

# **STRONGSVILLE**

## MASTER PLAN

COMMUNITY VISION

***DRAFT*** March 1, 2018

# ACKNOWLEDGMENTS

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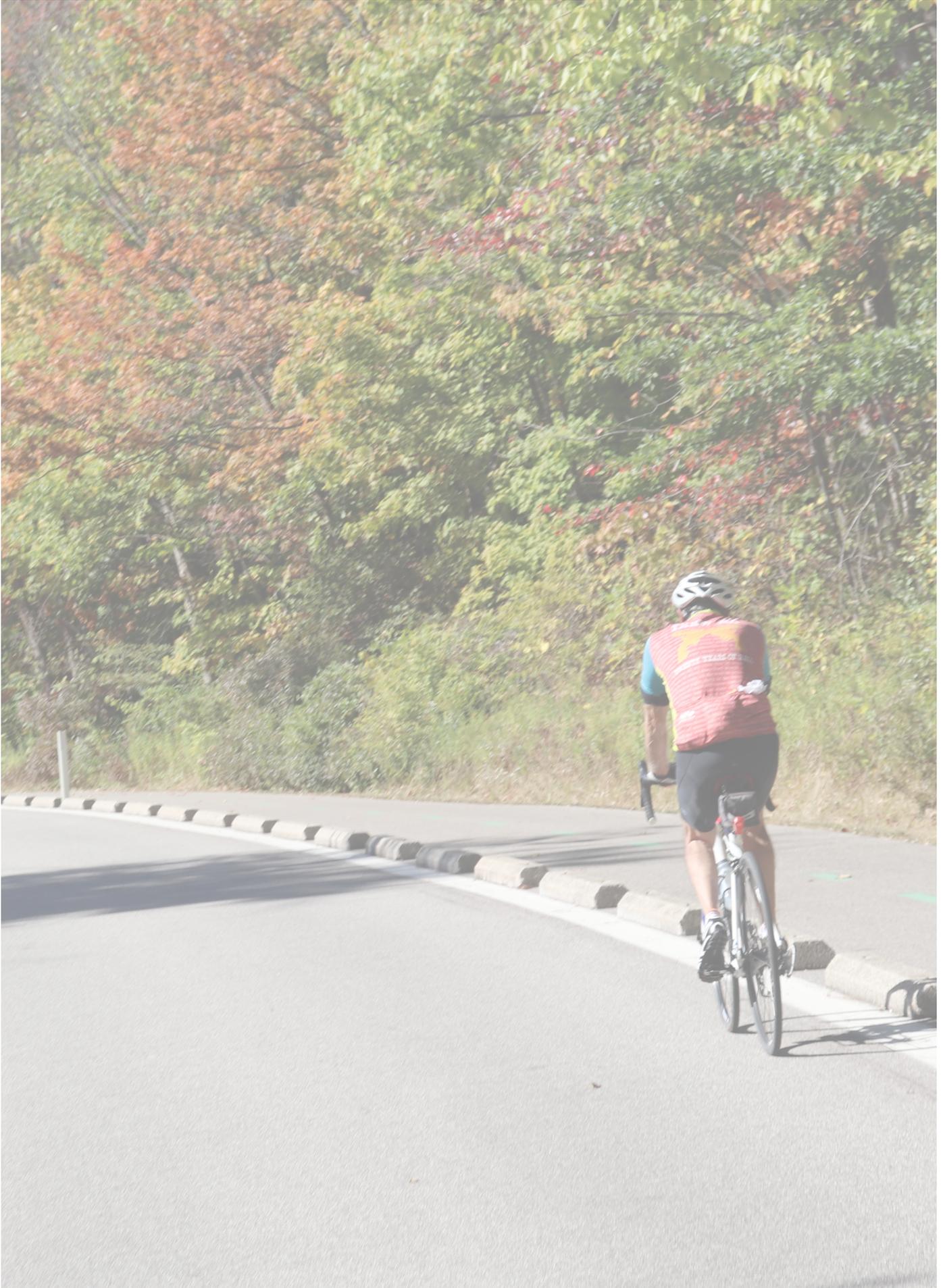
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# 1.0 Introduction

## WELCOME TO THE MASTER PLAN — COMMUNITY VISION DOCUMENT

The Strongsville Master Plan is a collection of community goals and actions that aim to guide and direct City officials and residents as they make decisions and move the community into the future. By writing out the aspirations and ideas of the community, we identify the hopes of the community for the future through its shared values and common goals. Importantly, we also outline the steps necessary to achieve those goals.

The Strongsville Master Plan examines the current conditions throughout the City, and develops this profile to determine the demographic trends, infrastructure issues, and municipal services that are shaping the City today. This helps to determine areas to focus policy and actions to further promote positive trends, counter negative trends, and direct service provision.

This analysis along with the input from the public help determine the vision for the future that is outlined in the Master Plan. This Community Vision is developed by the community and is uniquely tailored to Strongsville. The Community Vision encapsulates the residents' goals for the future and guides the planning process in creating the policy and action recommendations made in the Plan.

Based on the current conditions, public input, and the principles contained in the Community Vision, the Master Plan outlines specific steps that can be taken citywide, but also in specific focus areas, to create the future residents wish to see. These ideas can range from small policy initiatives to help maintain existing services, to large infrastructure improvements that will take time to implement.

With actions in hand, the Strongsville Master Plan outlines specific steps that can be taken to move the City forward. The Master Plan is the road map to guide development and policy decisions over the next decade to help the City reach its desired future. Only with the dedicated work of residents, business owners, and City staff in implementing the Master Plan can that future be reached.

## CURRENT STAGE

The Strongsville Master Plan is presently in the Community Vision phase. This is the second phase of the Plan and entails articulating a vision for the future of the City. The Community Vision document outlines specific vision principles and focus areas that are considered important to the community.

The Community Vision and Guiding Principles will be at the heart of the development of specific policy and action recommendations included in the Master Plan.

## NEXT STEPS

Following completion of the Community Vision phase, the Master Plan will begin the Goals & Actions phase. In this phase, we will develop and highlight specific steps the City and its partners can take to translate the Community Vision into reality. These actions will be both citywide and for the focus areas to show how the City can target development and maintain its economic and community strength.

# 1.1 WHAT IS A MASTER PLAN?

## WHAT IS A MASTER PLAN?

A Master Plan is a policy guide created by the City of Strongsville in collaboration with residents, business leaders, stakeholders, and interested groups. It is a long-term plan for how the community wants to grow and develop in the future, and it is intended to look up to ten years out.

Generally, a Master Plan inventories what exists today, outlines a community's vision for the future, and describes concrete action steps to achieve that vision. Developing a plan provides the community an opportunity to provide input on the general direction of the city. It prepares residents and business owners for changes, shapes future development, and gives a competitive advantage when applying for grants and funding.

Residents are encouraged to use the Master Plan to see what changes may occur in their neighborhoods and assist implementation by developing community groups or volunteer organizations to support it. Business owners are encouraged to use the Master Plan to find where the City is focusing economic development efforts, and to see what programs or development options may be available. The City is encouraged to use the Master Plan to guide decisions on land use issues, infrastructure investments, or what grants to apply for. These are substantive ways that members of the community can use the Master Plan to guide their decisions.

## MASTER PLAN AND ZONING

The Master Plan is particularly related to land development because it provides a guide for how the community would like to see new uses arranged and developed. While the Master Plan describes potential land use changes, it does not alter any existing zoning or regulations. Existing zoning remains the same until the City or a property owner seeks to change zoning through a rezoning or an update to existing City codes.

The graphic below showcases some of the key features that differentiate Master Plans from Zoning Ordinances.

### MASTER PLAN

- A GENERAL POLICY GUIDE FOR FUTURE DEVELOPMENT
- DESCRIBES RECOMMENDATIONS FOR WHAT SHOULD HAPPEN IN THE FUTURE
- INCLUDES BROAD RECOMMENDATIONS THAT CAN BE UNDERTAKEN BY THE CITY, RESIDENTS, OR PARTNERS
- A FLEXIBLE DOCUMENT THAT IS INTENDED TO BE INTERPRETED AS CONDITIONS CHANGE

VS

### ZONING ORDINANCE

- SPECIFIC RULES FOR DEVELOPMENT
- DESCRIBES WHAT IS AND WHAT IS NOT ALLOWED TODAY
- INCLUDES MANDATORY REGULATIONS ON DEVELOPMENT THAT ARE ENFORCED BY THE CITY UNLESS SPECIFICALLY WAIVED
- RELATIVELY RIGID SET OF REGULATIONS THAT CAN ONLY BE CHANGED BY A LEGAL PROCESS

## PHASES OF THE MASTER PLAN

The Master Plan for Strongsville is grouped into five phases, shown at right. These phases are described in more depth below:

- **Current Conditions:** In this phase, we analyze demographic trends and overview City infrastructure, services, housing, and land use, in Strongsville
- **Community Vision:** In this phase, we outline a vision and guiding principles for how the community wants to grow and develop in the coming decade
- **Goals & Actions:** In this phase, we outline specific steps that can be taken to achieve the community's desired future
- **Implementation:** In this phase, priorities, timelines, and responsibilities are attached to each action to show how to accomplish them
- **Master Plan Document:** In this final phase, the previous components are combined and completed into a final Master Plan document

## PUBLIC INPUT

The planning process involves the input of three groups: the Project Team, Stakeholder Interviews, and the Public. These three groups are intended to review and provide input on the Master Plan at various phases to ensure the goals and recommendations in the plan fit what the community would like to see.

The Project Team is made up of City staff to provide an in-depth look at the plan due to their knowledge of City operations and local development issues. At the beginning of the Visioning Phase, a group of residents were identified as key Stakeholders and interviewed to gain insight into the issues, ideas, and visions that will shape the future of Strongsville. A total of 22 Stakeholder interviews were conducted as part of the Community Vision Phase.

Finally, the Public includes any interested residents or parties that would like to be involved in the process. The Project Team meets throughout the planning process to review and guide the work being completed. Three public meetings will be held that cover the most important parts of the plan and allow for feedback.



GOALS & ACTIONS



IMPLEMENTATION



MASTER PLAN DOCUMENT

NEXT PHASES

DRAFT March 1, 2018

# 1.2 PLANNING CONTEXT

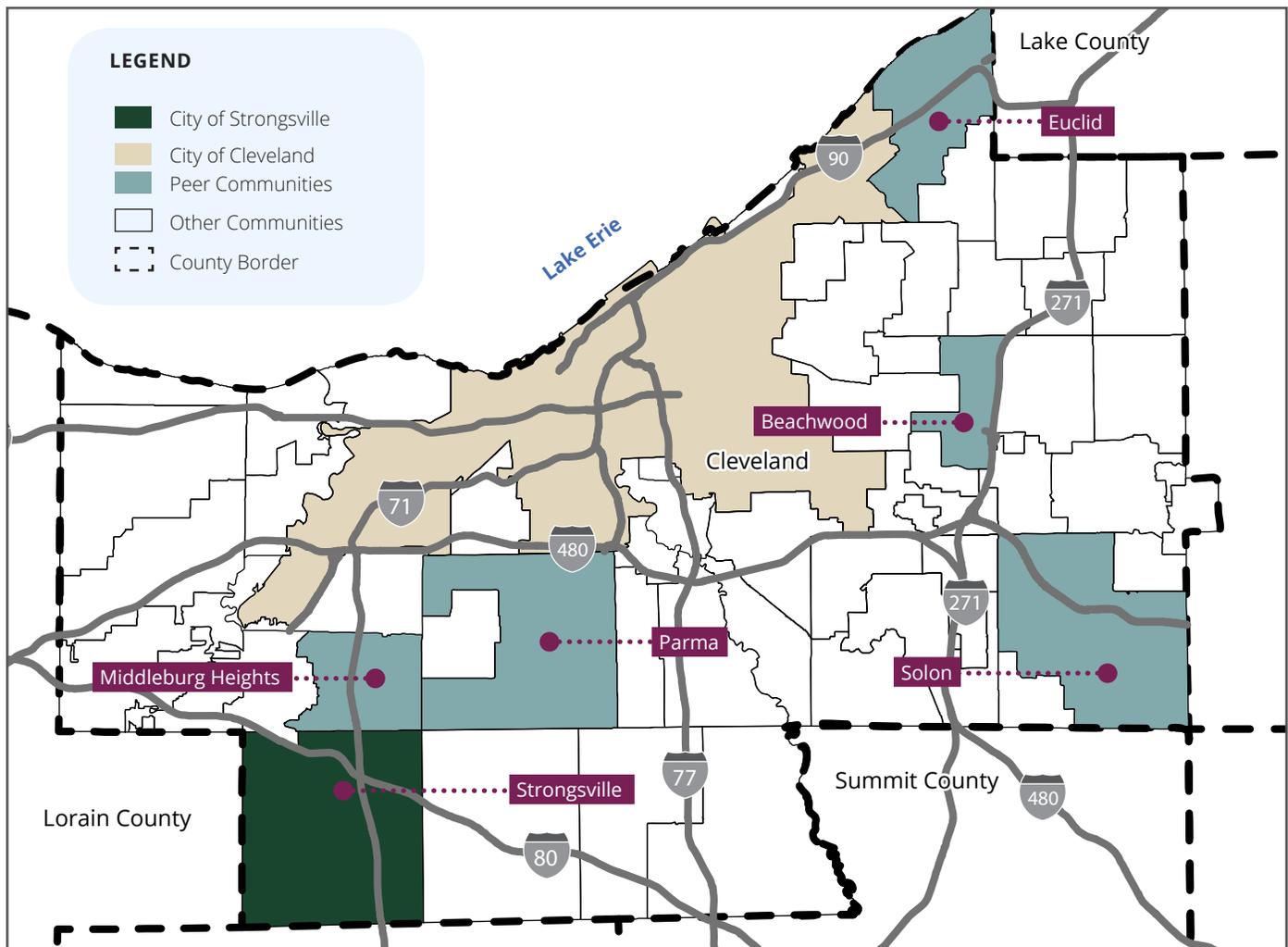
## REGIONAL CONTEXT

The City of Strongsville is shown in purple on the map below. The City is located in the southwest corner of Cuyahoga County and borders Berea, Middleburg Heights, and North Royalton. The City also borders Lorain and Medina Counties.

Throughout the Strongsville Master Plan, comparisons are made between Strongsville, its peer communities, and the County as a whole.

The map below shows in orange the peer communities for Strongsville. These communities share common characteristics due to their population and demographics, development patterns, local economy, and location along an interstate corridor.

MAP 1 — REGIONAL CONTEXT



## CITY CONTEXT

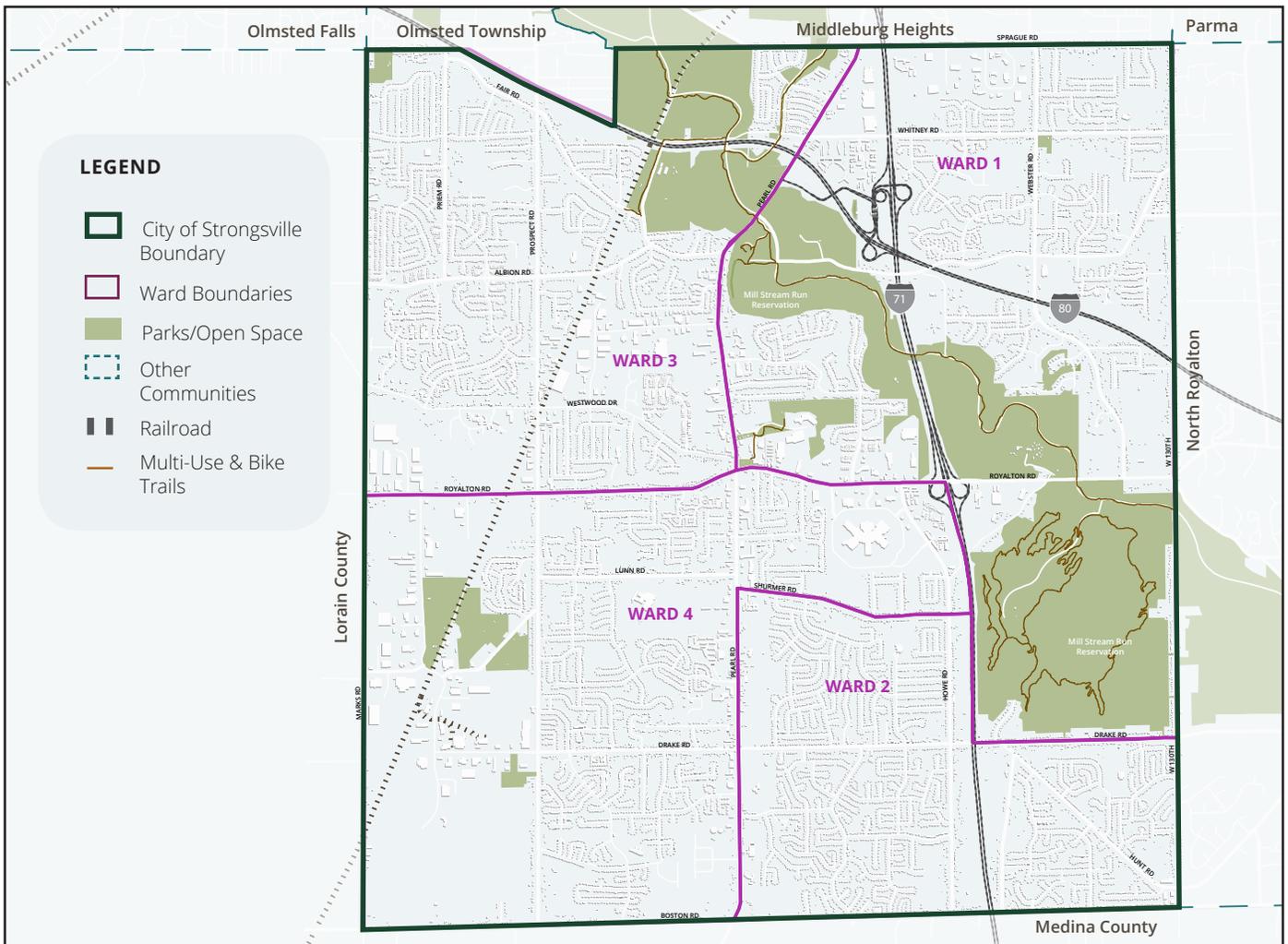
The City of Strongsville is shown in the map below. Sprague Road forms the majority of the City's northern border with Berea and Middleburg Heights. West 130th Street forms the eastern border with North Royalton. Boston Road and Marks Road form the southern and western boundaries with Medina and Lorain County, respectively.

US Route 82 bisects the City from west to east. Interstate 80 also runs diagonally from the northwest to southeast in the northeast part of the City. Interstate 71 and Pearl Road

(US 42) are two major arteries running north and south. Interstates 71 and 80 creates distinct divisions in the City. The Mill Stream Run Reservation provides significant park space, but also acts as another line of division in the City.

Strongsville is grouped into four wards for the purpose of City Council representation. The City is roughly divided into quadrants along US 82 and US 42. A portion of Ward 4 reaches toward I-71 covering a significant Commercial area of the City.

## MAP 2 — PLANNING CONTEXT





# 2.0 Community Vision

## WHAT IT IS

The Community Vision section covers the overarching Vision Statement that will drive the heart of the Master Plan's recommendations. It will also outline themes and principles that characterize the main ideas and values driving the vision for the City's future. They describe the general want and needs of residents for transportation, safety, City services, recreation, development, and other aspects of the City's growth. They will provide an outline for the more specific actions and policies recommendations to help Strongsville reach its desired future.

The Community Vision is made up of an overarching Vision Statement. The Vision Statement is accompanied by Core Themes and Guiding Principles that summarize all the input gathered through research, the Community Survey, and feedback from the Project Team and Stakeholder interviews. They embody the ideas and hopes for the future and order them into a framework to build out policy and action recommendations to help guide the community to its desired future.

## HOW DO I USE IT?

The Community Vision section describes the desired future for the City of Strongsville. The Vision Statement, Core Themes, and Guiding Principles broadly capture the ideas and hopes that residents, business leaders, and community members would like to see for the future of the City.

The Core Themes and Guiding Principles also create a framework that will inform and determine the specific actions recommended in the Master Plan. This framework will also give the Master Plan structure to organize and reference the action and policy recommendations and make sure they all point back to the Community Vision.

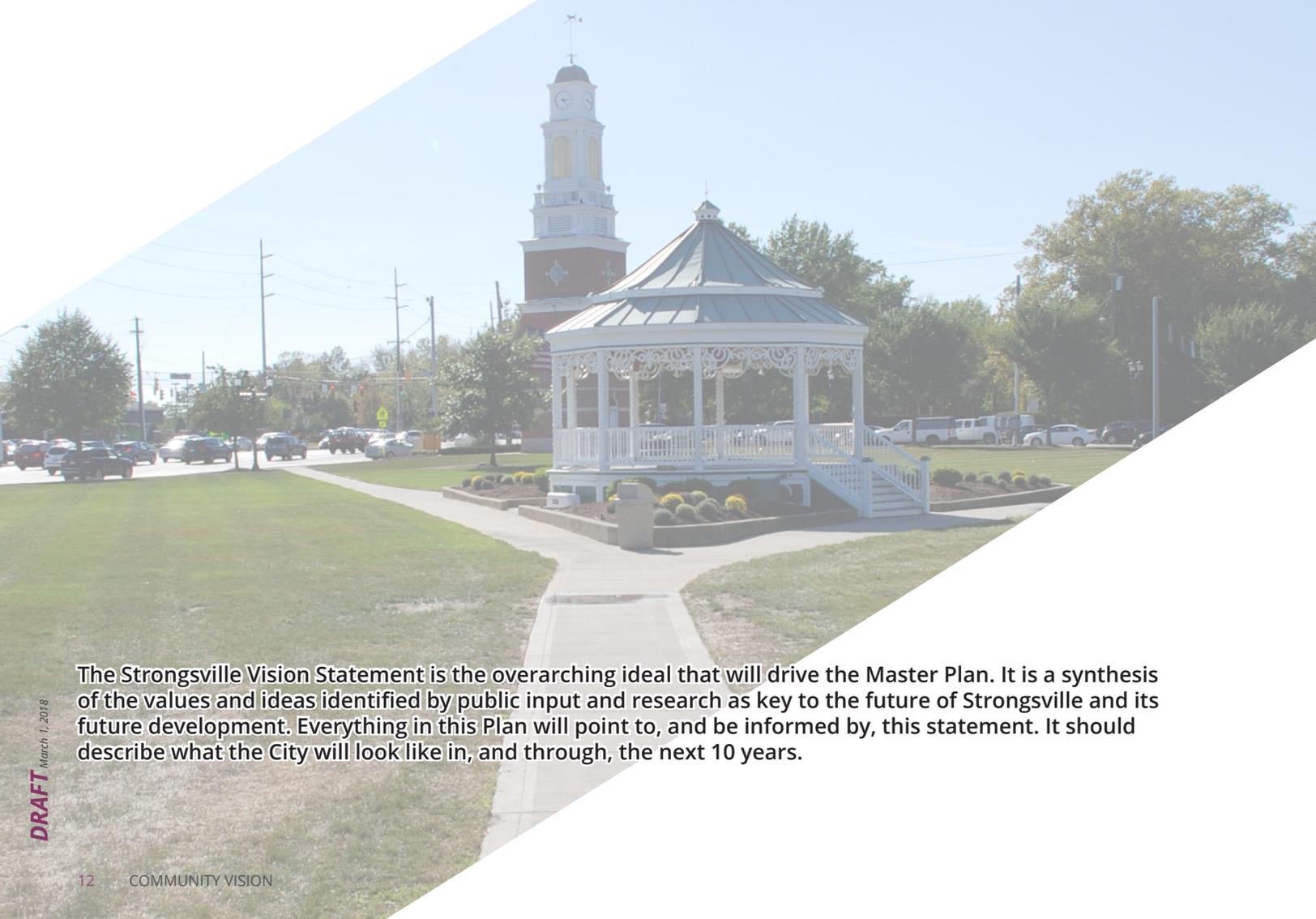
## COMMUNITY VISION

- Vision Statement, page 12
- Master Plan Framework, page 13
- Core Themes & Guiding Principles, page 14
- Focus Areas & Corridors, page 18

## 2.1 VISION STATEMENT

### VISION FOR STRONGSVILLE

*A City that embraces innovation, adaptation, and regional leadership, while being committed to preserving vibrant neighborhoods for families, excellent services for residents, economic growth for business, financial stewardship for the community, and open space for the region. Thereby maintaining the City's high Quality of Life for generations to come.*



The Strongsville Vision Statement is the overarching ideal that will drive the Master Plan. It is a synthesis of the values and ideas identified by public input and research as key to the future of Strongsville and its future development. Everything in this Plan will point to, and be informed by, this statement. It should describe what the City will look like in, and through, the next 10 years.

## 2.2 MASTER PLAN FRAMEWORK

### THE MASTER PLAN FRAMEWORK

The Strongsville Master Plan will be developed using a framework to help order and organize the Plan and the recommended actions within. Developing this framework is also the first step in identifying the future actions for Strongsville and the common values and ideas that will drive the Plan and the process.

The Framework builds the Vision Statement into an outline that creates common values that can bond or connect different development areas. It is more specific than the Vision Statement, but begins to spell out and direct the values and ideas contained in the Vision. This initial framework structures the Plan and focuses the scope for future development. Specific action recommendations can then be built out to achieve these core values later in the plan.

The framework contains two top-level ideas. Core Themes and Guiding Principles. Below is a brief explanation of what these are and how they should be used.

**Core Theme:** A Core Theme is a short phrase identifying a value that is to be pursued, propagated, and protected. It is an idea that is specific enough that it can quickly be identified with, but is broad enough that it can have an impact across multiple aspect of community development. These are mottoes to brand the Master Plan and the first steps in creating specific action recommendations.

**Guiding Principle:** These are more targeted phrases dealing with specific aspects of development or the City. They provide a general guide for how a specific area of development or policy should be managed. It identifies the most important aspects of development, such as transportation, services, infrastructure, etc., and the key aspects that are to be addressed or achieved in any recommendations.

The Core Themes and Guiding Principles were developed through discussion and feedback from the Project Team and Stakeholder interviews to ensure they encapsulate the values and desired outcomes for the City.

### BUILDING OUT THE FRAMEWORK

These top-level ideas and concepts are the blue print to further develop specific goals and actions that will bring about the desired future for Strongsville. Actions recommendations will be added if the following phases that will always point to these core values and visions.

The following section elaborates on the Core Themes and Guiding principles that have been extracted from the Vision Statement.

Following the outline of this framework, the Vision document will highlight focus areas identified in the Current Conditions and Visioning process. The Focus Areas will work with the Core Themes and Guiding Principles to further develop recommendations for the Master Plan. They will include a brief description of the focus area and some initial ideas for recommendations to target development in the area.

While the plan will provide city-wide recommendations, these Focus Areas again help to focus the vision and its application to where attention is needed most.

## 2.3 CORE THEMES & GUIDING PRINCIPLES

### CORE THEME: **CONNECTED**

A connected City is one that allows residents and visitors to move freely through the City via multiple methods. A safe, complete transportation network provides for the commuter going to work, the family walking through the neighborhood, or the cyclist enjoying a weekend ride to the Metro Park.

A complete transportation network provides the necessary infrastructure to travel to your destination in multiple methods depending on your needs and desires. It also invests in appropriate safety mechanisms and promotes proper design to keep everyone safe. Providing auto and active transportation modes increases resident Quality of Life and can be important for business attraction and retention.

#### GUIDING PRINCIPLES:



**1** PROMOTE MULTI-MODAL TRANSPORTATION ON A LOCAL & REGIONAL SCALE



**2** INVEST IN INNOVATIVE INFRASTRUCTURE, SUCH AS COMPLETE & GREEN STREETS

Modern communities provide multiple ways for residents to travel between locations. This provides alternatives for work commutes, but also heavily impacts recreation and health. Bike and pedestrian infrastructure is an increasingly important amenity for residents' quality of life.

Infrastructure is one of the most important investments a community makes. Ensuring infrastructure is up-to-date helps provide better services and safety. It can mitigate traffic, prevent flooding, increase recreational opportunities, increase the physical appearance of a street, and create a reputation as a forward-thinking, exciting place to live or work.



**3** LINK PARKS, AMENITIES, & COMMERCIAL AREAS



**4** SEEK REGIONAL TRAFFIC SOLUTIONS

Parks and amenities are essential parts of healthy communities. Providing multiple methods to connect to these locations is just as essential. Recreation or entertainment does not have to be limited to when one reaches these locations. Providing opportunities to walk or bike from neighborhoods to amenities can make travel to these amenities part of the experience.

With a regional mall, strong industrial base, and a large contingent of commuters, traffic can be a major issue in Strongsville. Working with neighboring communities, and regional partners can help provide new transportation options, innovative infrastructure, and other benefits to help reduce the impact of traffic on daily living.

## CORE THEME: **ENGAGED**

A “Connected” City not only connects the physical parts of a city, it also connects residents to each other, to the local government, and other civic groups. It allows them to take part in the life and direction of the City and creates a vibrant sense of life. Residents that are invested in each other and the institutions of Strongsville will ensure the foundation of the City remains strong.

Citizen outreach and engagement helps instill civic pride and ownership in the future of the community. Communication, facilitation, amenities, services, and events all create committed, life-long residents.

### GUIDING PRINCIPLES:



Active and involved residents are invested in their community. They seek to make it a better place and keep the community strong. Public outreach, transparency, and targeted programs can help residents engage with the City and other residents to become engaged in the future direction of the City.

Providing amenities and services help create a sense of community pride. Spaces to gather allow residents to come together. Services help residents take the initiative in engaging the community or the government for a common cause.



Getting people outside of their social bubbles and routines is a significant obstacle to engaged residents. The City can play an integral role in providing opportunities for residents to get involved. The City is also in a position to bring the many groups and organizations together for the benefit of the community.

Fostering a sense of civic pride is important to create happy and engaged citizens. Taking, and making, opportunities to celebrate residents, institutions, and the City itself should be an important function of the local government. Celebrating what is great and unique about Strongsville will build civic pride and instill in residents a sense of ownership in the City.

## 2.3 CORE THEMES & GUIDING PRINCIPLES

### CORE THEME: **VIBRANT**

Cities with a vibrant neighborhoods and commercial centers attract residents and visitors and promote business investment. They have a strong “Sense of Place”, an identity that is easily recognizable. Lacking a Sense of Place can lead to the stagnation, deterioration, and eventual decline of the community.

Redeveloping older commercial centers with consistent design standards while protecting and enhancing parks and services will allow Strongsville to create a regional identity that sets it apart from surrounding communities. Maintaining a strong and diverse housing stock will attract and keep residents. Having this balance between business and neighborhoods will create a strong and vibrant community.

#### GUIDING PRINCIPLES:



#### 1 CREATE A CONSISTENT CITY IDENTITY

Create neighborhoods and commercial areas that have a cohesive, recognizable look and feel through design and development standards, while respecting corporate branding. Incorporate separate but distinct areas into the overall brand, or identity, of Strongsville.



#### 2 BEAUTIFUL & VIBRANT NEIGHBORHOODS

Keep Strongsville a place for families of all ages. Support diverse housing choices for different stages of life while providing safe transportation opportunities, quality recreational amenities, and first-rate services.



#### 3 PROTECT PARKS & GREENSPACE

Parks and natural areas provide recreational opportunities for residents and aesthetic benefits for the City. They also play a significant role in the environmental health of the City. Preserving natural spaces and functions relieves stress on other City infrastructure.



#### 4 PRIORITIZE REDEVELOPMENT

Strongsville has a significant amount of commercial retail space throughout the City, some of which has deteriorated or become obsolete. With limited greenfield development opportunities remaining, the City should focus on property maintenance and redevelopment to create more attractive and usable spaces.

## CORE THEME: **RESPONSIVE**

Economic trends, development opportunities, and residential preferences are constantly changing. Anticipating opportunities for growth and countering negative forces helps maintain a strong business environment, vibrant neighborhoods, and healthy community.

Pursuing innovation and technology, working regionally, keeping regulations flexible and up-to-date, and continually engaging the public all allow the City to remain responsive to any new challenges and opportunities that arise. Remaining proactive will allow Strongsville to direct growth and development to shape its future, rather than have the future shape the City.

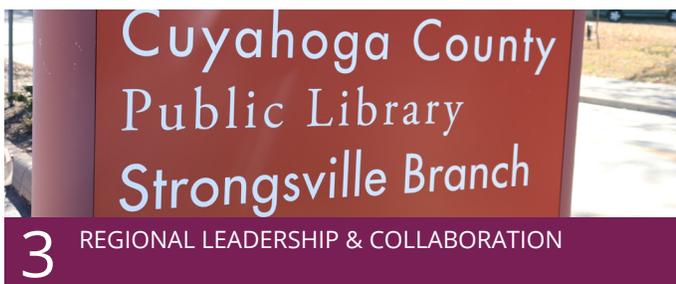
### GUIDING PRINCIPLES:



Strongsville has large retail and industrial sectors. To remain a strong and resilient community, it is important to continue to proactively seek ways to strengthen these sectors. Maintaining industrial land for future development and seeking out appropriate commercial uses will be important.



Zoning regulations and development standards can promote quality development. They provide flexibility for changing conditions and uses but set a base standard for quality. Modern regulations can help the City be responsive to economic changes and new opportunities.



Strongsville is integrated into the greater Northeast Ohio community. The strength of the region enhances the strength of the Strongsville community. Working regionally on economic and government initiatives will help create regional and local growth and economic opportunity.



Proactive approaches to government operations, economic development, transportation, the environment, and other areas is the only way to ensure that Strongsville's desired future is reached. Working to anticipate and pursue future trends and needs will allow Strongsville to stay ahead of future issues and challenges.

## 2.4 FOCUS AREAS & CORRIDORS

Based on this input and information gathered by County Planning as part of the Current Conditions analysis input from the Stakeholder Interviews, and feedback from the Project Team, we identified areas of specific concern for the future. These were combined and named to identify eight areas and three corridors of focus for the Master Plan, which are presented here.

### WHAT IS A FOCUS AREA?

The Focus Areas are places where additional transportation and land use analysis and review will take place as part of the Master Plan. They include such diverse areas as commercial corridors, parks, and industrial areas. Each Focus Area is a defined location within which specific strategies and policies will be outlined to guide development.

### WHY THESE AREAS WERE CHOSEN

The Focus Areas were built from the input of City staff, Stakeholders, and County Planning analysis. These are the initial areas that were selected; however, these areas are subject to change based on input from the public and Project Team.

### THE FOCUS AREAS

The four Focus Areas are shown on Map 3. They include a variety of types of areas, within which are assets and opportunities. The identified assets within each area are shown on the following pages.

The four Focus Areas are listed below:

- City Center
- Prospect/Westwood
- SouthPark Mall
- Business Parks

### WHAT IS A FOCUS CORRIDOR?

The Focus Corridors are places where additional transportation analysis and review will take place as part of the Master Plan. They are main thoroughfares, and include mostly commercial areas. Each Corridor is a defined location within which specific strategies and policies will be outlined to guide development. The Focus Corridors also includes a Bike/Pedestrian Connectivity for the City to include areas outside major corridors.

### WHY THESE CORRIDORS WERE CHOSEN

The Focus Corridors were built from the input of City staff, the Stakeholder interviews, and County Planning analysis. These are the initial corridors that were selected; however, these areas are subject to change based on input from the public and Project Team.

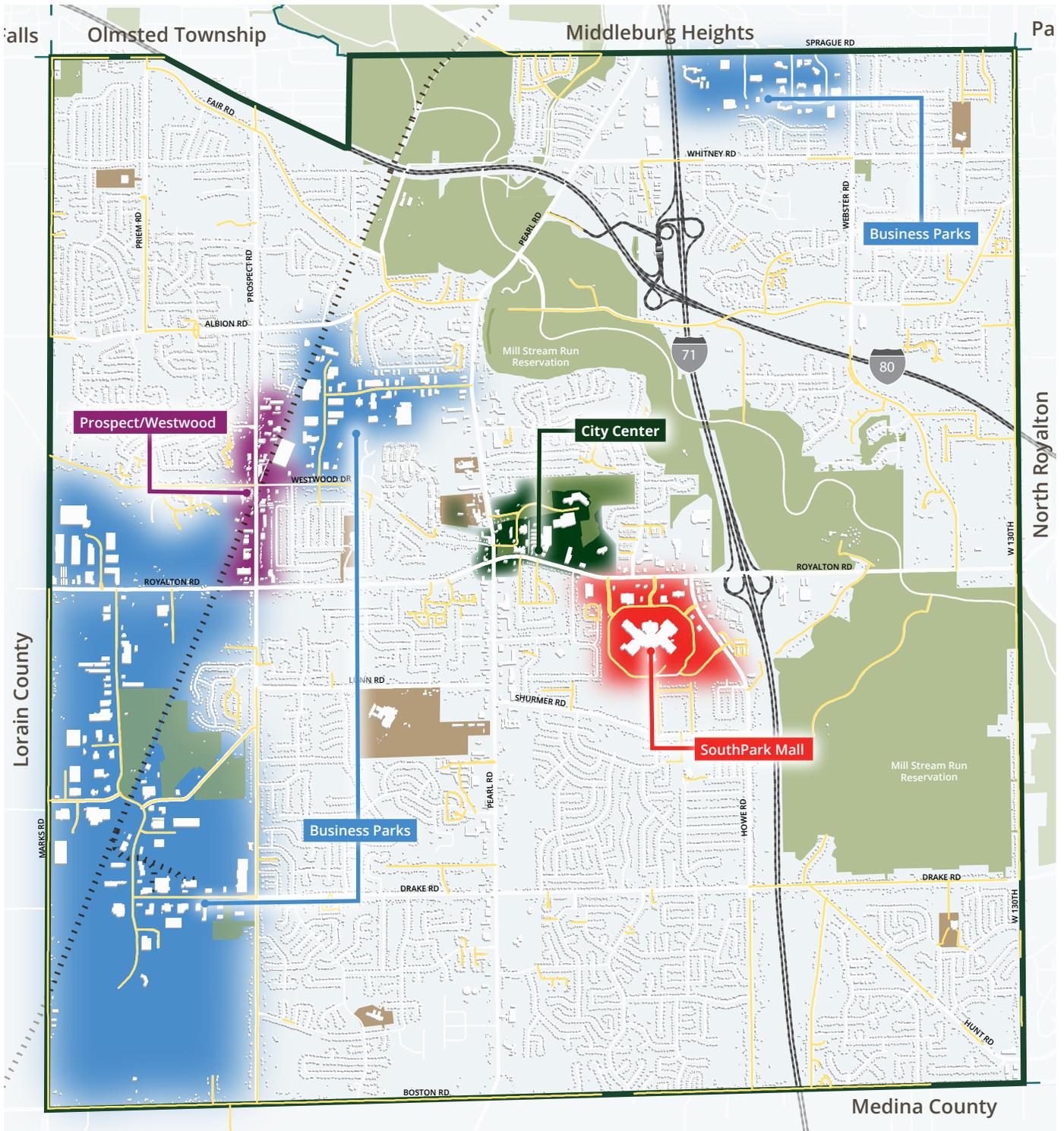
### THE FOCUS CORRIDORS

The seven Focus Corridors are shown on Map 4. They include mostly commercial areas. Each corridor connects strategic community assets.

The seven Focus Corridors are listed below:

- Pearl North
- Pearl Central
- Pearl South
- Royalton West
- Royalton Central
- Royalton East
- Bike/Pedestrian Connectivity

**MAP 3 — FOCUS AREAS**



**LEGEND**

- City of Strongsville Boundary
- Parks/Open Space
- Schools
- Other Communities
- Railroad
- Incomplete Sidewalk Network

**FOCUS AREAS**

- City Center
- Prospect/Westwood
- Southpark Mall
- Business Parks



## CITY CENTER

Historic center of the City at the intersection of Pearl and Royalton Roads. Contains many civic uses; police, library, rec center, Strongsville Commons. Also has commercial retail and some residential uses.

- » Promote Multi-Modal Transportation
- » Create a Consistent Identity
- » Seek Regional Traffic Solutions
- » Provide Amenities & Services
- » Invest in Innovative Infrastructure
- » Celebrate Your City
- » Support Active & Involved Residents



## SOUTHPARK MALL

SouthPark Mall and contiguous commercial parcels. Many retail, service, and restaurant uses. Surrounded by large areas of parking. Located just west of the I-71 interchange.

- » Anticipate Future Needs & Trends
- » Create a Consistent Identity
- » Connect People, Groups, & Organizations
- » Protect Parks & Greenspace
- » Strengthen Economic Foundations
- » Provide Regional Leadership & Collaboration
- » Modernize Zoning & Development Codes
- » Link Parks, Amenities, and Commercial Areas



## PROSPECT WESTWOOD

Commercial and industrial area centered on the intersection of Prospect and Westwood Roads. Contains a mix of office, commercial, and industrial uses. Opportunity to create a cohesive neighborhood commercial node.

- » Strengthen Economic Foundations
- » Create a Consistent Identity
- » Prioritize Redevelopment
- » Provide Safe & Multi-Modal Transportation
- » Connect People, Groups, & Organizations
- » Provide Beautiful & Vibrant Neighborhoods

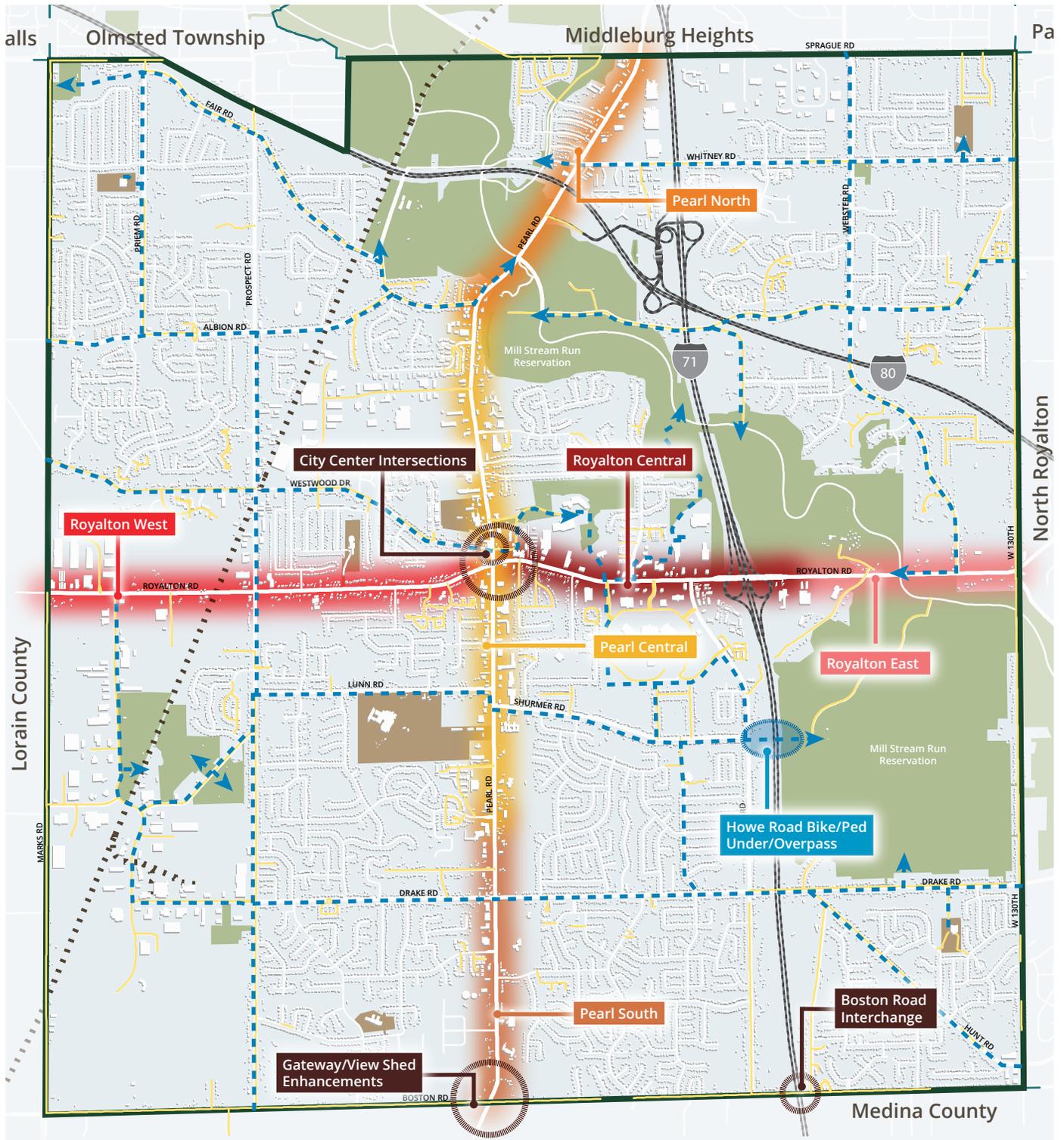


## BUSINESS PARKS

Consists of the industrial zoned land throughout the City. Heavily concentrated in the southwest quadrant of the City. Some of the last significant developable land. Challenge of balancing future development pressures while maintaining industrial presence in the City.

- » Protect the Economic Base
- » Anticipate Future Needs & Trends
- » Invest in Innovative Infrastructure
- » Protect Parks & Greenspace
- » Provide Regional Leadership & Collaboration
- » Modernize Zoning & Development Codes

**MAP 4 — FOCUS CORRIDORS**



- City of Strongsville Boundary
- Parks/Open Space
- Schools
- Other Communities
- Railroad
- Incomplete Sidewalk Network

**FOCUS CORRIDORS**

- Pearl North
- Pearl Central
- Pearl South
- Royalton West
- Royalton Central
- Royalton East
- Bike/Pedestrian Connectivity Network
- Intersection Improvements



## PEARL NORTH

The section of Pearl Road mostly north of I-80. The area is dominated by highway commercial uses (gas stations, fast food, convenience stores, etc.) including several old and neglected motels. The area feels isolated from the rest of the City, yet is a gateway for the City and several neighborhoods. It also has access to the Metro Park and vacant commercial land.

- » Promote Multi-Modal Transportation
- » Create a Consistent Identity
- » Prioritize Redevelopment
- » Modernize Zoning & Development Codes
- » Connect People, Groups, & Organizations



## PEARL CENTRAL

Heavily developed commercial corridor. Also contains many civic uses. Lack of cohesive design, different development types, and varying levels of maintenance give a very disjointed feel. Specific focus on linking commercial development between Zverina Drive and Albion Road to the City Center.

- » Promote Multi-Modal Transportation
- » Create a Consistent Identity
- » Prioritize Redevelopment
- » Modernize Zoning & Development Codes
- » Seek Regional Traffic Solutions
- » Connect People, Groups, & Organizations



## PEARL SOUTH

Less developed than the rest of Pearl Road, the area is more open and green with pockets of single family housing still fronting the road. Also acts as a gateway to the City with an impressive view shed.

- » Promote Multi-Modal Transportation
- » Modernize Zoning & Development Codes
- » Protect Parks & Greenspace
- » Provide Beautiful & Vibrant Neighborhoods
- » Invest in Innovative Infrastructure
- » Celebrate Your City



## ROYALTON WEST

Residential corridor with pockets of commercial uses. Mainly connecting the west side of the City to Pearl Road or I-71. Not as heavily trafficked as the rest of Royalton Road, but used significantly by trucks going to industrial areas.

- » Promote Multi-Modal Transportation
- » Protect Parks & Greenspace
- » Provide Beautiful & Vibrant Neighborhoods
- » Connect People, Groups, & Organizations



## ROYALTON CENTRAL

Commercial Corridor from Pearl Road to Interstate 71. Heavy commercial development, although a few single story houses still front the street. Significant mall and retail traffic.

- » Promote Multi-Modal Transportation
- » Create a Consistent Identity
- » Prioritize Redevelopment
- » Modernize Zoning & Development Codes
- » Provide Amenities & Services
- » Provide Regional Leadership & Collaboration
- » Invest in Innovative Infrastructure
- » Seek Regional Traffic Solutions



## ROYALTON EAST

Royalton Road East of the Interstate. Some commercial uses near the Interstate and the intersection with W 130th Street. Cuts through Mill Stream Run Reservation. Important link in connecting residents to the park.

- » Promote Multi-Modal Transportation
- » Modernize Zoning & Development Codes
- » Provide Amenities & Services
- » Provide Regional Leadership & Collaboration
- » Connect People, Groups, & Organizations
- » Provide Beautiful & Vibrant Neighborhoods



## BIKE/PEDESTRIAN CONNECTIVITY NETWORK

Potential routes for sidewalks, bike lanes, trails, signage, crosswalks, and other infrastructure to connect neighborhoods to parks, commercial areas, and other destinations throughout the City. While other development or streetscape recommendations may apply on these routes, for this purpose they are only looking at bike and pedestrian infrastructure.

- » Promote Multi-Modal Transportation
- » Invest in Innovative Infrastructure
- » Provide Amenities & Services
- » Provide Regional Leadership & Collaboration
- » Provide Beautiful & Vibrant Neighborhoods



## INTERSECTION IMPROVEMENTS

Several specific intersection improvements were identified during this process. There was significant support for an I-71 interchange at Boston Road. There were also many who felt the Pearl Road intersections with Royalton Road and Westwood Road were consistently sources of traffic and safety concerns. On Howe Road at Schurmer Road there is an empty parcel that could be made into a trailhead facility and could be connected to the Metro Park under or over I-71.

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# County Planning

FOR OUR COMMUNITY  
FOR OUR REGION  
FOR OUR FUTURE