

The City of  
**BRECKSVILLE**  
MASTER PLAN

PUBLIC MEETING  
SEPTEMBER 11, 2018



A decorative graphic on the left side of the slide, consisting of several overlapping translucent blue polygons of various shades, creating a modern, abstract geometric shape.

# AGENDA

INTRODUCTIONS  
HOW WE PLAN FOR THE FUTURE  
ROLES & RESPONSIBILITIES  
WHAT WE HAVE LEARNED SO FAR  
COMMUNITY VISION  
GATHERING FEEDBACK  
NEXT STEPS  
QUESTION & ANSWER

# AGENDA

## **INTRODUCTIONS**

HOW WE PLAN FOR THE FUTURE

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NEXT STEPS

QUESTION & ANSWER

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A blue geometric graphic consisting of several overlapping triangles and polygons, creating a faceted, crystalline shape on the left side of the slide.

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# **BRECKSVILLE MASTER PLAN**

## **INTRODUCTIONS**

## OUR MISSION

“To inform and provide services in support of the short and long term comprehensive planning, quality of life, environment, and economic development of Cuyahoga County and its cities, villages and townships.”



## County Planning

**Glenn Coyne, FAICP**, Executive Director

**James Sonnhalter**, Manager, Planning Services

**Susan Infeld**, Manager, Special Initiatives

**Patrick Hewitt, AICP**, Senior Planner

**Rachel Novak**, Planner

**Nate Weyand-Geise**, Planning Intern



# COUNTY PLANNING

The Cuyahoga County Planning Commission is an **independent public agency** that provides planning services to the cities, villages, and townships of Cuyahoga County

# COMMUNITY MASTER PLANS

- **2015**

- Beachwood
- Cleveland Heights
- Olmsted Falls
- Parma Heights
- University Heights

- **2016**

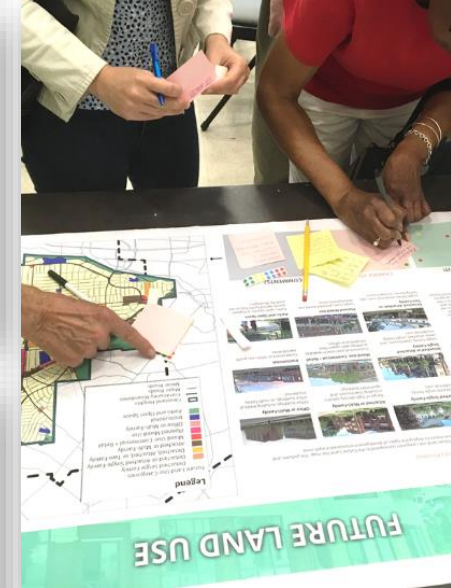
- Bay Village
- Euclid
- Richmond Heights
- Rocky River

- **2017**

- Mayfield Village
- Strongsville
- Maple Heights
- Brecksville
- Parma Town Center

- **2018**

- Broadview Heights
- Brooklyn
- Westlake
- Woodmere



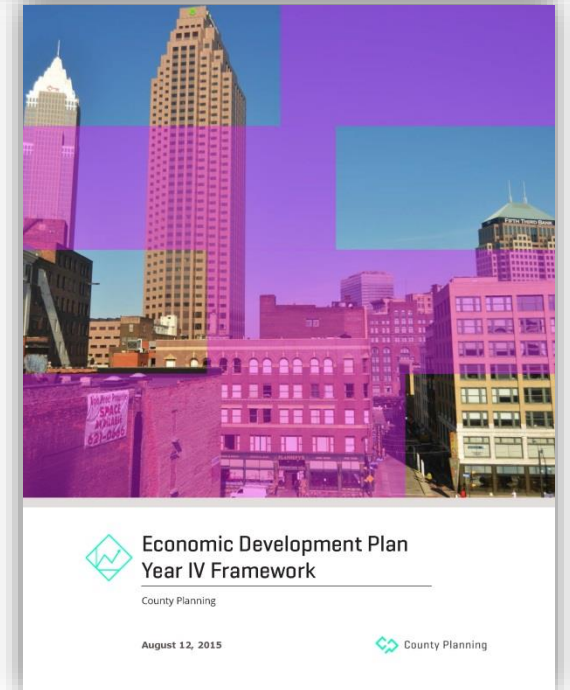
# COUNTY WIDE HOUSING STUDY

Plan to determine housing needs, market demand, and best practices



# PLACE BASED ECONOMIC DEVELOPMENT PLAN

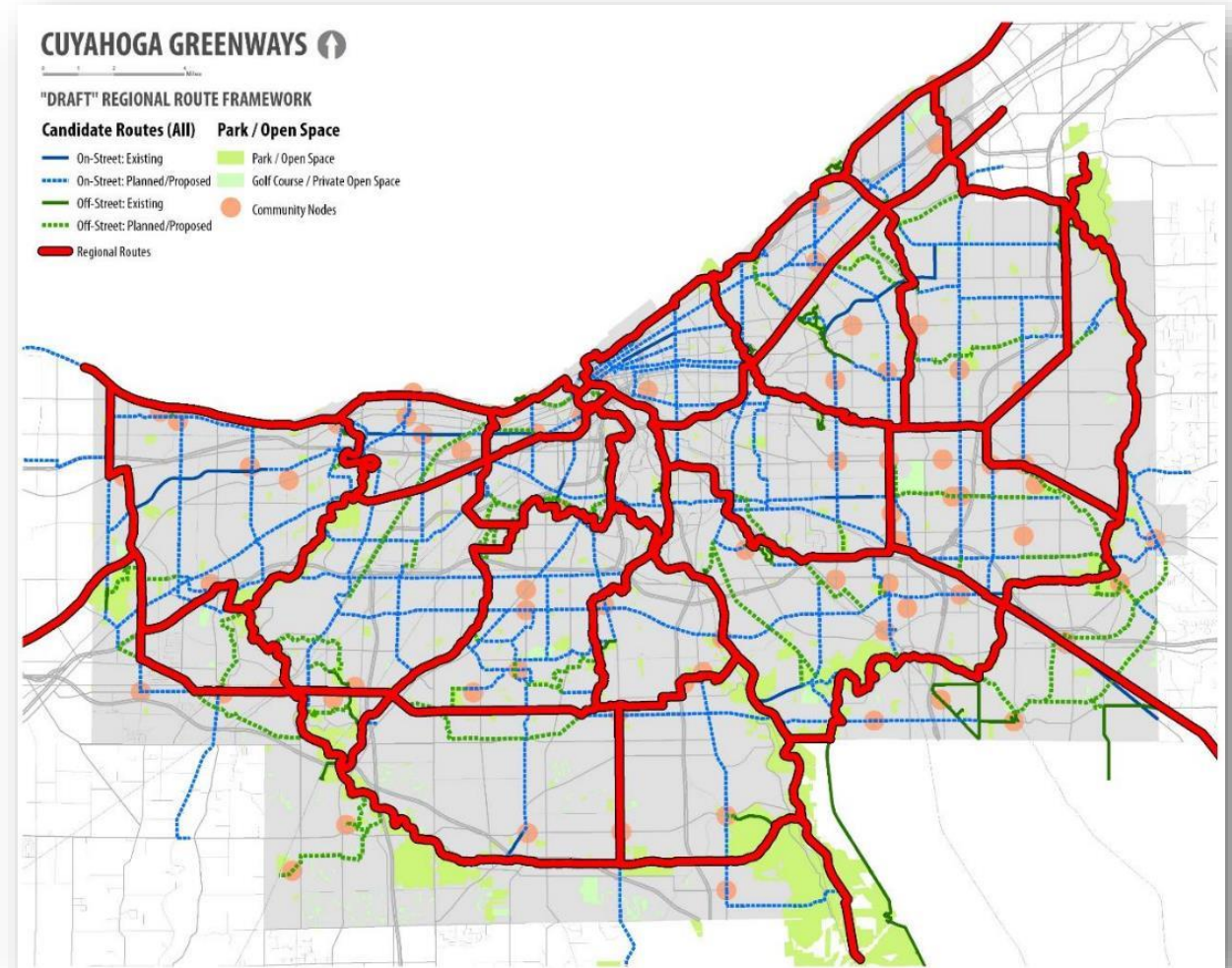
Plan to identify economic development focus areas based on existing employment hotspots





# CUYAHOGA GREENWAYS: CANDIDATE ROUTES (REGIONAL NETWORK DRAFT)

- ✓ Outlines trail connections with a regional, cross-county focus
- ✓ Other candidate routes are part of a “supporting” system of on-road and off-road links





# BRECKSVILLE MASTER PLAN

**RESIDENT  
SURVEY**



**CURRENT  
CONDITIONS**



**COMMUNITY  
VISION**



**GOALS &  
ACTIONS**



**IMPLEMENTATION**



**DRAFT  
MASTER  
PLAN**



# BRECKSVILLE MASTER PLAN



# BRECKSVILLE MASTER PLAN



★ Public Meeting



# **BRECKSVILLE MASTER PLAN**

## HOW WE PLAN FOR THE FUTURE



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# HOW WE PLAN FOR THE FUTURE

Conditions are ever **changing** and we need to think about the **future** and what it could mean for the community

# HOW WE PLAN FOR THE FUTURE

## WHO ARE WE?



# HOW WE PLAN FOR THE FUTURE

## WHERE DO WE SEE OURSELVES?





# HOW WE PLAN FOR THE FUTURE

## WHERE DO WE SEE OURSELVES?





# HOW WE PLAN FOR THE FUTURE

## WHERE DO WE SEE OURSELVES?





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# HOW WE PLAN FOR THE FUTURE

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# HOW WE PLAN FOR THE FUTURE

WHERE DO WE SEE OURSELVES?



# HOW DOES BRECKSVILLE LOOK IN 10 YEARS?





# HOW WE PLAN FOR THE FUTURE

## HOW DO WE GET THERE?

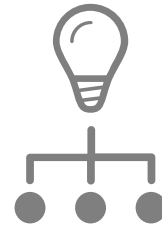
- ✓ **Establish a current snapshot of the community**
  - ✓ Identify local, regional, and national trends
  - ✓ Gather data about where the City is today
  - ✓ Seek local expertise, opinions, and history
- ✓ **Outline a vision that will drive the Plan forward and shape policies**
  - ✓ Gather community feedback and opinions on the City's future
  - ✓ Reflect these ideas within the Plan and its policies

# HOW WE PLAN FOR THE FUTURE

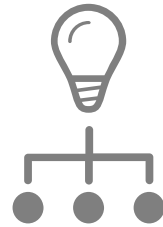
## HOW DO WE GET THERE?

- ✓ **Formulate goals that help the community achieve its vision**
  - ✓ Organize actionable items that can help reach the overall vision for the future
- ✓ **Prioritize goals that assist City officials in allocating funds for future endeavors**
  - ✓ Identify potential partners, funding sources, and tentative project timelines to help keep the community's goals organized, Plan in focus, and vision in sight

# BRECKSVILLE MASTER PLAN: SIX STEPS



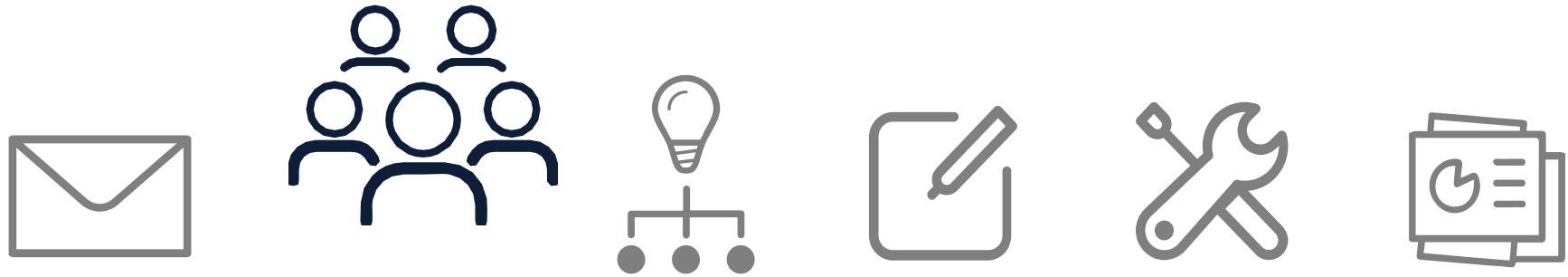
# BRECKSVILLE MASTER PLAN: STEP ONE



## Resident Survey

Create, mail, and summarize survey findings to be incorporated into the Current Conditions document

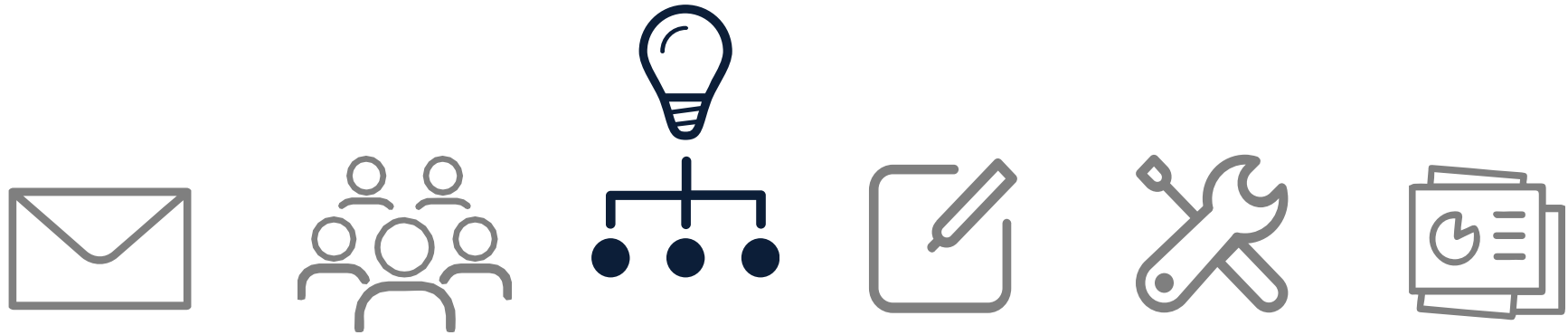
# BRECKSVILLE MASTER PLAN: STEP TWO



## Current Conditions

Develop demographic, land use, and housing overview

# BRECKSVILLE MASTER PLAN: STEP THREE



## Community Vision

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

Current Phase

# BRECKSVILLE MASTER PLAN: STEP FOUR



## Goals & Actions

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

# BRECKSVILLE MASTER PLAN: STEP FIVE

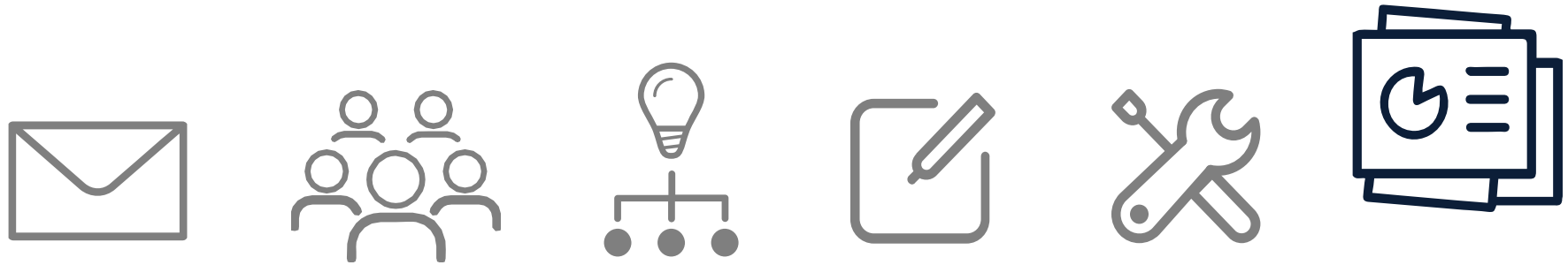


## Implementation

Partners, priorities, and responsibilities for undertaking actions



# BRECKSVILLE MASTER PLAN: STEP SIX



## Draft Master Plan

Combined and completed Master Plan document

# USING THE MASTER PLAN

- ✓ **ADOPT** the Plan to make it an official policy
- ✓ **USE** the Plan as a tool and reference when considering actions and applying for grant funding
- ✓ **UPDATE** the Plan over time and when circumstances change

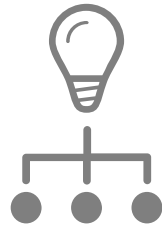
# USING THE MASTER PLAN

- ✓The document is **meant to outline goals and aspirations** of the community
- ✓Priorities can evolve as circumstances change or as funding becomes available, and recommendations ultimately outlined within the final Master Plan **may change**
  - ✓Proactive, reactive, and ongoing priorities
- ✓The Master Plan will **better equip and prepare** City staff and officials for those changes

# 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

# BAY VILLAGE MASTER PLAN: EXAMPLE







# BAY VILLAGE MASTER PLAN: EXAMPLE



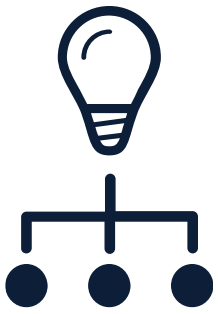




# BAY VILLAGE MASTER PLAN: EXAMPLE







# BAY VILLAGE MASTER PLAN: EXAMPLE

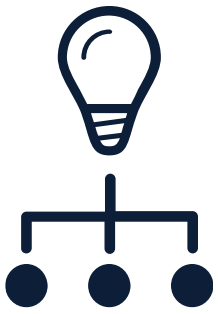


VISION

**CREATING A MORE VIBRANT  
VILLAGE CENTER**

- Mixed-use zoning
- Walkable
- Sense of community
- Environmentally friendly
- Economic opportunity





# BAY VILLAGE MASTER PLAN: EXAMPLE



VISION

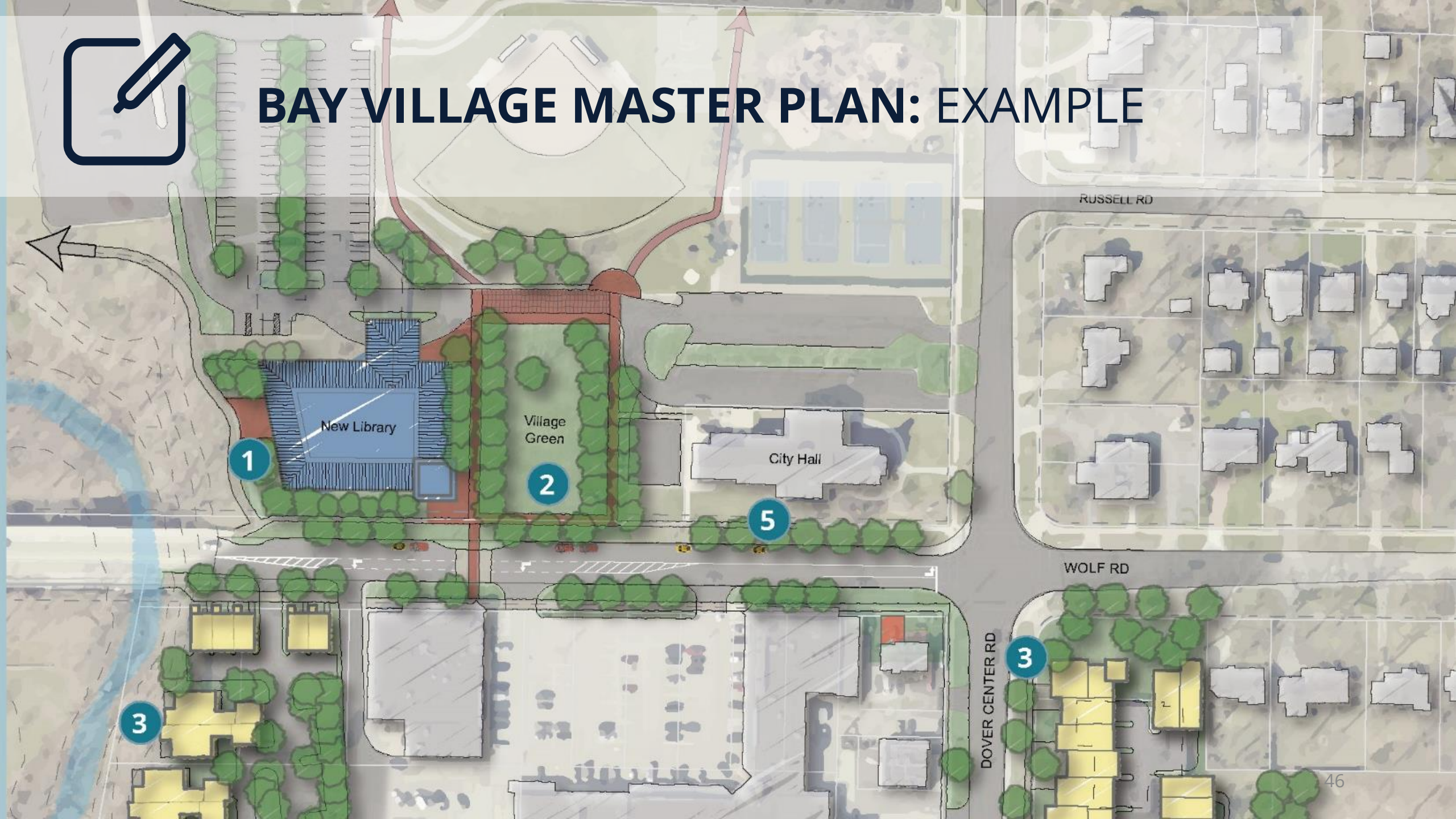
**BUILDING COMMUNITY**

- Coordinating schools, places of worship, institutions
- Spaces to connect people
- High quality of life





# BAY VILLAGE MASTER PLAN: EXAMPLE







# BAY VILLAGE MASTER PLAN: EXAMPLE







# BAY VILLAGE MASTER PLAN: EXAMPLE

BUILDING COMMUNITY				
Goals and Actions	Projected Timeline & Priority	Responsible Parties & Partners	Est. Cost	Potential Funding Sources
<b>G1</b> Work with the Cuyahoga County Library System and the Bay Village School Board to identify and procure a site for a future new library and uses for existing buildings that provide space for the School Board and potential redevelopment. (Page 97)				
<b>A1.1</b> Work with the library to identify and secure the land needed for the new library.	1-2 years	★ ★ ★ BV PR	\$	ODSA Local Government Innovation Fund
<b>A1.2</b> Identify design features, technology components, community spaces, collaboration with neighboring buildings and amenities, and potential uses desired in the new facility.	1-2 years	★ ★ ★ BV	\$	
<b>A1.3</b> Work with the Cuyahoga County Library System and the Bay Village School District to plan for the reuse of the current library location.	1-2 years	★ ★ BV	\$	
<b>G2</b> Reinforce the public safety campus around the Fire and Police Departments. (Page 98)				
<b>A2.1</b> Construct a new or remodel the existing fire station.	2-3 years	★ BV FD	\$	
<b>G3</b> Encourage local businesses to...				

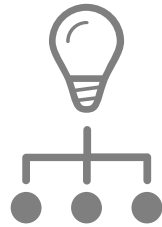


# **BAY VILLAGE MASTER PLAN: EXAMPLE**

## **Plan Successes**

- ✓The City and the Library have worked to site a new Library building according to recommendations of the Master Plan
- ✓The City will provide the land while the Library will pay for the building—opening projected for 2020

# BAY VILLAGE MASTER PLAN: EXAMPLE





# **BRECKSVILLE MASTER PLAN**

## **ROLES & RESPONSIBILITIES**

# ROLES & RESPONSIBILITIES: PROJECT TEAM

**The Project Team is a group of City administrators**

- ✓ Share **expertise** and on-the-ground knowledge
- ✓ Assist in the **collection of data**, images, and other community resources
- ✓ Review **in-depth documents** prior to Steering Committee review





# ROLES & RESPONSIBILITIES: STEERING COMMITTEE

**The Steering Committee is a 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
- ✓ Review **in-depth documents** prior to public review



# ROLES & RESPONSIBILITIES: THE PUBLIC

**The Public includes 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



# ROLES & RESPONSIBILITIES: COUNTY PLANNING

## County Planning acts as facilitators of the planning process

- ✓ **Sets agendas**, communicates in advance, keeps meetings on time
- ✓ **Translates concerns** and suggestions into plan documents
- ✓ **Offers planning expertise** and innovative ideas
- ✓ **Consolidates various plans** into a single, comprehensive document

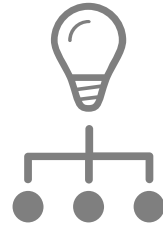




# **BRECKSVILLE MASTER PLAN**

## **WHAT WE HAVE LEARNED SO FAR**

# BRECKSVILLE MASTER PLAN: STEP ONE



## Resident Survey

Create, mail, and summarize survey findings to be incorporated into the Current Conditions document

# 2018 RESIDENT SURVEY



## 2018 Resident Survey

Your voice matters.

This survey is being conducted by the Cuyahoga County Planning Commission (County Planning) on behalf of the City of Brecksville.

Questions? Contact Rachel Novak at County Planning at 216.443.3700 or [rnovak@cuyahogacounty.us](mailto:rnovak@cuyahogacounty.us)



**Welcome!**  
Thank you for taking the time to complete this important survey.  
**Survey**  
being conducted...

## Survey

**Instructions**

Please answer each question as completely as possible. If you leave a question blank, it will be assumed that you have no opinion on the issue.

### Instructions


Please answer each question as completely as possible. If you choose to not answer a question, leave it blank and please return your entire survey.

This survey is to be completed collaboratively by the adult head(s) of household. Please answer choices to the best of your knowledge.

This survey is to be completed collaboratively by the adult head(s) of household. Please read all answer choices before marking your selection. Leave answers blank if the question or choices do not apply to you.

To respond, darken the open circles [O] to indicate your answer selection—  
ballpoint pen.

Do **NOT** select answers like this:

• Select like this:  

Questions?

Thank you for your time and participation. If you have any questions, please contact Rachel Novak at County Planning at 216.443.3700 or [rnovak@cuyahogacounty.us](mailto:rnovak@cuyahogacounty.us).

10. Indicate whether you agree or disagree with the following statements about the City's identity:

	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree
The City of Brecksville has a unique and strong <b>sense of place</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The City should focus on <b>preserving its cultural heritage</b> and history	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Neighborhood streets should have <b>decorative elements</b> (e.g. signs, lamp posts, sidewalks)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>Gateways</b> into the City should be improved with signage, landscaping, and public art	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

11. Indicate whether you agree or disagree with the following statements about connectivity, stormwater, and transportation infrastructure:

	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree
There should be <b>dedicated bike lanes</b> on major roads	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
There should be <b>dedicated bus lanes</b> on major roads	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
There should be <b>dedicated transit lanes</b> on major roads	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
There should be <b>dedicated transit lanes</b> on major roads	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
There should be <b>dedicated transit lanes</b> on major roads	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

...ns about connectivity, stormwater management

Strongly Agree    Agree    Neither Agree nor Disagree    Disagree    Strongly Disagree

...nces on the following transportation enhanc...

Very High

Priority Level	Number of Residents
Very High	10
High	20
Average	30
Low	40
Very Low	50

34. Do you rent or own your home currently?

☐ Owner ☐ Renter

35. Do you see yourself renting or owning five (5) years from now?

☐ Owning ☐ Renting

36. Please indicate the **number of people in your household** that are in each of the following age groups:

Age Group	Number of People
0 to 17	18 to 24
25 to 34	35 to 44
45 to 54	55 to 64
65 to 74	75+ years

37. Please list what **street** you live on (Optional): \_\_\_\_\_

38. List the one thing you think is the City's **greatest strength**: \_\_\_\_\_

[illegible]

☐ Strongly Disagree

☐

☐

☐

☐

mission is to  
short and  
life.  
Guyahaga

**Learn More:**

[www.facebook.com/countyp Planning](#)

[www.twitter.com/countyp Planning](#)

[www.countyp Planning.us](#)

Hicksville 2018 Resident Survey | Page 12



# 2018 RESIDENT SURVEY: PROCESS



**Designing the  
Survey**



**Conducting  
the Survey**



**Tabulating  
the Results**



**Preparing the  
Findings**

# 2018 RESIDENT SURVEY

## SURVEY STATISTICS

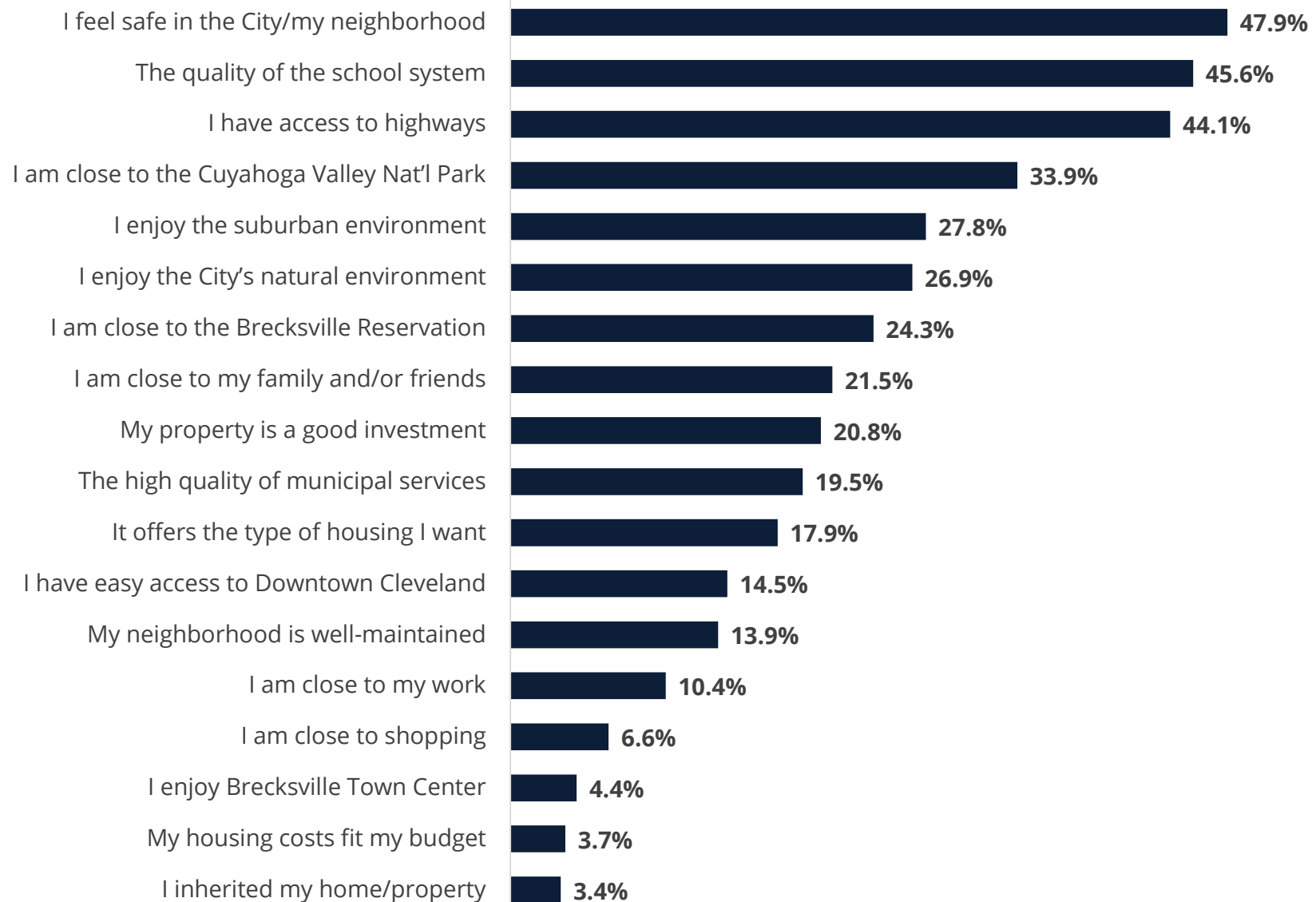
	RESULTS
Total Households	5,332 Households
Mailed Surveys	1,400 Surveys
Returned Surveys	657 Surveys
Response Rate	46.9%
Confidence Level	95%
Margin of Error	+/- 3.58

## SURVEY TOPICS

RESIDING IN THE CITY OF BRECKSVILLE  
COMMUNICATION  
PARKS & RECREATION  
COMMUNITY IDENTITY  
TRANSPORTATION & INFRASTRUCTURE  
LAND USE  
ECONOMIC DEVELOPMENT  
BRECKSVILLE TOWN CENTER  
HOUSING  
COMMUNITY AMENITIES  
CITY SERVICES  
QUALITY OF LIFE  
DEMOGRAPHIC QUESTIONS

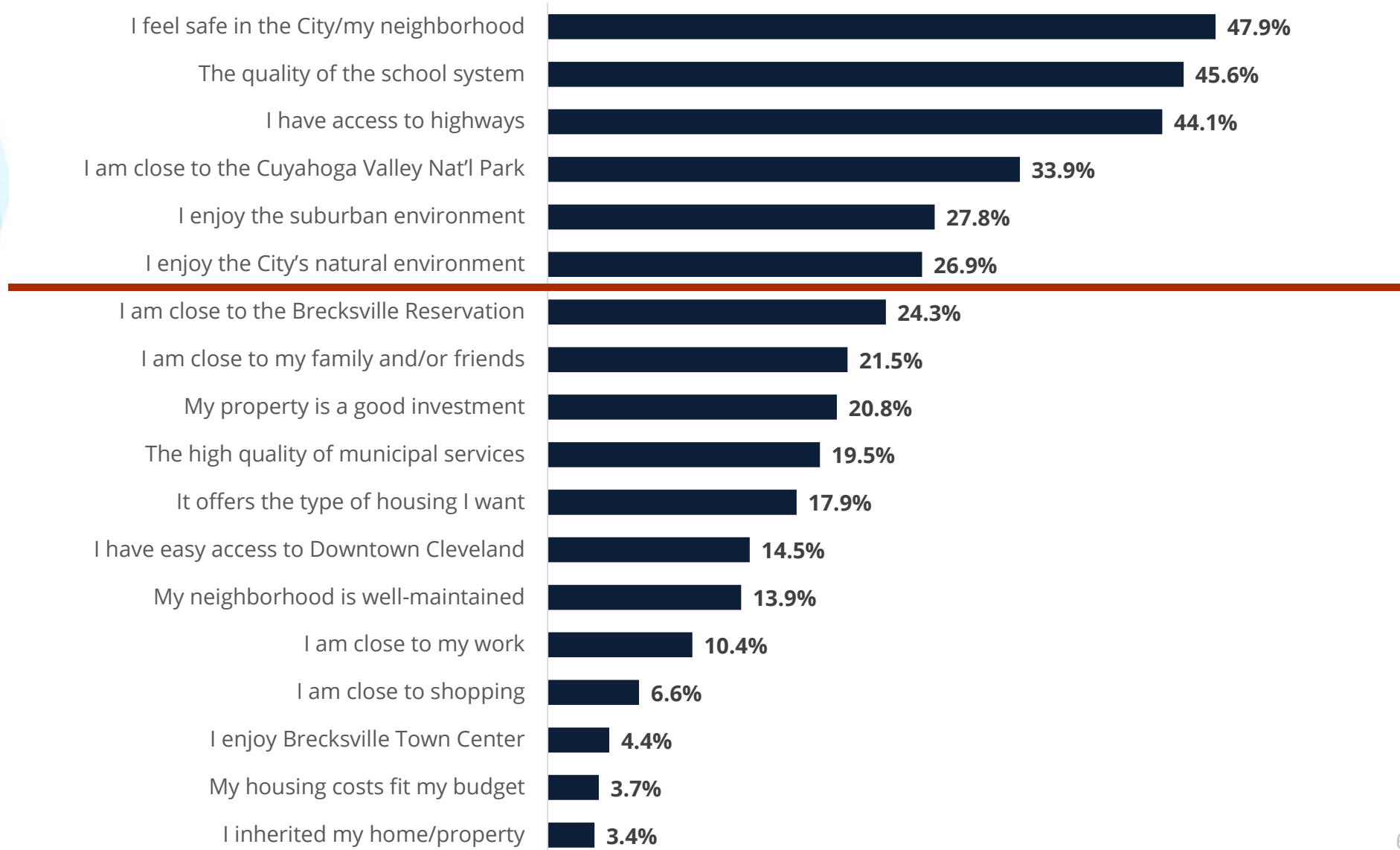
## REASONS FOR RESIDING IN BRECKSVILLE:

# Why do you choose to live in the City of Brecksville?



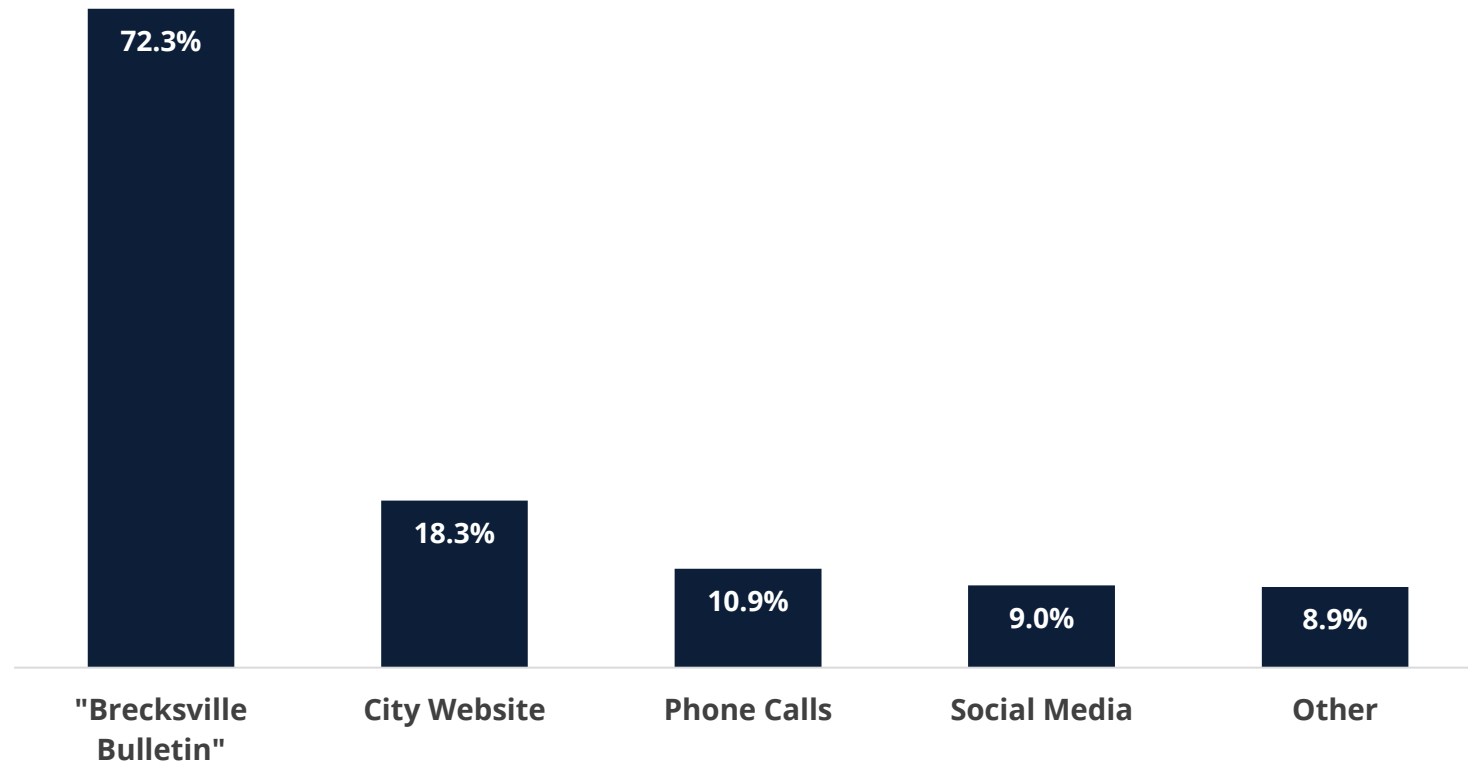
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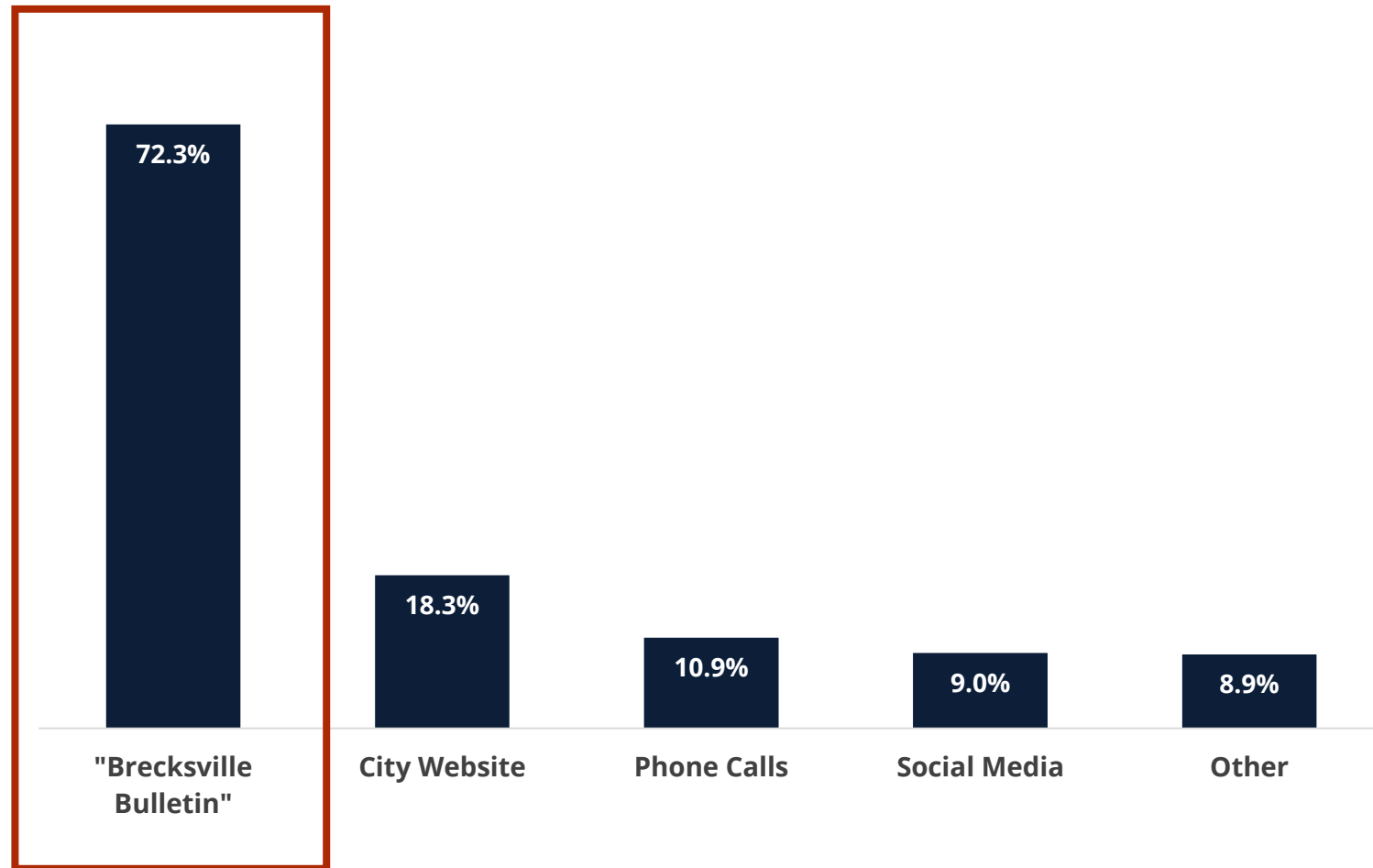
COMMUNICATION:

**From which form of media do you prefer to receive information from the City?**



COMMUNICATION:

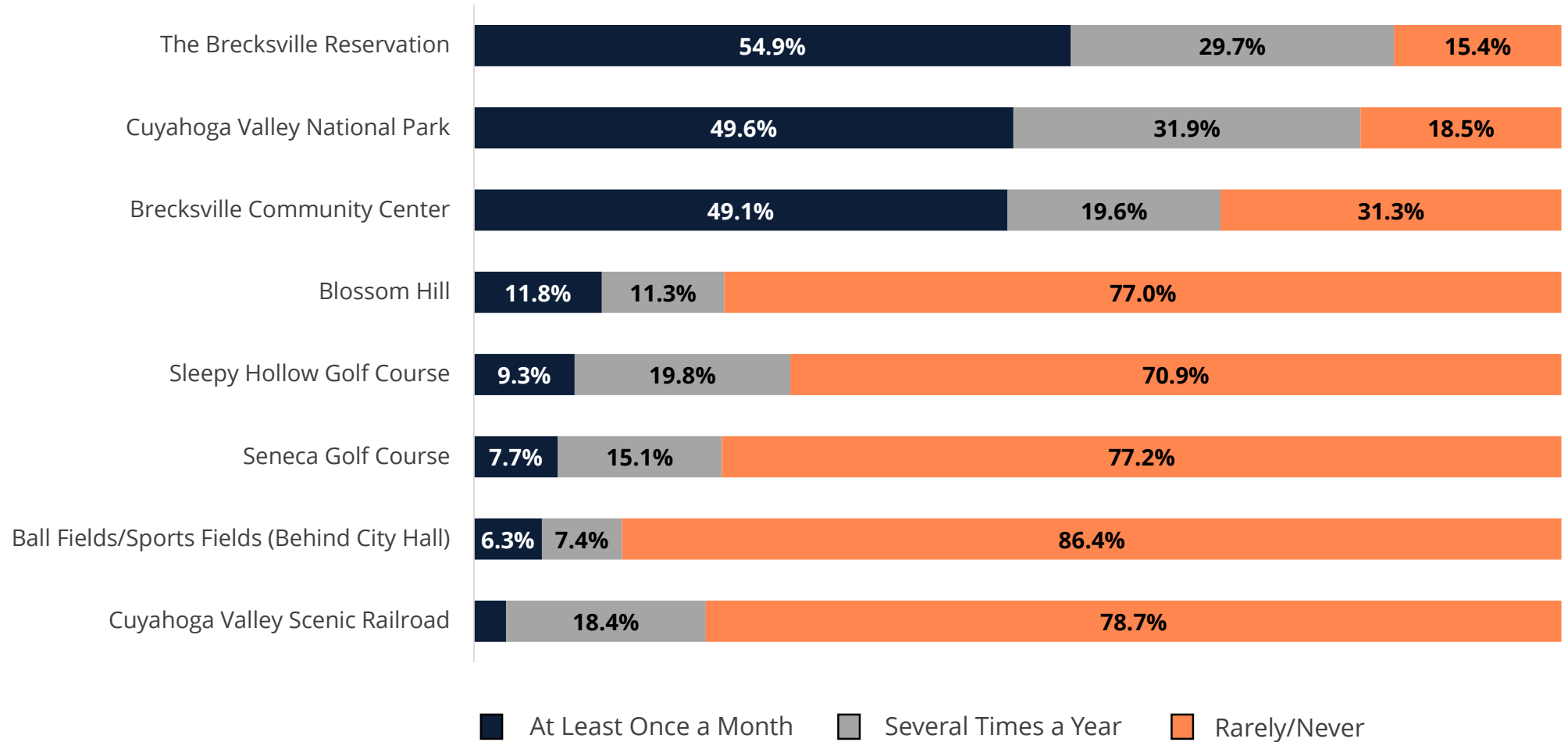
**From which form of media do you prefer to receive information from the City?**





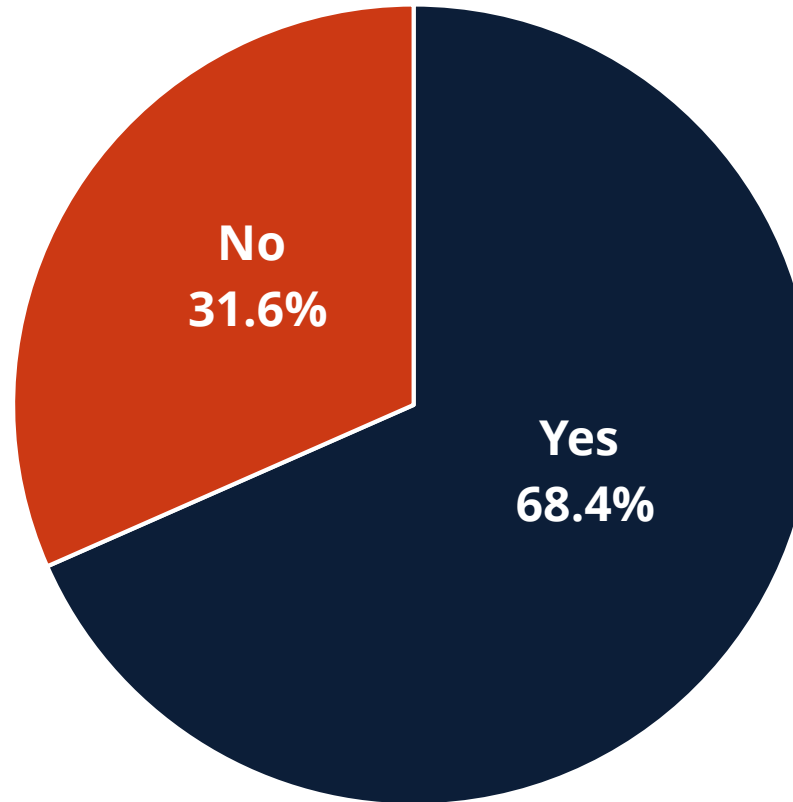
## PARKS & RECREATION:

# How often do you use the following parks and recreation facilities?



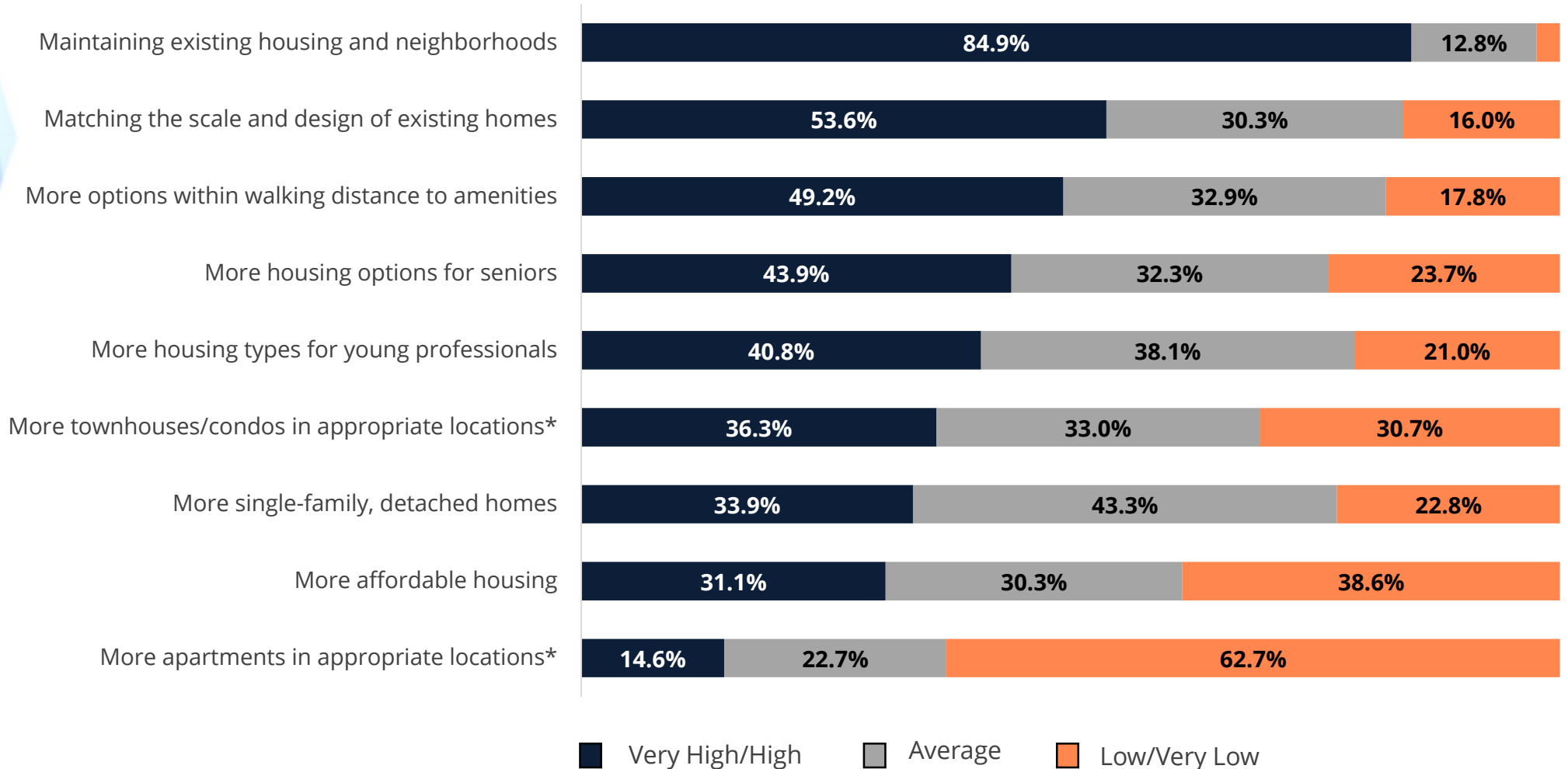
PARKS & RECREATION:

**If the City added sidewalks and trails, would you walk and bike more throughout the community?**



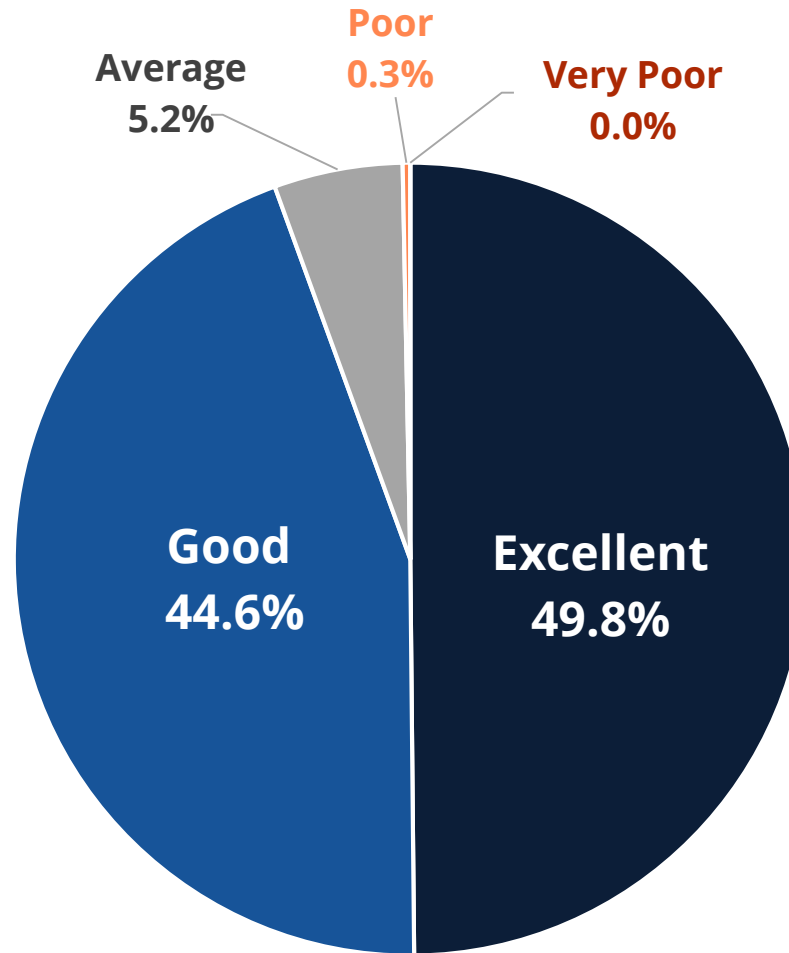
## HOUSING:

**Indicate your priority for the types of housing needed as the City continues to develop.**



CITY SERVICES:

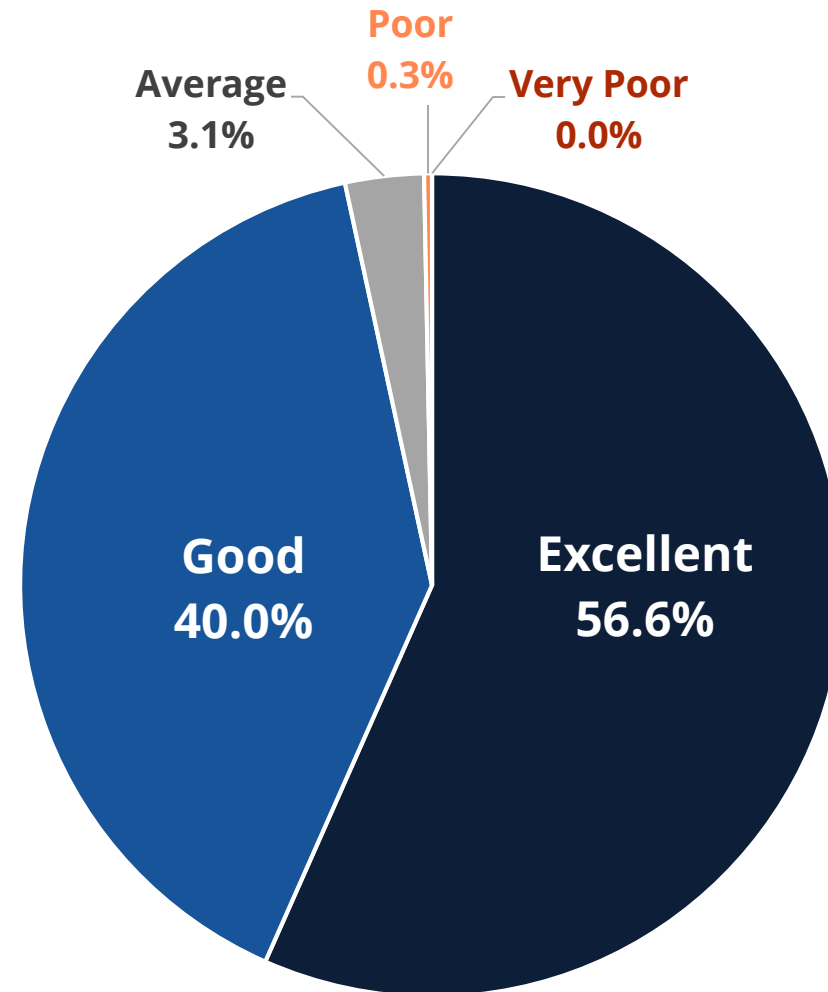
**How do you rate the overall quality of services offered in the City of Brecksville?**



**94.4% of respondents feel that the quality of services offered in the City is good or excellent**

QUALITY OF LIFE:

## How do you rate the overall quality of life in the City of Brecksville?



**96.6% of respondents  
feel that the quality of  
life in the City is good  
or excellent**



# BRECKSVILLE MASTER PLAN: STEP TWO



## Current Conditions

Develop demographic, land use, and housing overview

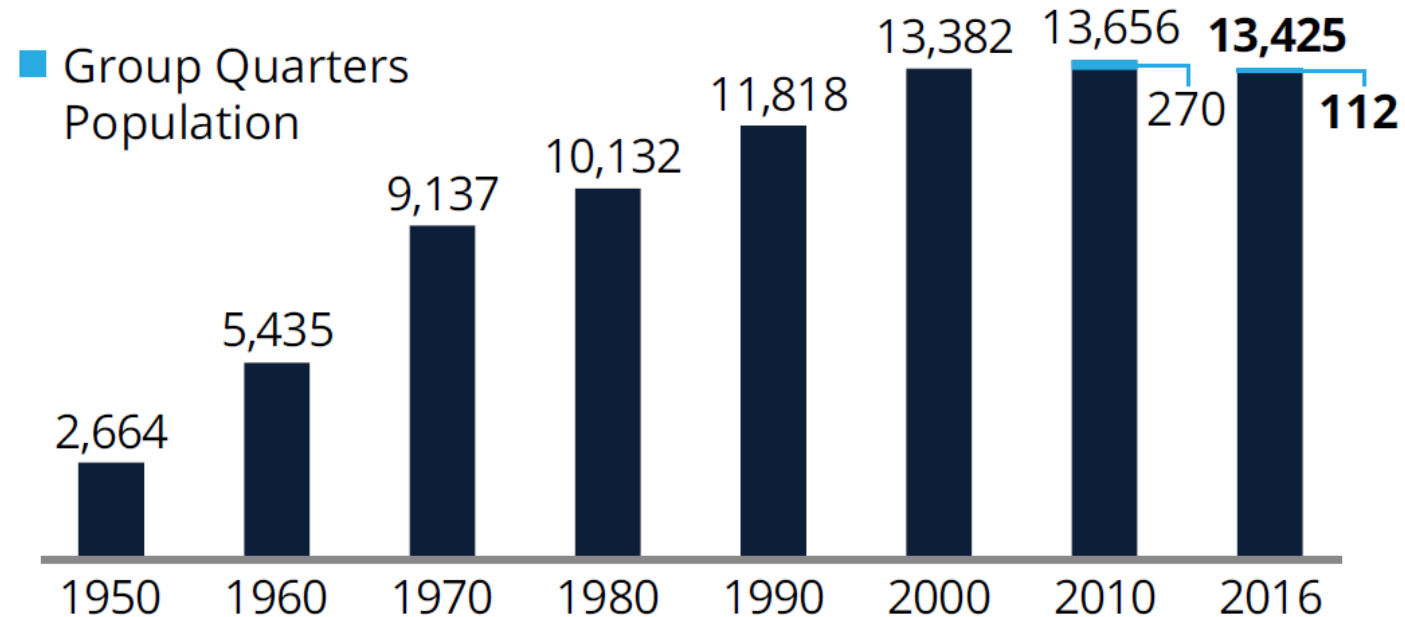
# CURRENT CONDITIONS DOCUMENT

## ✓ SIX PROFILES

- ✓ **Community Profile** population, households, race and ethnicity, taxes, and employment
- ✓ **Health Profile** life expectancy, chronic diseases, health and human services, food access, and environmental health
- ✓ **Housing Profile** types of housing, housing sales, market strength, occupancy, and senior housing
- ✓ **Transportation & Infrastructure Profile** commuting, vehicle ownership, planned infrastructure, and connectivity
- ✓ **Land Use Profile** current land use, zoning, parks, environmental features, and vacant land
- ✓ **Community Services Profile** emergency services, recreation, schools, and libraries

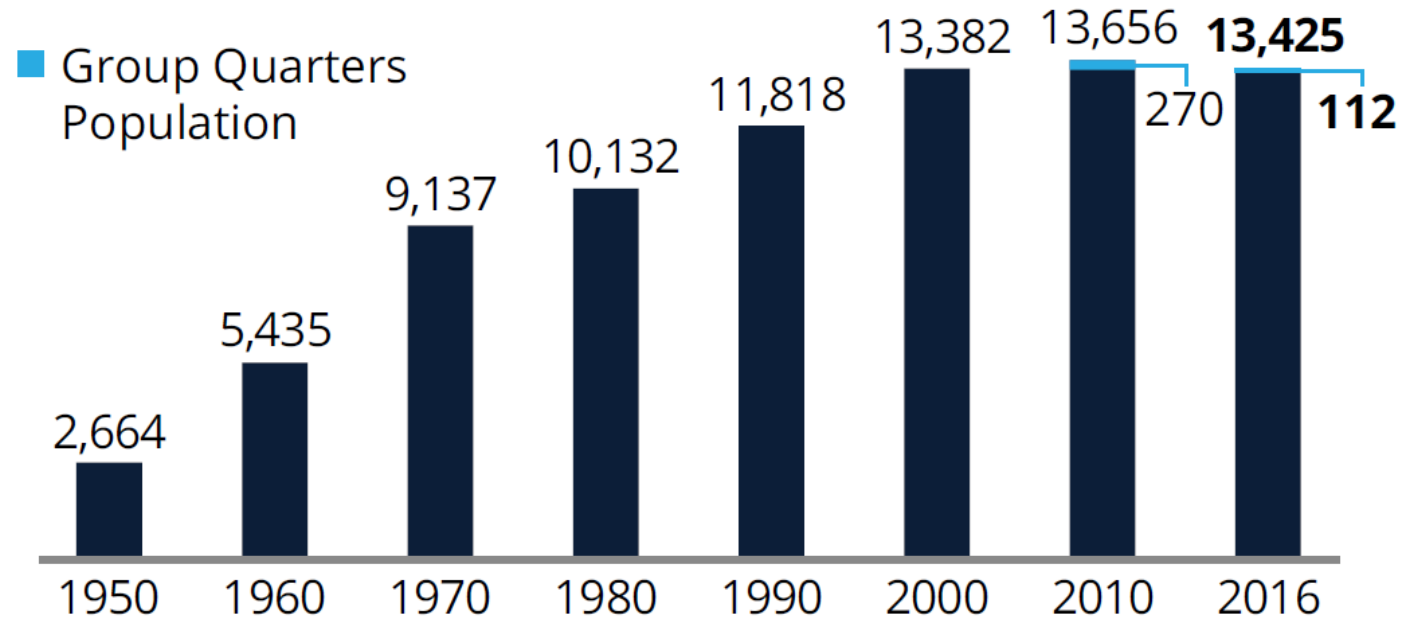
# COMMUNITY PROFILE: POPULATION

CHANGE IN POPULATION, 1950-2016



# COMMUNITY PROFILE: POPULATION

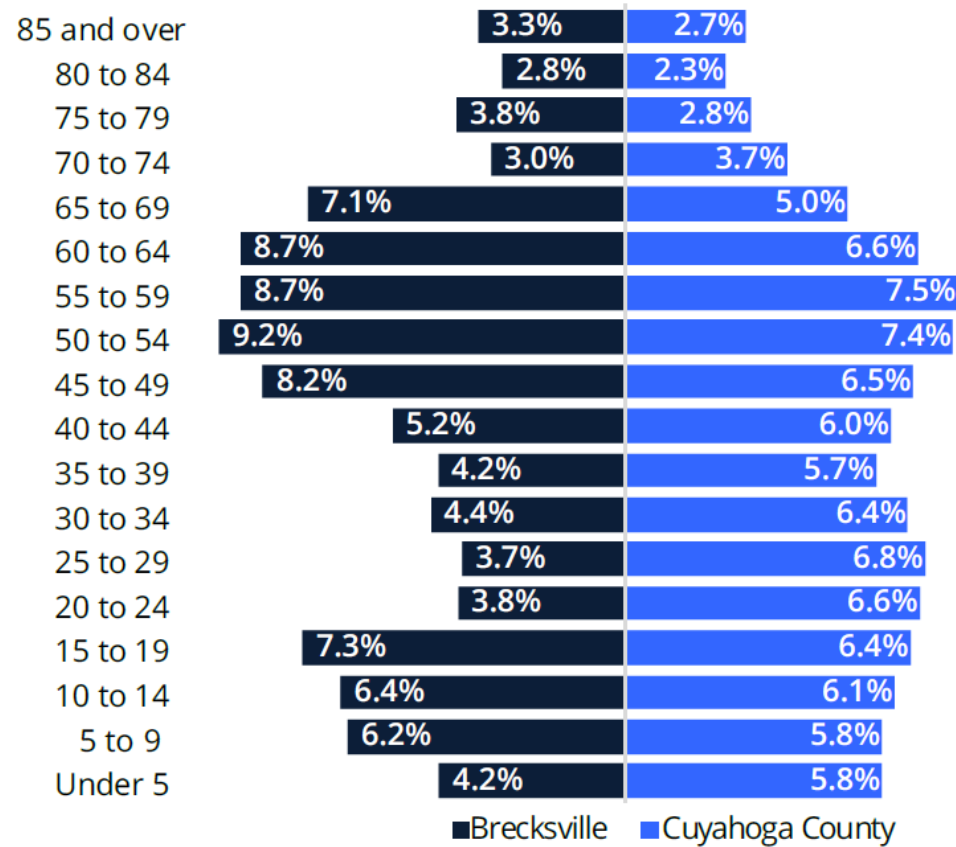
CHANGE IN POPULATION, 1950-2016



**KEY FINDING: THE CITY'S POPULATION IS BEGINNING TO PLATEAU**

# COMMUNITY PROFILE: POPULATION

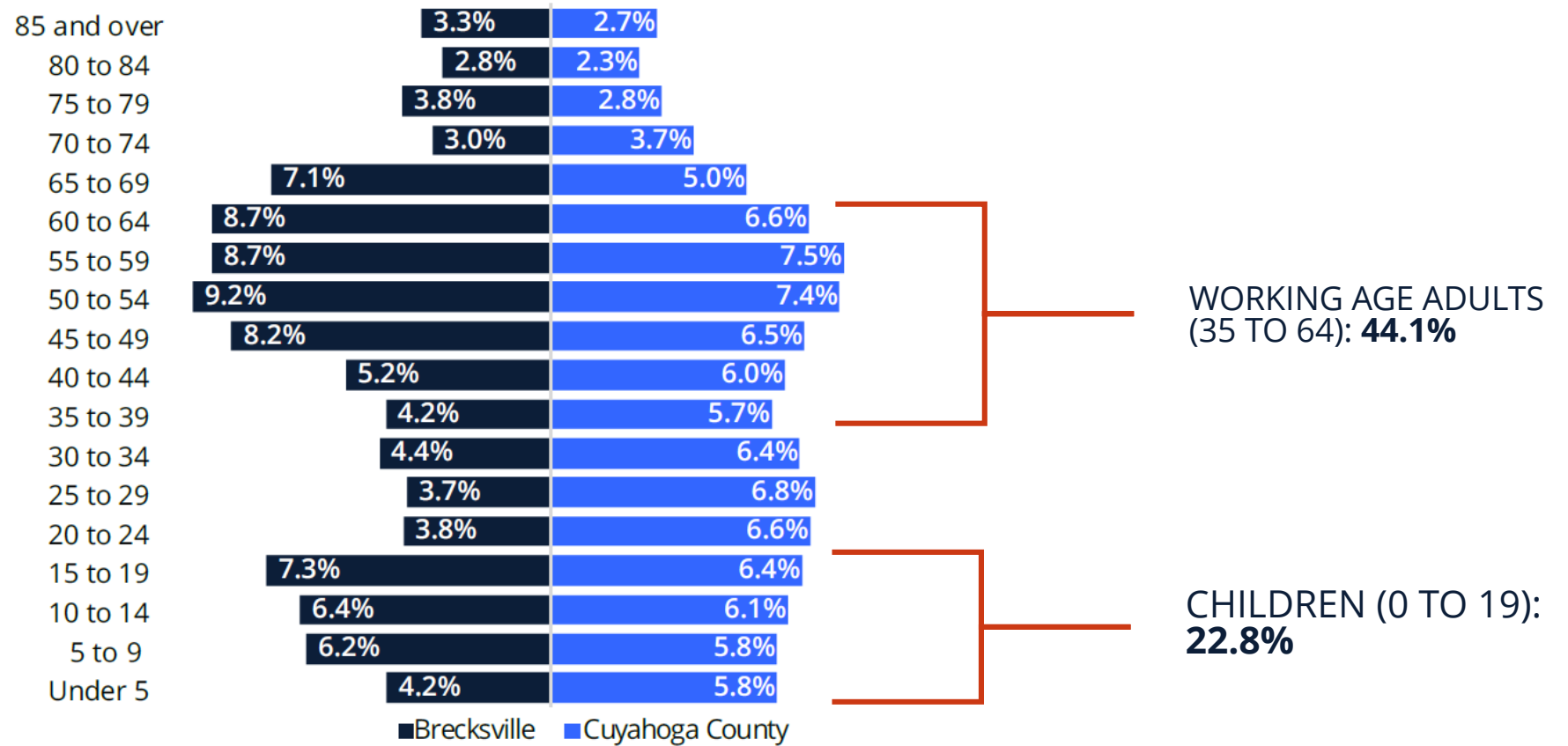
POPULATION PYRAMID, 2016





# COMMUNITY PROFILE: POPULATION

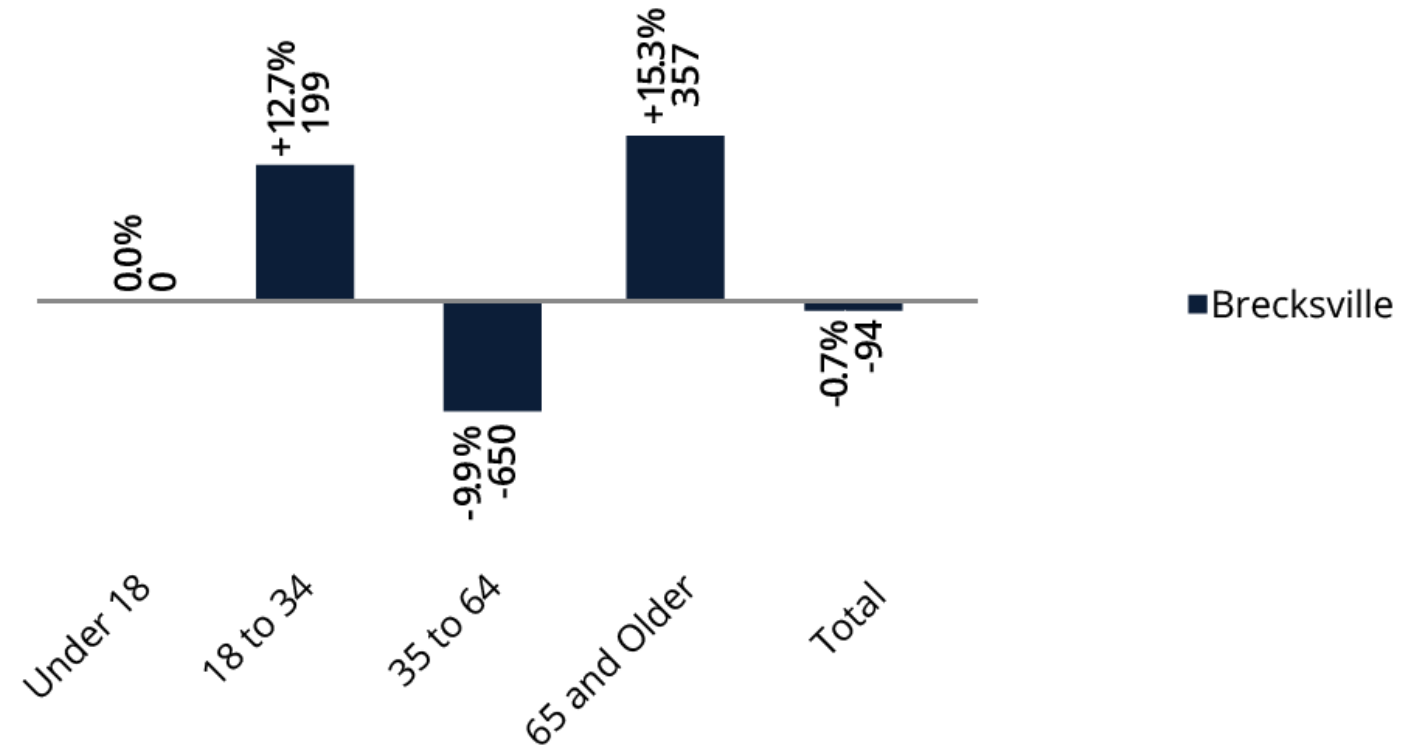
POPULATION PYRAMID, 2016



**KEY FINDING: BRECKSVILLE IS PRIMARILY COMPRISED OF WORKING AGE ADULTS AND CHILDREN**

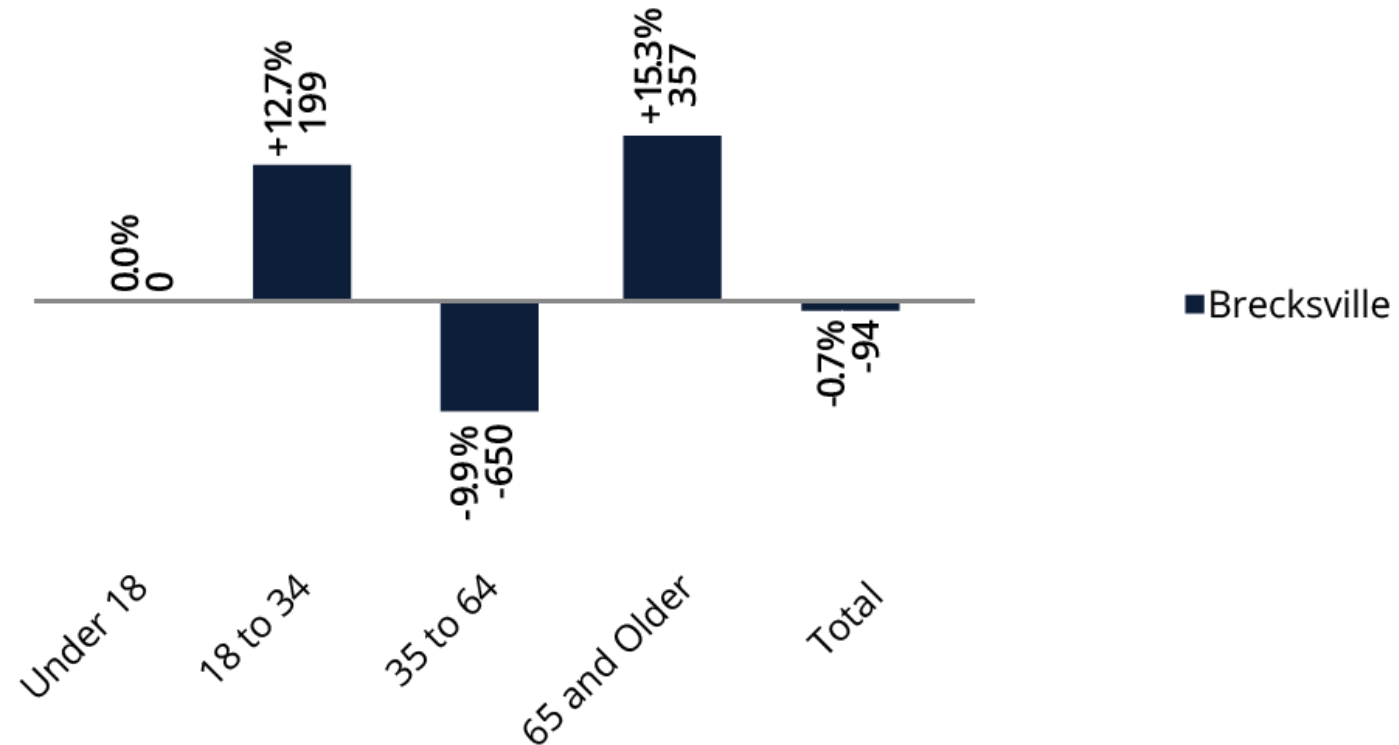
# COMMUNITY PROFILE: POPULATION BY AGE

PERCENT AND NUMERIC CHANGE IN POPULATION BY AGE GROUP, 2011 TO 2016



# COMMUNITY PROFILE: POPULATION BY AGE

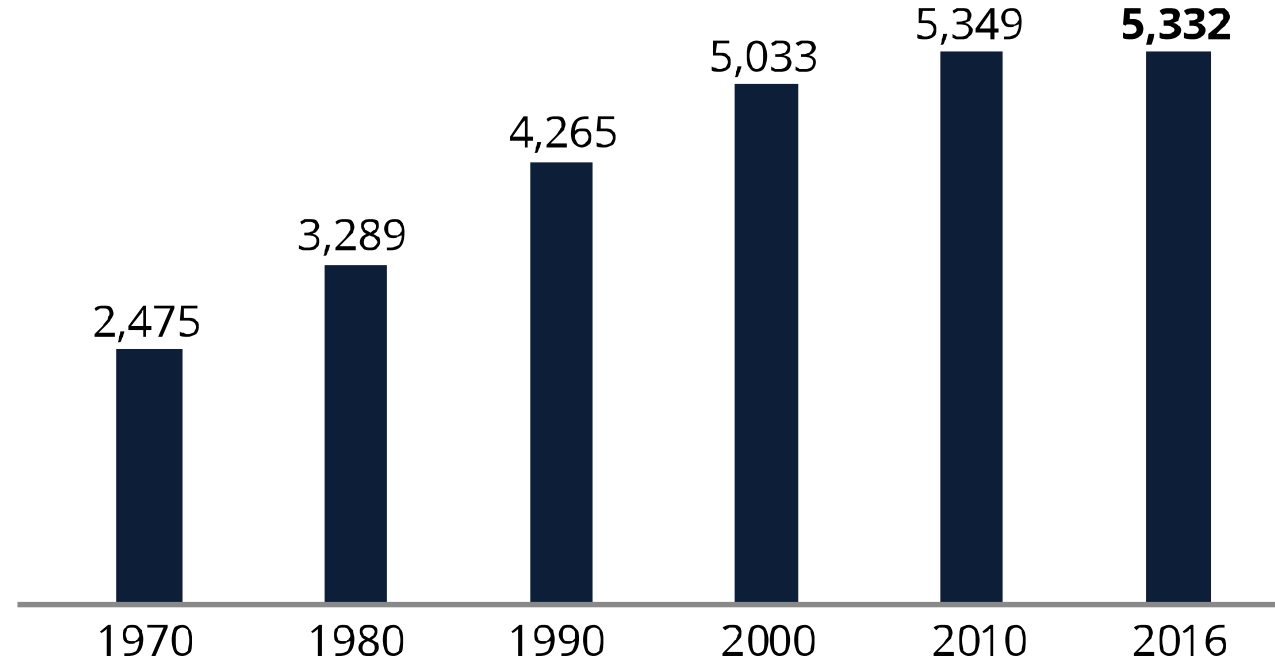
PERCENT AND NUMERIC CHANGE IN POPULATION BY AGE GROUP, 2011 TO 2016



**KEY FINDING: BRECKSVILLE IS SEEING AN INCREASE IN POPULATION AMONG MILLENNIALS AND SENIORS**

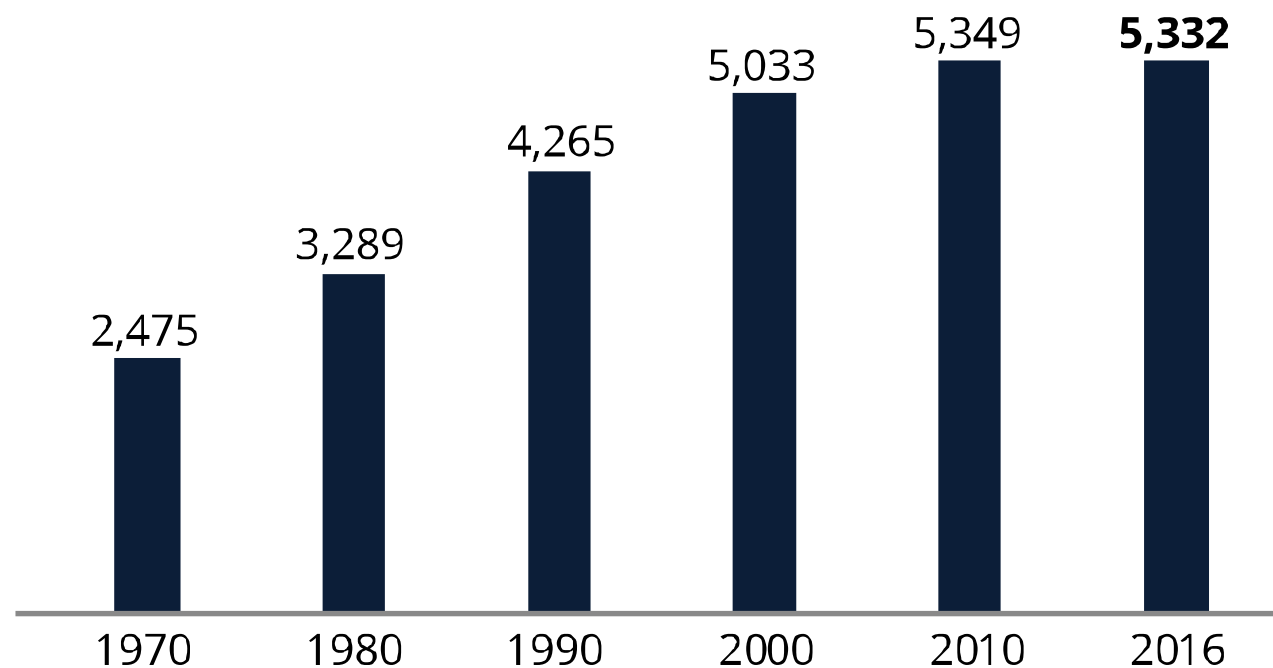
# COMMUNITY PROFILE: HOUSEHOLDS

CHANGE IN HOUSEHOLDS, 1950-2016



# COMMUNITY PROFILE: HOUSEHOLDS

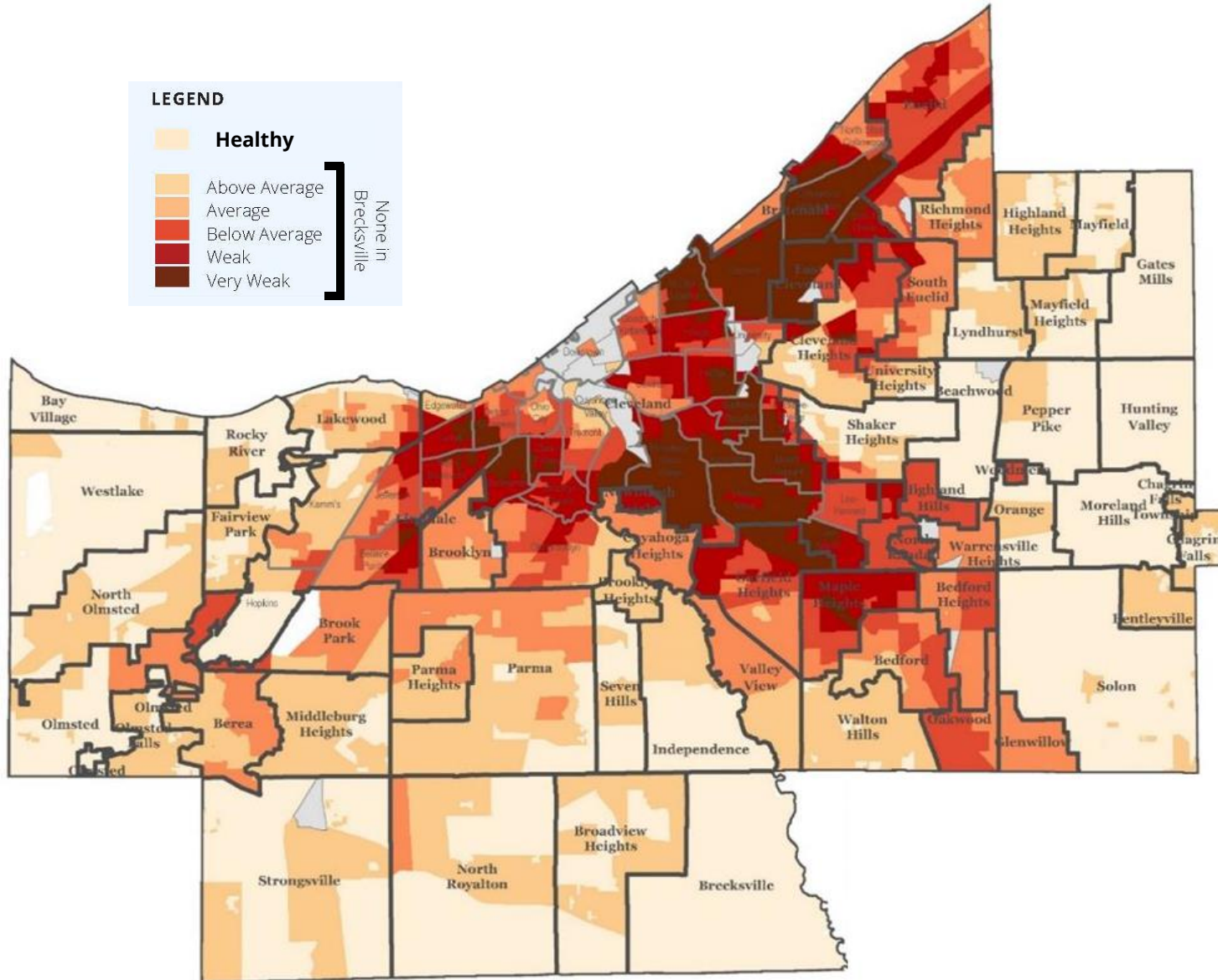
CHANGE IN HOUSEHOLDS, 1950-2016



**KEY FINDING: THE TOTAL NUMBER OF HOUSEHOLDS HAS ALSO  
BEGUN TO PLATEAU**



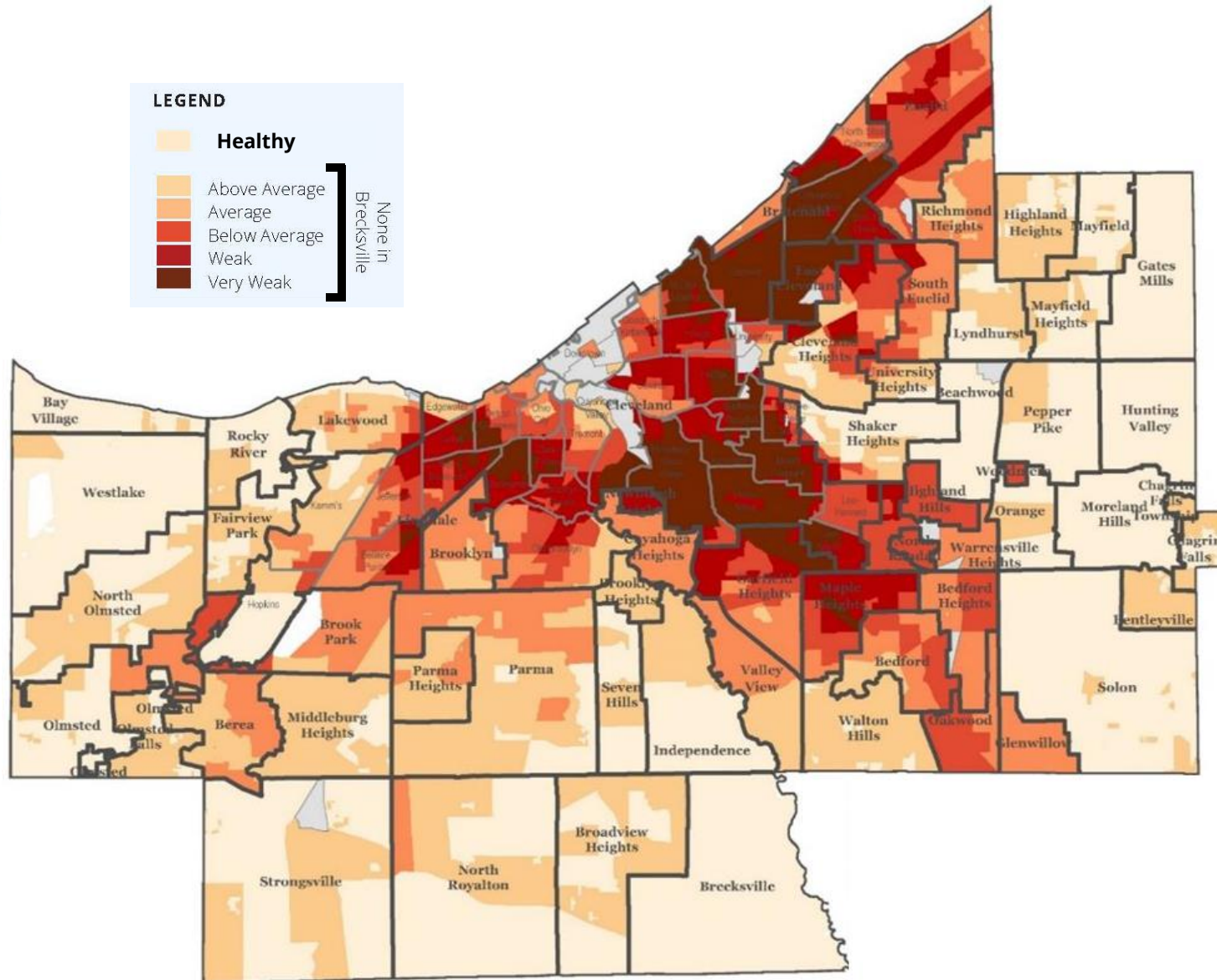
## HOUSING PROFILE: HOUSING MARKET STRENGTH



## MARKET STRENGTH MEASURES:

1. POVERTY
2. TAX DELINQUENCY
3. MORTGAGE FORECLOSURE
4. DEMOLITIONS
5. VACANCY
6. CHANGE IN VALUATION
7. UNEMPLOYMENT RATE

# HOUSING PROFILE: HOUSING MARKET STRENGTH



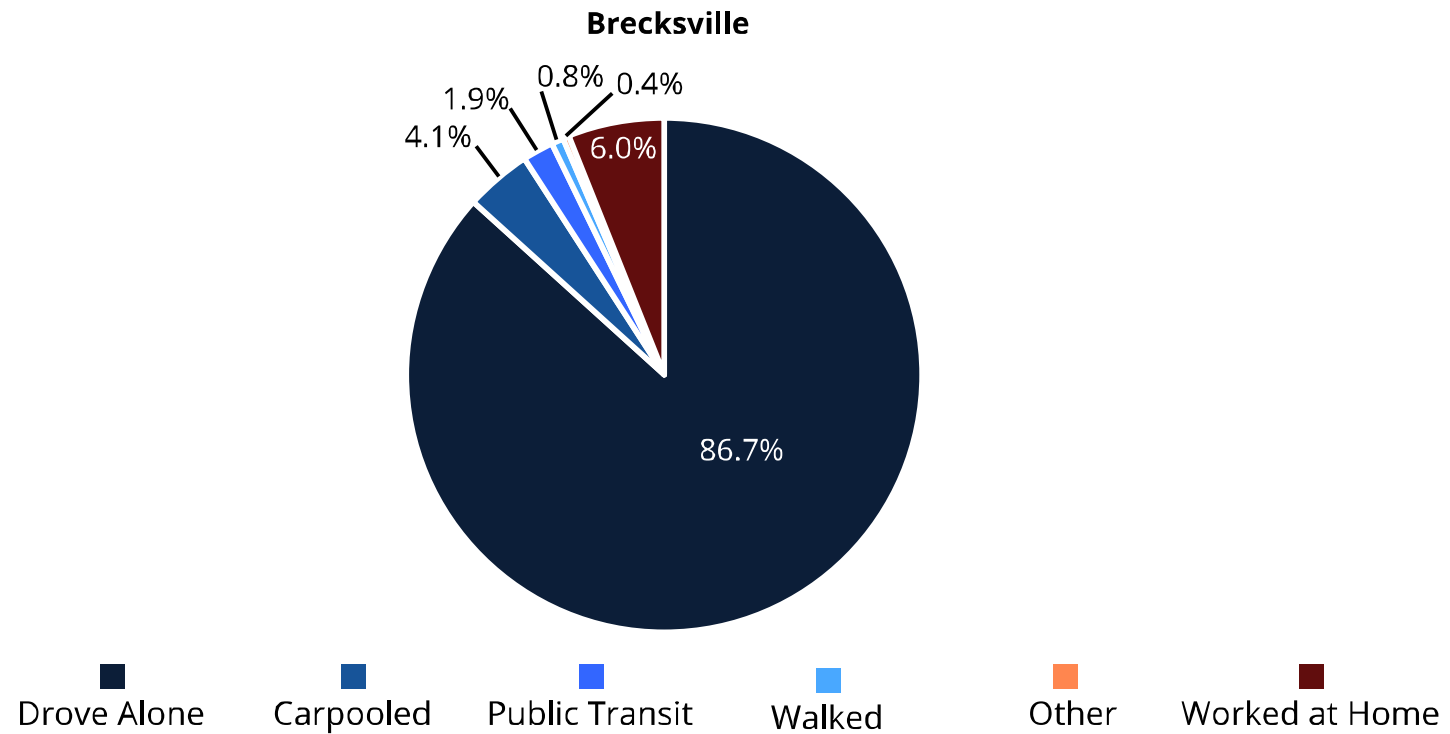
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3. MORTGAGE FORECLOSURE
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6. CHANGE IN VALUATION
7. UNEMPLOYMENT RATE

**KEY FINDING:  
BRECKSVILLE'S  
HOUSING  
MARKET IS VERY  
STRONG**

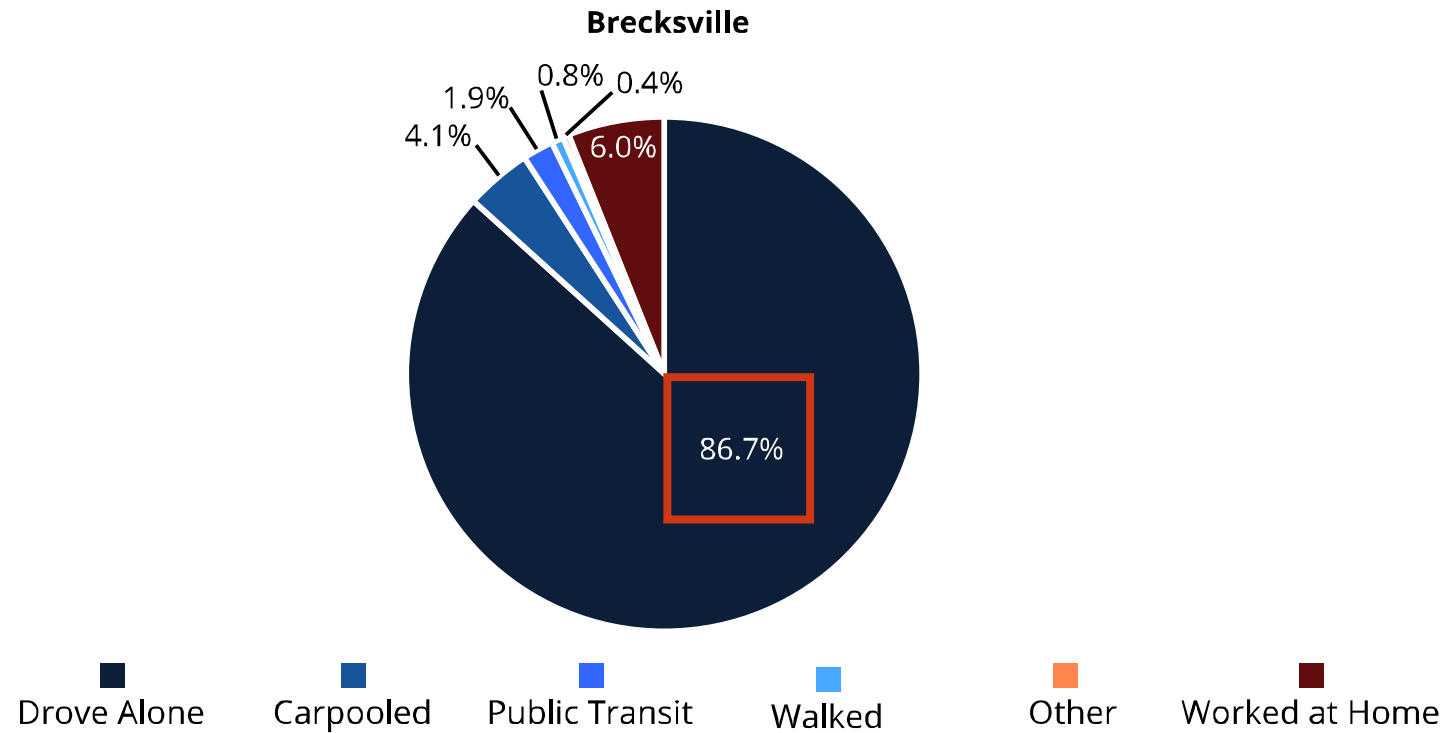
# TRANSPORTATION & INFRASTRUCTURE PROFILE: COMMUTE

COMMUTING METHOD, 2015



# TRANSPORTATION & INFRASTRUCTURE PROFILE: COMMUTE

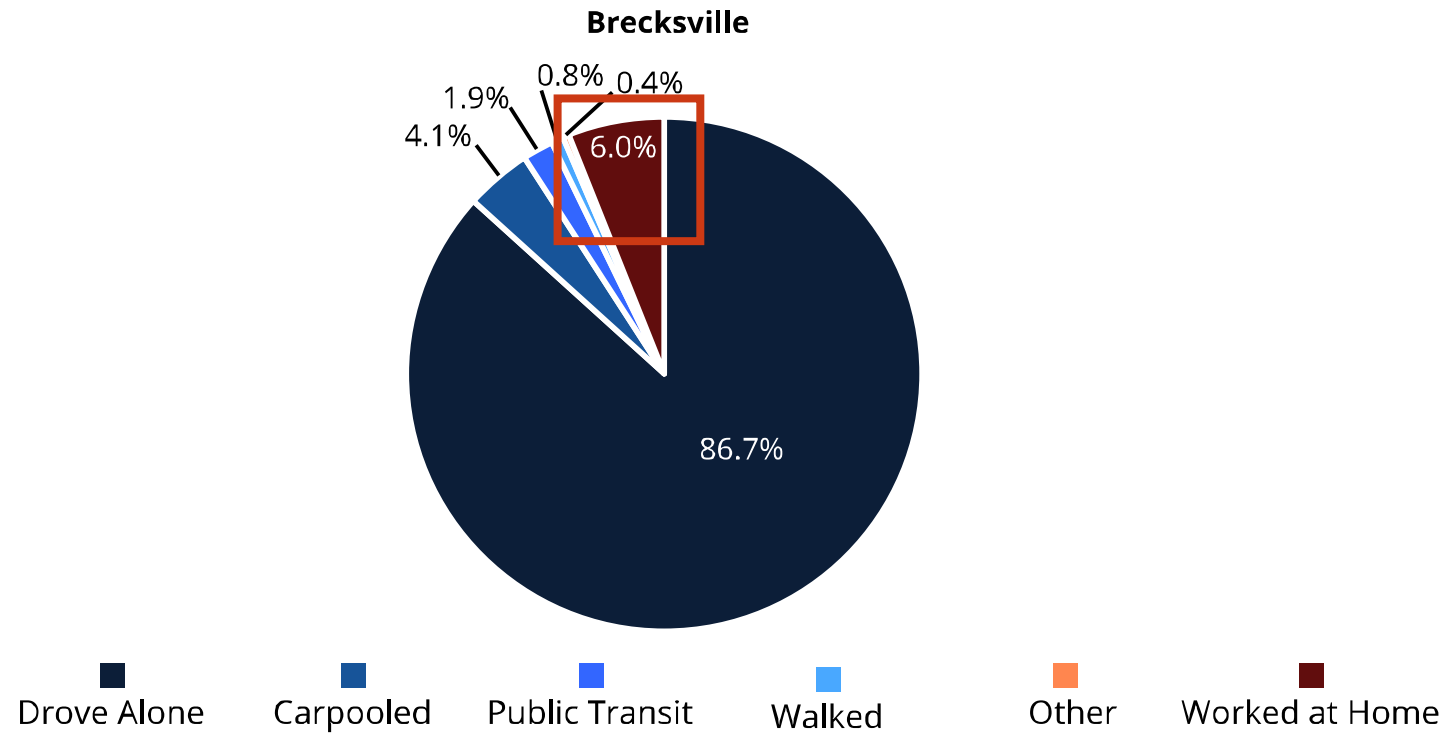
COMMUTING METHOD, 2015



**KEY FINDING: THE VAST MAJORITY OF RESIDENTS DRIVE TO WORK ALONE**

# TRANSPORTATION & INFRASTRUCTURE PROFILE: COMMUTE

COMMUTING METHOD, 2015

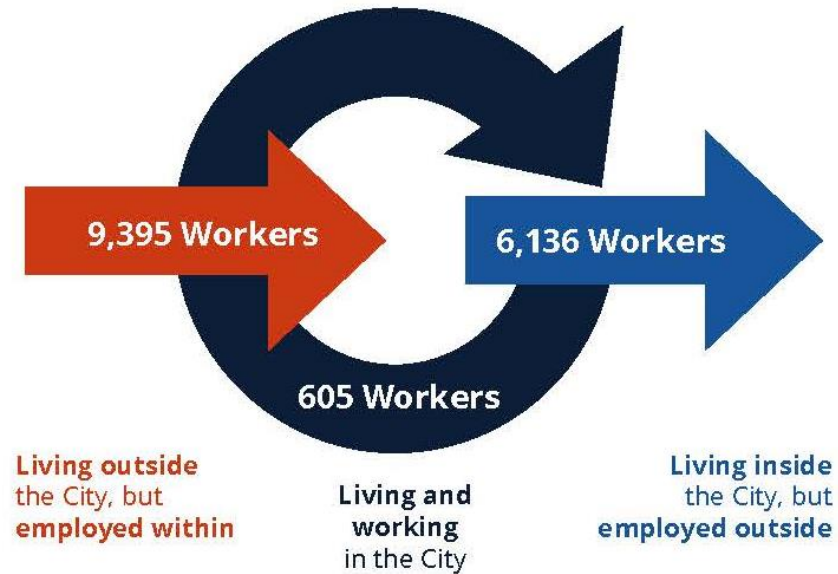


**KEY FINDING: A SMALL BUT SIGNIFICANT PORTION OF RESIDENTS  
WORK FROM HOME**



# TRANSPORTATION & INFRASTRUCTURE PROFILE: COMMUTE

## COMMUTING DIRECTION, 2015

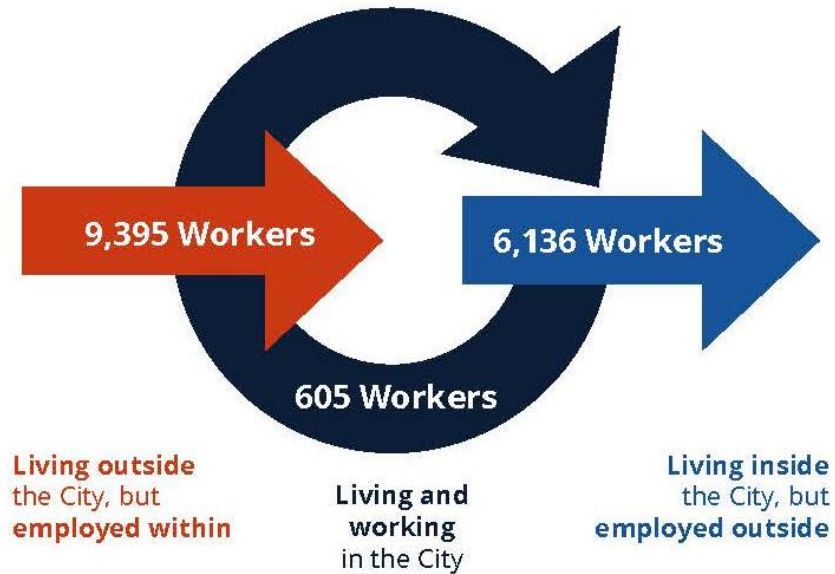


## TOP COMMUTING DESTINATION, 2015

Destination	Number of Residents Employed at Destination
Cleveland	1,615
Brecksville	605
Independence	282
Broadview Heights	241
Parma	195
Solon	136
Akron	129
All Other Destinations	3,538

# TRANSPORTATION & INFRASTRUCTURE PROFILE: COMMUTE

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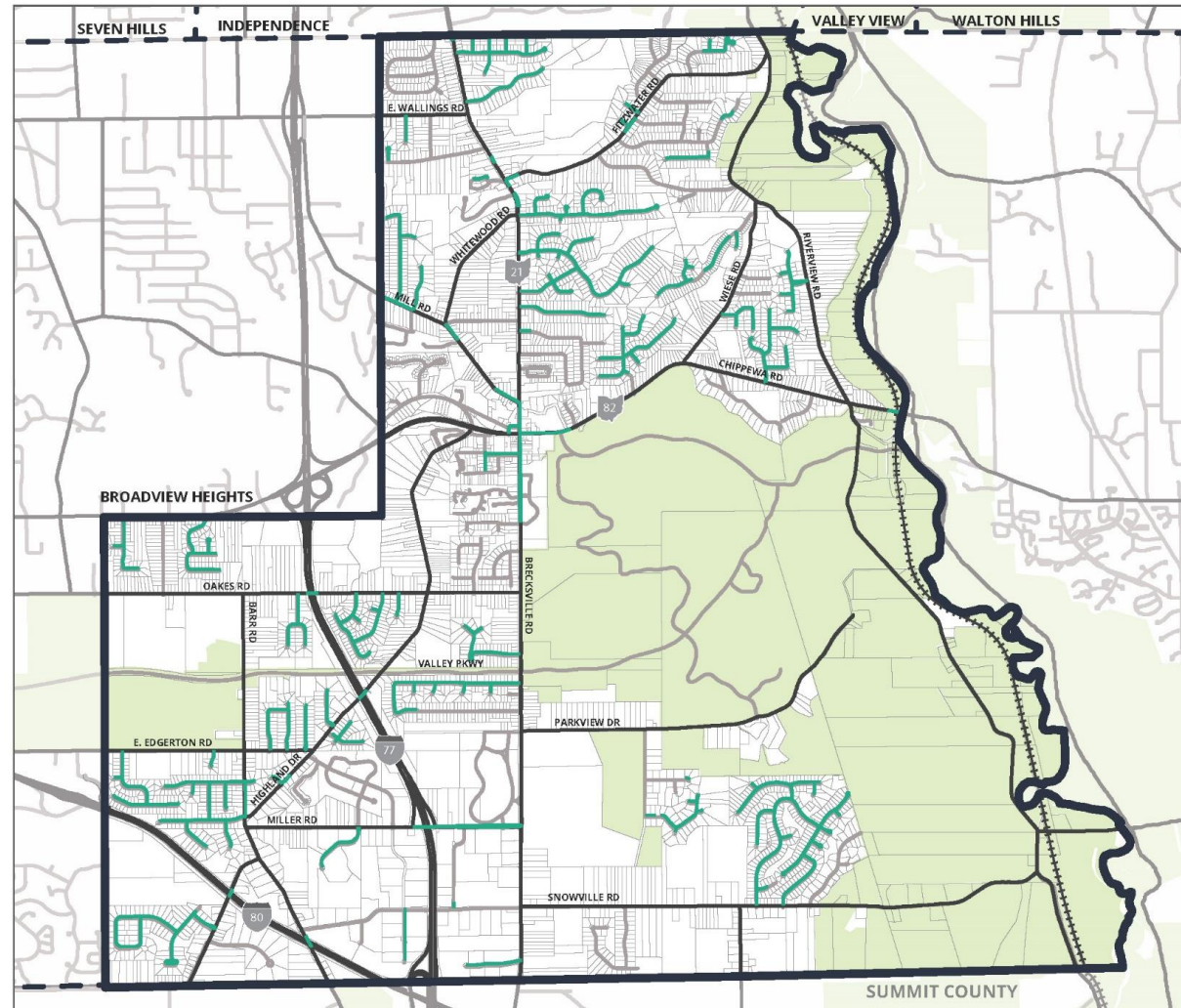


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All Other Destinations	3,538

**KEY FINDING: THE MOST COMMON COMMUTER DESTINATION IS CLEVELAND**

# TRANSPORTATION & INFRASTRUCTURE PROFILE: SIDEWALKS

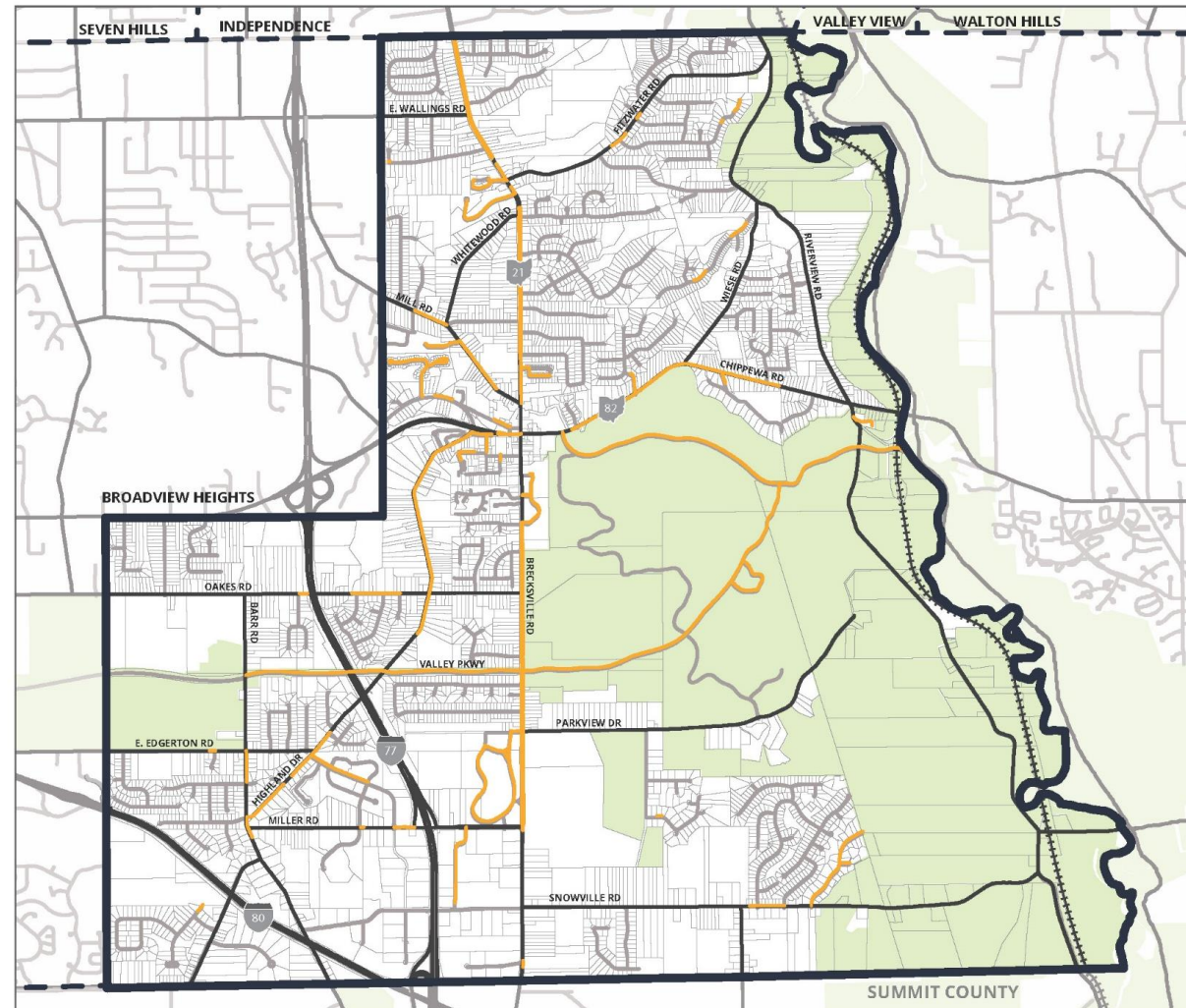


## LEGEND

- Sidewalks—Both Sides
- Sidewalks—One Side
- No Sidewalks
- Cleveland Metroparks & CVNP



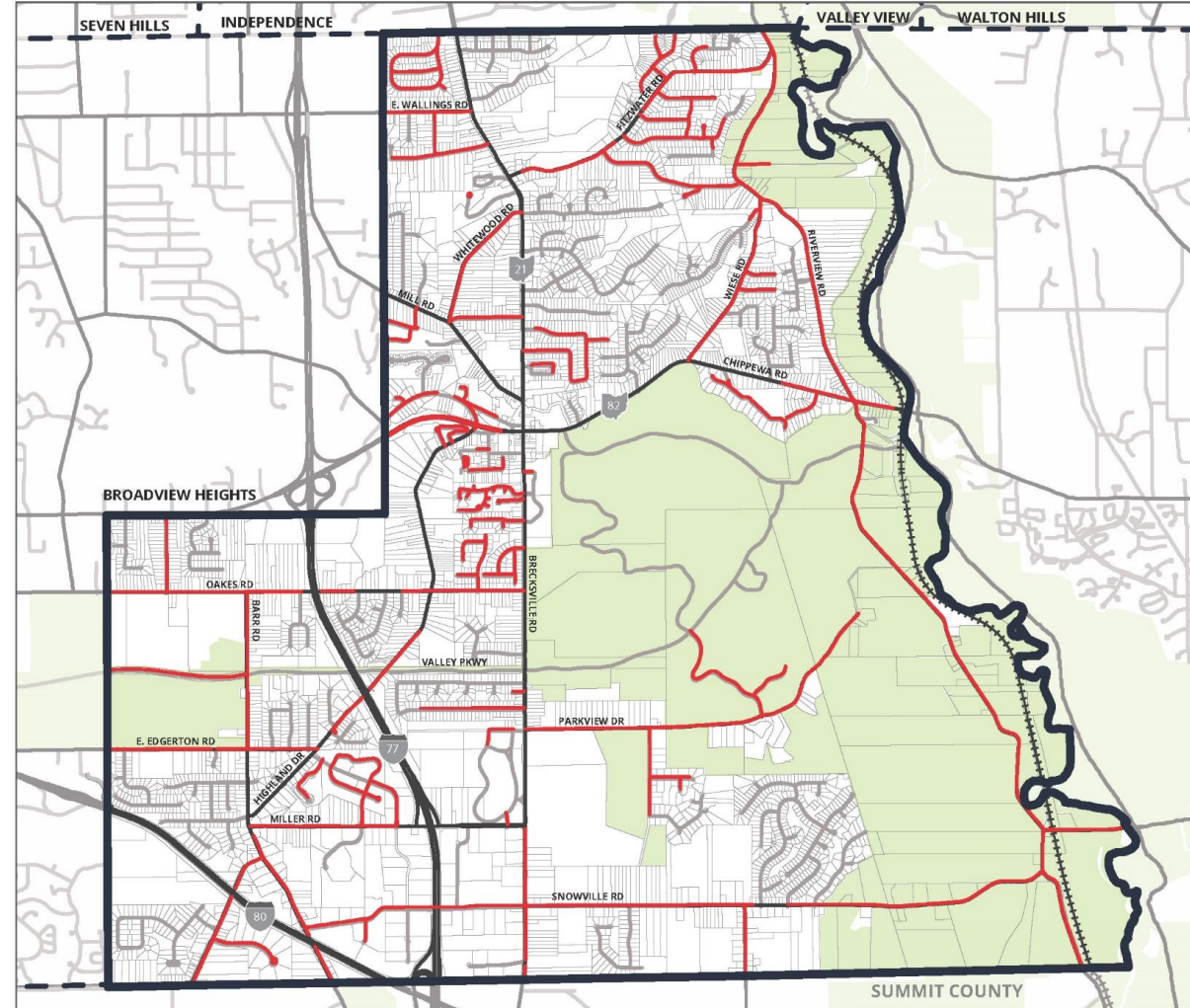
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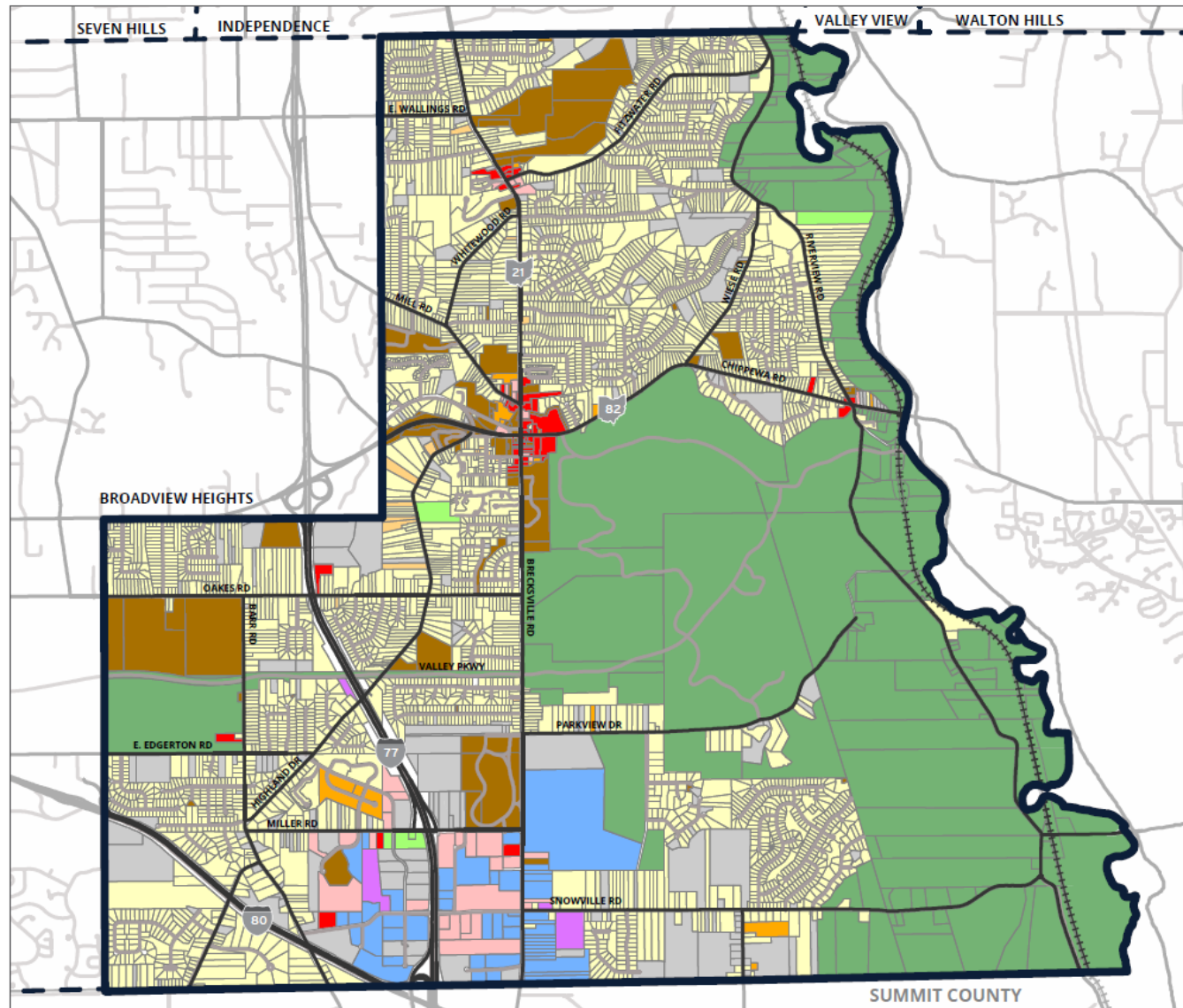


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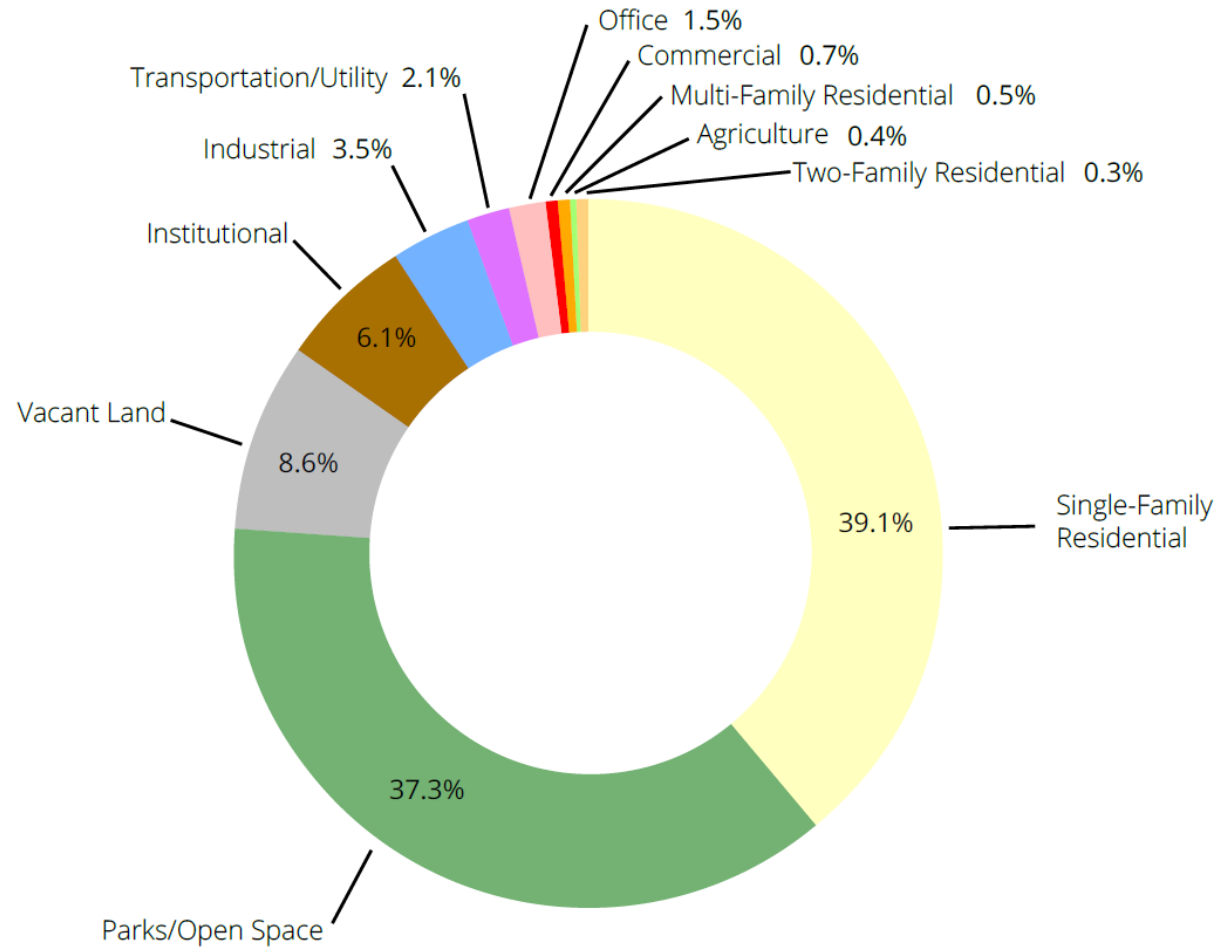
# LAND USE PROFILE: LAND USE



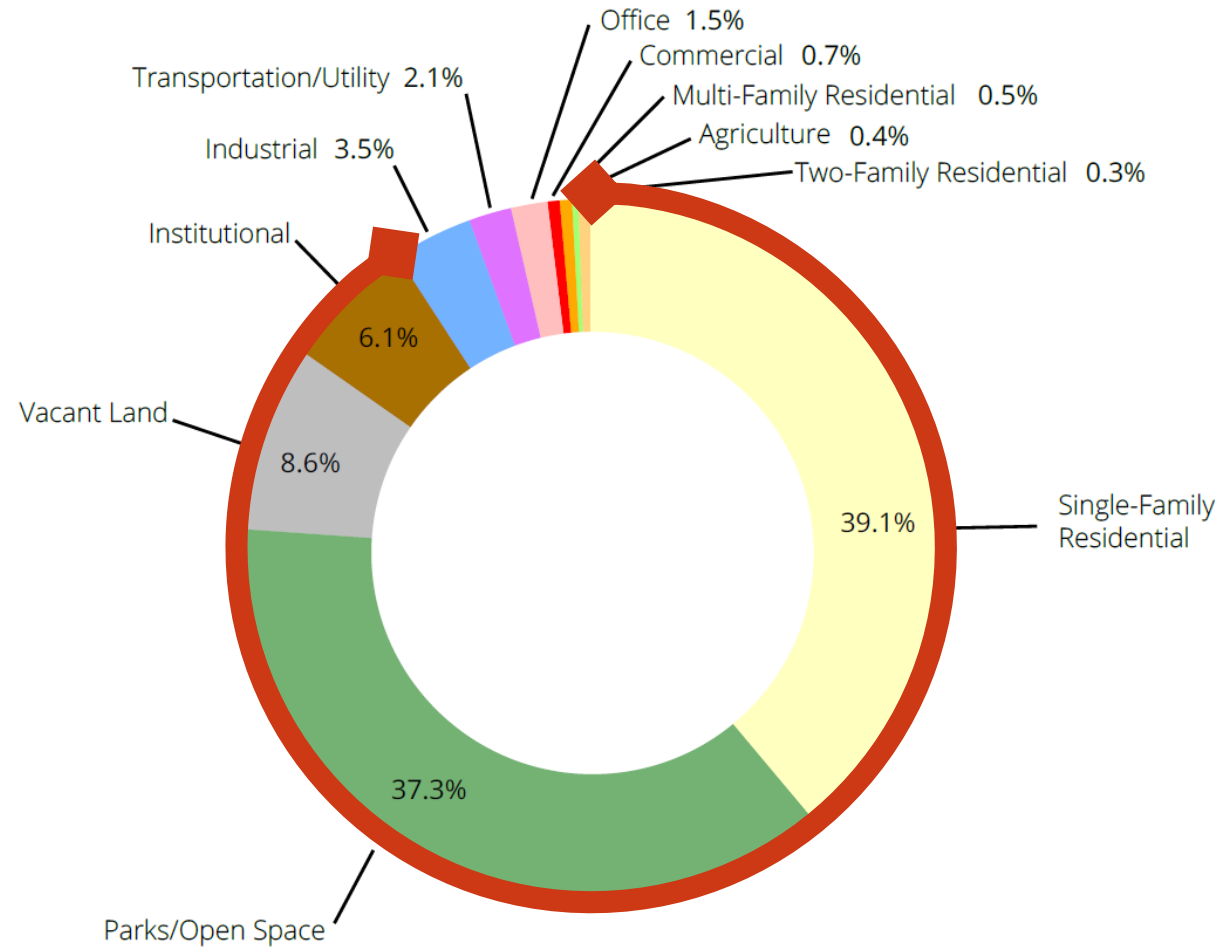
## LEGEND

- Single-Family Residential
- Two-Family Residential
- Multi-Family Residential
- Office
- Commercial
- Industrial
- Transportation / Utility
- Institutional
- Parks / Open Space
- Agriculture
- Vacant Land

# LAND USE PROFILE: LAND USE

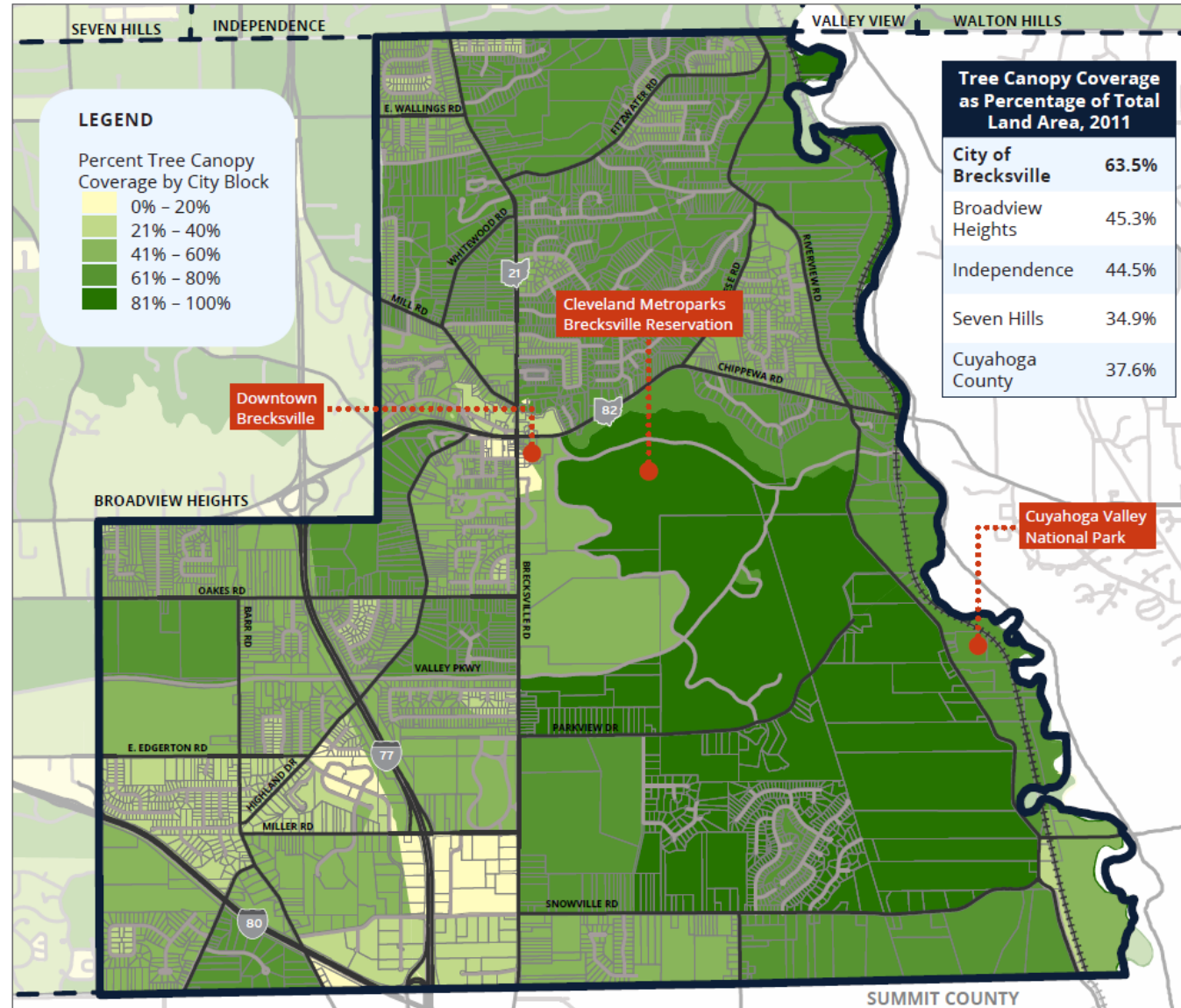


# LAND USE PROFILE: LAND USE

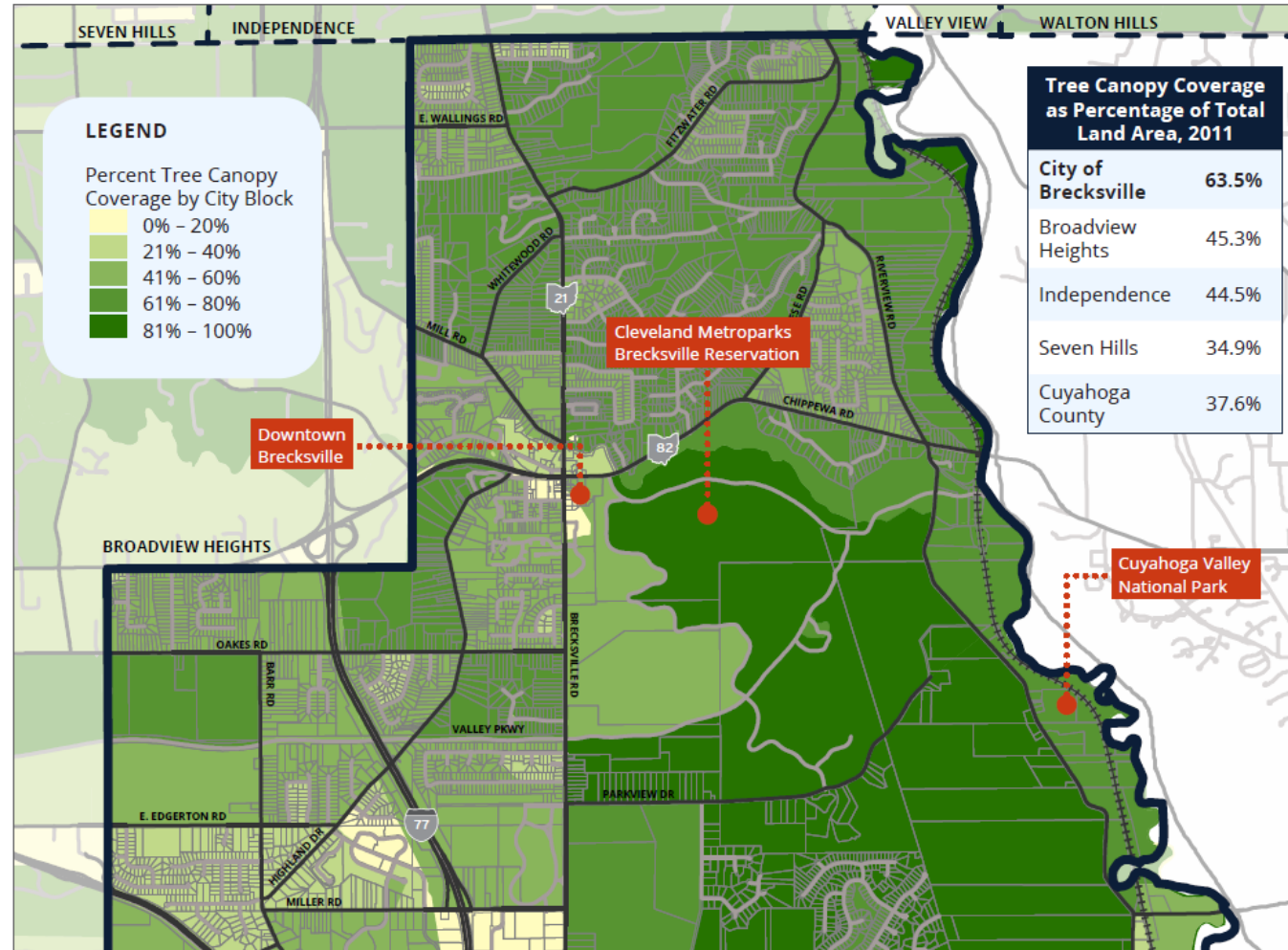


**KEY FINDING: MORE THAN 90% OF CITY LAND IS COMPRISED OF JUST FOUR LAND USES**

# LAND USE PROFILE: TREE CANOPY COVERAGE



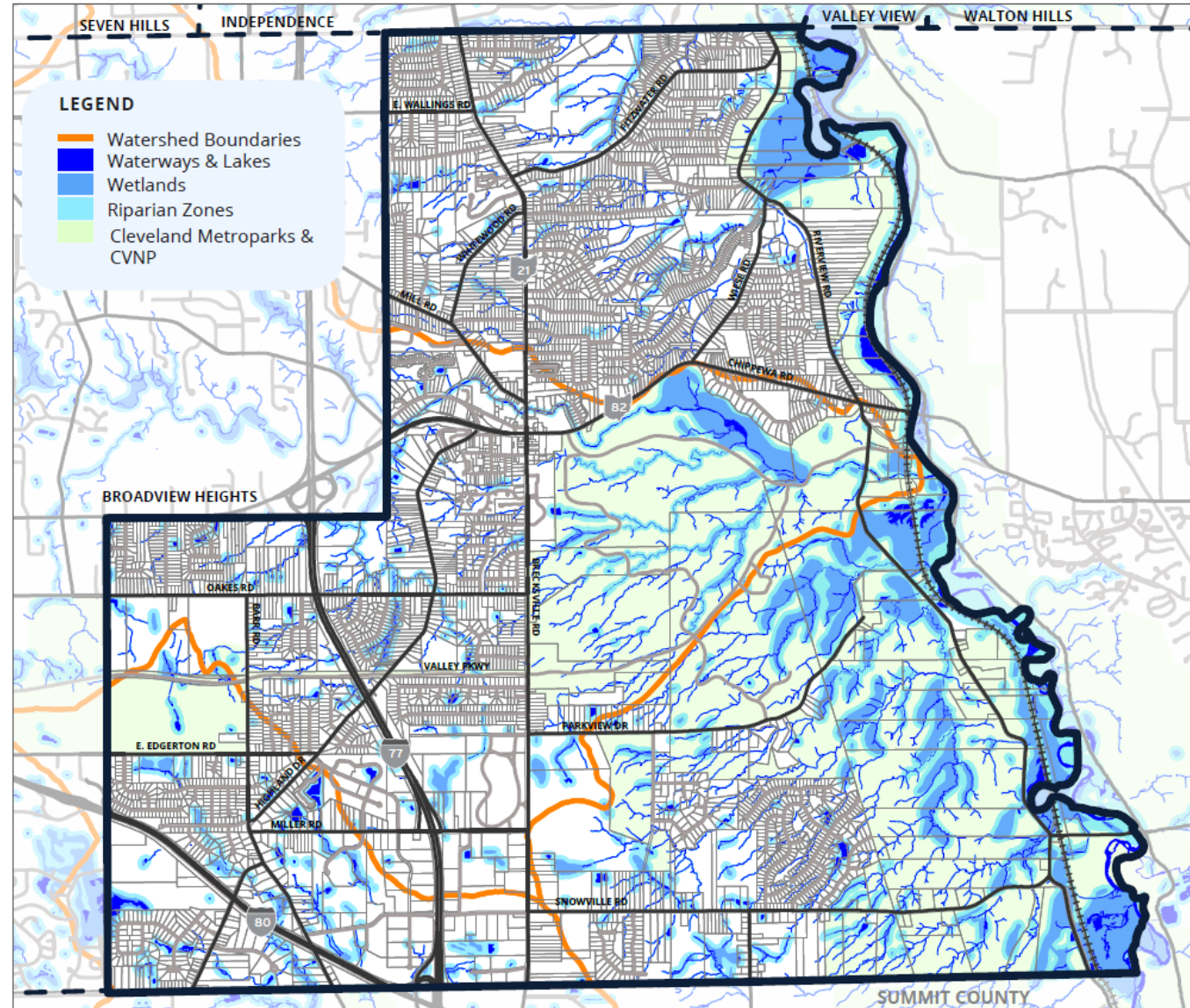
# LAND USE PROFILE: TREE CANOPY COVERAGE



**KEY FINDING: BRECKSVILLE'S TREE CANOPY IS THE SIXTH HIGHEST IN THE COUNTY**

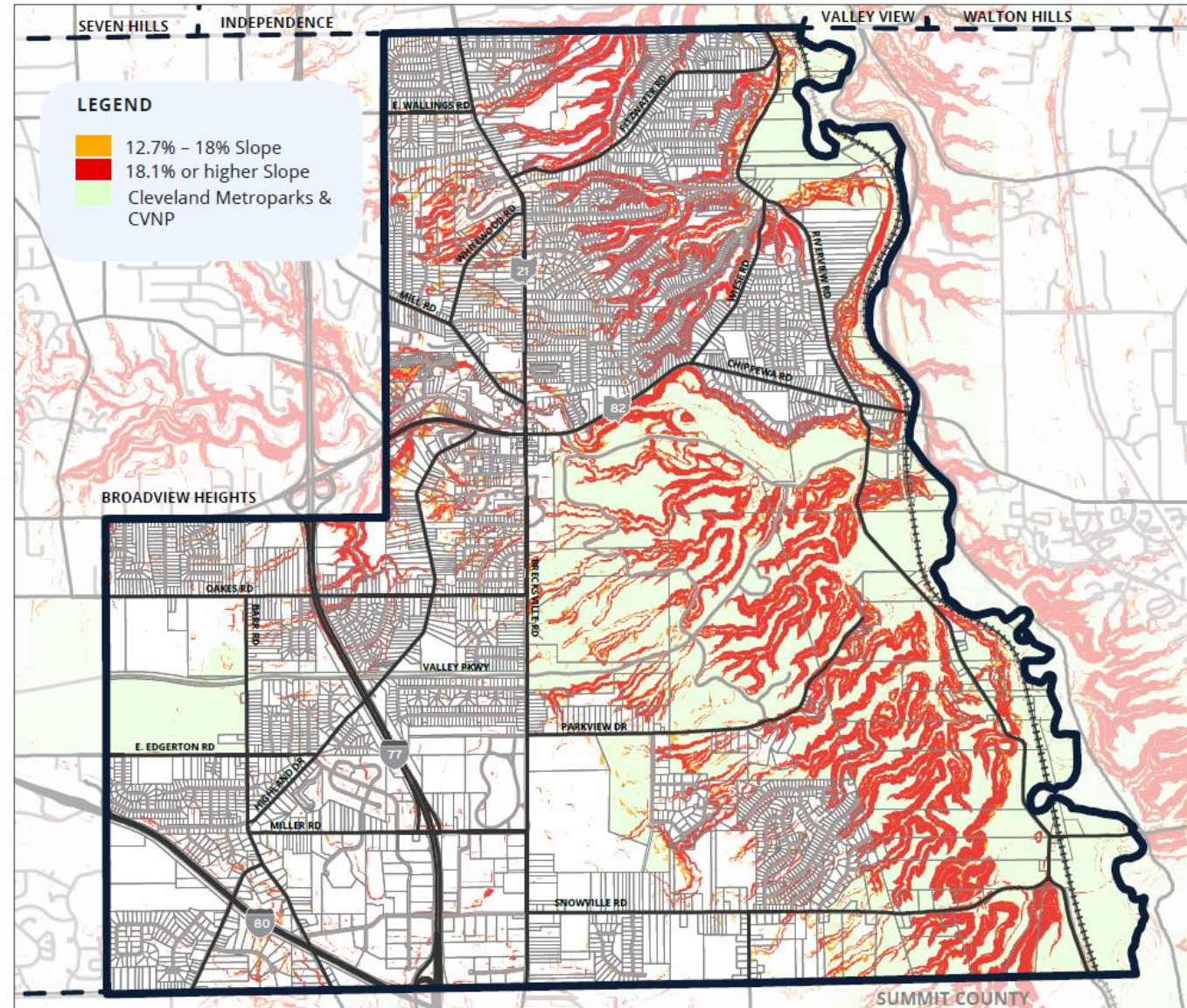


# LAND USE PROFILE: WATERWAYS

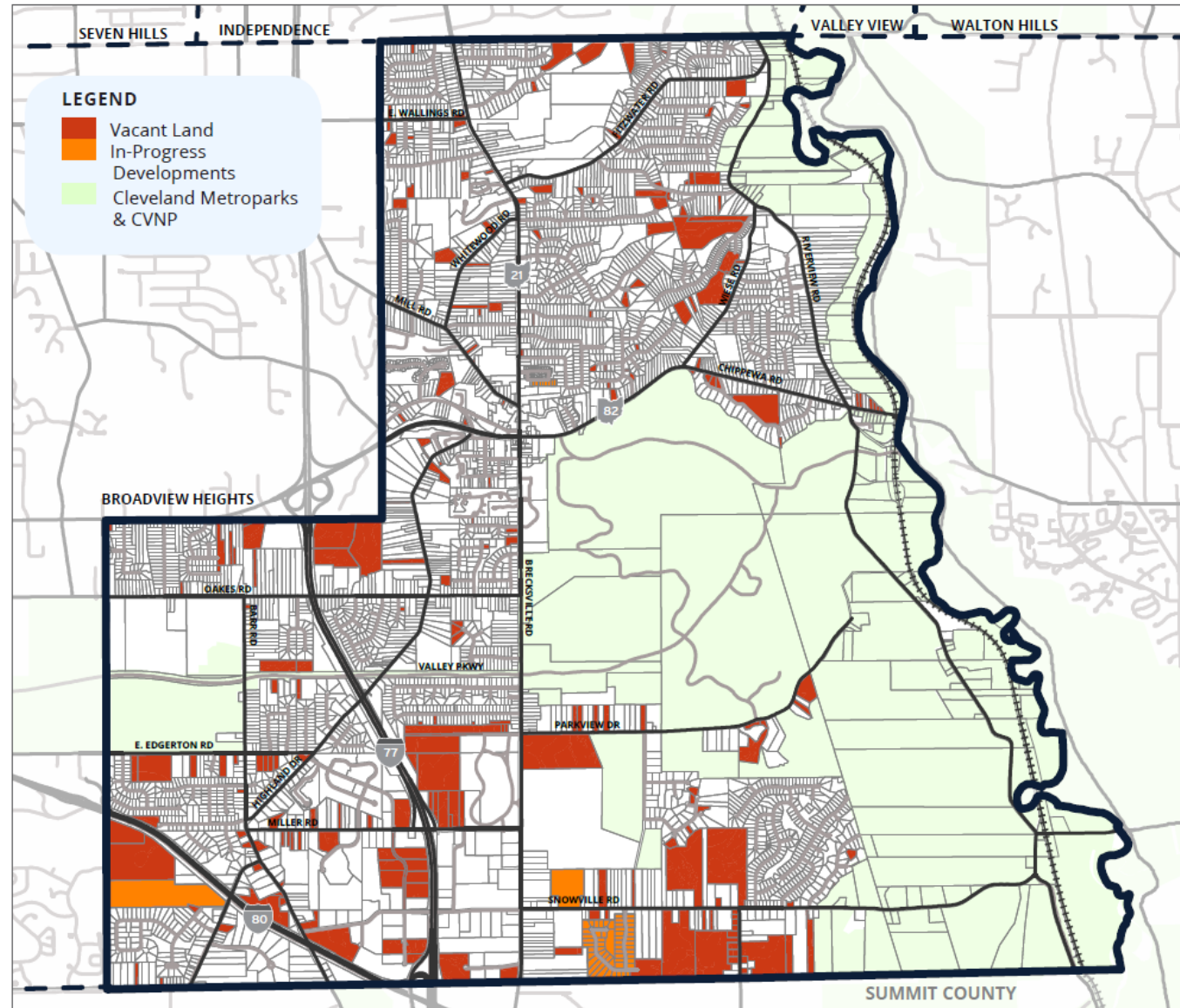




# LAND USE PROFILE: STEEP SLOPES

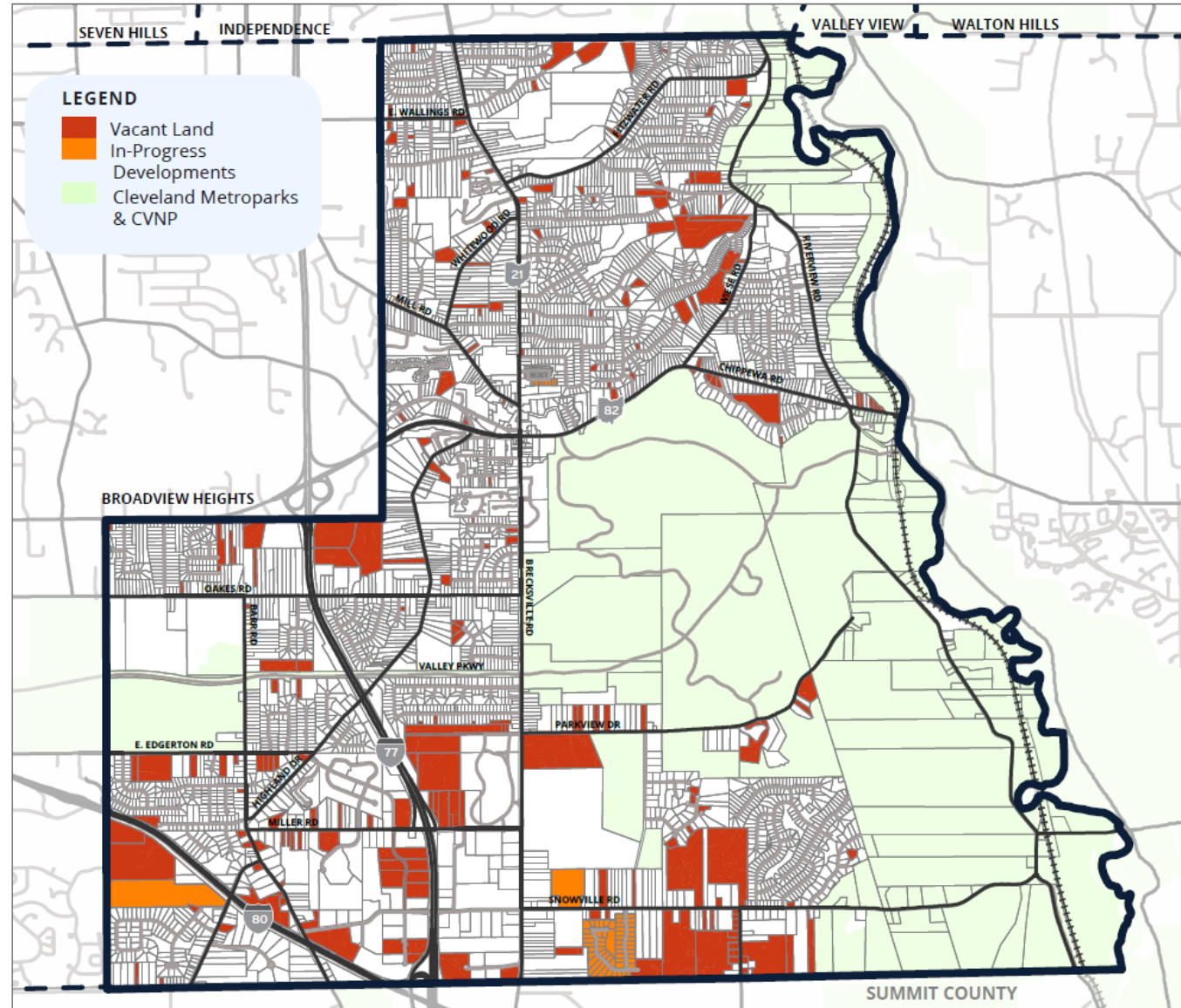


## LAND USE PROFILE: VACANT LAND





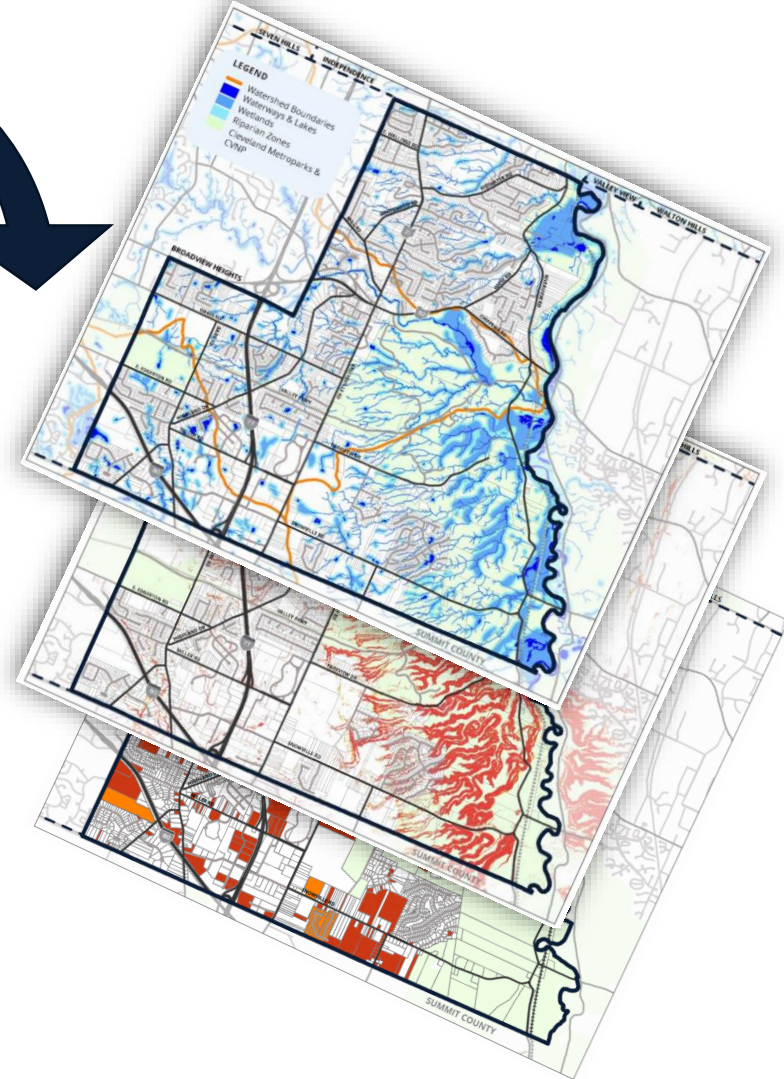
# LAND USE PROFILE: VACANT LAND



**KEY FINDING: THE CITY HAS VERY LITTLE VACANT LAND REMAINING FOR DEVELOPMENT**

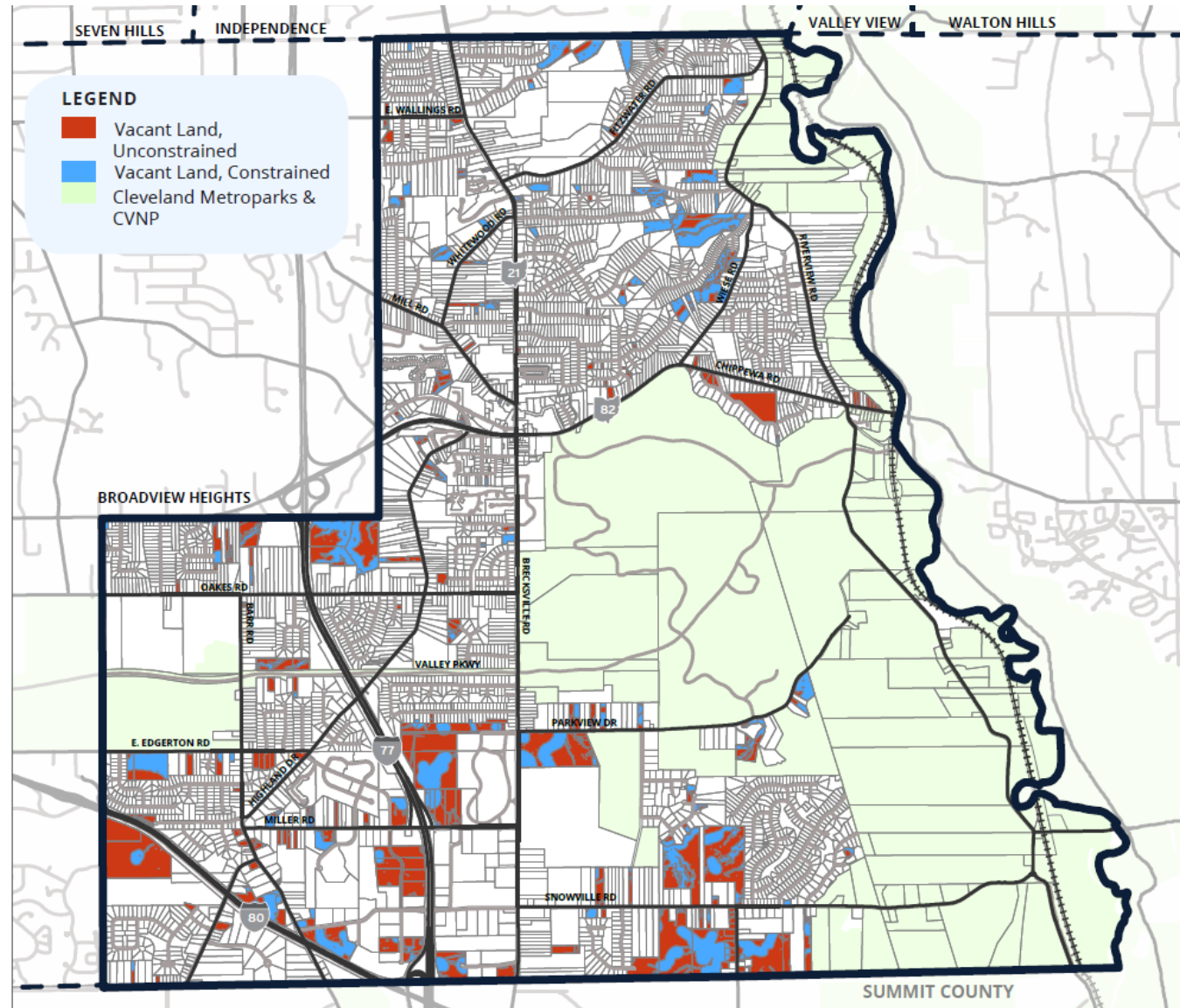
# LAND USE PROFILE: VACANT LAND

LAYERED  
VACANT LAND  
AND  
DEVELOPMENT  
CONSTRAINTS



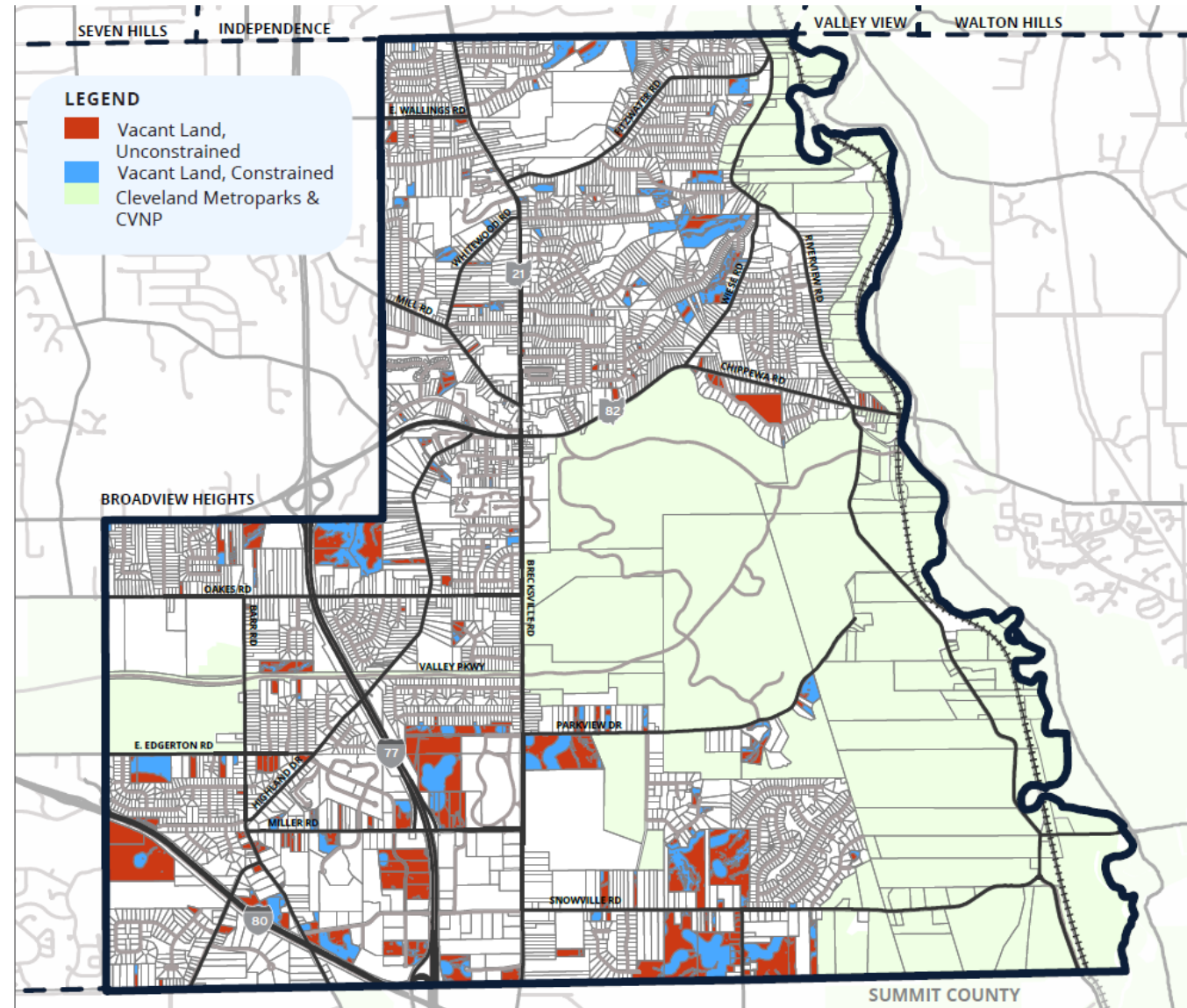


# LAND USE PROFILE: VACANT LAND CONSTRAINTS



# LAND USE PROFILE: VACANT LAND CONSTRAINTS

**KEY FINDING: MUCH OF THE CITY'S REMAINING VACANT LAND IS CONSTRAINED BY SENSITIVE ENVIRONMENTAL FEATURES**



# WHAT WE HAVE LEARNED SO FAR:

## KEY TAKEAWAYS

- ✓ The City of Brecksville continues to have one of the **strongest and healthiest housing markets** of the northeast Ohio region
- ✓ Brecksville is **primarily comprised of single-family homes**; which accounts for nearly 40.0% of total land area within the City
- ✓ **Little vacant land remains available** for future development and opportunities may reside in the redevelopment of specific areas
- ✓ City's **population has begun to plateau** and is primarily comprised of children (0-19) and working age adults (35-64)
- ✓ Residents desire **more options for walking and biking** throughout the community
- ✓ Overall quality of life within the City is highly regarded as very **good or excellent**

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# **PLANNING PROCESS**

## **COMMUNITY VISION**



# COMMUNITY VISION

- ✓ Feedback from the **Resident Survey, Current Conditions document, and Project Team and Steering Committee** discussions were combined to create a unified “Vision” and objectives to achieve that vision
  - ✓ Vision statement or **unifying theme** for the Plan
  - ✓ Broad objectives to **frame development of actions** and focus of the Plan
  - ✓ Vision Statement, objectives, focus areas, focus corridors

# COMMUNITY VISION



# OBJECTIVES



# OBJECTIVES



# OBJECTIVES





# WHAT IS A FOCUS AREA & CORRIDOR?

- ✓ The Focus Areas & Corridors are places where **additional transportation and land use analysis will take place** as part of the Brecksville Master Plan
- ✓ The areas include major mixed-use hubs in the City or recreational areas that may change, while the corridors include the primary transportation corridors in Brecksville
- ✓ Each Focus Area & Corridor is unique and specific strategies and policies will be outlined to guide development for those areas

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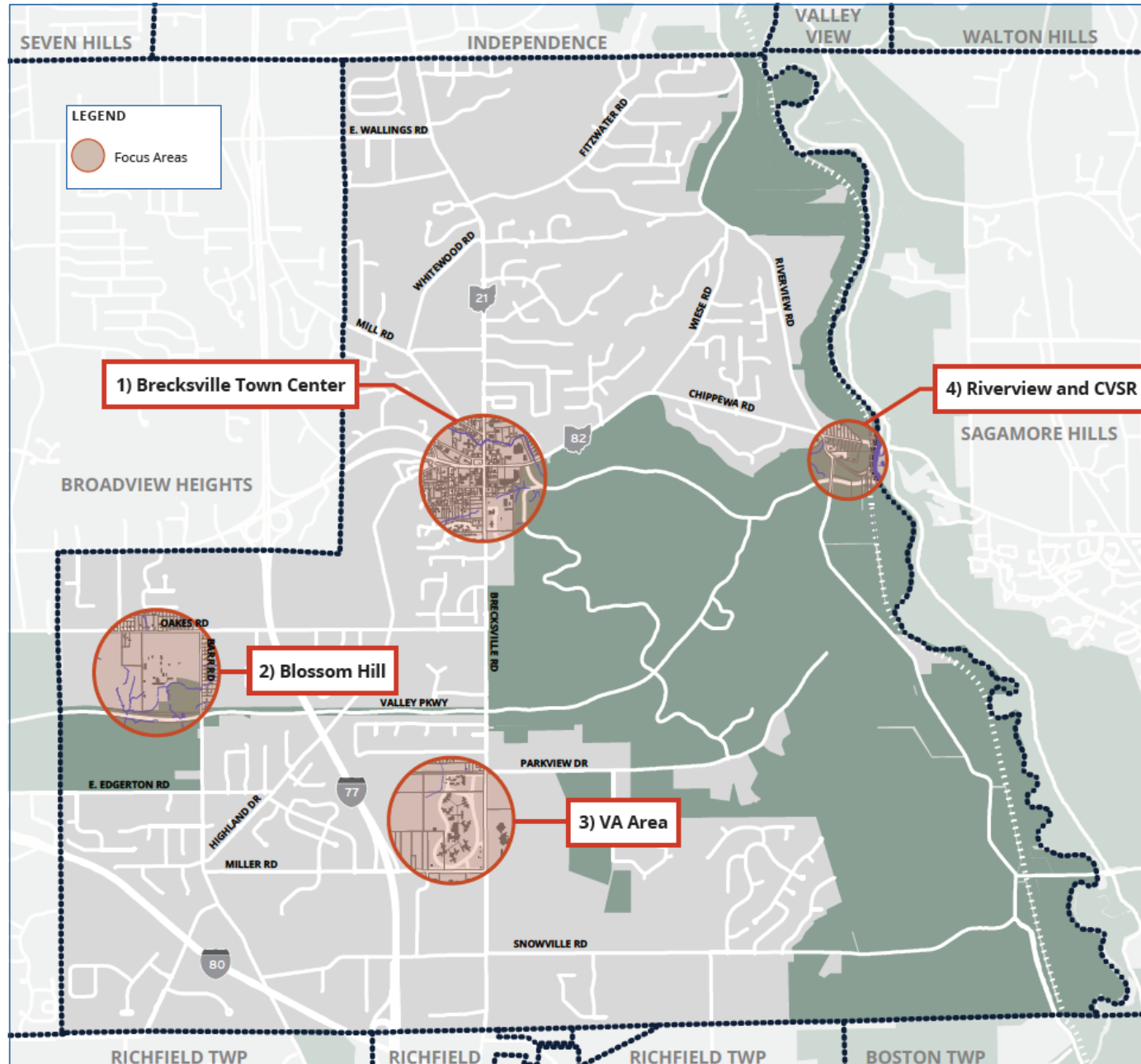
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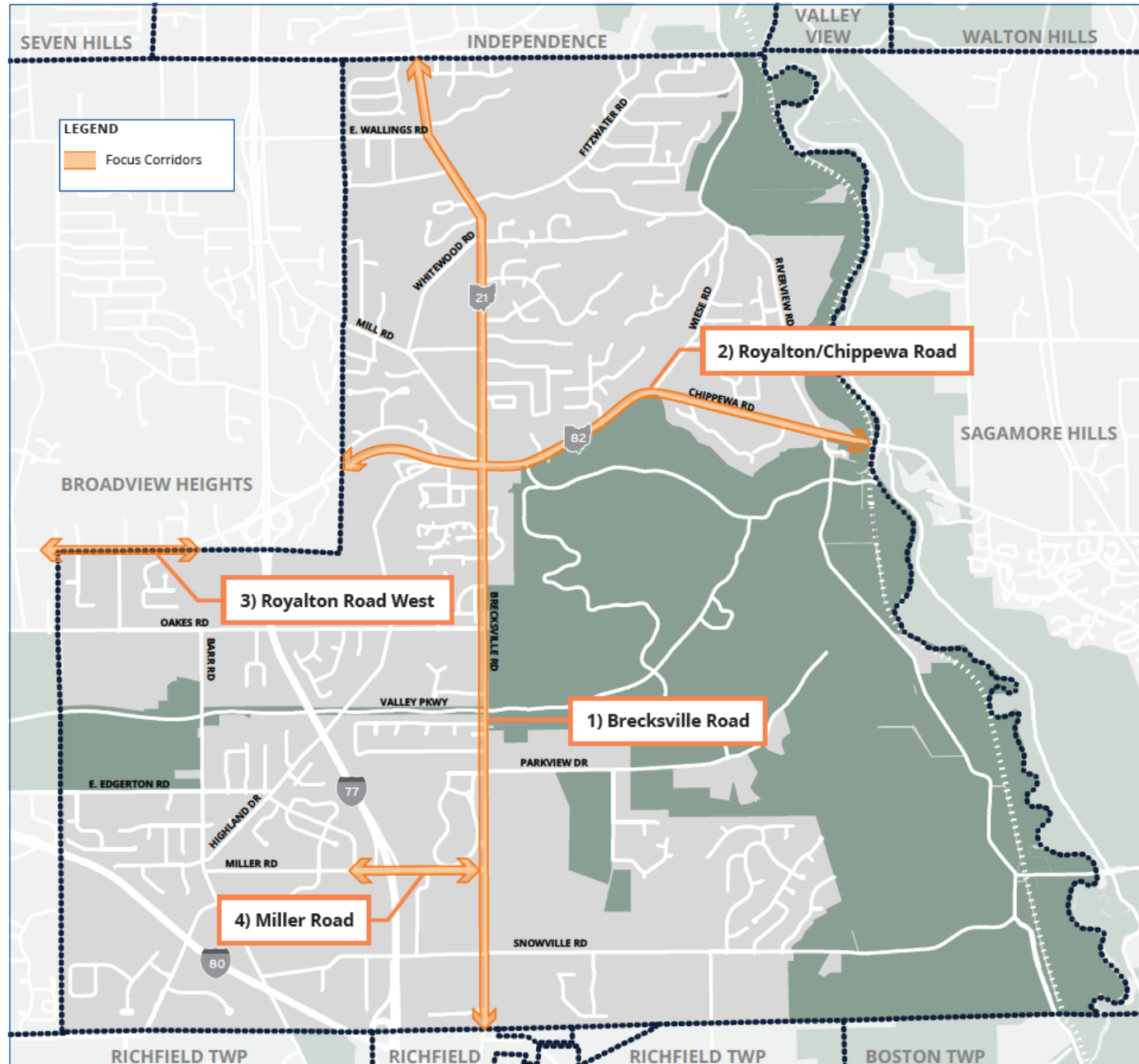
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# FOCUS AREAS

- 1) Brecksville Town Center
- 2) Blossom Hill
- 3) Former Veterans Affairs Hospital Area
- 4) Riverview Road and the Cuyahoga Valley Scenic Railroad





# FOCUS CORRIDORS

- 1) Brecksville Road Corridor
- 2) Royalton/Chippewa Road Corridor
- 3) Royalton Road West Corridor
- 4) Miller Road



# **PLANNING PROCESS**

## **GATHERING FEEDBACK**

# GATHERING FEEDBACK

## MEETING BOARD STATIONS

Around the room are **EIGHT** stations covering community visions, objectives, focus areas and corridors, and key topics. These stations are identified by the colors displayed below. There is no specific order to the boards, so please visit the stations that you are most interested in. Thank you!

- 1 MY VISION FOR BRECKSVILLE IS (1 BOARD)**  
Review the current draft vision statement and place comments on the board. Does this match your vision for the community? How can we improve the vision?
- 2 VISION OBJECTIVES (2 BOARDS)**  
Review the vision objectives and identify if these help achieve your vision for the community.
- 3 FOCUS AREAS (2 BOARDS)**  
Review the citywide "Focus Areas" map. Place comments about what you like or dislike about each area on the boards. Are there other areas that should be considered a focus area?
- 4 FOCUS AREAS: VETERANS AFFAIRS SITE (2 BOARDS)**  
Tell us what types of buildings you would like to see in the Veterans Affairs site. Use a **GREEN** dot to identify the types of buildings you would like to see. Also, review the map to place any other comments you may have.
- 5 FOCUS AREAS: BRECKSVILLE TOWN CENTER (2 BOARDS)**  
Tell us what types of buildings you would like to see in the Brecksville Town Center. Use a **GREEN** dot to identify the types of buildings you would like to see. Also, review the map to place any other comments you may have.
- 6 FOCUS CORRIDORS (2 BOARDS)**  
Review the citywide "Focus Corridors" and map. Place comments about what you like or dislike about each corridor on the boards. Are there other roadways that should be considered a focus corridor?
- 7 CONNECTIVITY (2 BOARDS)**  
Tell us about your experiences with the City's connectivity and safety of pedestrian and bicycle amenities. Use a **GREEN** dot to identify locations you wish you could access by walking or biking.
- 8 EXISTING HOUSING (2 BOARDS)**  
Tell us your opinions on the housing offered in Brecksville. Review the map and tell us your thoughts: What do you like about the housing in Brecksville and what would you change?

# STATIONS 1 & 2

## 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.

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



**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.

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.

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



# STATIONS 1 & 2

## STATION NUMBER ①

### MY VISION FOR BRECKSVILLE IS....

#### WHAT IS A COMMUNITY VISION?

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.....→ DOES THIS MATCH YOUR VISION FOR THE CITY?

What is YOUR vision for the City of Brecksville?

More sidewalks

## STATION NUMBER ②

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YES!

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#### 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

## 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.

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



#### 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.

Great Leadership!

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.

We love our parks!

10



# STATION 3

## 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?

<b>1</b> BRECKSVILLE TOWN CENTER		<b>1</b>
<b>2</b> BLOSSOM HILL		<b>2</b>
<b>3</b> FORMER VETERANS AFFAIRS HOSPITAL		<b>3</b>
<b>4</b> RIVERVIEW ROAD AND THE CUYAHOGA VALLEY SCENIC RAILROAD		<b>4</b>

## STATION NUMBER ③

### FOCUS AREAS | MAP

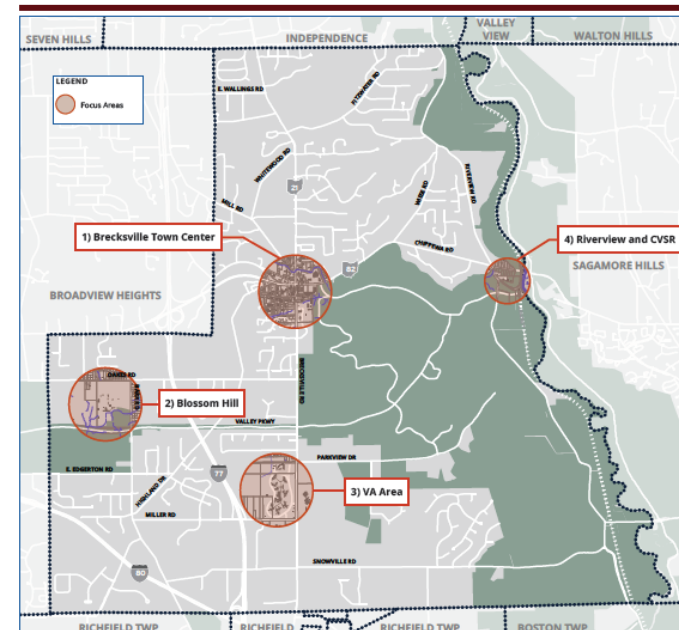
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Please review the focus areas map below and place any comments in the grey box.



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

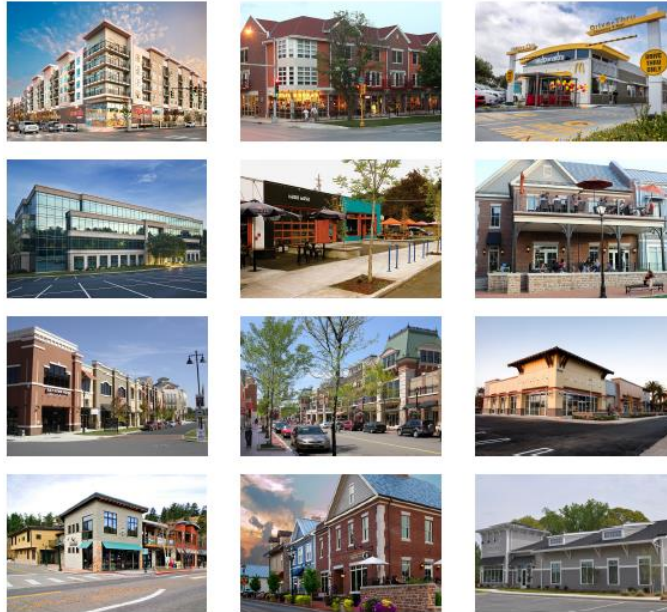
# STATION 4

## 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 Breckville's future.

Place a **GREEN** dot to indicate which building types that would be most appropriate for the City of Breckville 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?



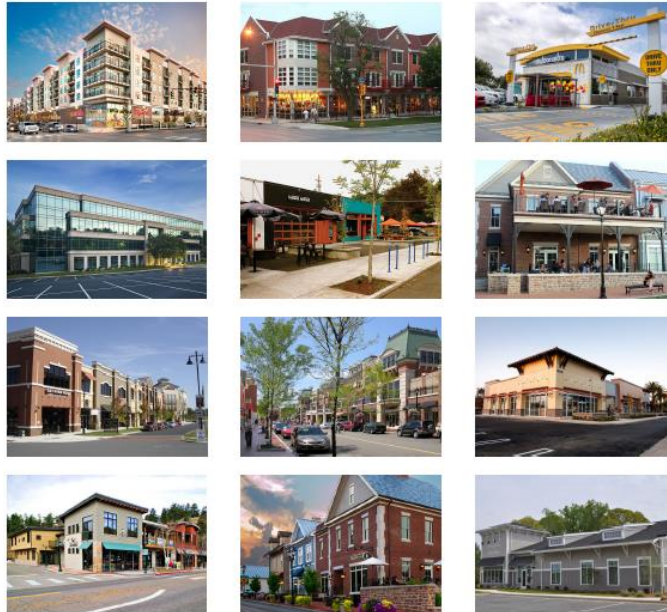
# STATION 5

## STATION NUMBER ⑤ FOCUS AREAS | BRECKSVILLE TOWN CENTER

### WHY WAS THE BRECKSVILLE TOWN CENTER CHOSEN?

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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?

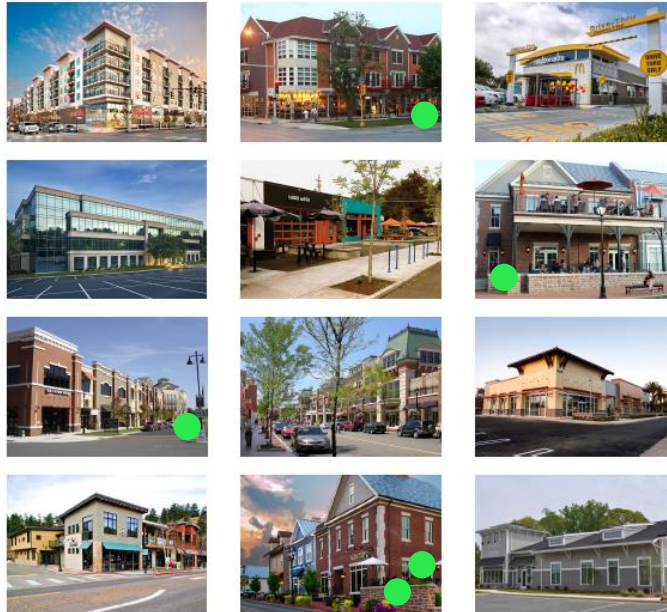
# STATION 5

## STATION NUMBER ⑤ FOCUS AREAS | BRECKSVILLE TOWN CENTER

### WHY WAS THE BRECKSVILLE TOWN CENTER CHOSEN?

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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?

Local  
charm

## 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?

walker  
friendly!



# STATION 6

## 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.

#### WHY WERE THESE CORRIDORS CHOSEN?

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?

<b>1</b> BRECKSVILLE ROAD		1
<b>2</b> ROYALTON/ CHIPPEWA ROAD		2
<b>3</b> ROYALTON ROAD WEST		3
<b>4</b> MILLER ROAD		4

## STATION NUMBER ⑥

### FOCUS CORRIDORS | MAP

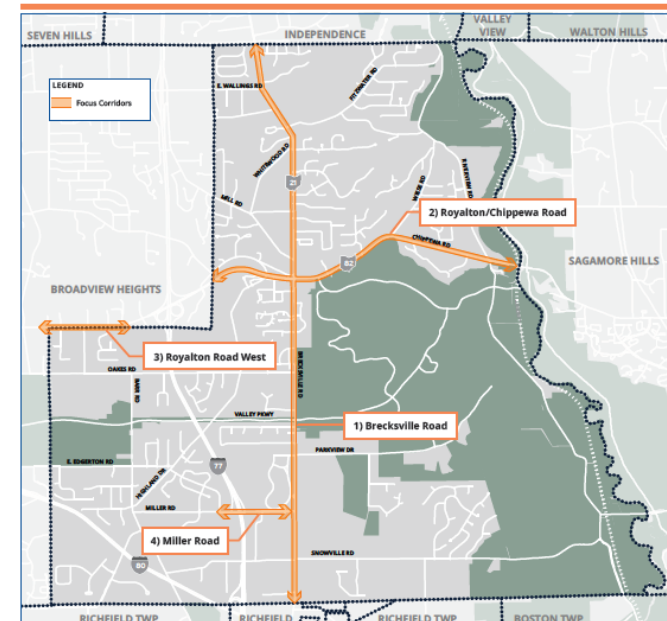
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Please review the focus corridors map below and place any comments in the grey box.



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



# STATION 7

## STATION NUMBER ⑦

### CONNECTIVITY

A well connected network of roadways, sidewalks and trails is imperative for residents to easily access amenities, community facilities, or other various location 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

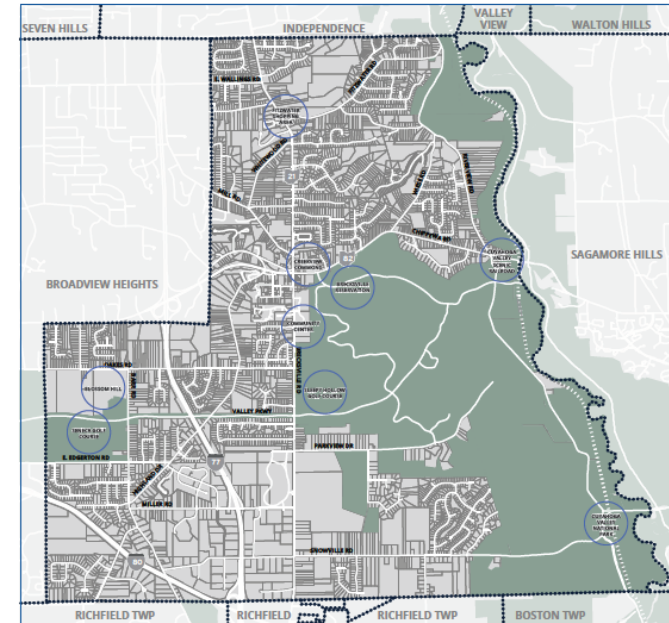
### CONNECTIVITY

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 8

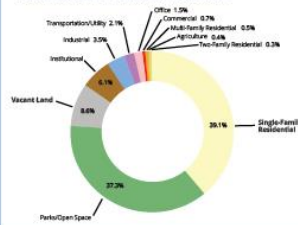
## STATION NUMBER 8

### EXISTING HOUSING

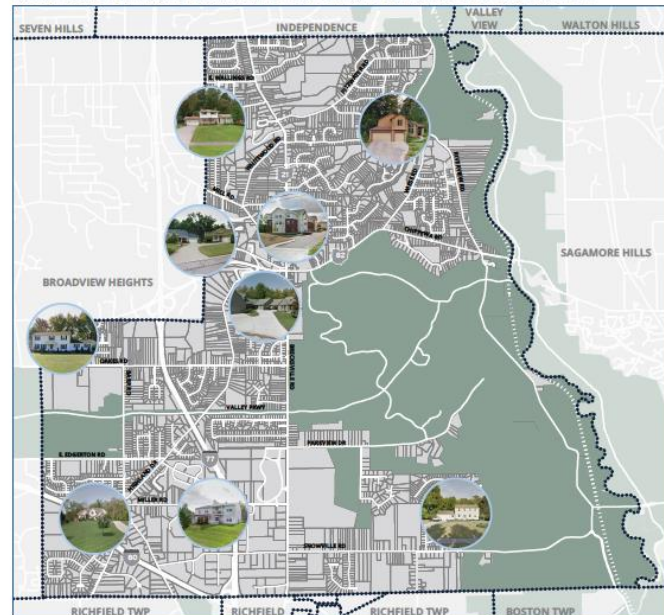
Currently, the City's housing stock is relatively new with over half of its units being constructed after 1970 (61.2%). The vast majority of the homes offered within the community are single-family detached units (76.9%). Overall, the City of Brecksville's housing market continues to hold steady and 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



## STATION NUMBER 8

### 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

# OTHER IDEAS?

- Write down any thoughts, comments, or suggestions on **Comment Sheets**
- Leave Comment Sheets in the **box near the entrance** or with a County Planning **representative**

**COMMENT SHEET**

IS THERE ANYTHING WE MISSED?  
DO YOU HAVE IDEAS FOR HOW TO ACCOMPLISH THE  
COMMUNITY'S VISIONS?

**THANK YOU FOR YOUR PARTICIPATION!**  
Please leave your comment sheet in the box at the sign-in table or  
hand it to a representative from County Planning.

# ONLINE SURVEY

## Brecksville Community Vision - Public Meeting

### Welcome!

Welcome to the Community Vision survey for the Brecksville Master Plan! Thank you for taking the time to fill out the survey. Your feedback is essential to the development of the plan.

#### What's a Master Plan?

A Master Plan outlines a community's vision for the future and then describes specific action steps community leaders can undertake to accomplish that vision. It covers topics such as transportation, housing, economic development, parks and recreation, and business district development.

#### Why you're involved?

This is your community's plan. We need your help and input to ensure the plan reflects what you want to see in Brecksville. The plan will prepare the City, residents, and businesses for the future, and shape future development to match the community's priorities.

#### What has been accomplished so far?

County Planning has been researching, mapping, and analyzing data with the assistance of City staff and a Steering Committee made up of residents, businesses, and civic leaders. Together, we have developed a profile of the community that outlines current strengths, weaknesses, and opportunities.

We have drafted a series of vision principles based on this research and past planning efforts. We have also produced a series of maps showing current plans and potential focus areas.

#### What are we asking for in this survey?

We need your input and feedback on the proposed vision principles—they describe how Brecksville can grow and change in the next decade.

[www.surveymonkey.com/r/BRK\\_PM1](https://www.surveymonkey.com/r/BRK_PM1)

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# CLOSES TUESDAY SEPTEMBER 25, 2018

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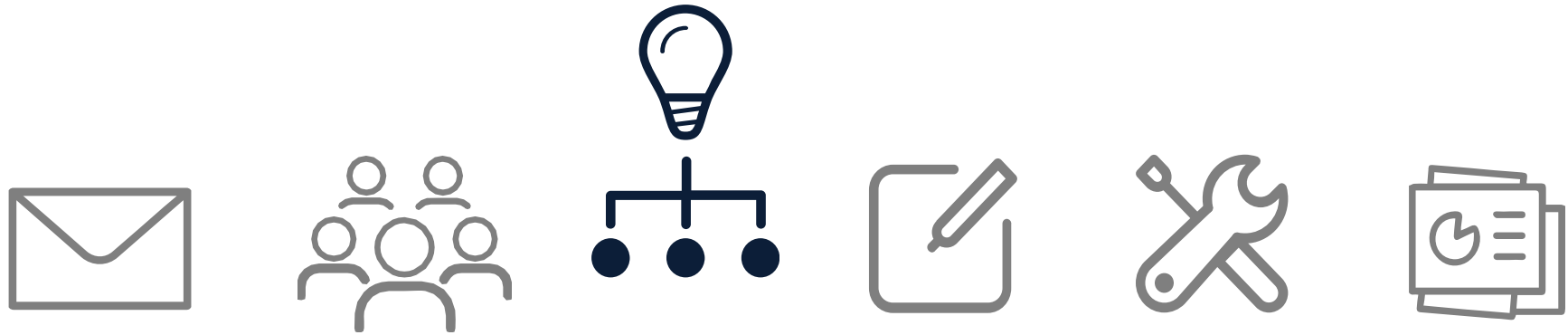




# PLANNING PROCESS

## NEXT STEPS

# BRECKSVILLE MASTER PLAN: STEP THREE



## Community Vision

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

Current Phase

# BRECKSVILLE MASTER PLAN: STEP FOUR

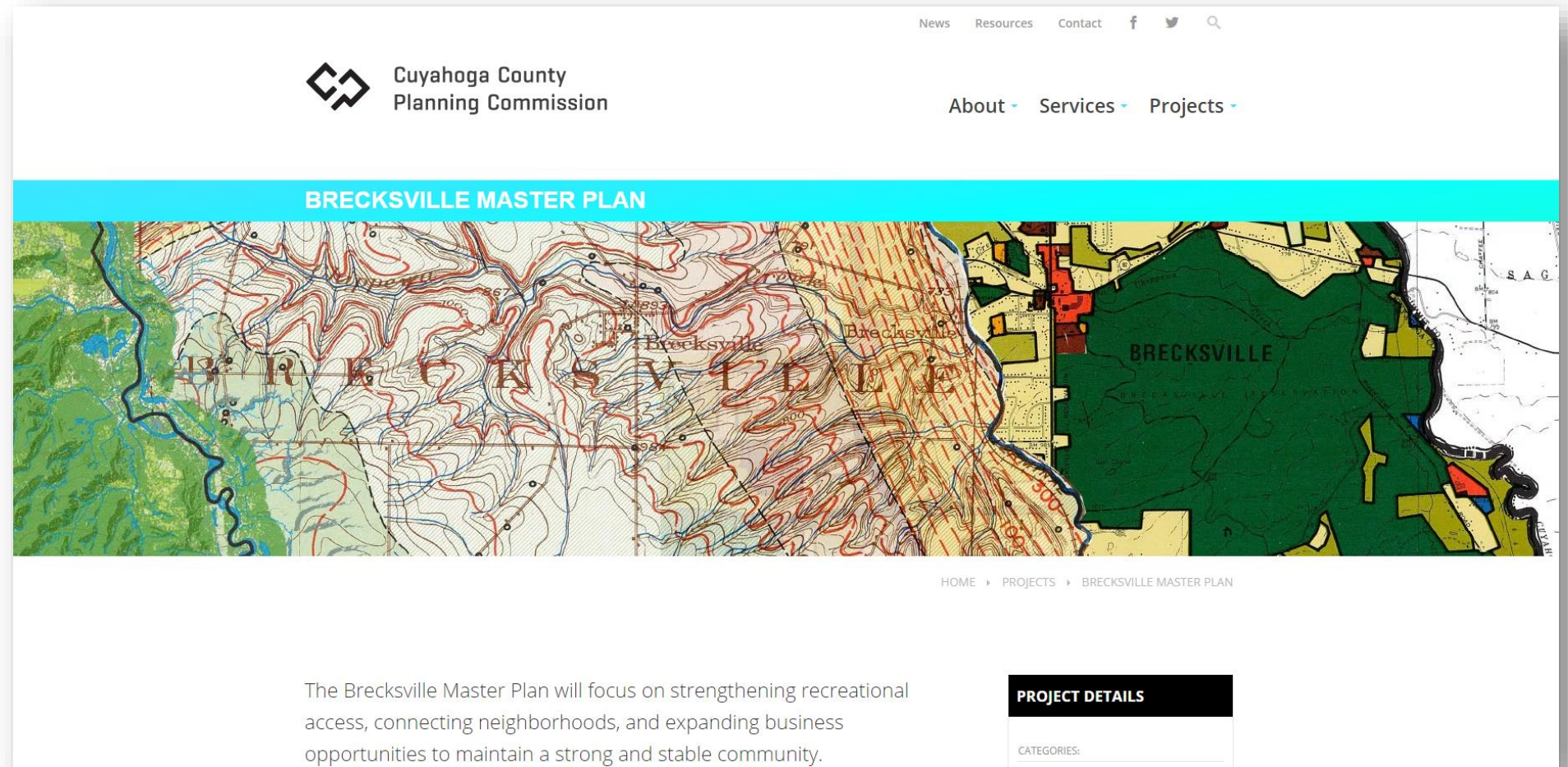


## Goals & Actions

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

Next Phase

# STAY UP TO DATE



[www.countyplanning.us/Brecksville](http://www.countyplanning.us/Brecksville)



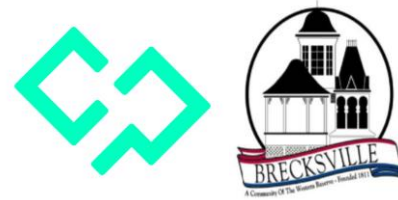
# **PLANNING PROCESS** QUESTION & ANSWER



# QUESTION & ANSWER

We will now take 5-10 minutes to  
answer questions

# Thank you!



Call or write us an email:

**Patrick Hewitt**

phewitt@cuyahogacounty.us

**Rachel Novak**

rnovak@cuyahogacounty.us

216.443.3700



# County Planning

## **Cuyahoga County Planning Commission**

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Cleveland, Ohio 44115

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Fax: 216.443.3737