The City Of BRECKSVILLE MASTER PLAN

PUBLIC MEETING #1 RESULTS REPORT DRAFT October 25, 2018

ACKNOWLEDGMENTS



CUYAHOGA COUNTY PLANNING COMMISSION

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COUNTY PLANNING

The Cuyahoga County Planning Commission's mission is 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.

The City Of BRECKSVILLE MASTER PLAN

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CITY OF BRECKSVILLE

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DRAFT October 25, 2018

MEETING RESULTS

PUBLIC MEETING

The first Public Meeting for the Brecksville Master Plan was held on September 11, 2018 at Brecksville City Hall located at 9069 Brecksville Road, Brecksville, OH 44141.

Representatives from County Planning gave a presentation which outlined the Master Plan Process and how to plan for the future, key takeaways from the 2018 Resident Survey, Current Conditions document, the Community Vision and Objectives, and how residents can continue to be involved throughout the project.

Eight Stations with display boards lined the foyer and featured an overall community vision statement, ten (10) objectives, four (4) Focus Areas, four (4) Focus Corridors, and Connectivity and Housing. Following the presentation, attendees were asked to review the boards and associated images, and provide feedback by responding to several questions. Specifically attendees were asked: (1) Whether the Community Vision matched their vision for Brecksville; (2) Whether the objectives helped achieve their vision for the City; (3) Whether they liked a Focus Area, or preferred to change, add, or remove it; (4) What types of buildings and development they would like to see at the Veterans Affairs site; (5) What types of buildings and development they would like to see in and around the Brecksville Town Center; (6) Whether they liked a Focus Corridor, or preferred to change, add, or remove it; (7) How they felt about connectivity within the City; and (8) What they liked or disliked about the housing currently available in Brecksville and what they might look for in a new home or neighborhood if they decided to move.

Following the Public Meeting, materials were posted online to allow additional residents to read the materials, comment on them, and provide feedback. Residents were also given the option of completing the exercises at the meeting, or to go online and complete a post-meeting survey. This online survey was open from September 11 until September 25, 2018.

This Results Report outlines comments received during the public meeting at the eight (8) board stations, on comment sheets submitted at the meeting, and the online survey.

NUMBER OF ATTENDEES & COMMENTS

Approximately 92 residents, business owners, community representatives, and public officials were in attendance for this first public meeting. Attendees submitted 18 written comment sheets at the meeting's conclusion, and provided 77 responses to the online survey and included 1,352 individual comments.

COMMON THEMES

Respondents' individual comments were organized, tallied, and analyzed for common themes among the board stations and online survey. These comments have been summarized throughout the following pages.

NEXT STEPS

This document, as well as the specific comments provided by respondents, will be used to develop specific goals and actions. This document will also be used to guide implementation upon finalizing these goals and actions. The most common comments and themes will help inform this analysis and prioritize recommendations throughout the Master Plan process.

CONTENTS OF RESULTS REPORT

The contents of this results report include the overall top 10 findings, specific findings organized by board station, and a general overview of final thoughts from the first Public Meeting.

- Top 10 Findings, page 5
- Community Vision, page 6
- Objectives, page 7
- Focus Areas, page 10
- Veterans Affairs Site, page 12
- Brecksville Town Center, page 13
- Focus Corridors, page 14
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- Existing Housing, page 18
- Final Thoughts, page 20



The City of Brecksville's Master Planning process is still in its early stages and obtaining feedback from residents, stakeholders, and other community members is critical to the success of the Plan. Feedback from the community is what will ultimately help shape policies and form recommendations, and only with this community input will the Plan be a successful guide for the City.

The following is a quick snapshot of the top ten (10) findings as a result of community feedback:

- Overall, meeting attendees and online survey respondents are in agreement that the Community Vision statement, as presented, matched their vision for the future
- Meeting attendees and online survey respondents agree that there is immense potential for enhanced connectivity and transportation improvements across the entire community
- Meeting attendees and online survey respondents would like to see strengthened connections among the City's residents and increased community pride through building new social capital
- Meeting attendees and online survey respondents have a great admiration of the community's natural amenities, and would like to see Brecksville capitalize on its proximity to regional and national park systems
- There was an emphasis placed on the soon-to-be-vacant elementary school sites and a desire to evaluate options for what types of community uses could fill those spaces
- There was an emphasis placed on Fitzwater Road, Brecksville Road, Royalton/Chippewa Road, Oakes Road, and residential neighborhoods for safety enhancements, sidewalk and bicycle connectivity, and for accommodating the expected increase in traffic with the new school site at Blossom Hill
- Meeting attendees and online survey respondents shared similar interests in retaining the "Western Reserve" architecture style for buildings, but are open to other styles with modern updates and high quality materials
- Meeting attendees and online survey respondents would like to see a much wider variety of housing types and designs, smaller homes and lots, and housing options in and around the downtown for optimized walkability
- There was a desire shared among meeting attendees and online survey respondents for a more functional downtown with walkable spaces, places to sit, and outdoor dining options
- Meeting attendees and online survey respondents would like to see better connections into parks and adequate access for multiple modes of transportation at the new VA development



The 2018 Resident Survey, Current Conditions analysis, and feedback from City staff, regional agencies, and Steering Committee members were combined to identify core values and vision for the future. The results were formulated into the Community Vision statement, listed below, that describes the desired future for the community.

The Community Vision was a focus of this first Master Plan Public meeting. Attendees were asked if the Community Vision matched their vision for the community. Attendees were also encouraged to write ideas and vision statements of their own to better understand how to adapt the overall vision to incorporate different perspectives.

"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?

Overall, meeting attendees and online survey respondents were satisfied with this vision statement. Some potential changes and ideas that were discussed included:

- Diverse residential neighborhoods
- Mindfulness toward inclusivity
- Support a diverse City with residential neighborhoods that are linked by public rights-of-ways for cars, bikes, pedestrians, and new forms of electric vehicles
- Supported by attractive streets, sidewalks, and trails that link our neighborhoods
- Being so close to the Brecksville Reservation and the Cuyahoga Valley National Park provides a unique advantage to be leaders and advocates for the green movement in Northeast Ohio
- Protect the natural environment and create a more sustainable City

- Focus on natural resources and recreation
- More sidewalks that link neighborhoods
- Create bike paths and expand sidewalks for residents of all ages and abilities
- Emphasize multiple modes of transportation, walkability, and bikeability
- Entertainment options
- Focus on residential and shopping instead of office type businesses (insurance, attorneys, etc.)

In addition to the Community Vision, ten (10) objectives were also formulated to help support the Plan. Survey respondents and attendees were asked whether or not the ten (10) objectives helped to achieve their vision for the future. Survey respondents and attendees were also encouraged to write ideas and objectives of their own to better understand how to adapt these objectives to incorporate different perspectives of the community, modify the language of existing objectives, or create new ones.



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.

COMMENTS & IDEAS	
Focus on mixed-use and affordability	Encourage stronger residential design guidelines
Promote sustainable design and solar energy in residential areas	Broaden the City's partnerships and designations to allow residents to access to different home improvement programs
Strong desire for more affordable homes	Increase the housing density near the downtown area
Focus on maintaining existing homes and improve walkability and connectivity to amenities	Support single-story, ranch style homes with connectivity to amenities



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.

COMMENTS & IDEAS	
Need for better sidewalk connections on SR-21 for RTA users	Transportation technologies may be too vague or generic
Focus on catching up to other City's efforts to promote a bike-friendly community	Need for bike lanes and better facilities for RTA riders, especially on the south side of the City
Strong desire for more sidewalks and connections from neighborhoods to City amenities	Focus on significant transportation improvements to Oakes Road and Barr Road
Roads should be enhanced to meet the needs of walkers and bike riders, as well as vehicles	There is immense opportunity with this objective



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.

COMMENTS & IDEAS	
Improving Brecksville's walk score would be terrific	Need to include bike connectivity
Focus on sidewalks in neighborhoods and walking paths through Blossom Hill	Some streets are very dangerous for walkers and bikers (Oakes Road, Highland Road, and Fitzwater Road)
Need better sidewalks and safety fencing along highway bridge crossings	Focus on roads that don't have any sidewalks or trails first
Vehicles tend to drive far too fast through the community	Need to invest in bike lanes on primary roadways



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.

COMMENTS & IDEAS	
Unique history may not be the best description	Encourage and embrace more cultural and ethnic diversity
Keep the charm, but diversify shopping options	Small-town charm may not be the best description of the community
May be too vague of a statement	Keep the history, but there is no need to over accentuate it
Needs to be more of a focus on the types of uses and number of similar stores in close proximity to each other	Bring the community together with events and better connectivity



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.

COMMENTS & IDEAS	
Consider including building new social capital	The community is divided between new and old residents
Increase City sponsored events	Encourage neighbor-to-neighbor connections
Increase pride among all residents	Promote more community activities that encourage resident participation
Breaking out long-term and new residents may be perceived as bias that already exists among residents	Need more gathering and lounging places that are pleasant to look at and meet other residents

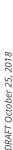


GOVERNANCE

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.

COMMENTS & IDEAS	
More efficient and enlightened County government as well	Leverage technology to improve City services
Include cost effective measures and collaboration with neighboring communities	Target open conversations with leadership and sustainability in decision making
Brecksville should become a template to the County	Need to add transparency and availability of information
Focus away from catering to businesses towards a dynamic, thriving residential and retail locale	Will really need to focus on how this goal gets achieved





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.

COMMENTS & IDEAS	
Broadening the City's tax base is critical	Make the City a fun place to live and raise a family
Prime location for working downtown	Capitalize on balanced development of the VA property and attraction of highly skilled jobs
Proactively re-purpose distressed properties	Capitalize on the proximity to regional and national parks
Growth of employers needs to include amenities and services that residents request	Focus retail on tourist attraction in the downtown area as well as locals



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.

COMMENTS & IDEAS	
Attract more retail businesses and general shopping	This is currently missing in the City now
A more vibrant and attractive retail center is key to continued positive growth in the downtown area	Improved walkability and bike access should not be overlooked as they create an authentic and enjoyable place
Community needs to actively support retailers to make this a sustainable reality	Ensure the natural surroundings are not disturbed
Too many similar uses in close proximity to each other	Changing retail environment may be too broad of a statement



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.

COMMENTS & IDEAS	
Protecting the natural features is essential	Better sidewalk and trail connections
Balancing the need for new development may be out of place	Focus on developers not clearcutting trees for subdivisions
Forward thinking techniques that show progressive attitudes can be effective in attracting younger families	Reduction of impervious pavement and environmental impacts by the City is important
Should promote the use of renewable energy and make solar more accessible to residents	Should be a stronger statement as the community's strongest asset is the environment



PARKS

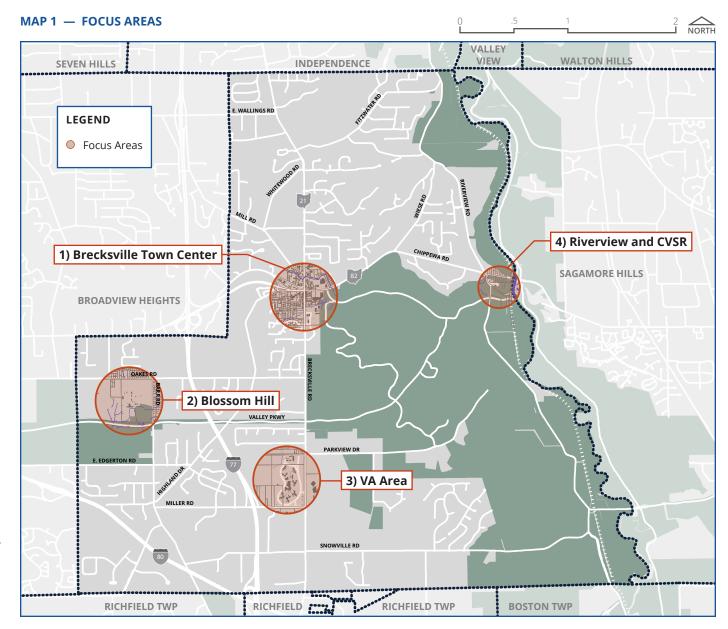
EMBRACE THE WORLD-CLASS PARK AMENITIES

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

COMMENTS & IDEAS	
The City is lagging behind other communities with similar park amenities and connections to them	Actively work more closely with the Metroparks and National Park to create the best park amenities in the Cleveland area
Focus on more on bike lanes and safety to parks	Want to see City Council strongly support this
Better connections directly from neighborhoods	Should be a stronger statement
Focus on fostering, developing, and reclaiming green spaces and not incorporating them into subdivisions	Encourage better practices for managing stormwater, salt, and waste flowing into the Brecksville Reservation



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. Public meeting attendees and online survey respondents were provided a framework of the four (4) Focus Areas and were also asked to discuss what they liked about the specific Focus Areas identified, and indicate what if anything they would add or change. Respondents were also welcomed to say if they preferred a Focus Area be removed or wanted to see a different Focus Area added. On the following pages are a summary of the comments from this exercise.



1) BRECKSVILLE TOWN CENTER



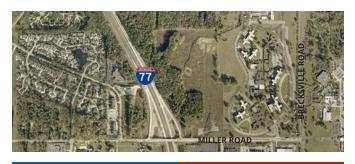
LIKE	CHANGES/WANTS
Historical gem	Consistent design/look/welcoming
Character/small town feel	More lounging/sitting areas
Potential for re-use of the Central School site	Better commercial maintenance enforcement
"Main Street" feel	More child friendly/interesting
Town Square Park	Mixed-use/redevelopment
Chippewa Creek	More/safer walkability & bikeability
	More diverse shopping, dining & entertainment

2) BLOSSOM HILL



LIKE	CHANGES/WANTS
Soccer fields & seating	More/safer walkability & bikeability
Site has immense opportunity to be a community gathering spot	Site accessibility/roadway improvements
Trees/natural feeling/greenery	More recreation options/walking trails/playground/ball courts
Proximity to parks/trails	Don't over-develop the site
	Inaccessible without a car
	Remote and not many residents know about this location

3) FORMER VETERANS AFFAIRS HOSPITAL



LIKE	CHANGES/WANTS
Close to highways for commuters	Variety of stores/restaurants
Site has immense opportunity for the City	Mixed-use development with walkability/bikeability
Openness/nature/beautiful property	Don't detract from downtown
	Development should be carefully planned out
	Office/research/business uses
	Keep as many trees as possible

4) RIVERVIEW ROAD & THE CUYAHOGA VALLEY SCENIC RAILROAD



LIKE	CHANGES/WANTS
Area has immense opportunity to create a gathering spot	Metroparks & National Park are City's largest assets/partnerships
Natural area/beauty	Safe connections into parks/ parking/possible trailhead
Rural character/peaceful	Enhance outdated buildings/ consider redevelopment
	Places for outdoor dining or picnics
	More bicycle access into the downtown area

ARE THERE OTHER AREAS THAT THE MASTER PLAN SHOULD CONSIDER?

COMMENTS & IDEAS	
Another site for a community cemetery to accommodate future needs	Consider the Brecksville Historical Society on Oakes Road to relocate to the center of the City
Community Center needs updating for families and children	Consider looking at the school sites and bringing families together
Focus on the Town Square and different types of uses	Need to consider the future of the soon to be vacant elementary school sites
Immense potential for shared community uses at soon to be vacant school sites	Involve residents in discussions for the planning of the school sites



STATION 4: VETERANS AFFAIRS SITE

The Veterans Affairs 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.

Public meeting attendees and online survey respondents were asked to select the images they felt would be appropriate for the VA site and describe why they chose the ones they did. The numbers below denote the total amount of "votes" received for each image.

COMMON REASONS FOR IMAGE SELECTIONS

Resembles Crocker Park with upscale mixed-use with townhomes/condos/apartments, shopping, restaurants, offices

Not too tall/stays with existing City quaintness/continues City style

Low rise, mixed-use retail and residential that is pedestrian friendly/walkable/less focus on vehicles

Aesthetically pleasing and retains Western Reserve style, but still modern/ low profile buildings with high quality materials and design

Outdoor dining and seating options/outdoor living with trees

Offers housing as an option and not just retail

Most Selected

Second Most Selected

■ Third Most Selected

























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.

Public meeting attendees and online survey respondents were asked to select the images they felt would be appropriate for the Brecksville Town Center and describe why they chose the ones they did. The numbers below denote the total amount of "votes" received for each image.

Second Most Selected

COMMON REASONS FOR IMAGE SELECTIONS

Would fit with the scale and style of existing buildings

Low rise mixed-use buildings that keep with the City's image and charm

Similar to Hudson's downtown with a mixing of uses like retail, dining, entertainment, and housing options

Keeps with the Western Reserve style, but with modern updates

High quality materials and buildings that are not cookie cutter

Pedestrian and bike friendly spaces with a relaxed atmosphere and natural gathering spaces with greenery

Walkable spaces for socializing and places to sit

■ Third Most Selected



Most Selected

















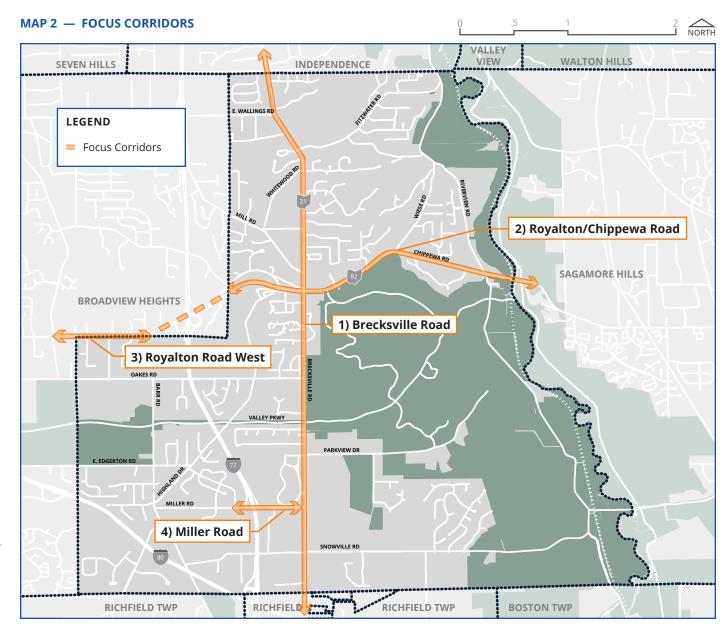








Focus Corridors are roadways within Brecksville that will be given special attention during following phases of the Master Plan. This may include more detailed analysis in these locations, requests for additional public input, further interviews with area stakeholders, and more detailed development plans or renderings. Each Focus Corridor is unique and therefore will be studied individually. Public meeting attendees and online survey respondents were provided a framework of the four (4) Focus Corridors, and were also asked to discuss what they liked about the specific Focus Corridors identified, and indicate what if anything they would add or change. Respondents were also welcomed to say if they preferred a Focus Corridor be removed or wanted to see a different Focus Corridor added. On the following pages are a summary of the comments from this exercise.



1) BRECKSVILLE ROAD



LIKE	CHANGES/WANTS
Attractive main artery for the City	More outdoor dining/shopping
25 mph speed limit	Change from 25 mph to 35 mph
Relatively quiet for a main street	Need better sidewalk connections on both sides of the street
Traffic moves well/few traffic lights	Dedicated bike lanes
Well landscaped and nice views	More landscaping in medians/low shrubs/trees
Easy access/straight through Brecksville	Excessive power lines and utility poles; bury utilities
RTA line through middle of City	

2) ROYALTON/CHIPPEWA ROAD



LIKE	CHANGES/WANTS	
Park-like setting	Need dedicated and protected bike lanes	
Great access to shopping	Better sidewalk connections on both sides of the street	
Nice entrance to Brecksville	Consider hanging flower baskets	
New landscaped medians are great	More dining options	
	Traffic congestion traveling east	
	Metroparks trail connection behind Creekside Plaza to Larson Lumber	
	Roadway surface needs repaving	
	Better access to the National Park down Riverview Road	

3) ROYALTON ROAD WEST



LIKE	CHANGES/WANTS
New median improvements are great	Need dedicated and protected bike lanes
Recent repaving is good	Better traffic light timing
	Very congested with traffic/too crowded
	Better sidewalk and bike path connections
	More landscaping enhancements
	Roadway should be four lanes heading west

4) MILLER ROAD



LIKE	CHANGES/WANTS
Good connection from I-77 to south side of City	Roadway surface needs repairs
Immense potential with development of the VA site	Consider an on/off ramp at I-77
	More landscaping enhancements with median plantings/trees/native plantings
	Need better signage on buildings
	Need a gas station/vehicle services and restaurants
	Better/safer sidewalk connections and bike lanes
	Mowing of large, vacant parcels

ARE THERE OTHER AREAS THAT THE MASTER PLAN SHOULD CONSIDER?

COMMENTS & IDEAS		
Snowville Road needs better bike facilities for those accessing the Metroparks or National Park	Need to consider Oakes Road and how the new school site will affect this road	
Sidewalks or trails on Highland Road	It feels that northern Brecksville has been ignored/north of SR-82 feels segregated from south of SR-82	
Sidewalks on Fitzwater Road to Riverview Road	Highland Road to Valley Parkway	
Riverview Road and Vaughn Road	Consider breaking up larger corridors into smaller, sub-corridor areas	
Fitwater Road, Riverview Road, and Snowville Road	Consider adding secondary corridors for smaller roadways	

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. Public meeting attendees were asked to participate in a dot exercise to identify areas or amenities that they wish had better walking to biking access. Additionally, public meeting attendees and online survey respondents were also asked to provide comments on a number of connectivity specific questions. On the following pages are a summary of the comments from this exercise.

ARE THERE SPECIFIC CONCERNS YOU HAVE ABOUT WALKING, DRIVING, OR BIKING THROUGHOUT THE COMMUNITY?

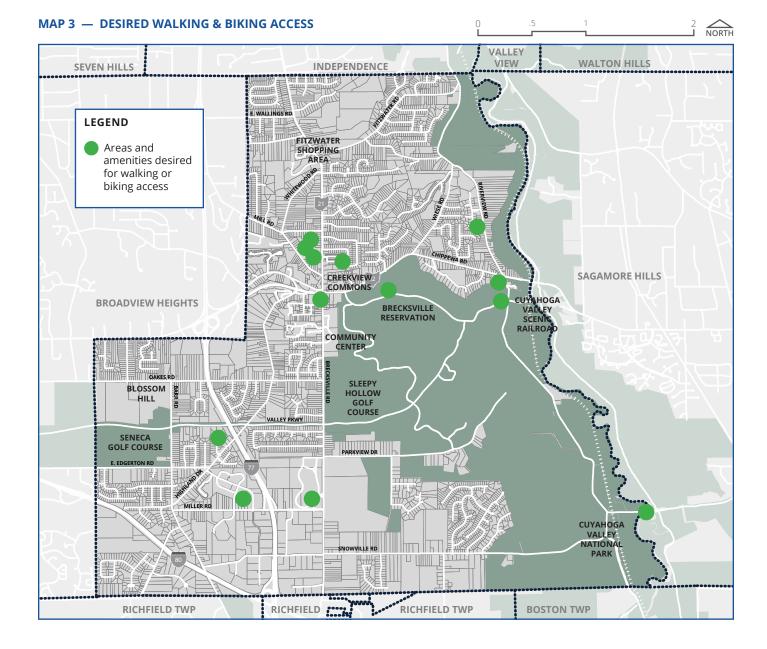
COMMENTS & IDEAS	
Community needs consistency with connecting sidewalks, especially to schools and park amenities	Older neighborhoods without sidewalks should be a main concern
Would like to see more sidewalks where people live and work/focus on SR-21, Snowville Road, Miller Road	People tend to drive too fast along SR-21 and SR-82
Residents tend to just walk with traffic (Snowville Road, Stadium Drive, Old Royalton Road, Fitzwater Road, Barr Road, Oakes Road, Tanager Trail)	Valley Parkway entrance to the Metroparks is isolated and lacks connections from neighborhoods/residents don't feel safe accessing the park by means other than a vehicle
Need to focus on connecting the new VA site development, both internally and externally $% \left(\frac{1}{2}\right) =\frac{1}{2}\left(\frac{1}{2}\right) \left(\frac{1}{2$	Need better lighting at night so vehicles can see walkers and bikers
Strong desire for bike connectivity/bike lanes or other similar enhancements when roadway projects are implemented	Sidewalks near the downtown area are narrow and too close to the street

WHICH STREETS COULD BE IMPROVED TO SAFELY ACCOMMODATE PEDESTRIANS AND BICYCLISTS?

COMMENTS & IDEAS		
Fitzwater Road (25)	Old Royalton Road (1)	Riverview Road (7)
Oakes Road (9)	Royalton/Chippewa Road (10)	Snowville Road (7)
Highland Drive (6)	Mill Road (4)	Wiese Road (2)
Brecksville Road (18)	Barr Road (2)	Vaughn Road (1)
Stadium Drive (1)	Tanager Trail (6)	Greenhaven Road (1)
Wallings Road (2)	Miller Road (1)	Other (17)

DO YOU FEEL COMFORTABLE WALKING AROUND THE BRECKSVILLE TOWN CENTER?

COMMENTS & IDEAS	
Yes, but there is a lot of traffic and drivers don't tend to completely stop if they are turning right onto Chippewa Road from Brecksville Road	Strong desire for better pedestrian walkways and places to walk to/places to lounge
Area feels physically safe and has a good police presence	The area lacks pedestrian friendliness and a lot of cars/walkways are not clearly defined
Downtown area feels too car-centric and would like to see more walking and biking facilities	Desire to park once at a central location and walk anywhere easily, but currently you have to drive from store to store
Could be more appealing and inviting/walkways are not enjoyable or pleasant	Traffic does not pay attention enough to pedestrians
Better crossing facilities with flashing lights/not enough crossing time on SR-21 and SR-82	Focus on better connections between shops rather than a lot of parking





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.

Meeting attendees and survey respondents were provided a condensed summary of the state of existing housing, land uses, and land availability within the City of Brecksville. This was to ensure participants had background knowledge to help answer questions. Both meeting attendees and survey respondents were asked a series of questions about housing within the community. On the following pages are a summary of the comments from this exercise.

WHAT DO YOU LIKE ABOUT THE HOUSING IN THE CITY OF BRECKSVILLE?

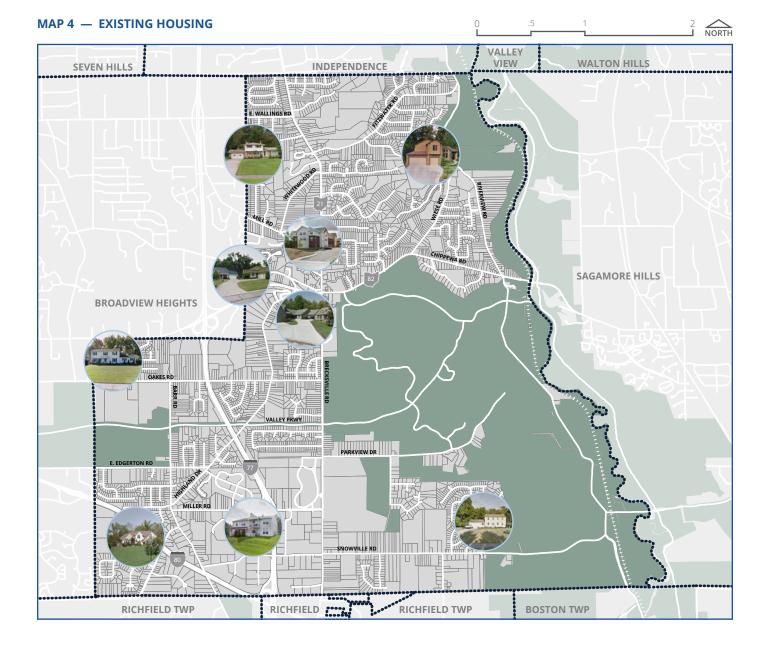
LIKE	
Limited apartment buildings and multi-story units/rentals	Mixture of old and new homes/high-quality homes
Opportunity for growing families in mixed-zone areas	Proximity to natural amenities and parks
Great neighborhoods and residents take great pride in their homes	Variety of single-family home options/mostly single-family homes
Well maintained properties and large lot sizes	Variety and different levels of housing prices

WHAT WOULD YOU CHANGE ABOUT THE HOUSING IN THE CITY OF BRECKSVILLE?

CHANGE	
More single-story homes/ranch style homes/smaller homes and lots	More downtown living/condominiums/townhomes
More cluster style homes and 55+ communities	Too many large homes and subdivisions with unusable greenspace
Lower priced homes that are affordable for young professional and families	Higher standards for residential design/less cookie cutter development
Much wider variety of housing options	Promote centralized locations, sustainable development, and walkability
Consistent enforcement of property maintenance	Encourage and embrace diversity of residents

IF YOU WERE TO MOVE, WHAT WOULD YOU LOOK FOR IN ANOTHER HOME OR NEIGHBORHOOD?

MOVE	
A ranch style home or smaller home	Lively town center that can be walked or biked by the whole family
Newer home with a smaller yard	More connected residents and walkable neighborhoods
Walkable amenities with connected sidewalks	Ability for children to bike and walk throughout the community
Energy efficient home/self sustainable community	Well lit neighborhood
Diverse retail/shopping with outdoor sitting and dining options	A 55+ community with modern amenities
Better sense of community/different values	Easier/more direct access to retail and restaurants



The City of Brecksville's Master Planning process is still in its early stages and obtaining feedback from residents, stakeholders, and other community members is critical to the success of the Plan. Feedback from the community is what will ultimately help shape policies and form recommendations, and only with this community input will the Plan be a successful guide for the City.

PLANNING PROCESS & PUBLIC INVOLVEMENT

RESIDENTIAL SURVEY

CURRENT CONDITIONS

COMMUNITY VISION GOALS & ACTIONS

IMPLEMENTATION

FINAL DRAFT

























There will be two (2) more Public Meetings throughout the City's Master Planning process where there will be ample opportunities to provide community feedback. An online survey will also complement each of these meetings as well to ensure everyone who wants to provide feedback has an opportunity to do so.

If you have questions about the Master Plan process, or would like to find out more about County Planning, please contact us at:

CUYAHOGA COUNTY PLANNING COMMISSION

2079 East 9th Street Suite 5-300 Cleveland, OH 44115 216.443.3700 www.CountyPlanning.us www.facebook.com/CountyPlanning www.twitter.com/CountyPlanning

STAY UP TO DATE ON THE PLAN:

Contact the City of Brecksville at www.brecksville.oh.us

Follow the plan at www.CountyPlanning.us/Brecksville

Learn more about County Planning at www.CountyPlanning.us

THANK YOU FOR YOUR PARTICIPATION!

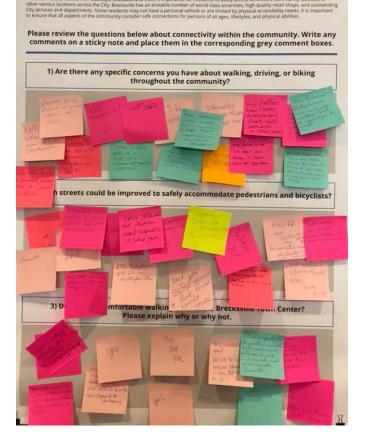




CONNECTIVITY









FOR OUR COMMUNITY
FOR OUR REGION
FOR OUR FUTURE