

STATION NUMBER ①

MY VISION FOR BRECKSVILLE IS....

WHAT IS A COMMUNITY VISION?

The vision for the future is broad and bold, but it does not describe specific action steps or policies to undertake. The vision is a foundation to ensure that we agree on a future goal. It describes generally what Brecksville looks and feels like for the people that live, work, and visit the City. Much of what the vision describes matches what Brecksville is today—it has character, tradition, and charm that residents see as the bedrock of the community. These qualities and characteristics of the City are foundational and should not change. They are reinforced in this vision for the future.

HOW IS THE COMMUNITY VISION FORMED?

The vision was developed based on the Current Conditions analysis, Residential Survey, and input from the City and Steering Committee.

**We need your feedback!** Below is a draft vision statement for Brecksville. Tell us if this matches your vision for what the City of Brecksville looks like in ten years. Please write your vision or ideas down on a sticky note and place it in the grey box below.

IN 10 YEARS:

The City of Brecksville will be a welcoming community with small-town charm and strong traditions in a well-preserved natural setting, supported by attractive streets that link our neighborhoods to vibrant mixed-use districts, expansive parks, and innovative employment centers.



DOES THIS MATCH YOUR VISION FOR THE CITY?

What is *YOUR* vision for the City of Brecksville?



# STATION NUMBER ②

# OBJECTIVES

WHAT IS A VISION OBJECTIVE?

While the vision is a foundation for the future, objectives are specific tools that help the community achieve that vision. These objectives will then be applied to both “focus areas” and “focus corridors” to ensure everything is working together towards the community’s desired vision.

Please review the objectives listed below. Write any comments on a sticky note and place them in the corresponding grey comment box for each objective.



HOUSING  
MAINTAIN HIGH-QUALITY HOUSING OPTIONS

Our objective is to provide high-quality and well-maintained single-family neighborhoods with a range of housing prices and sizes, while providing additional housing options within mixed-use areas that allow residents of any age to find the home that fits their needs.

Do these objectives help achieve your vision for the City in the future?  
Is there anything missing?

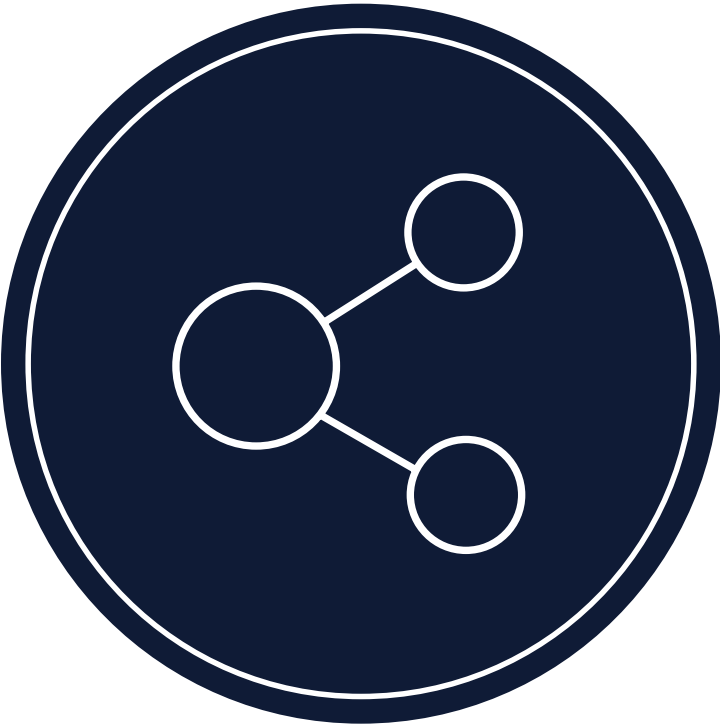
1



TRANSPORTATION  
MAINTAIN THE ROADS WE HAVE

Our objective is to provide a well-maintained system of roads that meets the needs of the community today, anticipates how our rights of way should best serve our residents, and embraces the transportation technologies of the future.

2



CONNECTIVITY  
CONNECT PEOPLE TO WALKABLE PLACES

Our objective is to improve the connectivity within community destinations and provide access to those destinations via a strategic network of trails and sidewalks along the City’s major transportation corridors.

3



CHARACTER  
REINFORCE BRECKSVILLE’S SENSE OF PLACE

Our objective is to support development that fits Brecksville’s unique history and reinforces its small-town community identity.

4



COMMUNITY  
STRENGTHEN CONNECTIONS BETWEEN RESIDENTS

Our objective is to use events and outreach to strengthen existing connections among neighbors and increase pride among both long-term and new residents.

5



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**GOVERNANCE**  
**LEAD THE REGION IN HIGH-QUALITY GOVERNANCE**

Our objective is to continue to be a regional leader in providing superior services and facilities to residents and businesses in a streamlined and accessible manner.

Do these objectives help achieve your vision for the City in the future?  
Is there anything missing?

6



**ECONOMIC DEVELOPMENT**  
**BUILD UPON ASSETS TO GROW EMPLOYMENT OPPORTUNITIES**

Our objective is to leverage assets like the strong workforce, proximity to regional parks, access to highways, and existing employers to attract and grow employers, provide opportunities for economic activity, and broaden the City’s tax base.

7



**RETAIL**  
**ENLIVEN OUR UNIQUE PLACES**

Our objective is to enliven existing and proposed retail centers with events and features that attract people, develop authentic and enjoyable places, support local businesses, and prepare for the changing retail environment.

8



**ENVIRONMENT**  
**PROTECT OUR NATURAL FEATURES**

Our objective is to use innovative techniques to preserve and enhance those elements of the natural environment that give Brecksville its essential character, while balancing the need for new development.

9



**PARKS**  
**EMBRACE THE WORLD-CLASS PARK AMENITIES**

Our objective is to embrace the expansive park spaces that exist in Brecksville and enhance connections between our parks and our neighborhoods.

10



STATION NUMBER ③

FOCUS AREAS

WHAT IS A FOCUS AREA?

The focus areas are locations within Brecksville that will be given special attention during following phases of the Master Plan. This may include more detailed analysis in these areas, requests for additional public input, further interviews with area stakeholders, and more detailed development plans or renderings. Each focus area is unique and therefore will be studied individually.

WHY WERE THESE AREAS CHOSEN?

The initial focus areas were chosen based on numerous factors. Chief among these factors, however, were input from the City and Steering Committee, areas with an existing mix of uses, areas that have had impacts on surrounding neighborhoods, and areas that have potential to change.

Please review the focus areas listed below. Write any comments on a sticky note and place them in the corresponding grey comment box for each area.

What do you like about each focus area?  
What would you like to change?

1

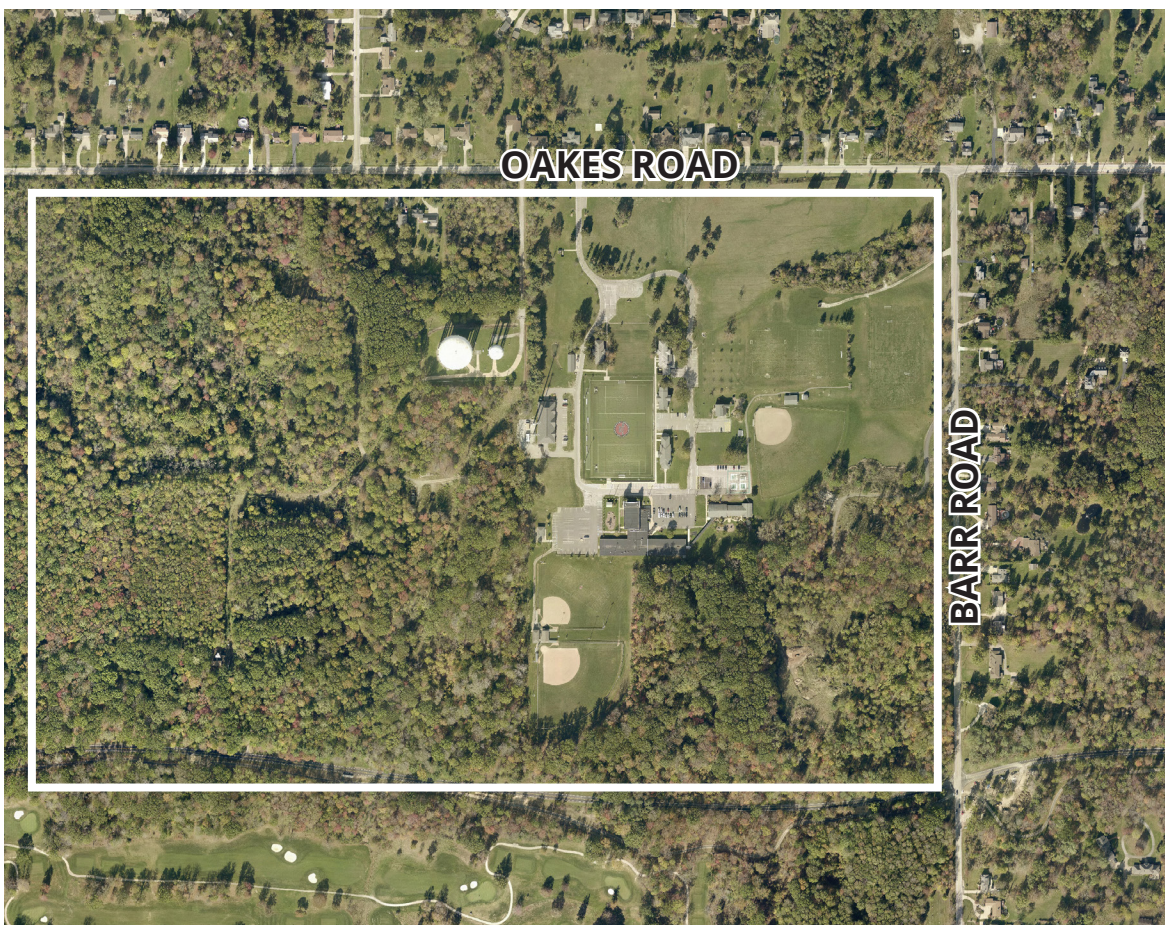
BRECKSVILLE  
TOWN CENTER



1

2

BLOSSOM HILL



2

3

FORMER VETERANS  
AFFAIRS HOSPITAL



3

4

RIVERVIEW  
ROAD AND THE  
CUYAHOGA VALLEY  
SCENIC RAILROAD



4

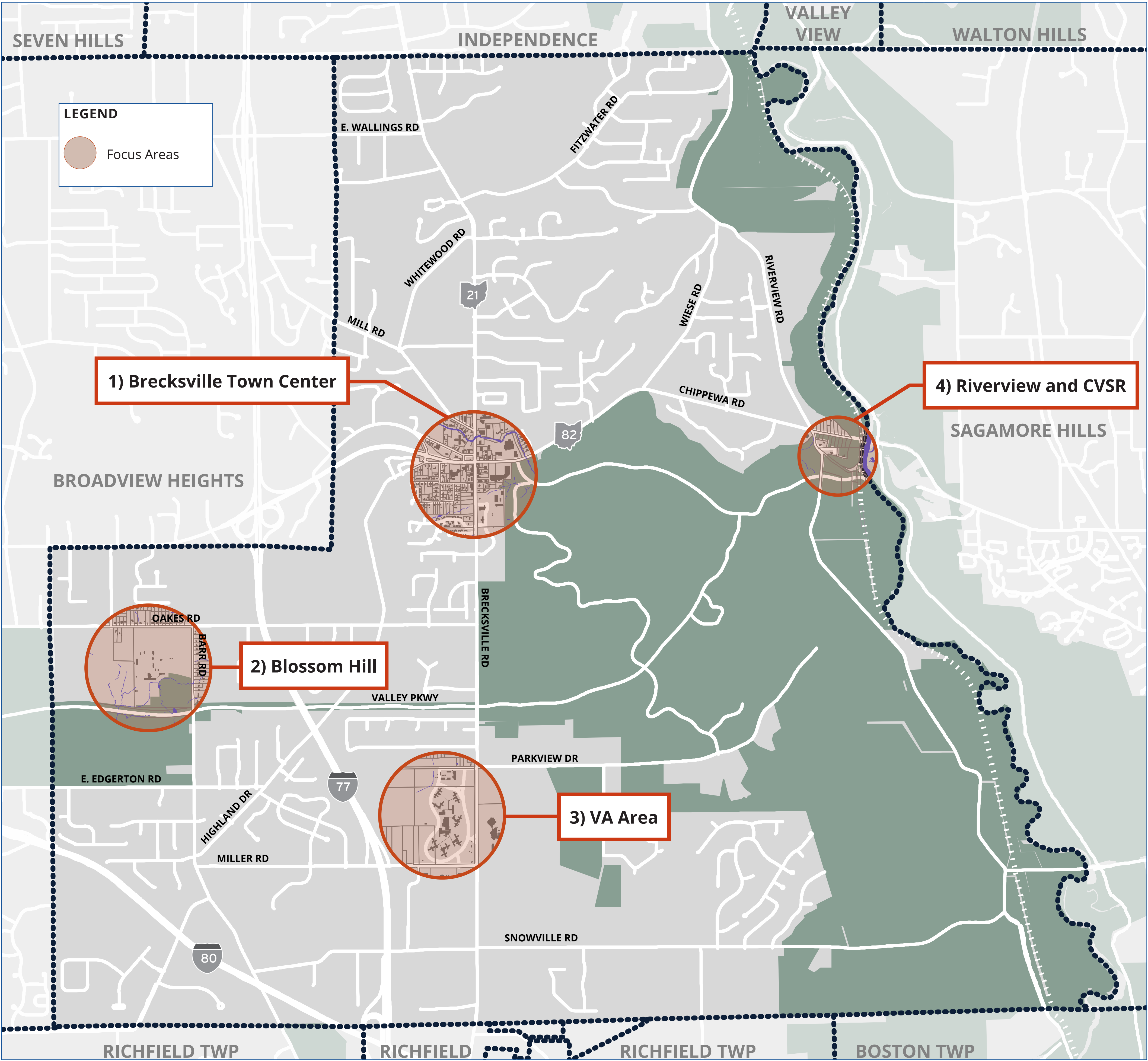


# FOCUS AREAS | MAP

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Please review the focus areas map below and place any comments in the grey box.



Are there other focus areas that the Master Plan should consider?



# STATION NUMBER ④

# FOCUS AREAS |

# VETERANS AFFAIRS SITE

**WHY WAS THE VETERANS AFFAIRS SITE CHOSEN?**

As what could be described as the single, largest piece of available land within the City, it is crucial to obtain community feedback and provide additional analysis for the Master Plan. This site has immense potential to provide a relatively large impact on the community as a whole and thus should be looked at very closely for any additional recommendations. The City is almost built out and redevelopment will play a large role in Brecksville's future.

Place a **GREEN** dot to indicate which building types that would be most appropriate for the City of Brecksville at the Veterans Affairs site.



Why did you select the images you did?



STATION NUMBER ④

FOCUS AREAS |

VETERANS AFFAIRS SITE

Please review the “focus area” map for the Veterans Affairs site below. Write any comments on a sticky note and place them in the grey comment box at the bottom of the board.



What is *YOUR* vision for the development of this site? What would you most like to see included in the development? What do you not want to see?



# STATION NUMBER ⑤

# FOCUS AREAS |

# BRECKSVILLE TOWN CENTER

**WHY WAS THE BRECKSVILLE TOWN CENTER CHOSEN?**

A City's Downtown can offer a compact space where commercial, cultural, and civic activities flourish and inspire community pride. Brecksville's Town Center has immense potential to invigorate the community and is a critical component of the Master Plan. It is therefore important to obtain your feedback on what you would like to see in the Town Center.

Place a **GREEN** dot to indicate which building types that would be most appropriate for the City at the Brecksville Town Center and surrounding area.



Why did you select the images you did?



STATION NUMBER ⑤

FOCUS AREAS |

BRECKSVILLE TOWN CENTER

Please review the “focus area” map for the Brecksville Town Center and surrounding area below. Write any comments on a sticky note and place them in the grey comment box at the bottom of the board.



What is *YOUR* vision for the development of this area? What would you most like to see included in the development? What do you not want to see?



STATION NUMBER ⑥

FOCUS CORRIDORS

WHAT IS A FOCUS CORRIDOR?

The focus corridors are roadways within Brecksville that will be given special attention during following phases of the Master Plan. This may include more detailed analysis in these areas, requests for additional public input, further interviews with area stakeholders, and more detailed development plans or renderings. Each focus corridor is unique and therefore will be studied individually.

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The initial focus corridors were chosen based on numerous factors. Chief among these factors, however, were input from the City and Steering Committee, areas with an existing mix of uses, areas that have had impacts on surrounding neighborhoods, and areas that have potential to change.

Please review the focus corridors listed below. Write any comments on a sticky note and place them in the corresponding grey comment box for each area.

What do you like about each focus corridor?  
What would you like to change?

1  
BRECKSVILLE  
ROAD



1

2  
ROYALTON/  
CHIPPEWA  
ROAD



2

3  
ROYALTON  
ROAD WEST



3

4  
MILLER  
ROAD



4



# FOCUS CORRIDORS | MAP

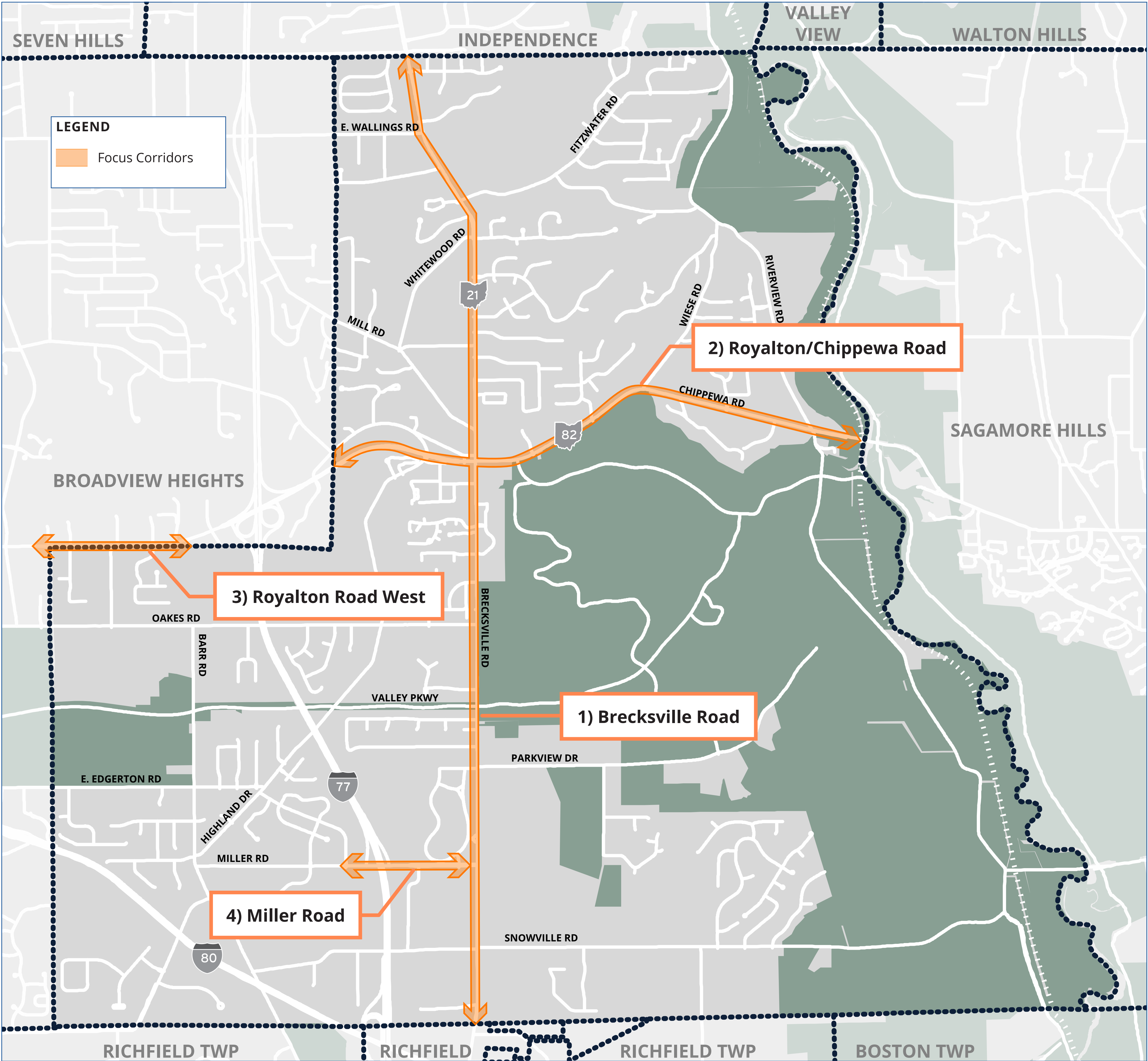
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Please review the focus corridors map below and place any comments in the grey box.



Are there other focus corridors that the Master Plan should consider?



CONNECTIVITY

A well connected network of roadways, sidewalks and trails is imperative for residents to easily access amenities, community facilities, or other various locations across the City. Brecksville has an enviable number of world-class amenities, high quality retail shops, and outstanding City services and departments. Some residents may not have a personal vehicle or are limited by physical accessibility needs. It is important to ensure that all aspects of the community consider safe connections for persons of all ages, lifestyles, and physical abilities.

**Please review the questions below about connectivity within the community. Write any comments on a sticky note and place them in the corresponding grey comment boxes.**

**1) Are there any specific concerns you have about walking, driving, or biking throughout the community?**

1

**2) Which streets could be improved to safely accommodate pedestrians and bicyclists?**

2

**3) Do you feel comfortable walking around the Brecksville Town Center?  
Please explain why or why not.**

3



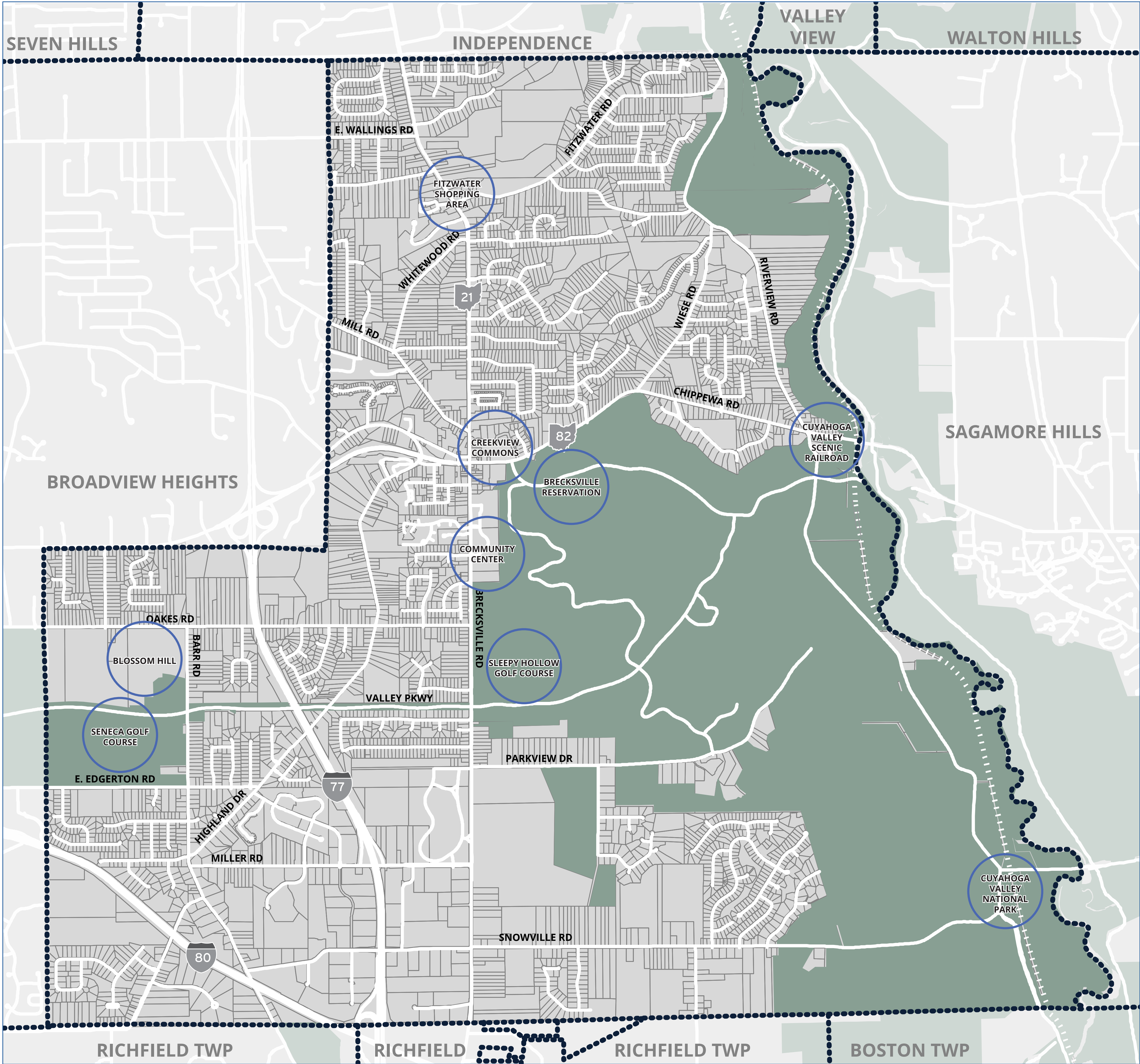
STATION NUMBER ⑦

CONNECTIVITY

Please review the citywide map below.

Use GREEN dots to identify locations that you *wish you could access* by walking or biking.

What areas or amenities do you wish you could access by walking or biking?



Are there any other concerns you have about connectivity within the City?



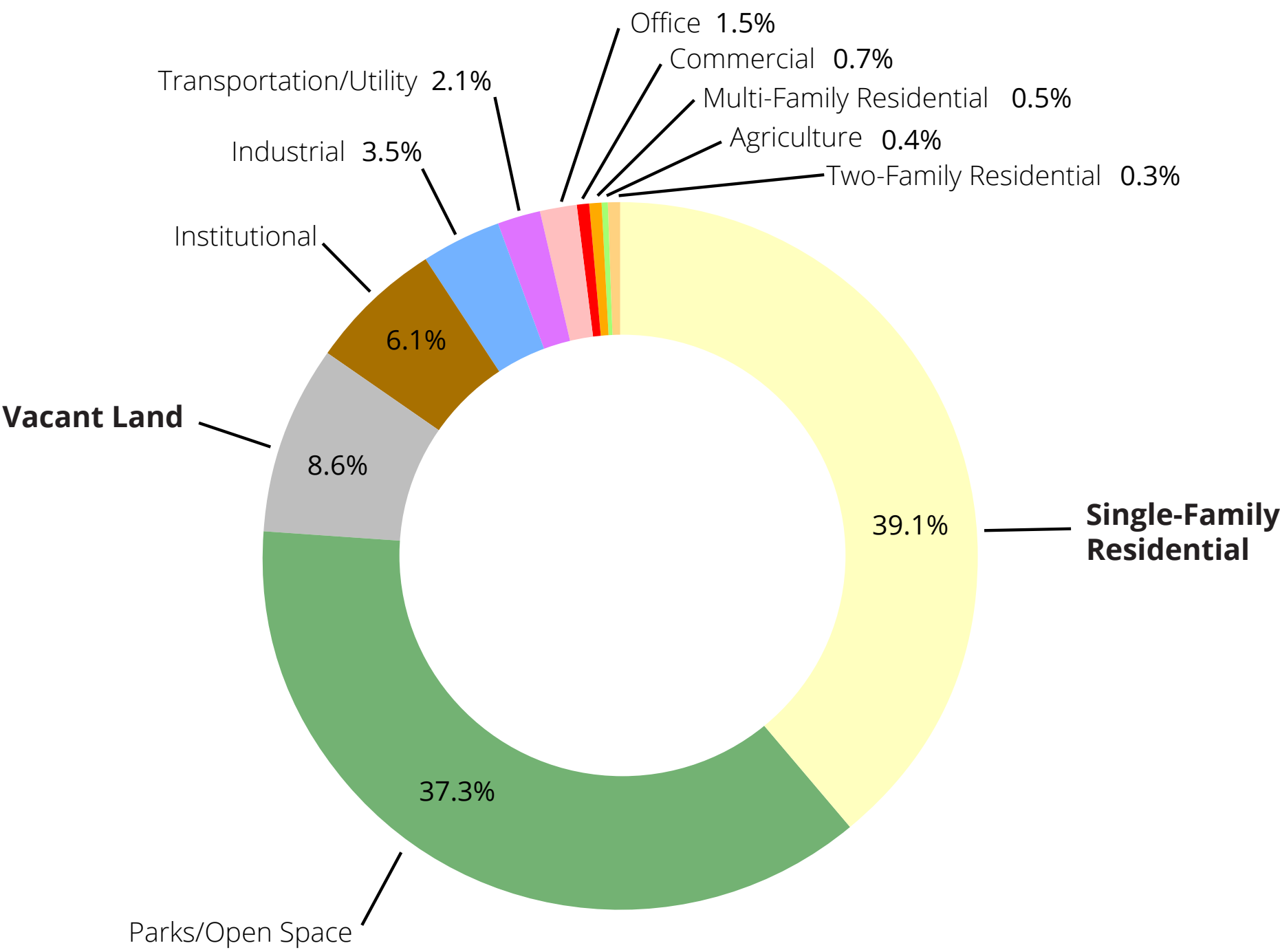
# STATION NUMBER ⑧

## EXISTING HOUSING

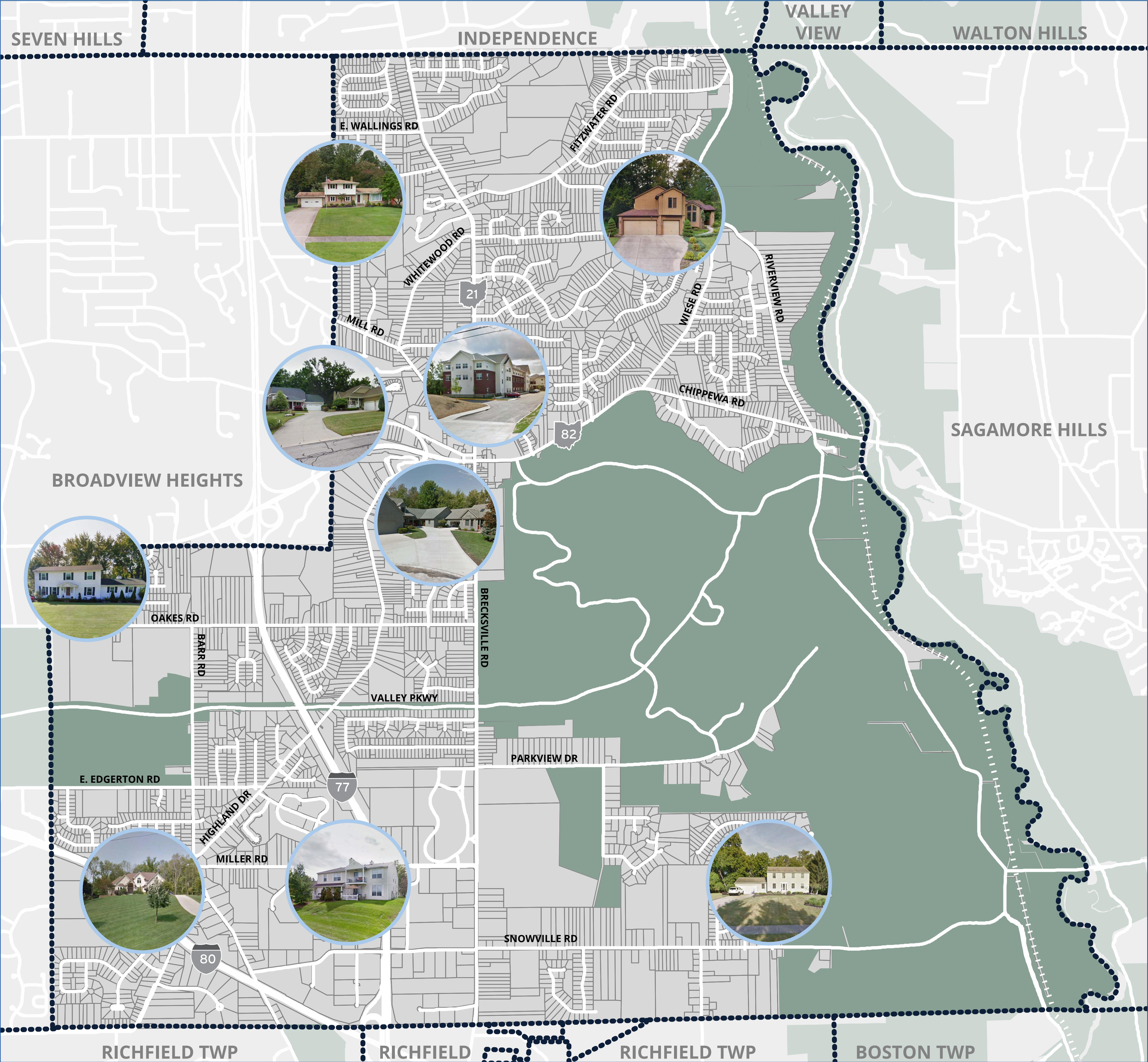
Currently, the City’s housing stock is relatively new with over half of its units being constructed after 1970 (61.2%). The vast majority of the homes offered within the community are single-family detached units (76.9%). Overall, the City of Brecksville’s housing market continues to hold steady and is one of the healthiest and strongest of the region. The median sales price for a single-family home in 2017 in Brecksville was \$267,750; well above that of similar areas within northeast Ohio, which indicates that the City’s housing market is highly competitive and the location is desired.

Single-family homes account for nearly 40.0% of total land coverage within the community (39.1%) and there remains only 8.6% of vacant land available for potential development; which a portion is heavily constrained by environmental features and could be very costly to develop. This indicates that little, unconstrained land is available for future development. **We want to know what your thoughts are on current and future housing within the City of Brecksville. Please review the map below and place any comments you may have on the “Existing Housing” board to the right.**

TOTAL LAND USE COVERAGE PERCENTAGES



### EXAMPLES OF CURRENT HOUSING TYPES OFFERED IN THE CITY OF BRECKSVILLE





# EXISTING HOUSING | OPINIONS

Life-long communities provide housing options that meet the needs of residents of all ages, lifestyles, and physical abilities. Having a variety of housing types at various price points will not only encourage aging residents to seek suitable options within the community, but provide homes to younger families entering the community as well. We want to know what types of housing you would like available in the City of Brecksville.

**Please review the questions below about housing within the community. Write any comments on a sticky note and place them in the corresponding grey comment boxes.**

1) What do you *LIKE* about the housing in the City of Brecksville?

1

2) What would you *CHANGE* about the housing in the City of Brecksville?

2

3) If you were to move, what would you look for in another home *OR* neighborhood?

3