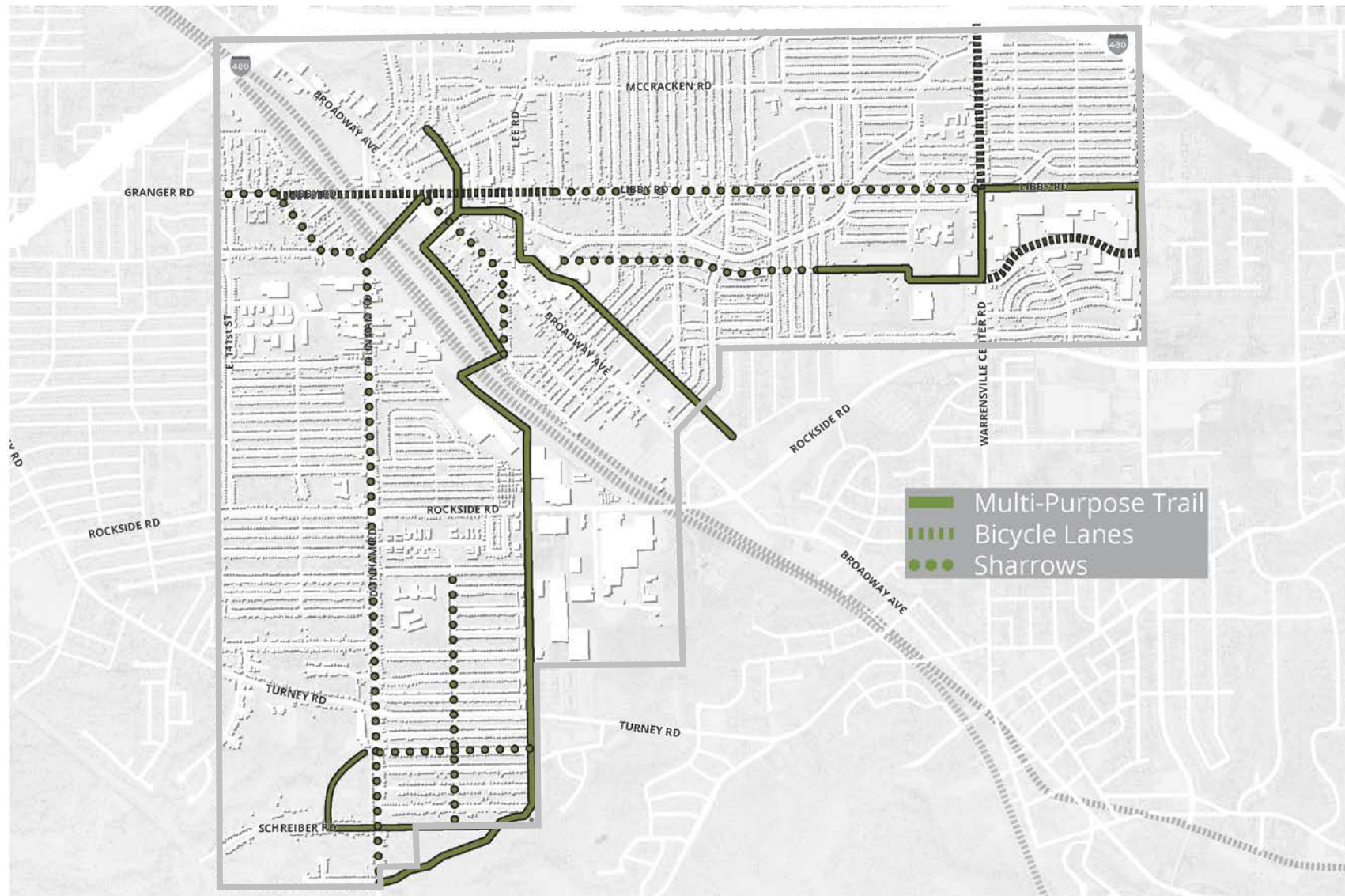
IMPROVE CONNECTIONS



DEVELOP NON-MOTORIZED CONNECTIONS



DEVELOP NON-MOTORIZED CONNECTIONS





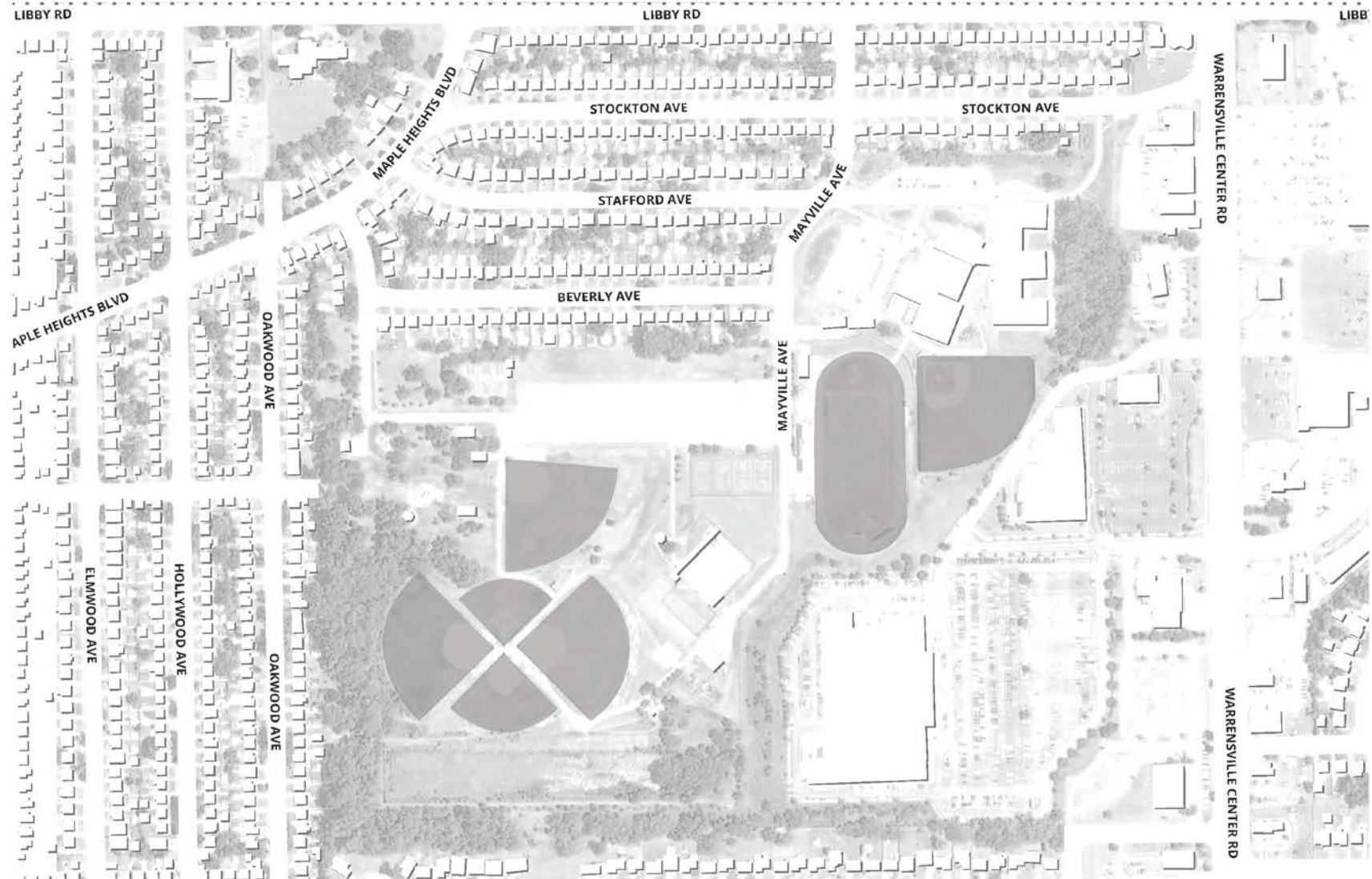
PLACE-BASED FRAMEWORK

LINK TO NEARBY PARKS



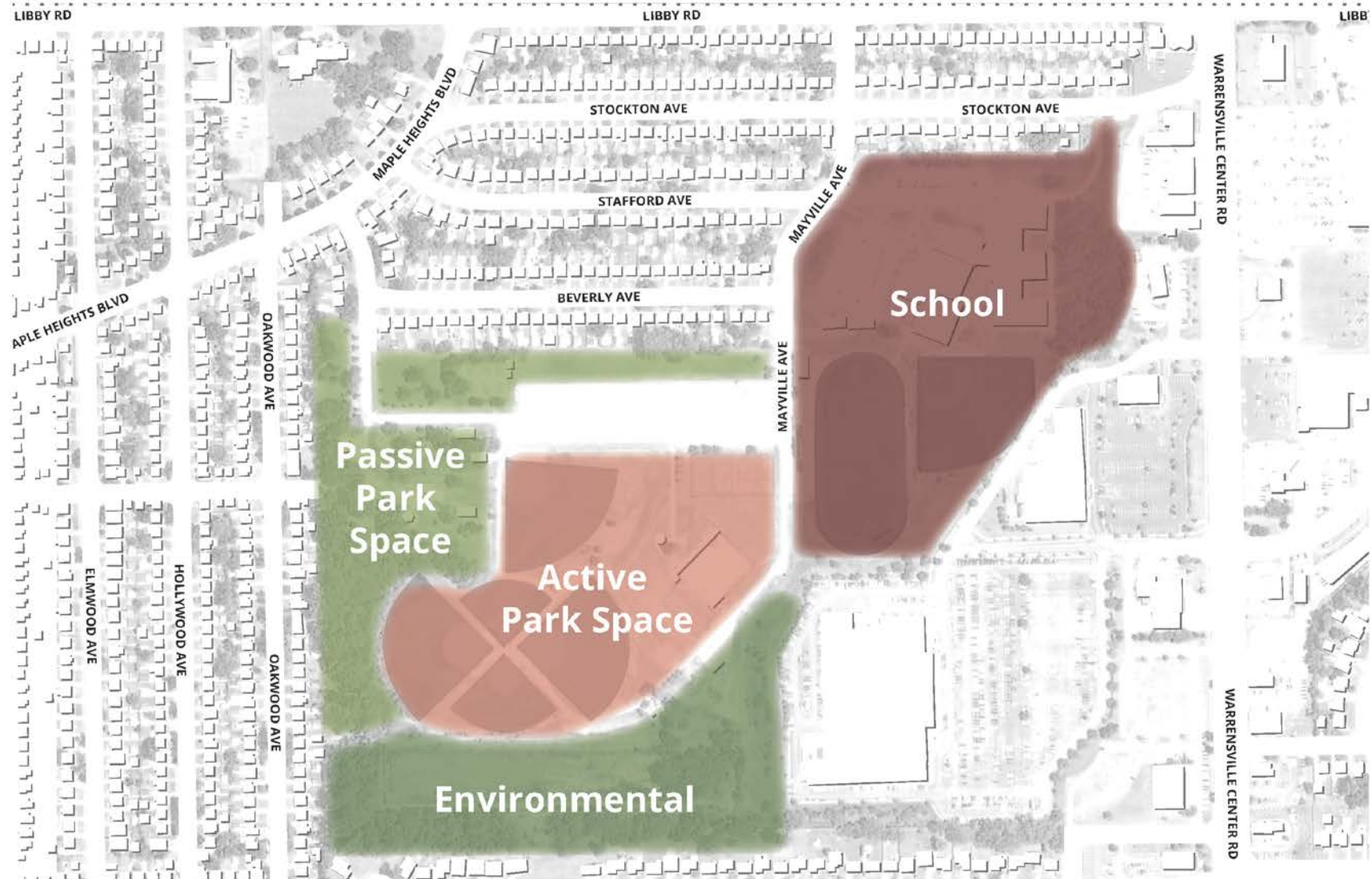
STAFFORD PARK

LINK TO NEARBY PARKS

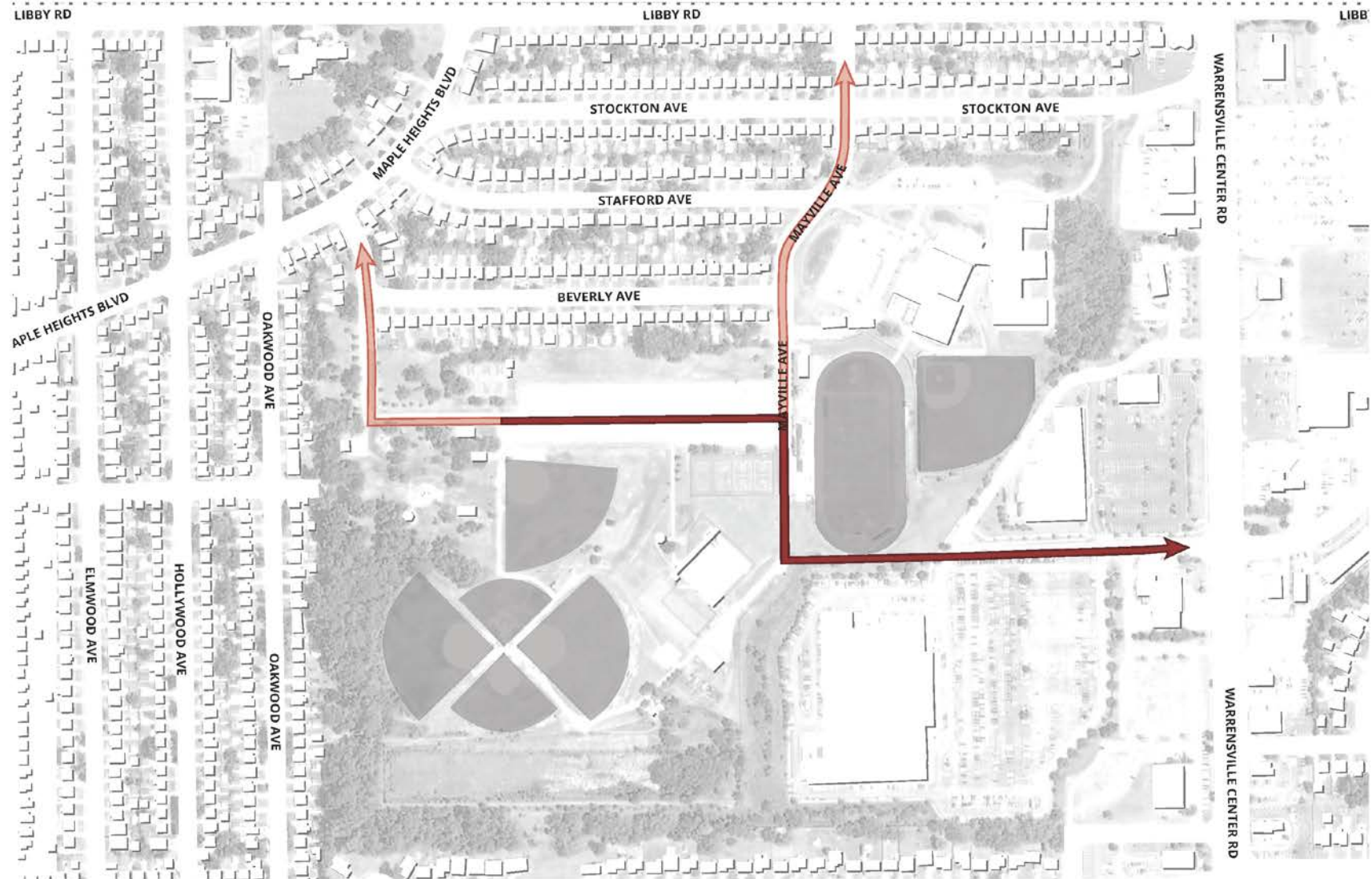


STAFFORD PARK

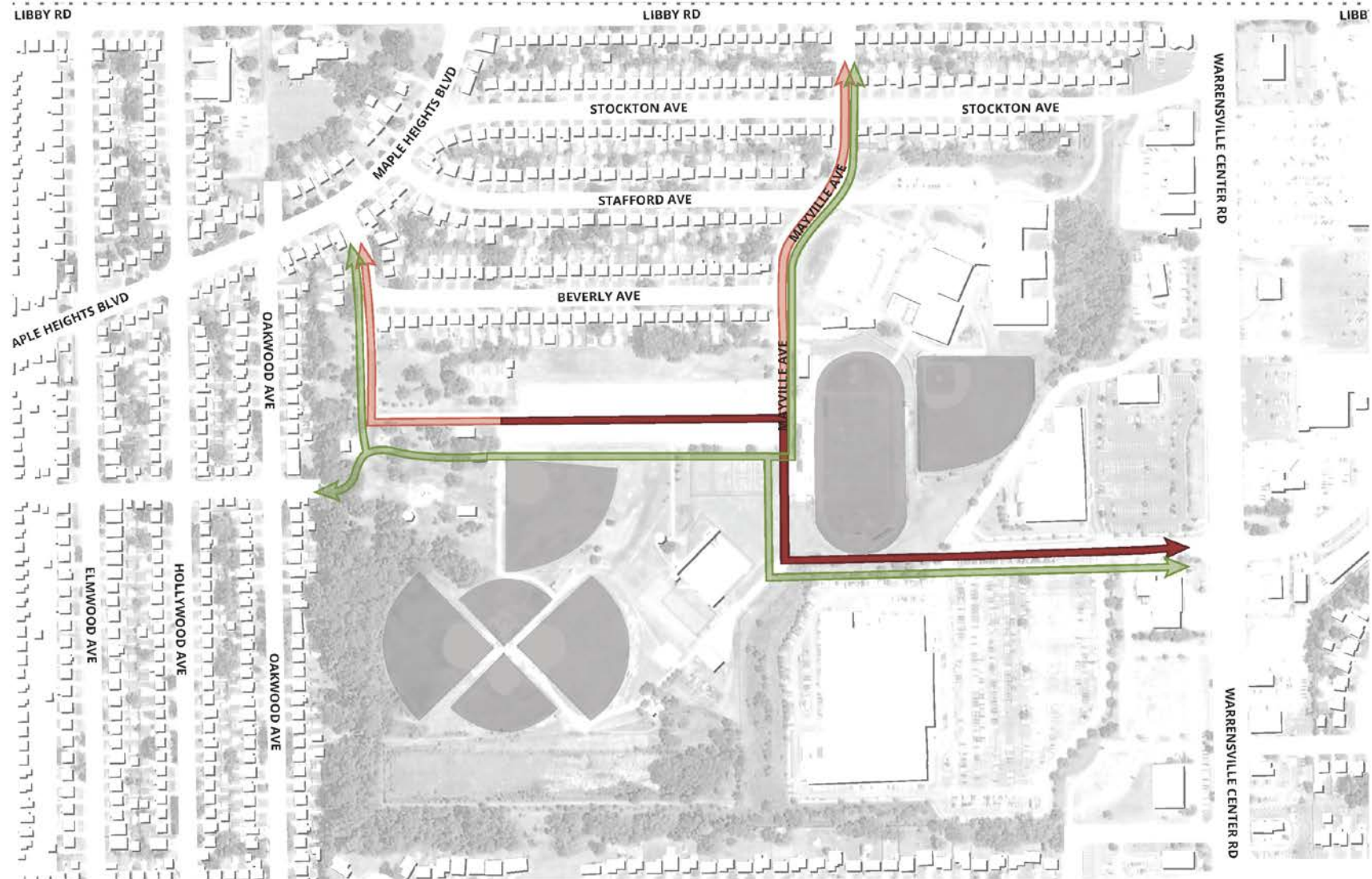
LINK TO NEARBY PARKS



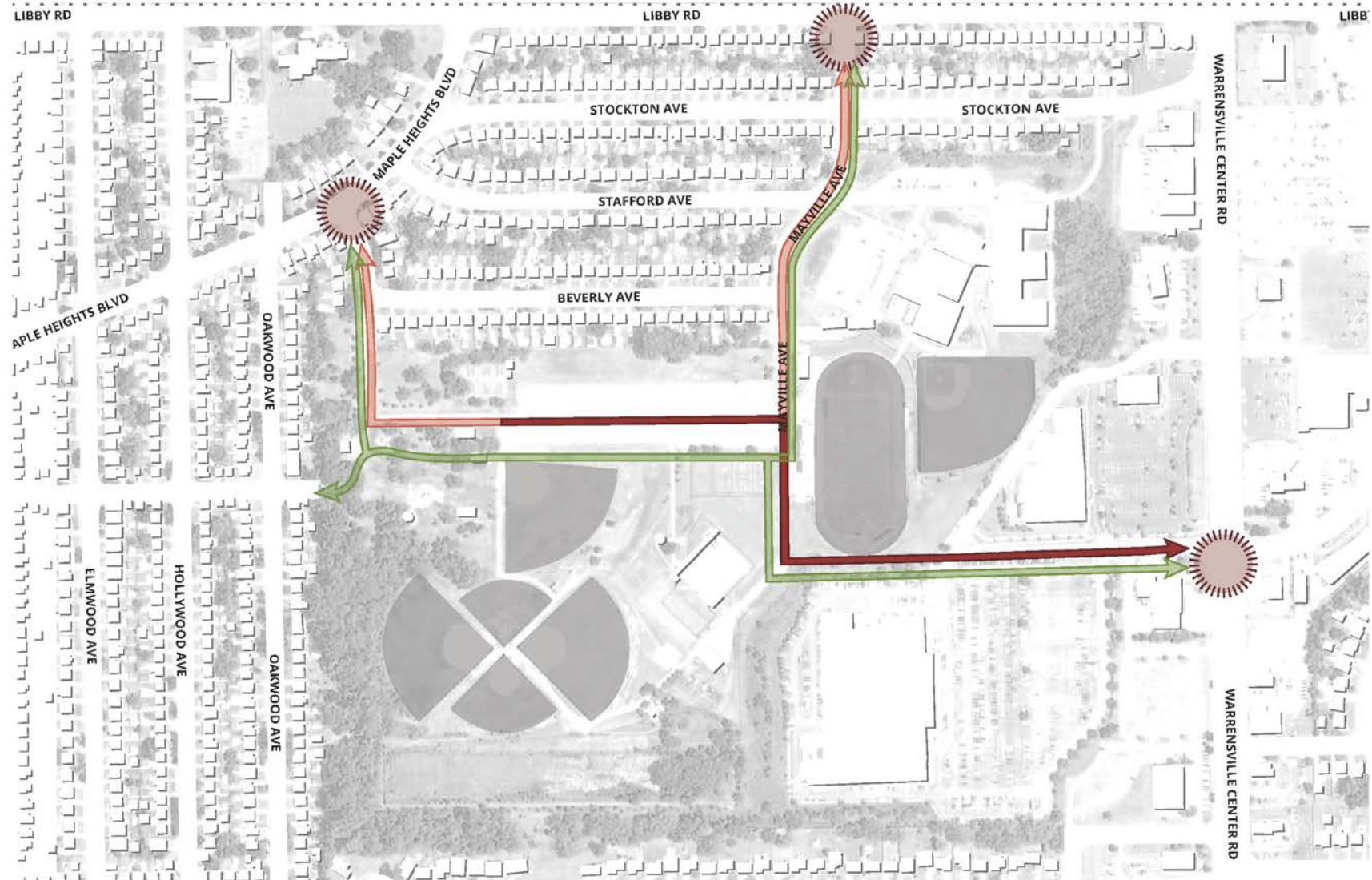
STAFFORD PARK LINK TO NEARBY PARKS



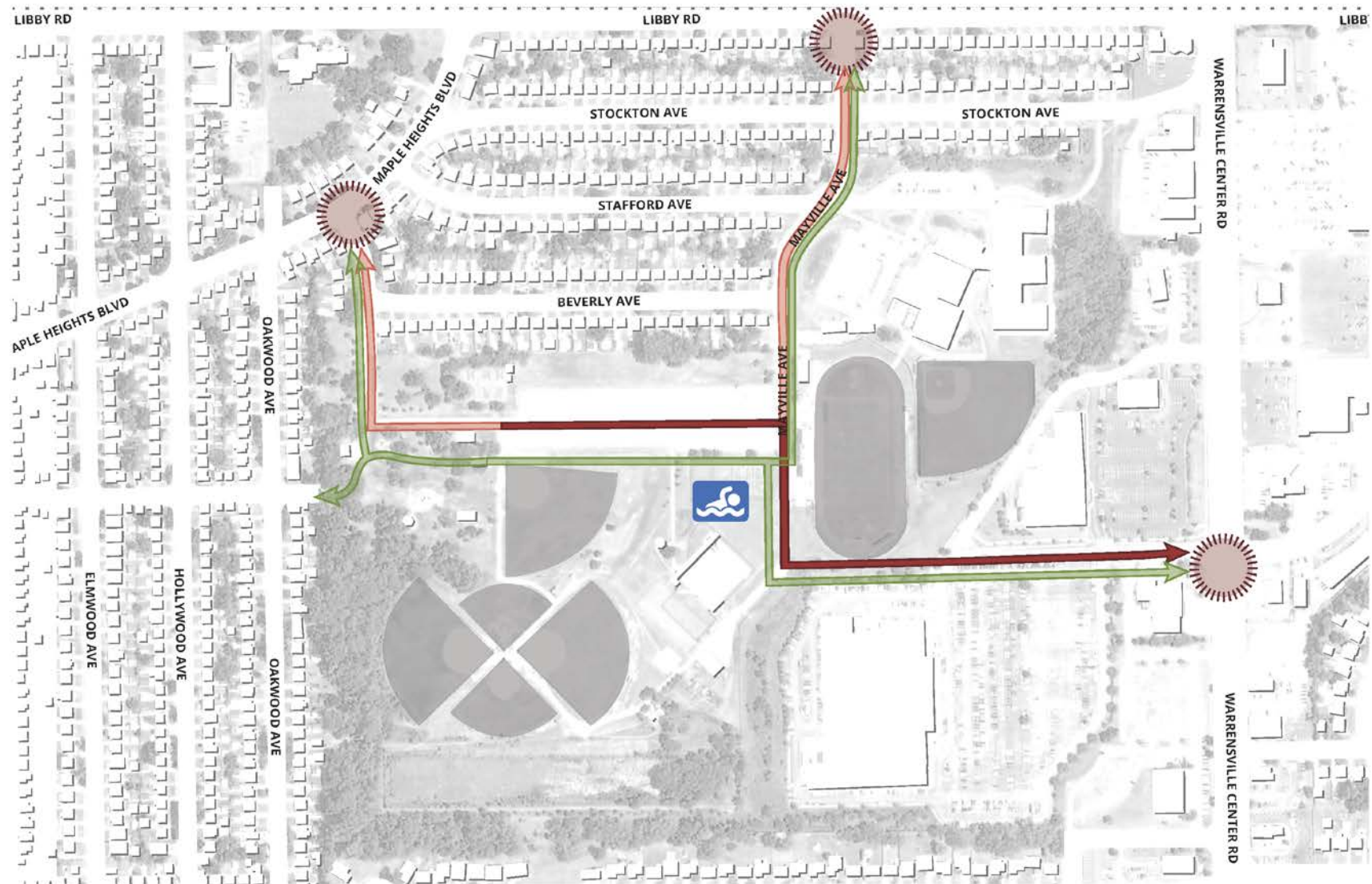
STAFFORD PARK LINK TO NEARBY PARKS



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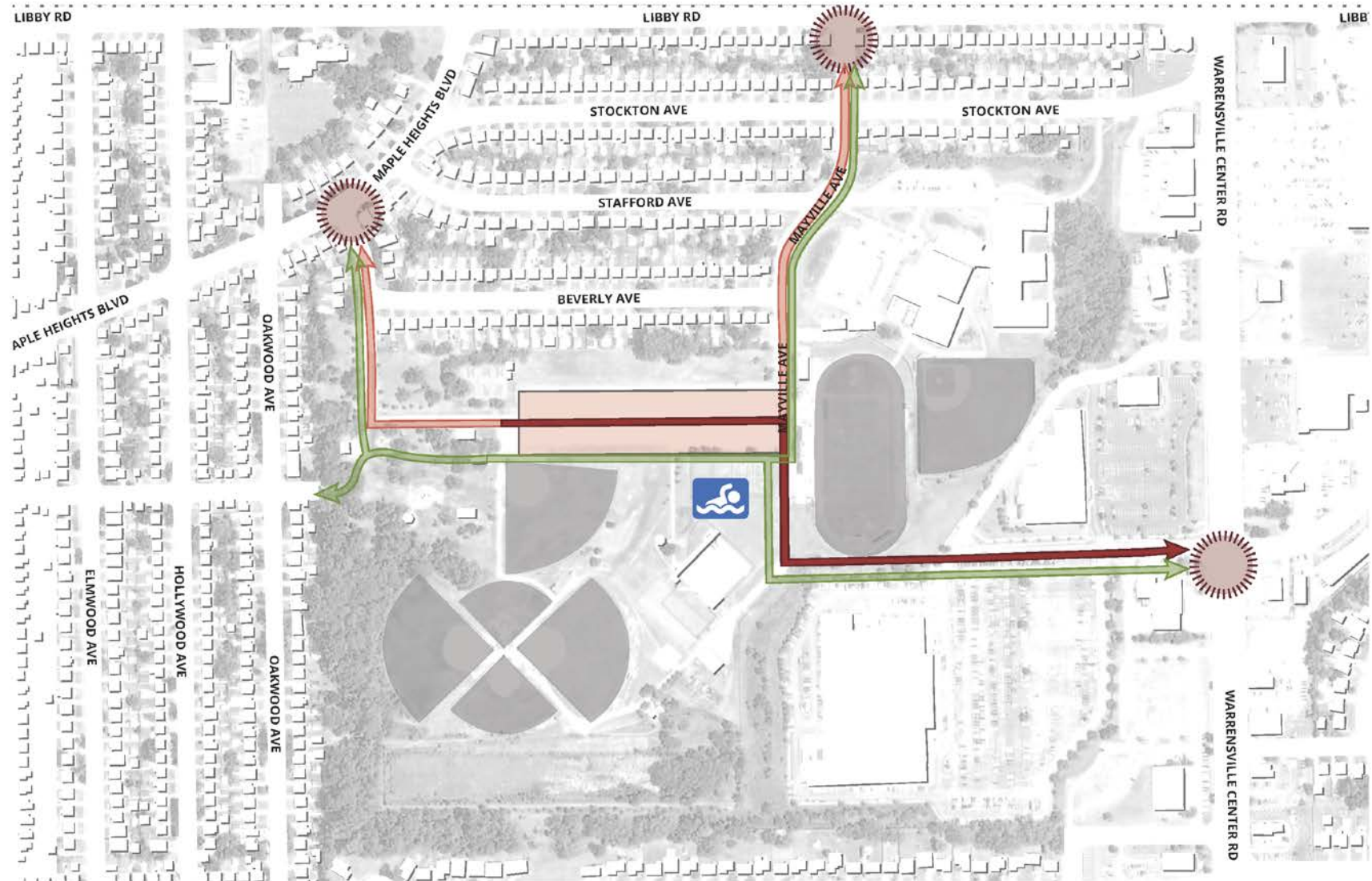


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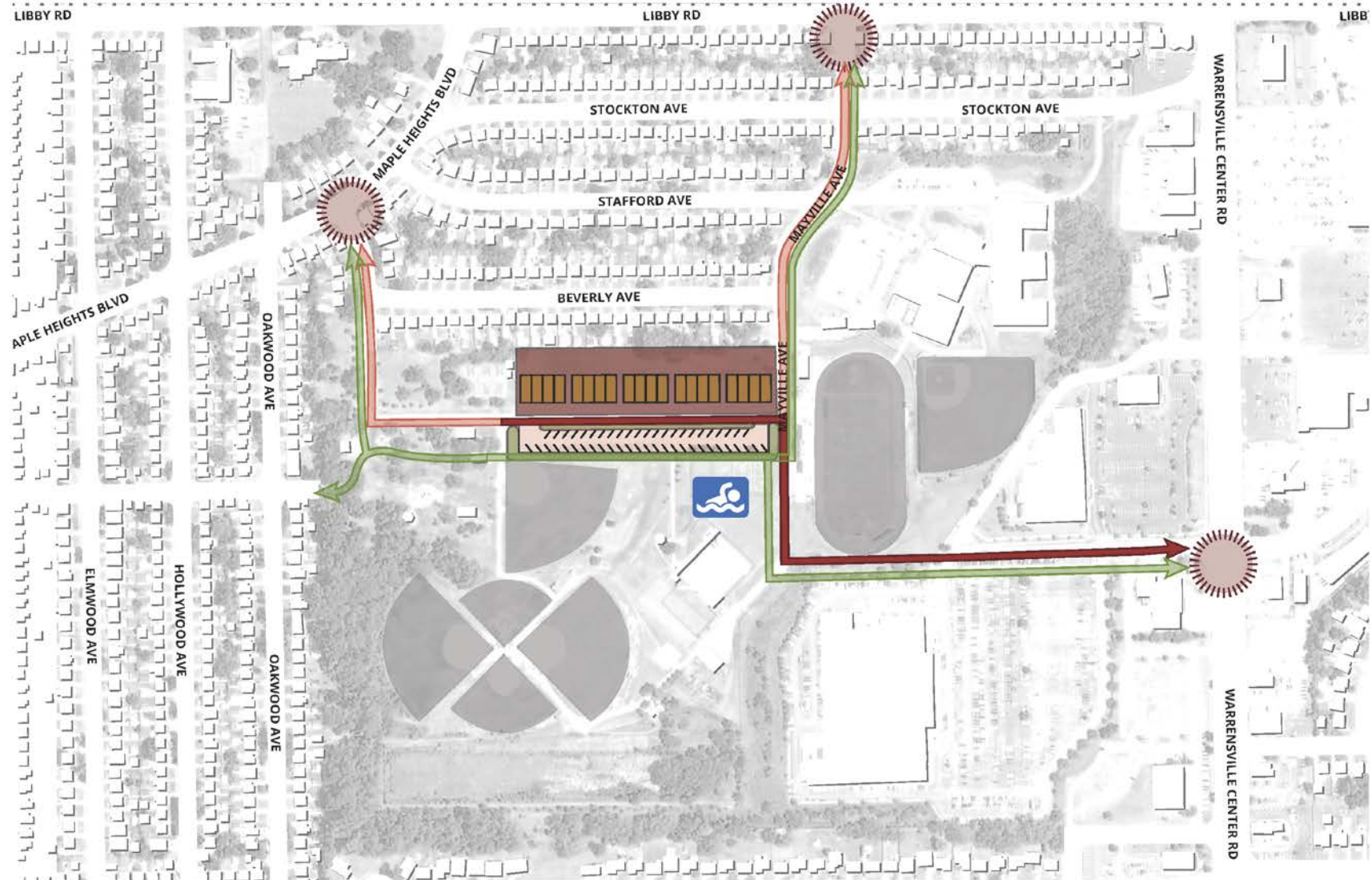


STAFFORD PARK

LINK TO NEARBY PARKS

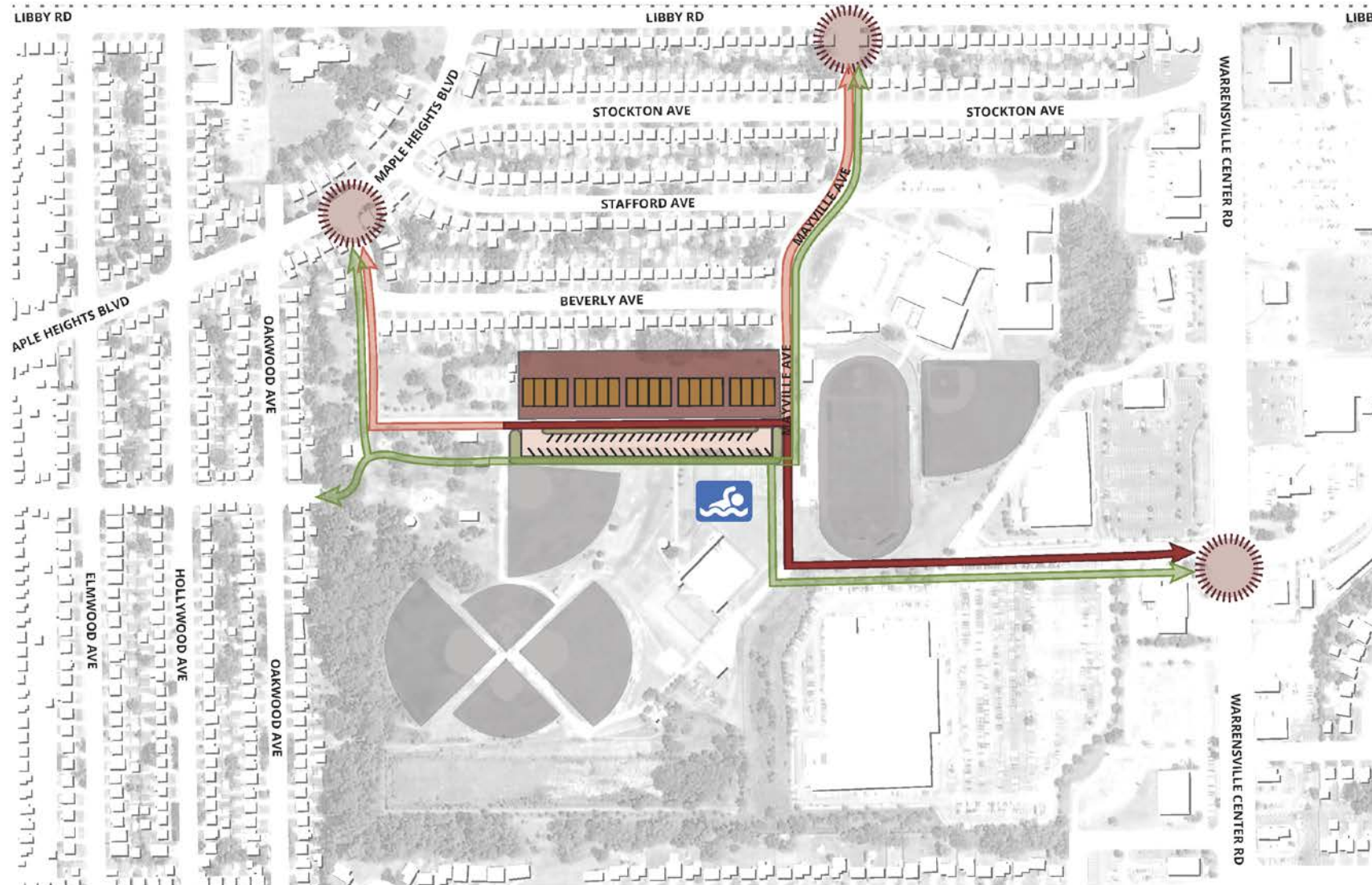


STAFFORD PARK LINK TO NEARBY PARKS



STAFFORD PARK

LINK TO NEARBY PARKS



GO

CAUTION

STOP



GOALS & ACTIONS

Citywide Framework



Vision Principles

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Goals and Actions

Place-Based
Framework

Citywide Framework

- 
- High-Quality Neighborhoods
 - Diverse Housing
 - Community Engagement
 - Positive Identity
 - Complete Transportation Network
 - Great Parks
 - Commercial Vibrancy
 - Economic Growth
- 

Vision Principles

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Goals and Actions

Place-Based
Framework

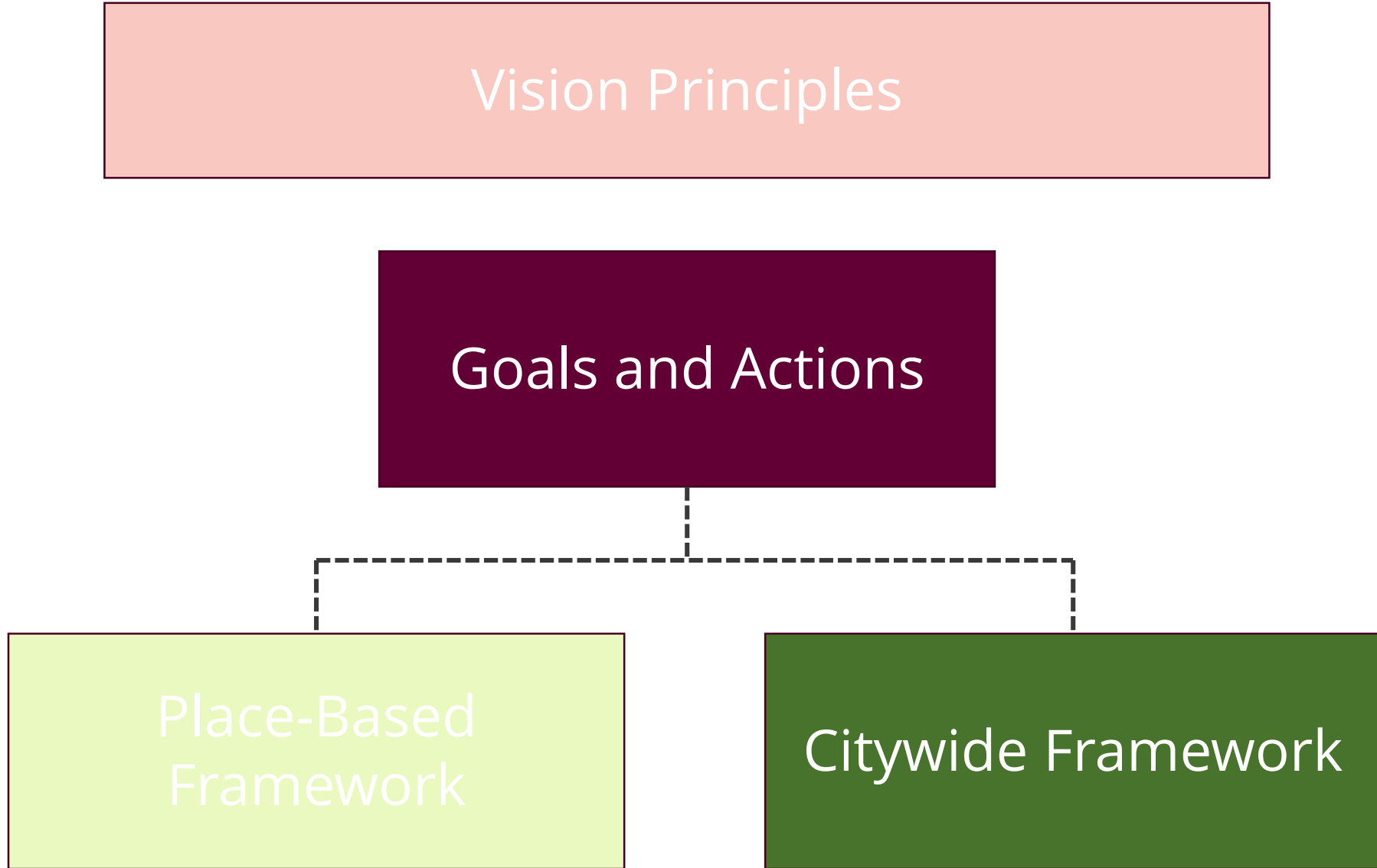
Citywide Framework

Vision Principles

Goals and Actions



Place-Based
Framework


Citywide Framework



Citywide Framework

- Outlines actions that are generalized across the City
- Helps to accomplish the Vision outlined by residents

- 
- Goal 1:** Foster community pride and neighborhood networks
 - Goal 2:** Stabilize the housing market and encourage reinvestment in neighborhoods
 - Goal 3:** Encourage walking and bicycling
 - Goal 4:** Improve the vibrancy of the City's business districts
 - Goal 5:** Protect the City's critical environmental features
- 



Goal 6: Revitalize existing parks and strategically enhance the City's recreation system

Goal 7: Coordinate infrastructure improvements

Goal 8: Develop a comprehensive system of youth engagement

Goal 9: Grow manufacturing jobs





CITYWIDE FRAMEWORK

FOSTER COMMUNITY PRIDE AND
NEIGHBORHOOD NETWORKS



ACTION STEPS—Branding

Action: Develop a consistent brand to showcase the community

ACTION STEPS—Block Clubs

Action: Strengthen the block club program to connect neighbors

Action: Foster a sense of community among diverse residents

Action: Encourage neighborhood safety through block watches and safety trainings

COMMUNITY GATEWAY



BUILDING SIGNS



ENTRANCE SIGNS



NEWSLETTER



PARK ENTRANCE



WEBSITE



COMMUNITY GATEWAY



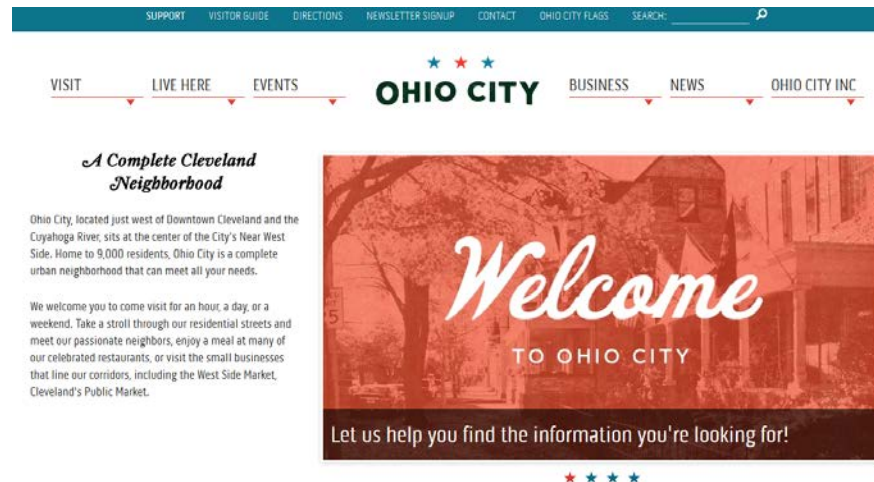
WAYFINDING MAPS



DIRECTIONAL SIGNS



WEBSITE



NEWSLETTERS



COMMUNITY FLAG



EXAMPLE



MAPLE
HEIGHTS

EXAMPLE

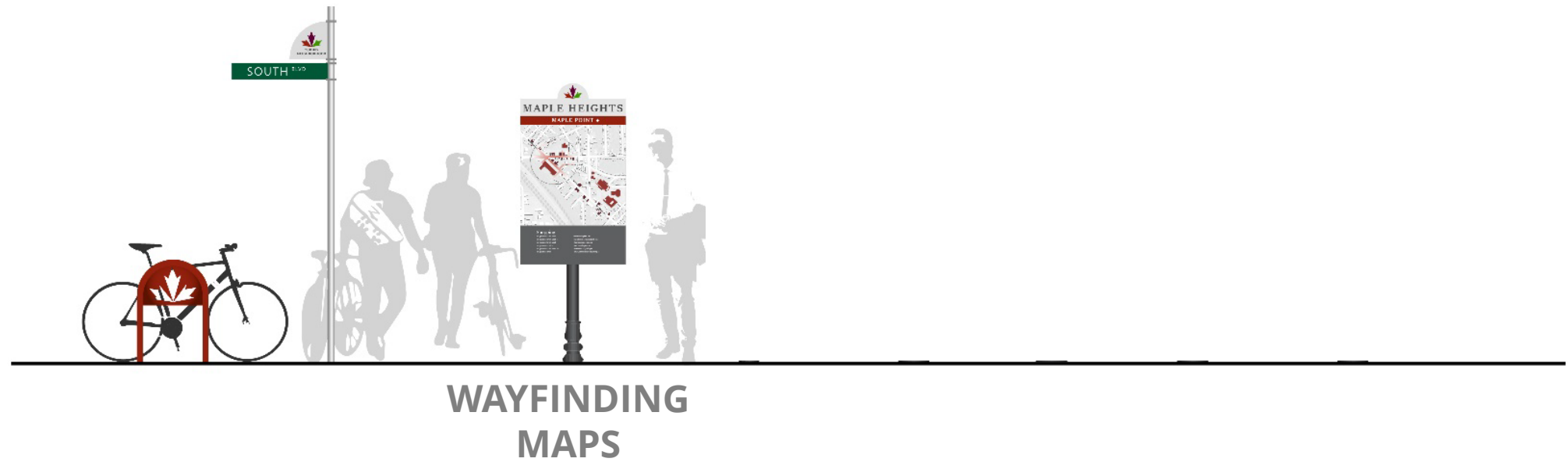


BIKE RACKS

EXAMPLE



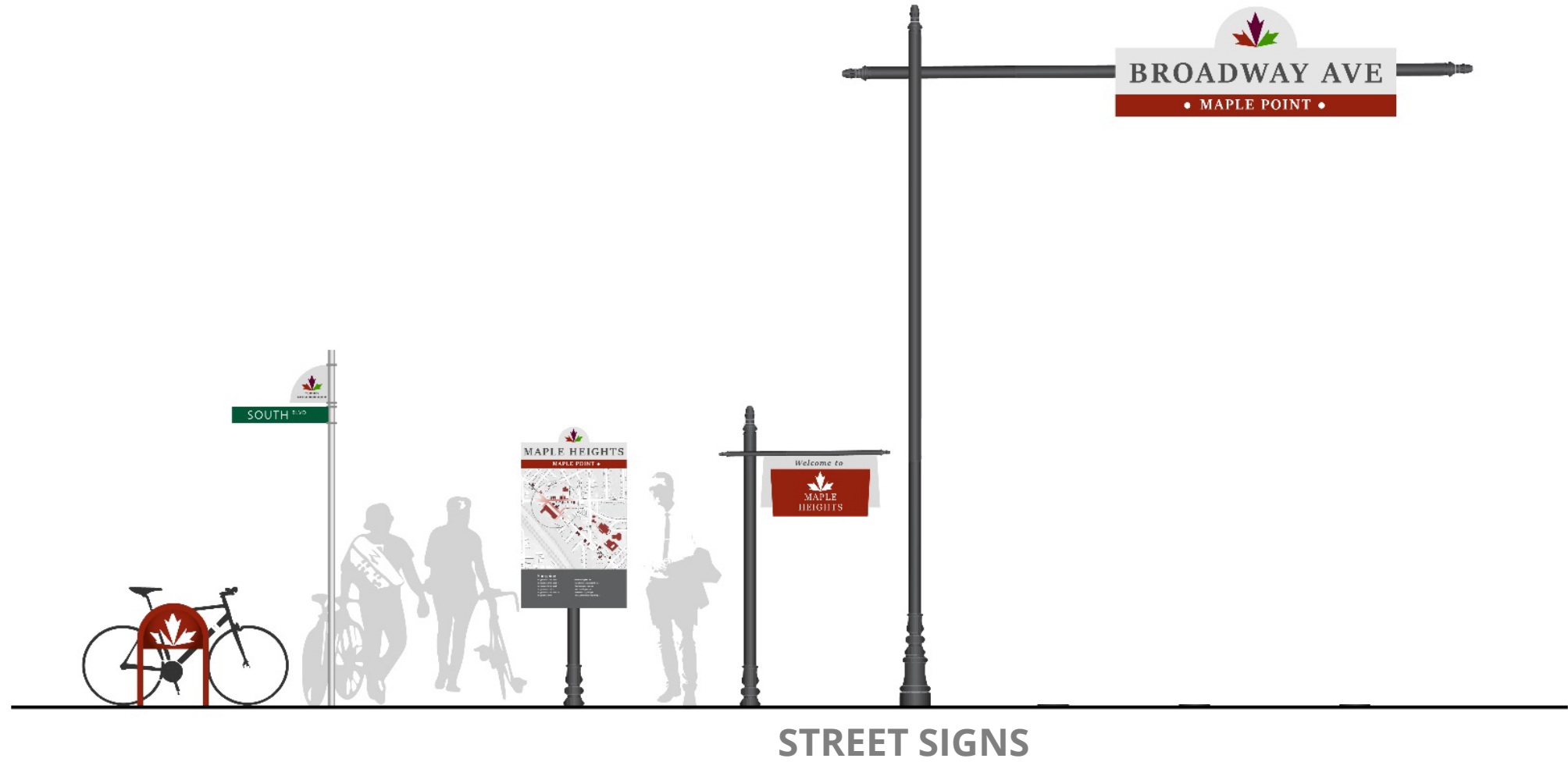
EXAMPLE



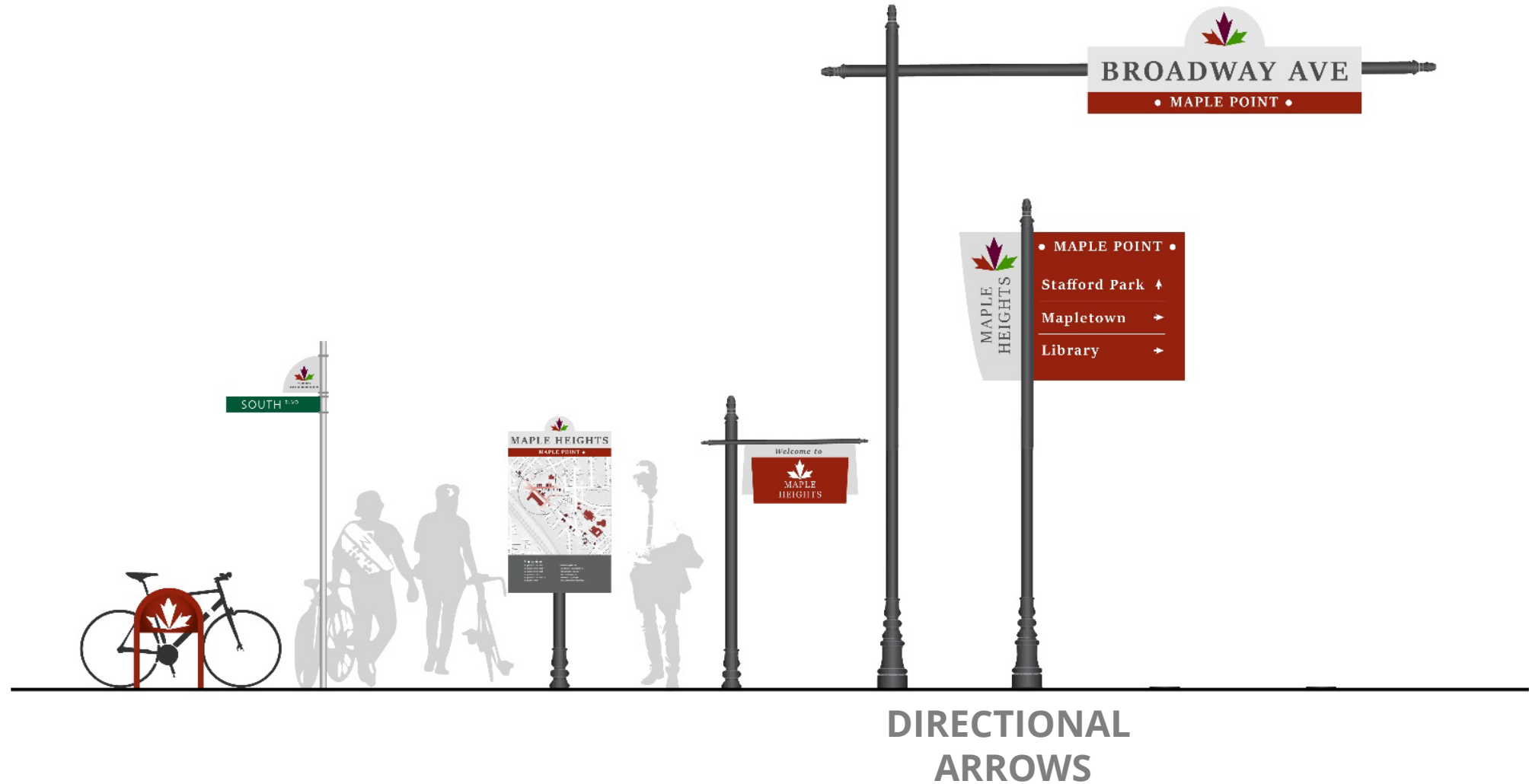
EXAMPLE



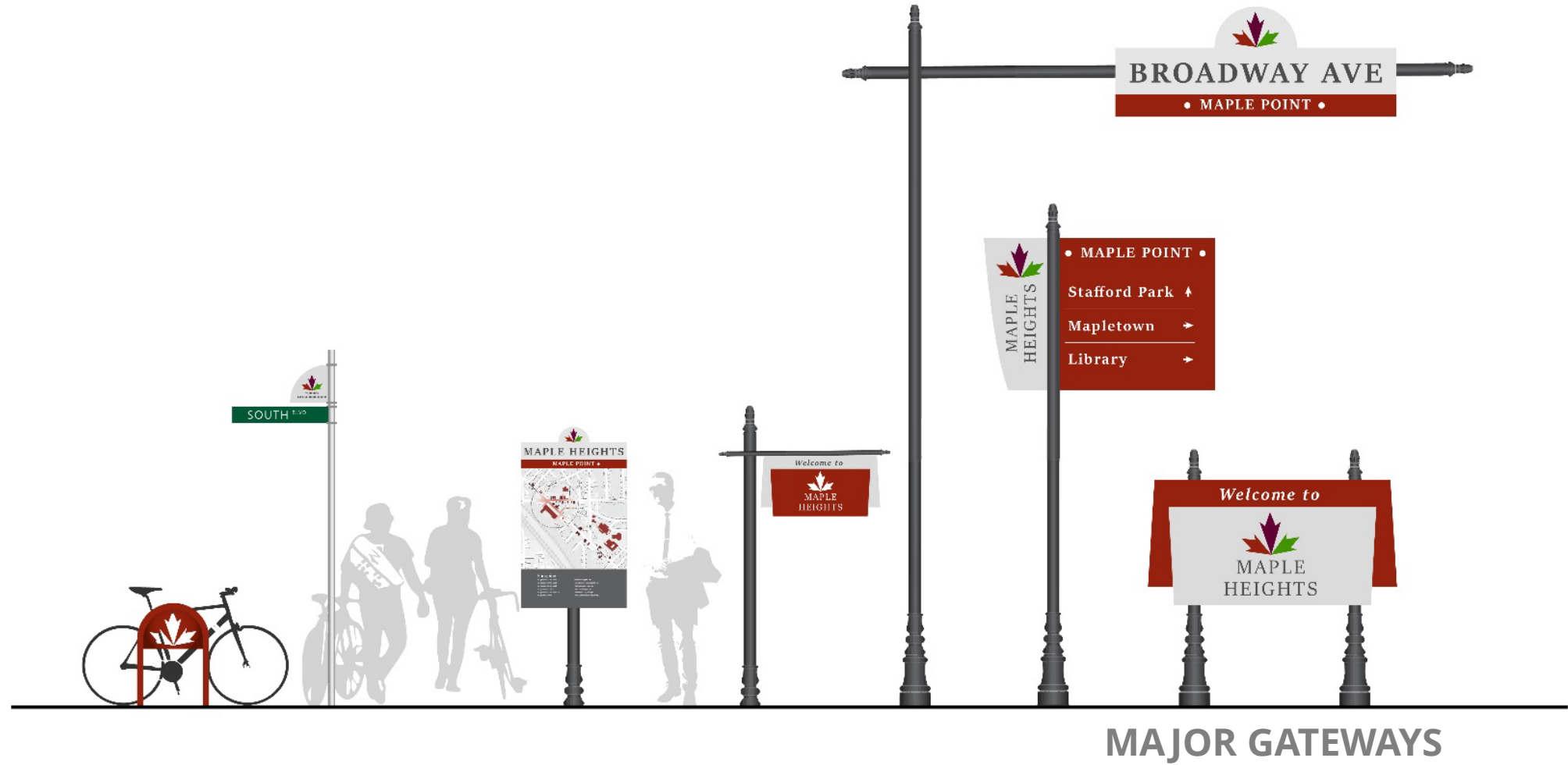
EXAMPLE



EXAMPLE



EXAMPLE



Maple Hts Blvd

25

NO PARKING
ANYTIME
IN THIS ZONE

MAPLE HTS BLVD
• MAPLE POINT •



SPEED LIMIT
25





Turney

drug mart

HERB



ACTION STEPS—Branding

Action: Develop a consistent brand to showcase the community

ACTION STEPS—Block Clubs

Action: Strengthen the block club program to connect neighbors

Action: Foster a sense of community among diverse residents

Action: Encourage neighborhood safety through block watches and safety trainings

ACTION STEPS—Branding

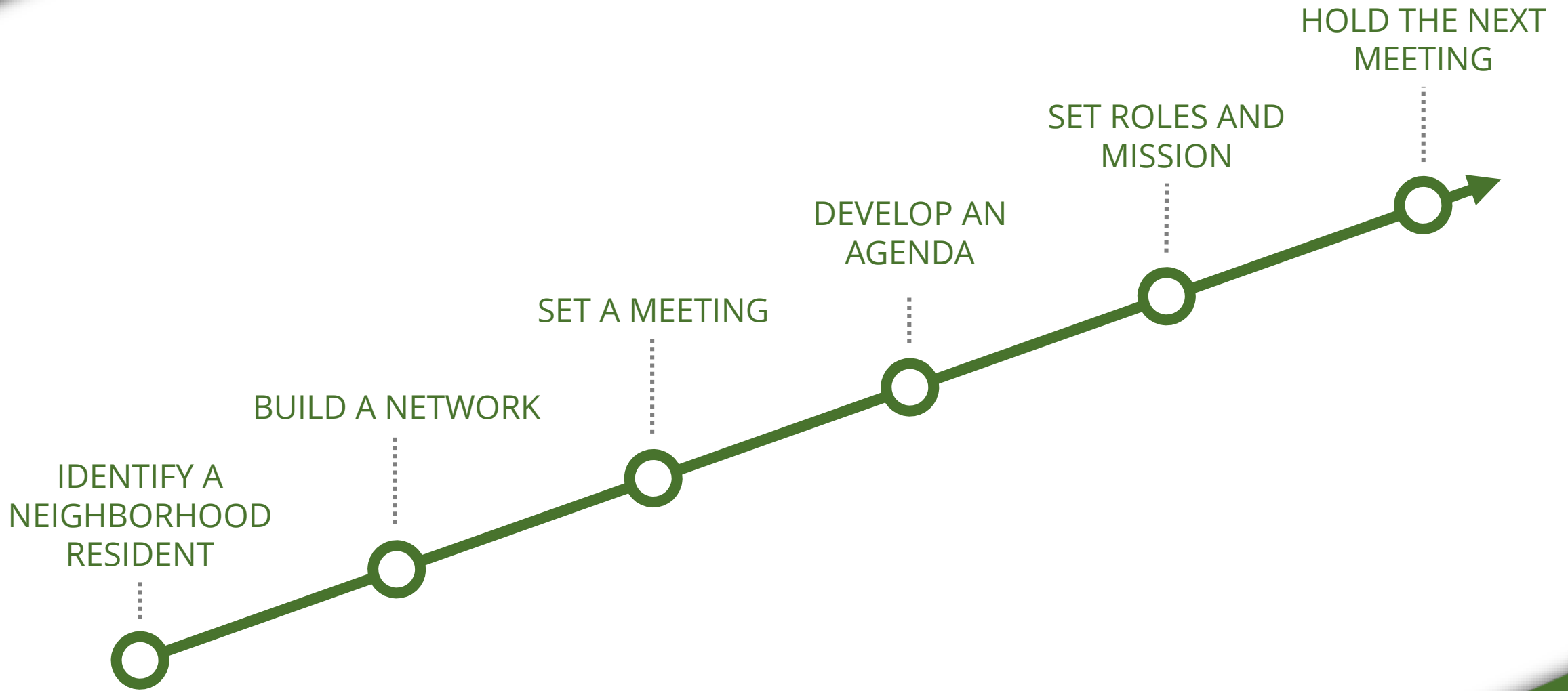
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CITYWIDE FRAMEWORK

FOSTER COMMUNITY PRIDE AND NEIGHBORHOOD NETWORKS

GO

CAUTION

STOP



CITYWIDE FRAMEWORK

STABILIZE THE HOUSING MARKET AND
ENCOURAGE REINVESTMENT IN
NEIGHBORHOODS



ACTION STEPS—Maintenance

Action: Use the 2017 Property Survey to bring properties up to code or demolish them

ACTION STEPS—Homeownership

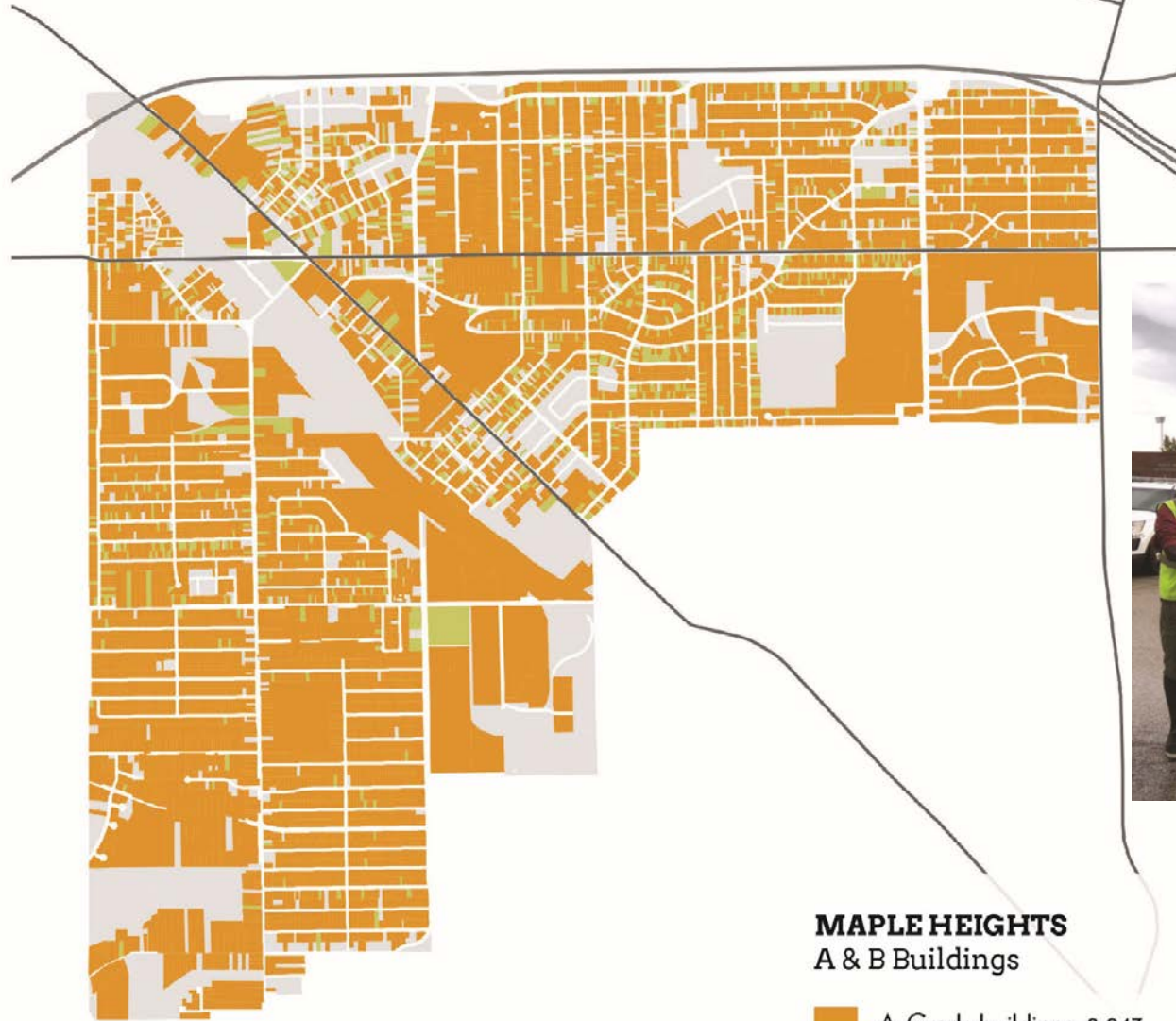
Action: Partner with banks to develop a mortgage loan program for homes under \$50,000

Action: Work with County agencies to reduce the number and severity of tax delinquency


ACTION STEPS—Construction

Action: Incentivize new housing construction

Action: Update the City's Zoning Code to allow infill



MAPLE HEIGHTS
A & B Buildings

 A-Grade buildings: 8,943

 B-Grade buildings: 833

Total buildings: 9,899





MAPLE HEIGHTS

C, D & F Buildings

C-Grade buildings: 108

D-Grade buildings: 14

F-Grade buildings: 1

Total buildings: 9,899

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TAX ASSESSMENT



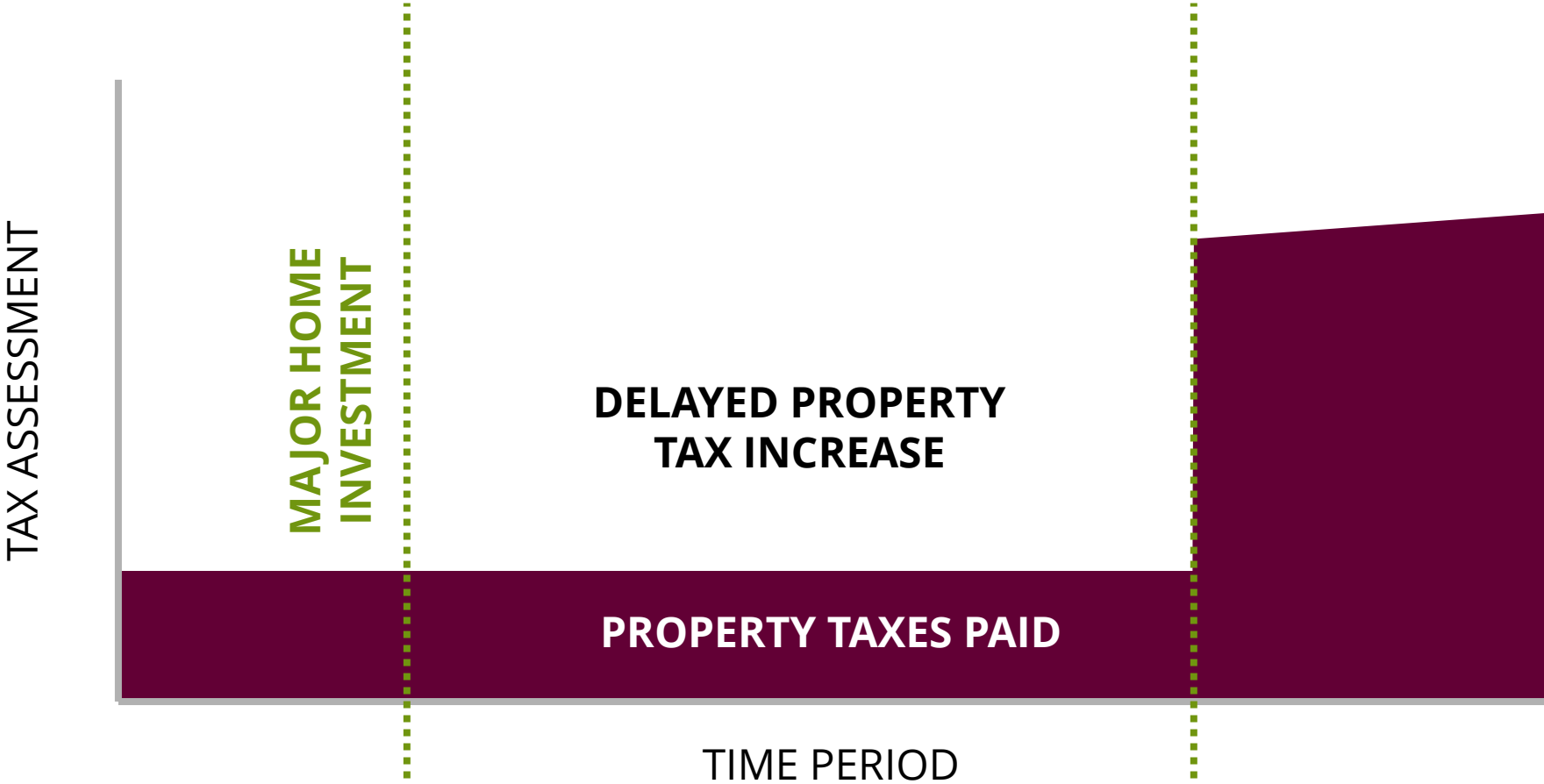
PROPERTY TAXES PAID

TIME PERIOD

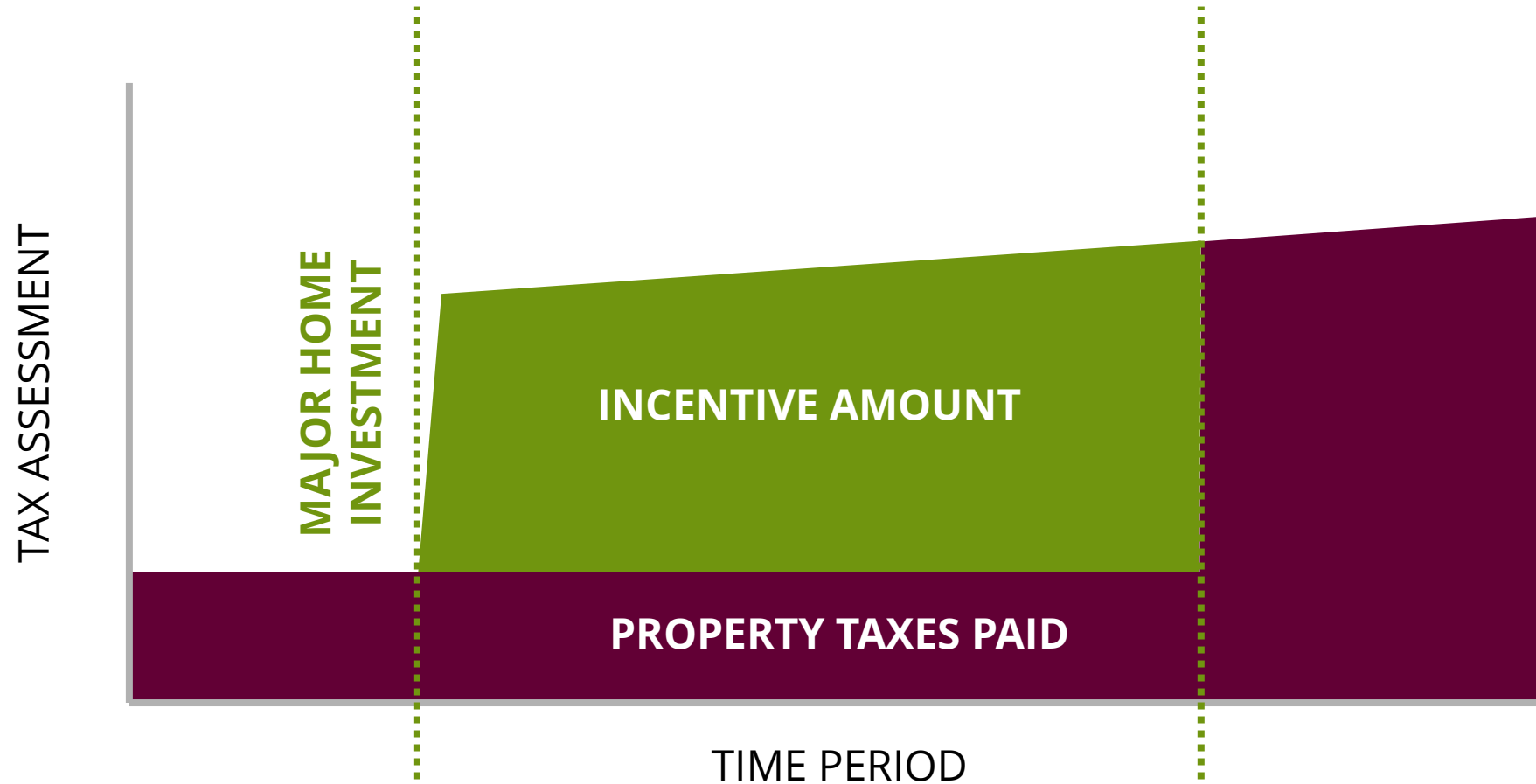
STANDARD TAX SYSTEM



COMMUNITY REINVESTMENT AREA



COMMUNITY REINVESTMENT AREA









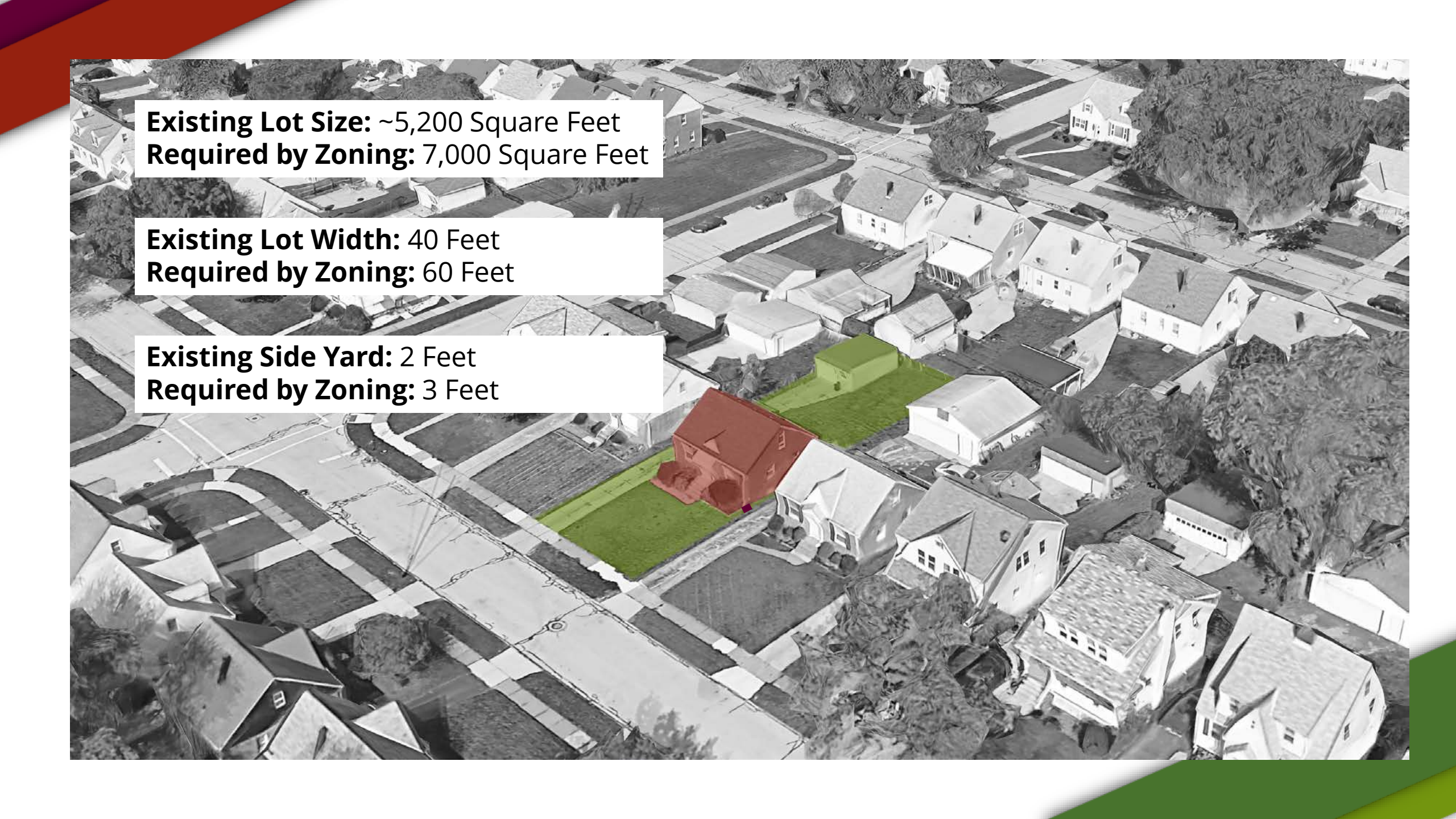
Existing Lot Size: ~5,200 Square Feet
Required by Zoning: 7,000 Square Feet



Existing Lot Size: ~5,200 Square Feet
Required by Zoning: 7,000 Square Feet

Existing Lot Width: 40 Feet
Required by Zoning: 60 Feet



An aerial photograph of a residential neighborhood. A specific lot is highlighted in green, and a house on that lot is highlighted in red. The lot is situated between a street on the left and a street on the right. The surrounding area includes other houses, trees, and a parking lot.

Existing Lot Size: ~5,200 Square Feet
Required by Zoning: 7,000 Square Feet

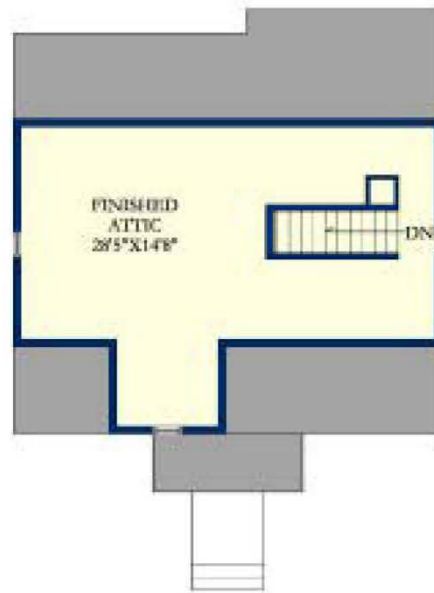
Existing Lot Width: 40 Feet
Required by Zoning: 60 Feet

Existing Side Yard: 2 Feet
Required by Zoning: 3 Feet

Existing



Existing



Proposed



ACTION STEPS—Maintenance

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ACTION STEPS—Homeownership

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CITYWIDE FRAMEWORK

STABILIZE THE HOUSING MARKET AND
ENCOURAGE REINVESTMENT IN
NEIGHBORHOODS

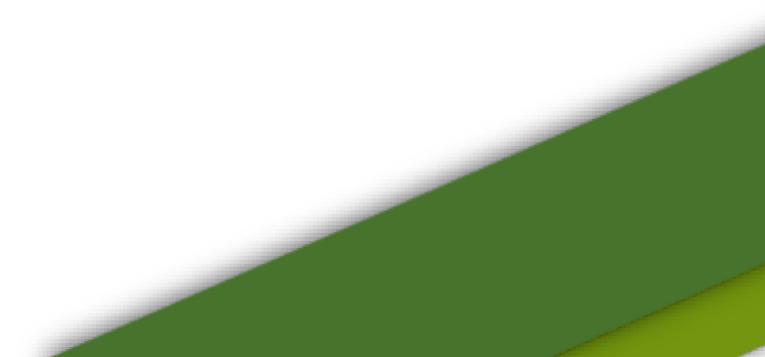
GO

CAUTION

STOP



CITYWIDE FRAMEWORK
ENCOURAGE WALKING AND BICYCLING



ACTION STEPS—Safety

Action: Partner with non-profits to educate on bicycle safety

Action: Evaluate pedestrian crossings for enhancements

Action: Update the Zoning Code to require pedestrian connections into shopping centers

ACTION STEPS—Amenities

Action: Add bicycle parking to business districts







ACTION STEPS—Safety

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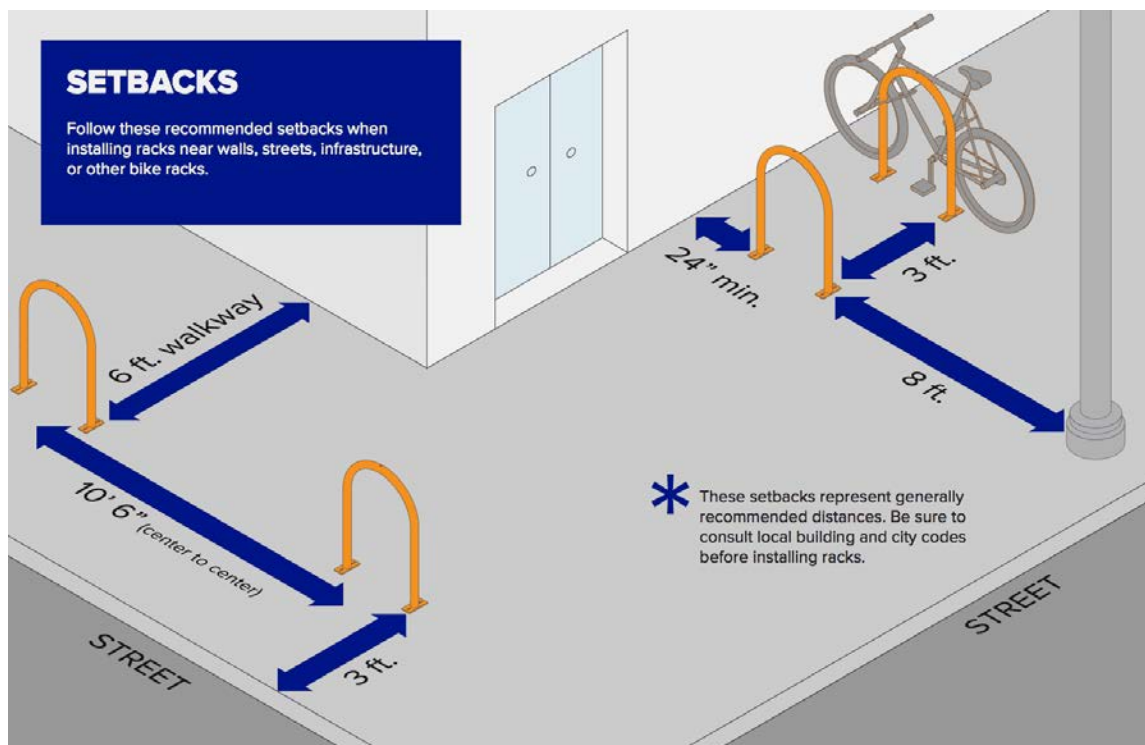
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ACTION STEPS—Amenities

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CITYWIDE FRAMEWORK

ENCOURAGE WALKING AND BICYCLING

GO

CAUTION

STOP



CITYWIDE FRAMEWORK

IMPROVE THE VIBRANCY OF THE CITY'S
BUSINESS DISTRICTS



ACTION STEPS—Zoning

Action: Improve development standards for business districts

ACTION STEPS—District Management

Action: Foster district merchant associations

Action: Consider Tax Increment Financing to pay for physical improvements

Action: Use events to catalyze a sense of place in districts





Land Use: First Floor Retail, Residential Above
Required by Zoning: No Residential Uses Allowed



Setback: Zero Foot Setback
Required by Zoning: Minimum 15 Foot Setback



Parking: Shared Parking
Required by Zoning: Each Use Requires Own Parking



Design: Cohesive, Attractive Design
Required by Zoning: No Design Guidelines



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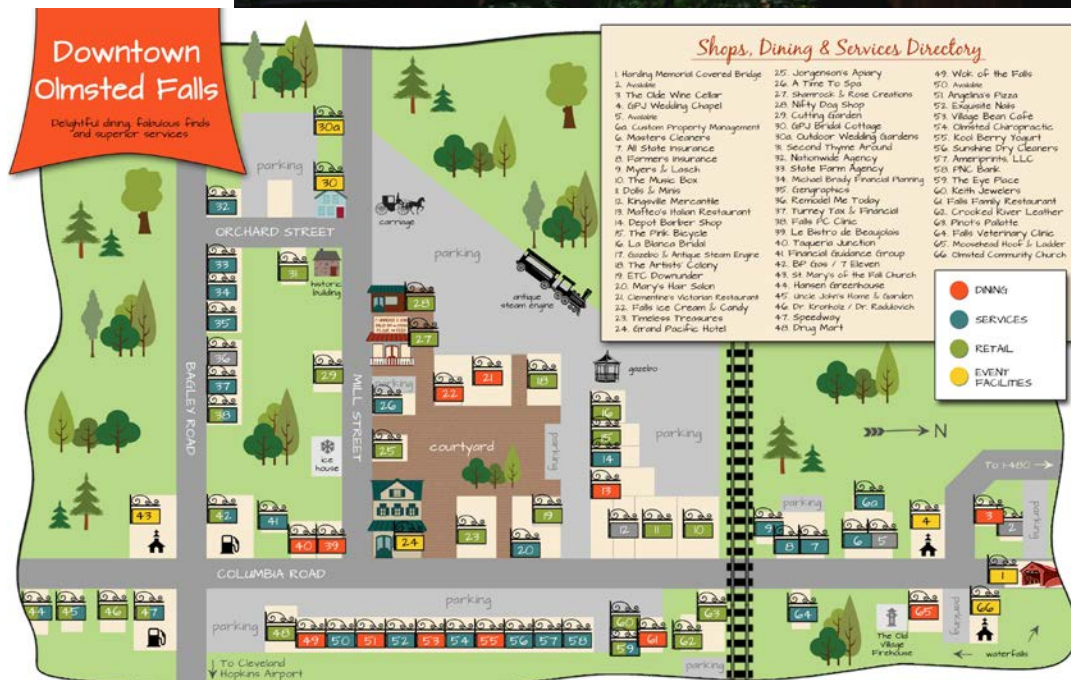




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Downtown Olmsted Falls

See what's here in our new video!



Strategic Plan*
2017

Our mission is to advance the vibrancy
of downtown Olmsted Falls.

Downtown Olmsted Falls
P.O. Box 38484
Olmsted Falls, OH 44138



- **Art walks**
- **Community concerts**
- **Mural painting**
- **Community cookouts**
- **Food truck festivals**
- **Chalk-on-the-walk**
- **Sidewalk booksales**

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CITYWIDE FRAMEWORK

IMPROVE THE VIBRANCY OF THE CITY'S
BUSINESS DISTRICTS

GO

CAUTION

STOP



CITYWIDE FRAMEWORK

PROTECT THE CITY'S CRITICAL
ENVIRONMENTAL FEATURES



ACTION STEPS—Green Infrastructure

Action: Remove Zoning Code barriers to green infrastructure

ACTION STEPS—Tree Canopy

Action: Plant trees in target areas

ACTION STEPS—Open Space Protection

Action: Consider regulations to limit development near streams, waterways, and wetlands



ACTION STEPS—Green Infrastructure

Action: Remove Zoning Code barriers to green infrastructure

ACTION STEPS—Tree Canopy

Action: Plant trees in target areas

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ACTION STEPS—Green Infrastructure

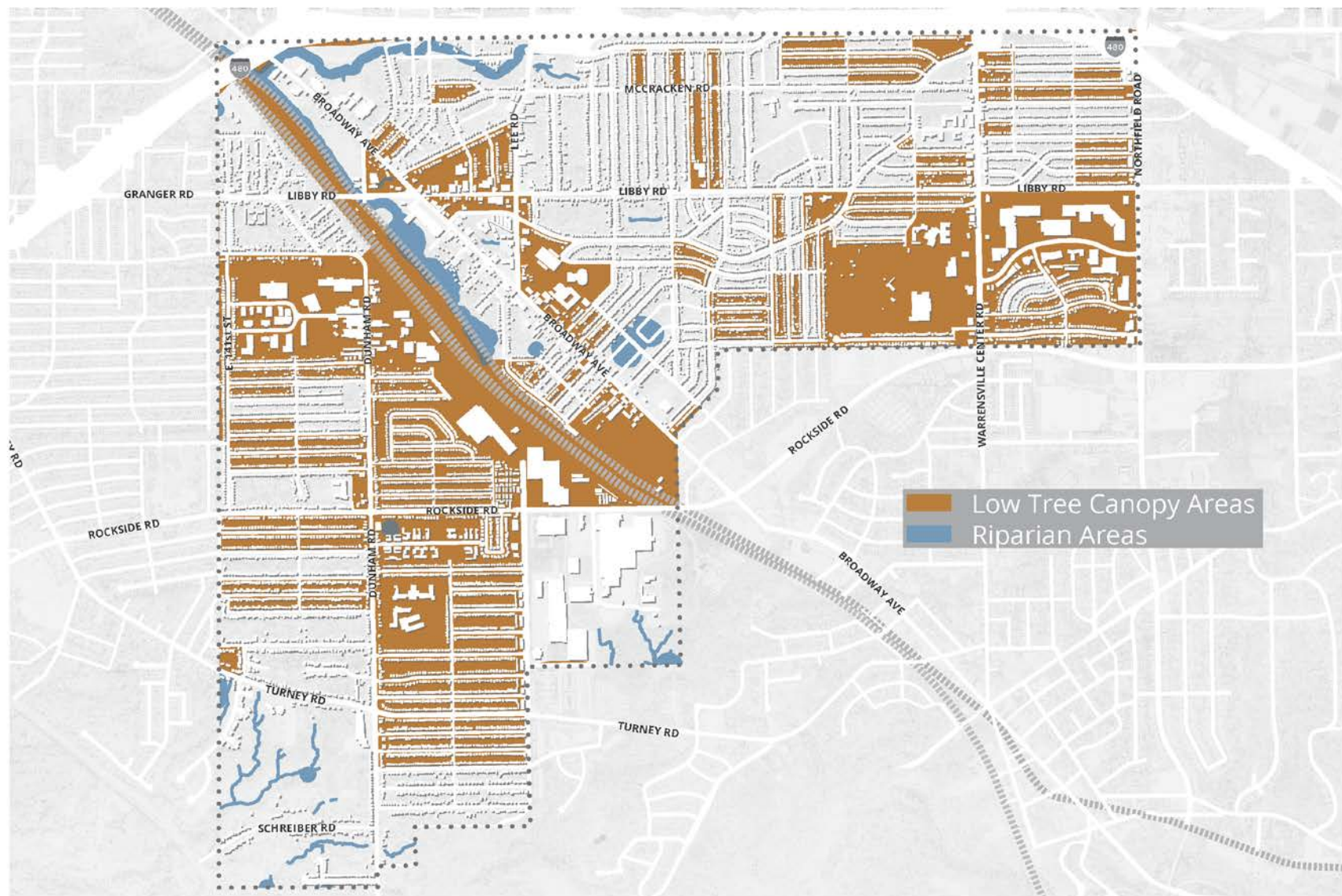
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CITYWIDE FRAMEWORK

PROTECT THE CITY'S CRITICAL ENVIRONMENTAL FEATURES

GO

CAUTION

STOP



CITYWIDE FRAMEWORK

REVITALIZE EXISTING PARKS AND
STRATEGICALLY ENHANCE THE CITY'S
RECREATION SYSTEM



ACTION STEPS—Partnerships

Action: Expand partnerships with places of worship and community groups to program City parks

Action: Consider forming a recreation task force to develop shared use agreements for School District facilities

ACTION STEPS—Neighborhood Parks

Action: Partner with neighborhood groups to develop pocket parks

Action: Consider locations for a community dog park

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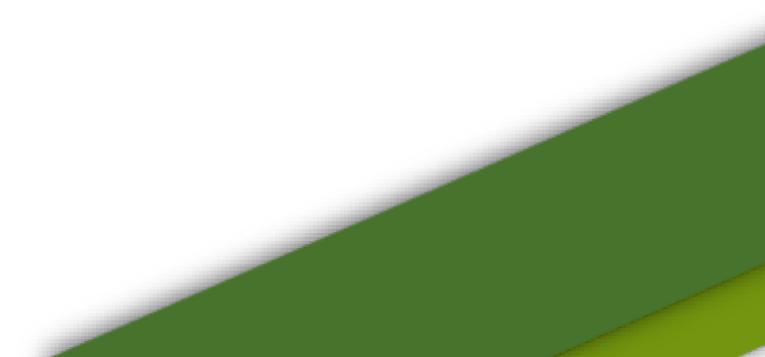
GO

CAUTION

STOP



CITYWIDE FRAMEWORK
COORDINATE INFRASTRUCTURE
IMPROVEMENTS



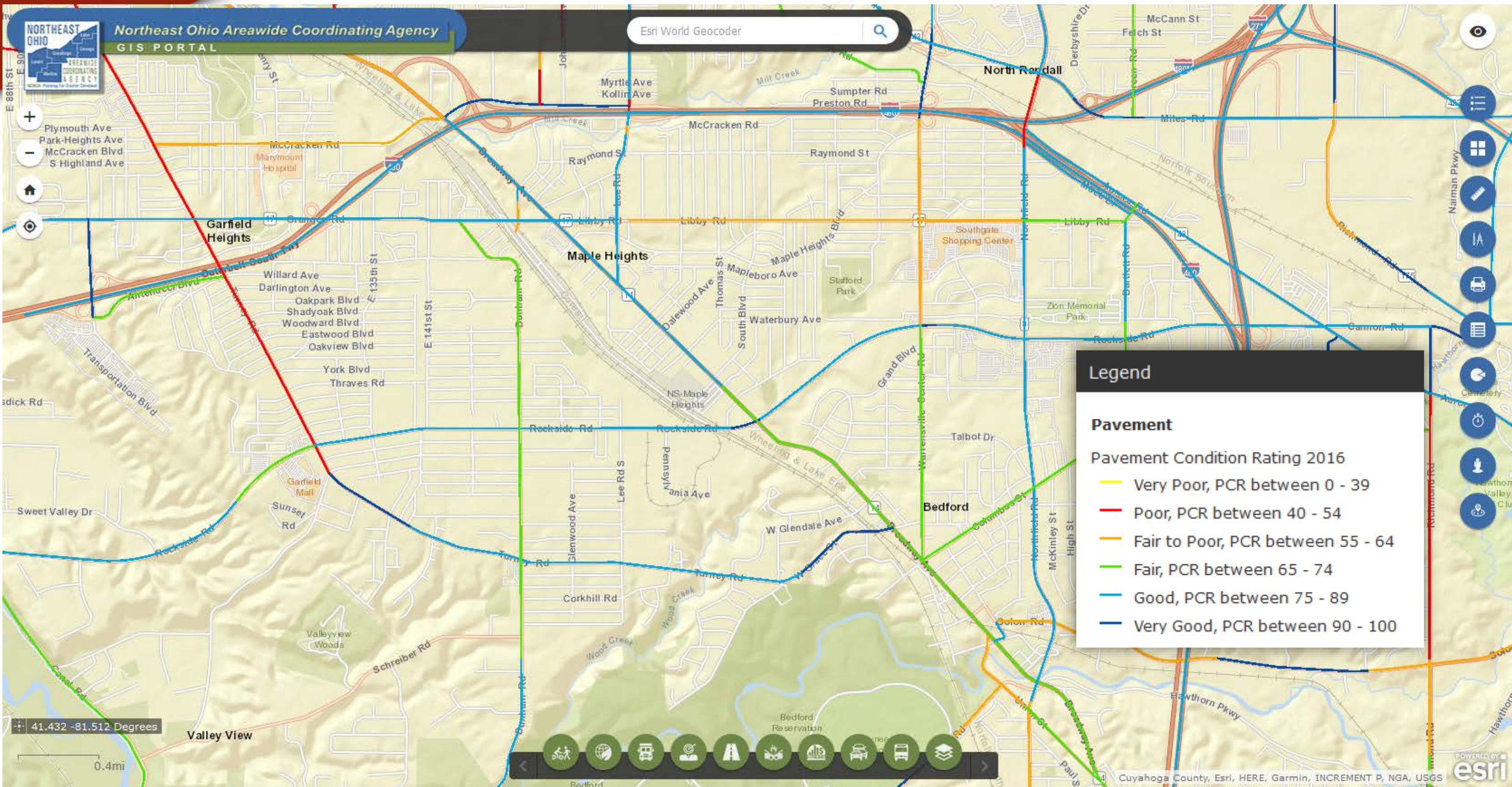
ACTION STEPS—Street Repair

Action: Complete a Citywide pavement rating system

Action: Develop a Capital Improvement Plan for local infrastructure

ACTION STEPS—Coordination

Action: Coordinate street, sewer, and other infrastructure repairs with neighboring communities and regional entities



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CITYWIDE FRAMEWORK

COORDINATE INFRASTRUCTURE IMPROVEMENTS

GO

CAUTION

STOP



CITYWIDE FRAMEWORK

DEVELOP A COMPREHENSIVE SYSTEM OF
YOUTH ENGAGEMENT



ACTION STEPS—Coordination

Action: Assist MyCom in developing a repository of youth activities and employment

Action: Host a monthly coordination meeting for youth engagement providers

Action: Develop a website or informational system





MYCOM
My Commitment. My Community.



CITYWIDE FRAMEWORK

DEVELOP A COMPREHENSIVE SYSTEM OF
YOUTH ENGAGEMENT

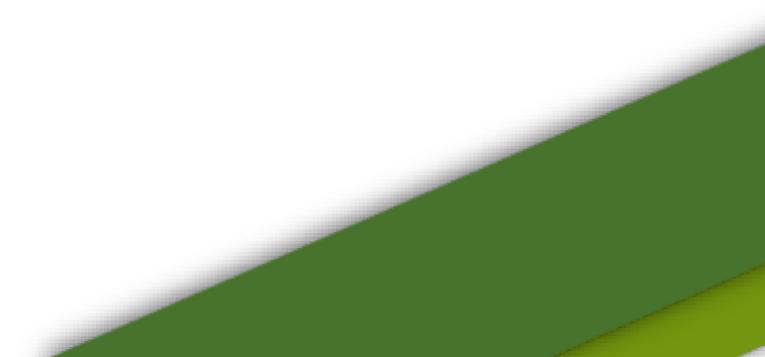
GO

CAUTION

STOP



CITYWIDE FRAMEWORK
GROW MANUFACTURING JOBS



ACTION STEPS—Workforce

Action: Work with Maple City Schools, local businesses, and local and regional colleges to advertise and grow workforce development programs

Action: Coordinate with employers to expand internships and apprenticeships for Maple Heights students

ACTION STEPS—Incentives

Action: Target attraction efforts to businesses that align with current strengths

Action: Consider a tax incentive program for new employment

CITYWIDE FRAMEWORK

GROW MANUFACTURING JOBS

GO

CAUTION

STOP



Goal 1: Foster community pride and neighborhood networks

Goal 2: Stabilize the housing market and encourage reinvestment in neighborhoods

Goal 3: Encourage walking and bicycling

Goal 4: Improve the vibrancy of the City's business districts

Goal 5: Protect the City's critical environmental features

Goal 6: Revitalize existing parks and strategically enhance the City's recreation system

Goal 7: Coordinate infrastructure improvements

Goal 8: Develop a comprehensive system of youth engagement

Goal 9: Grow manufacturing jobs



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CAUTION

STOP



WHAT'S NEXT?



Vision Principles

```
graph TD; A[Vision Principles] --> B[Goals and Actions]; B -.-> C[Place-Based Framework]; B -.-> D[Citywide Framework];
```

The diagram is a hierarchical flowchart. At the top is a dark red rectangular box containing the text 'Vision Principles'. A solid vertical line connects this box to a dark purple rectangular box below it containing the text 'Goals and Actions'. From the bottom of the purple box, a dashed line descends and then branches horizontally to the left and right. From these horizontal segments, two dashed lines descend to two separate green rectangular boxes at the bottom. The box on the left is a lighter shade of green and contains the text 'Place-Based Framework'. The box on the right is a darker shade of green and contains the text 'Citywide Framework'.

Goals and Actions

Place-Based
Framework

Citywide Framework

PUBLIC MEETING #2

Goals and Actions

March 20, 2018; 6:30 PM

Remington College

- Brief presentation introducing the process
- Results from Public Meeting #1
- Introduction to Goals & Actions
- Question & Answer
- Activities & Feedback

PUBLIC MEETING #2

Goals and Actions

March 20, 2018; 6:30 PM

Remington College

There will be boards around the room covering the Citywide Framework and Place-Based Framework

PUBLIC MEETING #2

Goals and Actions

March 20, 2018; 6:30 PM

Remington College

We need your help in advertising the meeting and assisting with the boards—if able, please arrive early to help



PUBLIC MEETING

MAPLE HEIGHTS MASTER PLAN

ACHIEVE YOUR VISION FOR THE FUTURE

PUBLIC MEETING #2
TUESDAY, MARCH 20, 2018 AT 6:30 PM
REMINGTON COLLEGE, 14801 BROADWAY AVE

The City of Maple Heights and County Planning will be hosting a second Public Meeting on the Maple Heights Master Plan. The meeting will consist of a presentation and open house covering results from the first meeting and how to translate visions into action.

Residents are encouraged to provide feedback on the proposed actions and suggest their own ideas for how to accomplish the community's shared vision. Your input is vital! Please take time to attend the meeting and shape the future of Maple Heights.

Follow the Master Plan at www.cityofmapleheights.com



 County Planning



Homework Citywide Framework



Homework


- Please return your comments via mail, type and scan them, or do the fillable worksheet
- Use additional sheets if you need more space
- **Please return your comments by March 13, 2018**



Additional Feedback?

Write us an email!

Any additional comments,
please email
nlaird@cuyahogacounty.us





PUBLIC COMMENT



Public comment is welcome!

To ensure that we can hear from everyone, please limit your comments to **three minutes**

If you have additional comments, please write them down



Thank you!





County Planning

FOR OUR COMMUNITY
FOR OUR REGION
FOR OUR FUTURE