The City Of BRECKSVILLE **MASTER PLAN**

COMMUNITY VISION DRAFT October 25, 2018

ACKNOWLEDGMENTS



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The City Of BRECKSVILLE MASTER PLAN

COMMUNITY VISION

DRAFT October 25, 2018



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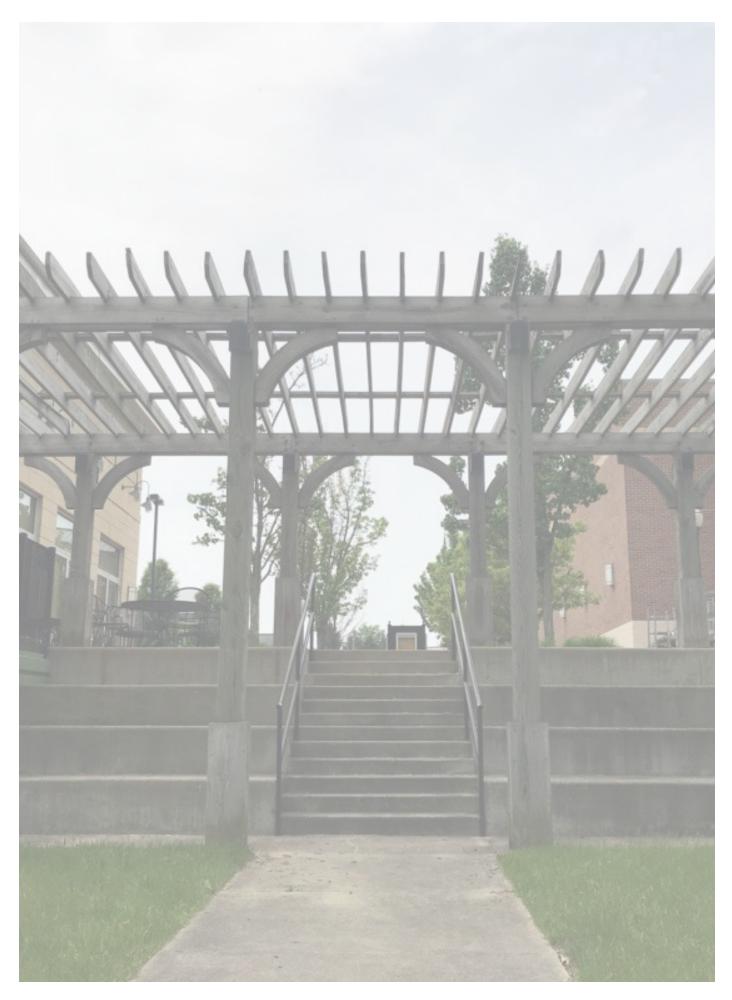
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1.0 Introduction →

WELCOME TO THE MASTER PLAN — COMMUNITY VISION DOCUMENT

The City of Brecksville's Master Plan is a collection of community aspirations that aim to inspire and guide City officials and residents as the community moves into the future. By writing down these aspirations, we memorialize the hopes of the Brecksville community and, most importantly, we outline the steps necessary to achieve our goals.

The City of Brecksville's Master Plan examines the current conditions throughout the community. Developing this profile is essential to determining the demographic trends that are shaping the City today in order to determine which trends should be fostered for the future and which need to change. These trends and public input help determine the vision for the future that is outlined in the Master Plan. This vision is uniquely tailored to the community of Brecksville and residents' goals for the future.

Based on the current conditions, input, and vision for the future, the Master Plan outlines specific steps that can be taken Citywide and in focus areas to deliver the changes residents wish to see. These ideas range from small adjustments that can improve daily life in Brecksville, to large changes that will take time to implement.

The City of Brecksville's Master Plan is the beginning of this process of transformation as it is intended to guide changes over many years. Only with the dedicated work of residents, business owners, and City staff can the Master Plan's goals be achieved. Together, we can work to create a greater Brecksville.

CURRENT PROGRESS

The Brecksville Master Plan is presently in the Community Vision phase. This is the second phase of the plan and entails articulating a vision for the future of the City. The Community Vision document outlines a vision, objectives, and focus areas that are considered important to residents, and this vision will be updated with additional input.

NEXT STEPS

Following completion of the Community Vision phase, the Master Plan will begin the Goals & Actions phase. In this phase, we will showcase specific steps the City and its partners can take to translate the vision and objectives into reality. These actions will be Citywide and in the focus areas to show how the City can grow and change.

1.1 WHAT IS A MASTER PLAN

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

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

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

MASTER PLAN AND ZONING

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

The graphic to the right shows some of the key features that differentiate Master Plans from Zoning Ordinances.

MASTER PLAN

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



ZONING ORDINANCE

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

The Master Plan for the City of Brecksville is organized into five phases. These phases are described in more depth below:

- Current Conditions: In this initial phase, we develop a demographic, land use, housing, and transportation overview of the City of Brecksville
- Resident Survey: In this phase, we create, mail, and tabulate survey findings to be incorporated into the Current Conditions document
- Community Vision: In this phase, we outline a vision for how the community wants to grow and develop in the coming decade
- Goals & Actions: In this phase, we outline specific steps that can be taken to achieve the community's desired future
- Implementation: In this phase, priorities, timelines, and responsibilities are attached to each action to show how to possibly accomplish them
- Master Plan Document: In this final phase, the previous components are combined into a complete, final Master Plan document

PUBLIC INPUT

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

The Project Team is comprised of City staff and public officials with an in-depth knowledge of the day-to-day operations of the City. The Steering Committee is comprised of a small group of residents, business owners, and stakeholders that represent a cross-section of the City. Finally, the Public includes any interested residents or parties that would like to be involved in the process. Each group meets throughout the planning process, with three Public Meetings that cover the most important parts of the Plan.





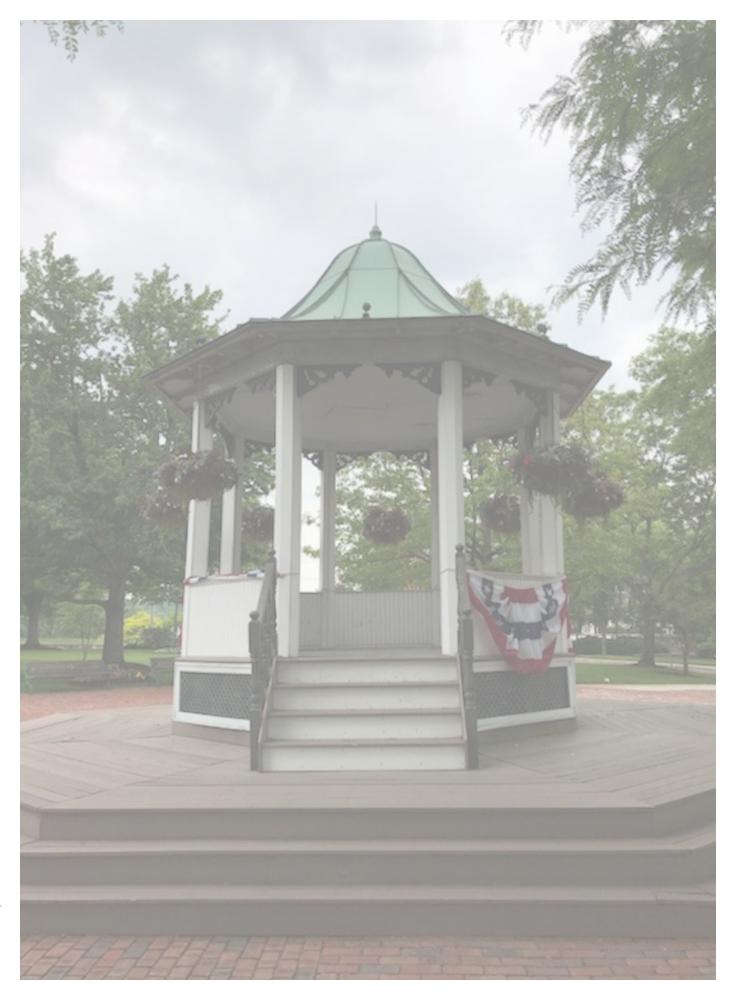
GOALS & ACTIONS



IMPLEMENTATION



MASTER PLAN DOCUMENT



2.0 Interviews & Input

WHAT'S INSIDE

The Interviews & Input section summarizes the key points that have been communicated from residents, business owners, and key stakeholders during the information gathering phase of the Master Plan. This input provides an understanding of the issues that are important to the people of Brecksville.

The Interviews & Input section includes two components: an overview of stakeholder interviews and a SWOT analysis. SWOT stands for Strengths, Weaknesses, Opportunities, and Threats, and is a type of exercise used to better understand a community's assets and issues. The SWOT analysis was completed by the Brecksville Steering Committee at their first meeting.

HOW DO I USE IT?

The information presented in the Interviews & Input section is useful in determining major issues and opportunities in Brecksville. Both the interviews and the SWOT analysis can determine the strengths, weaknesses, opportunities, and threats a community faces. These should be used to determine potential visions, objectives, and actions. For instance, if a community's strength is its infrastructure, this can be marketed to potential businesses or improved to better meet a business' needs.

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- SWOT Analysis, page 18

2.1 STAKEHOLDER INTERVIEWS

Over the course of the Master Plan process, County Planning met with various individuals and organizational representatives to discuss the unique needs of the Brecksville community. Between May and June of 2018, County Planning interviewed department heads, stakeholders from regional agencies, and representatives from surrounding communities. Together, these interviews provided clear understandings of current issues in the City.

Directors and chiefs were identified by the City of Brecksville due to their detailed knowledge of the City, while County Planning identified regional representatives that could speak to the needs of Brecksville. County Planning conducted phone and in-person interviews with each person. Questions covered topics particularly important to individual stakeholders as well as overarching topics about the future of Brecksville.

While certain topics pertained specifically to the interests of particular stakeholders, common themes emerged over the course of the conversations. The summaries on the following pages outline the topics and categories that arose repeatedly during the interviews.

STAKEHOLDERS

A special thank you to the following community stakeholders for their input on the Brecksville Master Plan.

Brecksville Representatives

Bill Goodrich, Police Chief Jerry N. Hruby, Mayor Steve Paciorek, Human Services Director Scott Packard, Chief Building Official Rebecca Riser, Purchasing Director Laura Starosta, Finance Director Tom Tupa, Recreation Director Gerry Wise, City Engineer Nick Zamiska, Fire Chief

Surrounding Communities

Kristina Sorensen, Broadview Heights

Regional Agencies

Kelly Coffman, Cleveland Metroparks Jennifer Grieser, Cleveland Metroparks Amy Snell, Greater Cleveland Regional Transit Authority Melissa Thompson, Northeast Ohio Areawide **Coordinating Agency**



HOUSING NEEDS & AFFORDABILITY

The City needs variety in its housing options. This is especially true for the growing senior population. There is a lack of appropriate housing types to accommodate the specific needs of seniors, such as single-story living.

There is also a need for mid-priced homes that can accommodate a wider range of residents, such as young professionals, families, empty nesters, and seniors.

In general, the average household size in Brecksville is getting smaller. Some families would like to downsize into a smaller home, but cannot find housing in Brecksville.



SERVICES & SAFETY

The City of Brecksville is a safe community due to the team effort of City leaders, citizens, and police, fire, and EMS workers.

Call volumes continue to increase as the population ages and additional senior living or assisted living facilities are constructed. The majority of these calls are for EMS services.

The new Police Station, once completed, will be able to handle an increase in future calls and will house a national award-winning regional dispatch center.

The City is working to hire a full-time Fire Inspector as on-duty firefighters are currently performing building inspections and are often called away for emergencies.

A centralized Fire Station provides the best coverage for the community, but areas on the edge of the City do have longer response times.



FUNDING & FINANCIAL SUPPORT

The City is stable and does not have any significant financial issues. Despite current stability, there is a desire to increase and diversify the City's sources of revenue.

The Brecksville Fire Department is funded through a property tax. Due to past decreases in property values, funding for the Department needed to be supplemented by varying amounts of general fund revenues in recent years.

WHAT WE HEARD...



STORMWATER MANAGEMENT

Bank failure from stormwater continues to be a difficult issue for the City.

With the City's steep terrain, water tends to follow a natural path of least resistance, and this has continued to slowly eat away at the City's steep slopes. Given the number of aging homes in the City, hillside failures may become a more serious issue in the future.

There is a desire to possibly look at "green infrastructure" and other alternative means to help better control roadway runoff. Likewise, there is a desire to maintain as many trees within the community as possible as development and redevelopment occur. Tree canopy coverage is one example of green infrastructure.



PARKS & GREEN SPACES

The City is in an enviable position with close proximity to large, regional parks including Cleveland Metroparks Brecksville Reservation and the Cuyahoga Valley National Park.

With the impending rebuild of the schools, existing school sites that include park spaces could change. One particularly popular park space is the ball fields at Highland School. Land deals may also make additional space along Stadium Drive available for enhanced City parks.

There are some desired amenities that do not presently exist in Brecksville, such as a dog park.



REDEVELOPMENT & FUTURE BUILD OUT

There are few parcels left that could allow the type of large-scale, residential developments common in the past. With minimal land available for future development, redevelopment may be the City's primary option for newer construction.

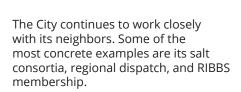
The City should closely monitor development of the south side; especially along Snowville Road. Development there could be especially impactful on existing streams and could cause flooding.

As the City changes, input from emergency services should be included in the review process to assist in the design of safety features. This could include the location of cameras, building entrances, exterior lighting, and other features.

WHAT WE HEARD...



REGIONAL COLLABORATION



Brecksville has a joint contract with the City of Independence for backup building inspections if one entity is unable to perform such a task.

The City also has signed a mutual aide agreement with surrounding communities for assistance on EMS or emergency calls as needed.



COMMUNITY CHARACTER

There is a very strong desire to maintain the community's "small town" charm and to match the scale and design of newer development with what currently exists. The City strives to embrace their past by utilizing the "Western Reserve" style of architecture.

The lack of big box stores and focus on improving the town center has helped maintain character. The market has responded by constructing buildings in styles similar to surrounding buildings.

The Planning & Zoning Code does not specifically address design standards; however, the City has completed guiding policy documents that describe goals and principles for development, specifically within Brecksville Town Center.

TRANSPORTATION CONNECTIONS

Transportation connections generally focused on a discussion of sidewalks and bikeways. The City has been requiring sidewalks as part of new subdivisions and continues to require them as part of any development.

For some, the Town Center feels disconnected for pedestrians wanting to access the area and is not easily traversed on foot.

There is a desire to see SR-82, east of SR-21, repayed to include three lanes all the way through the community.

Given land use changes, there may be needs for new transportation improvements. The new school site at Blossom Hill has few pedestrian access points and may warrant new traffic signals along Oakes Road and possibly Barr Road.

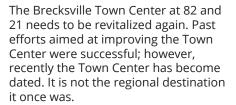
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WHAT WE HEARD...



TOWN CENTER



Updates are coming to some buildings in the Town Center. They will improve the look and feel of the area.

The edges of Downtown may see changes in the future, such as the Central School and the Stadium Drive areas, both of which will come under City control as a result of the schools plan.

New developments in Brecksville Town Center have kept the look and feel of the community. The development of Creekview Commons included a creekside trail, but it has largely been unused.

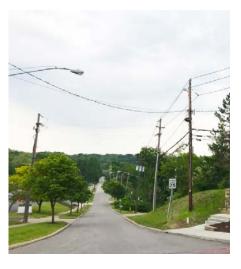


TOURISM

Brecksville Town Center is a hub for activity; however, the space is primarily used by local residents. Despite close proximity to regional and national park systems, there has been minimal progress to improve access to the City's downtown core for park visitors.

Additionally, the intersection of Chippewa Road and Riverview Road has direct access into the Cuyahoga Valley National Park and offers a unique opportunity for a secondary commercial area near the City's eastern border. Several businesses already exist, but the area lacks other common amenities park visitors may be looking for, such as a general store, food options, places to rest, pedestrian and bike infrastructure, etc.

Newer development at the Veterans Affairs site is likely to include some form of retail and will create a regional destination.



INFRASTRUCTURE

The City has significant development challenges due to steep terrain, waterways, and other natural features. Flooding and hillside failures continue to be a concern of both residents and City staff.

Over the years, erosion has played a large role in contouring the land and existing infrastructure needs to be continually monitored for failures; especially on main thoroughfares and roads along steep slopes.

WHAT WE HEARD...





VETERANS AFFAIRS SITE

The currently vacant Veterans Affairs site is the City's largest area of available land, and the City will need to be cautious with land development.

The new development at this site should complement existing character and development in Brecksville rather than replace or detract from it. For instance, retail at the VA site should not replace retail in Downtown Brecksville.

Development at the site will affect emergency services. If development includes land uses such as retail or a hotel, an increase in Police and EMS calls may occur.

Development at the VA site will require transportation improvements. This may include new traffic lights, the expansion of a highway interchange, and new sidewalks.

SCHOOL SITES

The passage of the school levy will change land uses across the City. The new school at Blossom Hill should be designed in a way that complements the design of the City, limits environmental issues, and provides a safe learning environment.

The police will work with the school system as part of the development of the building to ensure proper safety.

Infrastructure around the school may be needed. This could include new traffic lights, new access points, and new trails or sidewalks.

There will be immense opportunity for the redevelopment of the soon-to-be vacant school sites elsewhere in the City.

Of particular concern is the future of the Central School. It is an important landmark for residents and will be important to maintain as a symbol for the City.

2.2 SWOT ANALYSIS

SWOT stands for strengths, weaknesses, opportunities, and threats, and is a type of exercise used to better understand a community's assets and issues. When undertaking a SWOT analysis, a community is analyzed in these four areas as a basis for action. A description of the four components of a SWOT analysis is provided in the boxes to the right.

For the Brecksville Master Plan, the Steering Committee completed a two-part exercise to determine strengths, weaknesses, opportunities, and threats for the City. First, Steering Committee members placed dots on a map of the City to show particular locations that were strengths, weaknesses, opportunities, or threats for the City. Second, members wrote comments describing these elements as they related to population, health, housing, transportation & infrastructure, land use, or services.

The map on the following page shows the locations of the dots that Steering Committee members placed at the meeting, while the following pages describe comments, common themes, and SWOT elements particularly related to Brecksville Town Center.

WHY ARE SOME PLACES REPEATED?

The SWOT analysis was completed by the Steering Committee as part of an activity with separate boards for each SWOT element. Steering Committee members individually placed dots on the boards, and they understood places differently, with some, for instance, calling a place a Strength while others called a place a Weakness. The results in the section are presented in full, meaning some locations are identified as more than one SWOT element.

STRENGTHS

Strengths are characteristics that give a place an advantage. These characteristics should be protected and bolstered.

WEAKNESSES

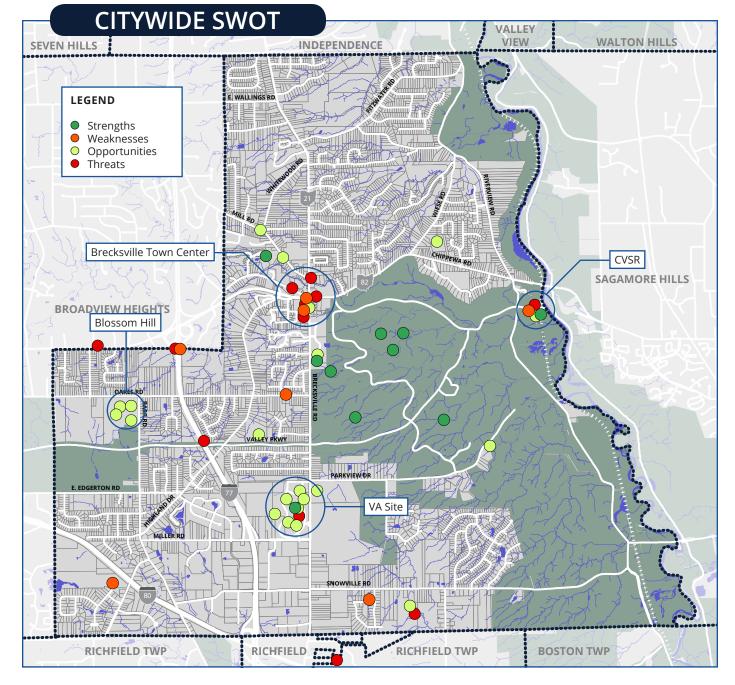
Weaknesses are characteristics that give a place a disadvantage. These characteristics should be defended against or limited.

OPPORTUNITIES

Opportunities are undeveloped characteristics that could give an advantage. These characteristics should be studied for improvement to turn the opportunity into an advantage.

THREATS

Threats are elements that could pose an issue for the community. These should be defended against or limited.



STRENGTHS

Below is a summary of the Citywide elements selected by the Steering Committee during the SWOT map exercise or described in writing.

MAP EXERCISE

- Regional parks: the golf courses, scenic railroad, and nature center of the Cleveland Metroparks and Cuyahoga Valley National Park provide recreational opportunities
- Veterans Affairs site: the large, City-owned site provides the ability for new uses in the future
- Community center: the community center's spaces, classes, and functions bring residents together
- Cuyahoga Valley Scenic Railroad station: the CVSR station links Brecksville directly with the Towpath and larger National Park system

WRITTEN COMMENTS

- Attractive commercial development: new developments in the Town Center and commercial areas of the City are attractive and well planned
- Strong City services: there are many services that serve all ages in the community
- Highway and transit access: access to Downtown Cleveland and regional destinations is easy via highway on-ramps and direct transit service
- Strong housing market: homes are maintained and neighborhoods are attractive for buyers

WEAKNESSES

Below is a summary of the Citywide elements selected by the Steering Committee during the SWOT map exercise or described in writing.

MAP EXERCISE

- Town Center intersections: traffic at intersections in the Town Center, especially at 82 and 21, is problematic
- I-77 Interchange: traffic and congestion at the I-77 interchange negatively affects the area
- Cuyahoga Valley Scenic Railroad station: the station area is isolated and lacks adjacent amenities

WRITTEN COMMENTS

- Lack of sidewalk connections: sidewalks and crosswalks are missing in key areas such as between the golf courses and the Town Center or at major intersections like Mill and 21
- Sidewalk safety: in many cases, sidewalks are immediately adjacent to the roadway, making use of the sidewalks feel dangerous
- Housing options: lack of diverse housing types, especially smaller homes, starter homes, and moderately priced homes, reduces the ability of new families to settle in Brecksville
- **Food options:** there are few restaurant options in the south end of the City
- Condition of Town Center buildings: some buildings look tired or have deferred
- **Bike amenities:** there are few bike racks in Brecksville that would allow cyclists to safely park at their destination
- Traffic: traffic in the Town Center at peak times can make turning into and out of commercial areas difficult

OPPORTUNITIES

Below is a summary of the Citywide elements selected by the Steering Committee during the SWOT map exercise or described in writing.

MAP EXERCISE

- Veterans Affairs site: the overwhelming opportunity site in Brecksville is the vacant, tobe-redeveloped VA hospital site
- Blossom Hill: the pending development of a centralized school on the Blossom Hill site is seen as a major opportunity
- Community center: the community center has the potential to be an even greater center for the community
- School sites: the current elementary schools could be reused
- Cuyahoga Valley Scenic Railroad station: this area brings many people to Brecksville and could provide for tourism-related development

WRITTEN COMMENTS

- Wellness: Given the proximity between the community center, senior center, and park system, there could be a better alignment of wellness initiatives
- Affordability: opportunity to provide affordable housing for young families
- Tourism: existing amenities such as the Town Center and the National Park could attract shoppers and visitors to Brecksville
- New Retail: there is a desire for quality retail, fine dining, mixed-use redevelopment, and forward-thinking retail like Amazon pick-up
- New Infrastructure: modern infrastructure such as fiber optic connections and space for autonomous vehicles are opportunities to prepare for the future
- Connections to Natural Features: waterways and waterfalls are prime natural features that could have greater access

THREATS

Below is a summary of the Citywide elements selected by the Steering Committee during the SWOT map exercise or described in writing.

MAP EXERCISE

- I-77 Interchange at Royalton Road: the interchange connects the community, but creates traffic congestion during peak hours
- Neighboring redevelopment: the expansion of commercial development along Royalton Road in Broadview Heights has caused congestion and is inconsistent with neighboring single-family development
- Intersection of Royalton/Chippewa and Brecksville Road: the major intersection has heavy traffic congestion at peak times, and it must balance being a major traffic location as well as a community downtown
- Flooding: Chippewa Creek's flooding has created hazardous conditions and damaged businesses
- Veterans Affairs site: the site offers an immense opportunity for development; however, if not planned or executed correctly, it could be a threat to the community
- Town Center: vacant storefronts and a tired streetscape are holding back the Town Center

WRITTEN COMMENTS

- Population changes: the aging population, lack of younger families, and population plateau could cause issues in the future
- Housing affordability: the lack of affordable entry-level homes could make entry into the community difficult
- Traffic: congestion and dangerous intersections were identified in multiple areas
- Aging or inadequate utilities: inadequate facilities make attracting companies difficult
- Natural features and development: the development of vacant land could cause tree canopy loss and contribute to climate change

TOWN CENTER SWOT

Below is a summary of the Town Center elements selected by the Steering Committee during the SWOT map exercise.

STRENGTHS

MAP EXERCISE

- Central School site: the existing school building and site is a strength for the City due to its central location and historic features
- Creekview Commons Shopping Plaza: the relatively new plaza features a strong set of retailers as well as attractive design that fits the character of Brecksville

WEAKNESSES

MAP EXERCISE

- Brecksville Town Center Shopping Plaza: the Brecksville Town Center plaza is one of the older strip centers in the City center
- Brecksville Road Retail: the retail along Brecksville Road includes vacant storefronts and limited dining options
- Former McDonald's Site: the vacant site detracts from an otherwise attractive Town Center
- Pedestrian Safety: sidewalks immediately adjacent to the street and few safe crossing locations especially at Mill and Brecksville make the Town Center feel less safe

OPPORTUNITIES

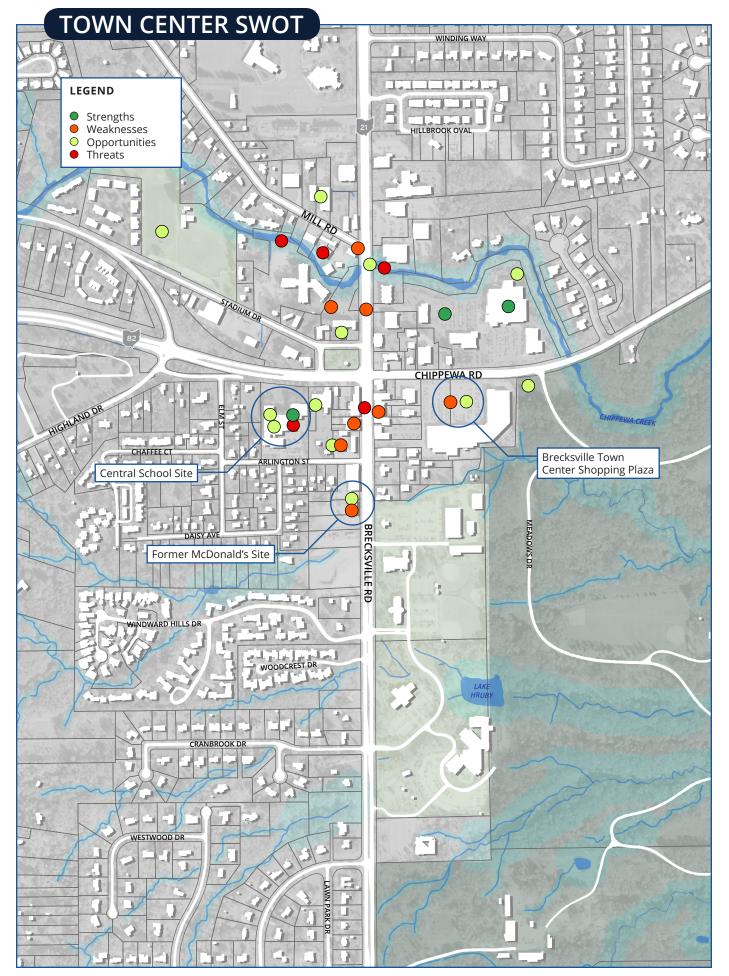
MAP EXERCISE

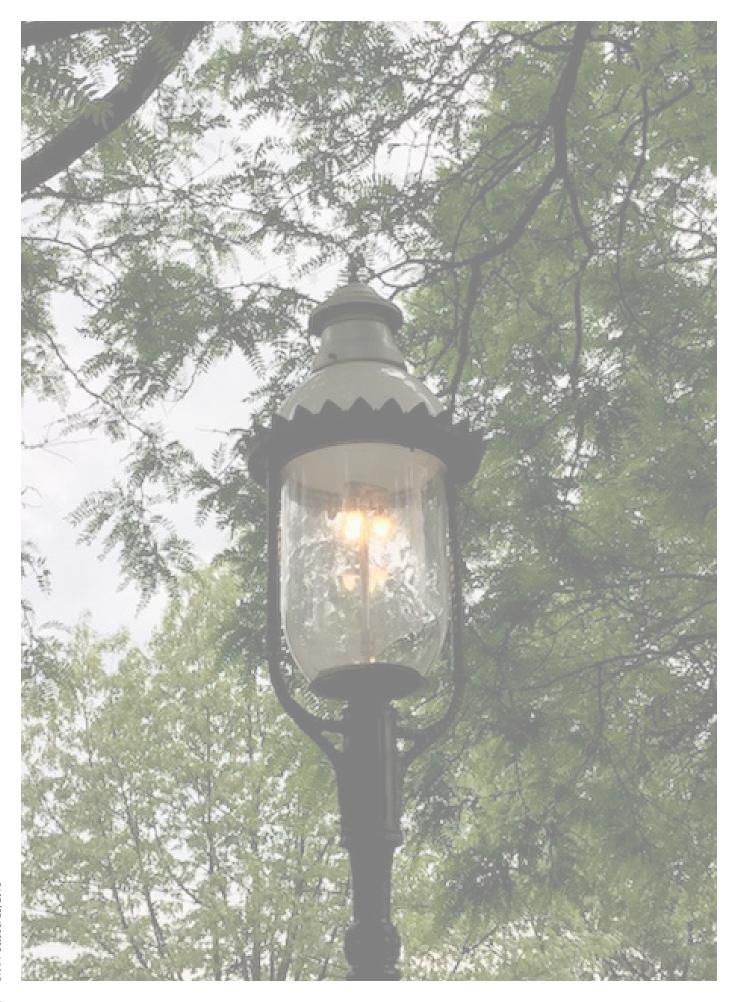
- Central School site: the redevelopment of the site can provide new uses that complement the Town Center
- Chippewa Creek: the Creek, its waterfalls, and the underutilized trail behind Heinen's provide an opportunity for connections to nature
- Former McDonald's Site: the site could be redeveloped to better support a vibrant Town Center
- Stadium Drive Park: the land trade for additional Stadium Drive space provides opportunities for improved recreational facilities
- Connection to Park: with residents and visitors entering the Metroparks and National Park from Chippewa Drive, connections to the Town Center could be improved

THREATS

MAP EXERCISE

- Central School site: the redevelopment of the site could negatively affect the Town Center
- Chippewa Creek: the flooding of the Creek has had major ramifications for the Town Center, and continued flooding could further harm businesses and residents
- Vacancy: storefronts along Brecksville Road that are unused could affect the perception of the City and its Town Center





3.0 Build-Out Scenario

WHAT'S INSIDE

The Build-Out Scenario section describes a potential future for Brecksville based on current trends and regulations. The scenario shows currently vacant land, how it can presently be developed, and the impacts that development would have on the City of Brecksville.

The scenario is built on three steps: identifying vacant land, analyzing what can be built on that vacant land, and showing how full build-out would affect population and the environment.

HOW DO I USE IT?

The information shown in the build-out scenario is meant to describe the City's current trends and how that would impact the City in the future. These impacts should be used to determine future service needs based on current development trends. Alternatively, the scenario can help to showcase positive or negative outcomes of current trajectories and therefore can help identify ways in which the City would like to change, alter, or expand.

Importantly, the numbers and ranges in this projection are built on a variety of assumptions such as decreasing average household size continuing to decrease and the percent of trees that are maintained in new developments. All of these assumptions are subject to change, but the analysis is intended to show a probable future state for Brecksville.

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- Build Out Projections, page 28
- Impact Projections, page 30

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3.1 VACANT LAND ANALYSIS

To identify vacant land in Brecksville, County Planning used existing data sets available from the County Auditor as a base. This set of vacant land was compared to vacant land maps provided by the City of Brecksville to identify disparities. All potentially vacant parcels were compared to the most recent aerial images to determine whether vacant parcels had been recently constructed. The map on the following page shows the final set of vacant parcels as well as parcels where development is already in progress.

Following the process for determining vacancy, the total amount of vacant land was calculated. These details are shown in the box on the right. Of the 11,829 acres of land in Brecksville, 1,023 acres are vacant. This comprises 8.7% of the total land area in Brecksville. An additional 1.2% or 143 acres of City land is in the process of being developed.

The unique topography and environmentally sensitive areas in Brecksville often constrain development. To determine the amount of easily developable land outside of these environmental constraints, County Planning mapped steep slopes, waterways, and riparian areas to show the locations of these environmental features. This information was layered onto vacant land to show what vacant land was constrained by environmental features. Of the 1,023 acres of vacant land in Brecksville, 435 acres are constrained by environmental features while 588 acres are more easily developable land. Constrained vacant land accounts for 3.7% of the City's total land area while unconstrained vacant land accounts for 5.0% of the City's total land area.

While the vacant land analysis provides a snapshot of development potential, it specifically does not include areas of potential redevelopment. This would include well-known parcels such as the former VA hospital site, the Central School site, or other elementary school sites that may be developed in the future. Redevelopment scenarios for these sites will be included as a separate component of the Master Plan.

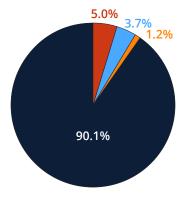
The analysis also does not include existing but oversized residential parcels that have the potential to be subdivided at a later date. This choice was made deliberately due to the sensitivity of showing the redevelopment of existing single-family homes and is meant to reflect the difficulties of land assembly and redevelopment within existing single-family neighborhoods.

LAND AVAILABILITY

The following numbers show the land acreage that remains undeveloped and whether it is constrained by environmental features such as steep slopes or waterways.

ALL LAND IN BRECKSVILLE

11,829 Acres



■ Built Land

Vacant, Constrained

Vacant, Unconstrained

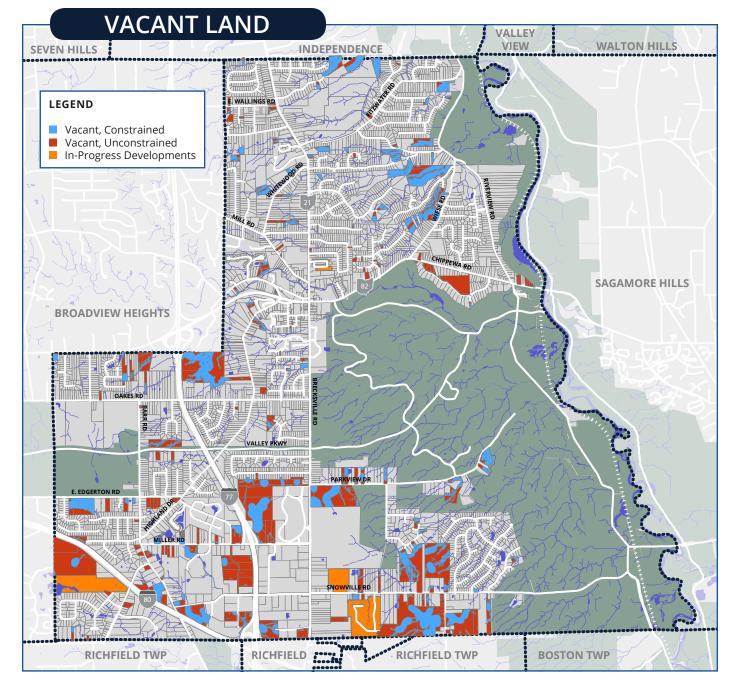
■ In-Progress Developments

VACANT LAND IN BRECKSVILLE

1,023 Acres

435 Acres

588 Acres
Unconstrained Vacant Land



RAFT October 25, 2018

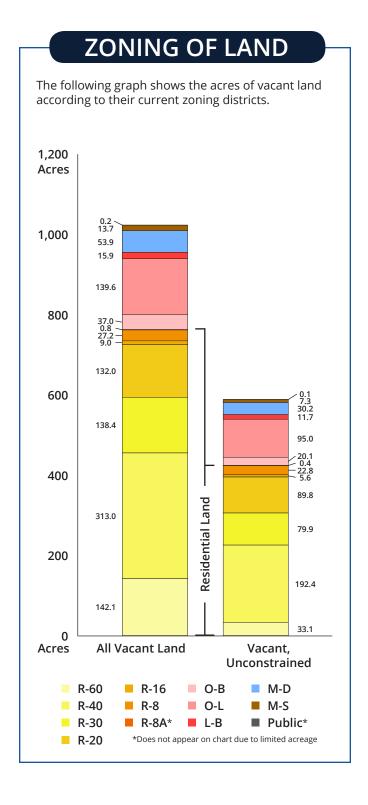
3.2 BUILD OUT PROJECTIONS

Following the identification of vacant land in Brecksville, County Planning digitized the most recent City Zoning Map and layered the zoning and vacant land information together. This can indicate the types of land that are available to develop and the existing regulations that determine permitted uses.

The chart on the right displays the acres of land available to develop by zoning district. The bar on the left indicates the zoning of all vacant land in Brecksville, while the bar on the right displays only the amount of vacant land that is unconstrained by steep slopes or waterways.

Those segments in yellows and orange show land zoned for residential development. In calculating the future population potential for the City of Brecksville, residential land will provide the primary areas for new housing. There are 763 acres of vacant land zoned residential, including land with environmental constraints. When subtracting environmentally constrained land, there are 423 acres of vacant land zoned for residential zoning districts. All of these areas are primarily single-family zoning districts.

While this information is helpful in gleaning a general understanding of available land, it does not indicate that every piece of land can ultimately be developed. Land that is unsewered, owned by a land trust, or inaccessible will ultimately not be developed; however the exercise can assist in giving a general understanding of development potential per the City's existing zoning.



In order to determine the approximate number of homes that could be built on land in Brecksville, the size of various parts of a typical subdivision were calculated. These components included open space, roads & right-of-way, and buildable land. Open space was included as 20% of all development based on the required set-aside of the City's planned unit development district. While not all subdivisions or homes will be built with a 20% open space set-aside, the irregularities of remaining parcels, unknown environmental features, desired amenities, or needed infrastructure in other areas means that not all land will be able to be built to its maximum. This 20% open space set-aside covers those contingencies.

An additional 15% of subdivisions is reserved for roads and right-of-way. The American Planning Association says typical grid-pattern subdivisions can assume that 20% to 25% of land will be taken up by roads. An analysis of subdivisions in Brecksville shows that roads have accounted for approximately 14% of total subdivision area. To account for this range of acreage and given that Brecksville's subdivisions are typically cul-de-sac rather than grid pattern, 15% was used as a set-aside.

Subtracting open space and roads & right-of-way, the remaining 65% of land in Brecksville is considered buildable land that could be used for residential development.

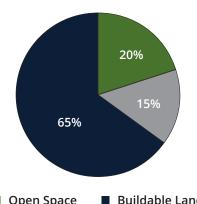
The total acreage for vacant land was converted to square feet and set-asides for open space and roads were removed. The remaining buildable land was divided by the minimum square footage required by zoning district to determine the maximum potential new homes on the remaining unconstrained vacant land.

In total, on all remaining vacant land including environmentally constrained areas, the City could accommodate a maximum of 721 homes. When eliminating environmentally sensitive areas, the City could accommodate a maximum of 446 homes on unconstrained vacant land.

RESIDENTIAL BUILD OUT

The following figures show how many homes could be built on vacant land based on zoning regulations.

TYPICAL SUBDIVISION COMPONENTS



■ Open Space■ Buildable Land■ Roads & Right-of-Way

POTENTIAL NEW HOMES BY ZONING

Zone	Min Lot (Sq. Ft.)	Unconstrained, Buildable Land (Acres)	Max Potential Homes (Unconstrained Land)
R-60	60,000	21.5	15
R-40	40,000	125.1	137
R-30	30,000	51.9	75
R-20	20,000	58.3	158
R-16	16,000	3.6	17
R-8	8,000	14.8	63
R-8A	8,000	0.2	1
	TOTAL	275.5	446

TOTAL POTENTIAL NEW HOMES

Max of 446 Homes Only on Unconstrained Vacant Land

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3.3 IMPACT PROJECTIONS

To determine the future population of Brecksville based on this build-out scenario, past changes were charted. The population from 1970 to 2016 was mapped compared to the total number of households. This determined the change not only in population but in household size.

The size of households in Brecksville has fallen dramatically from 3.34 persons per household in 1970 to 2.50 persons per household in 2010. While the number of persons per household has fallen, it has slowed in recent decades. Between 1970 and 1980, the average household size fell from 3.34 to 2.86, but between 2000 and 2010, the average household size fell from 2.55 to 2.50. In projecting population in the future, the calculations use a decrease in average household size that is small and slowing, but which will still affect population growth. By 2030, the average household size in Brecksville is projected to be 2.47 persons per household.

To determine a range of potential future populations, the chart at right showcases an "Only Current Construction" option and a "Full Build Out" option. In an option with only current construction, the population is projected based on existing proposed subdivisions but with no new subdivisions. In that scenario, the population of the City will remain relatively flat between 2016 and 2030 as the average household size shrinks. The population would be projected to be 13,494 in 2030.

In the alternate scenario, a full build out of all vacant, unconstrained parcels would result in a population of 14,595 in 2030. This would be population growth of 9.6% from 2016.

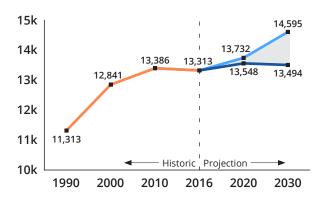
The time it would take to reach a full build out is contingent on numerous factors such as market demand, land ownership, environmental issues, and others. Should all land be available and the market demand additional units, full build out could occur between 2030 and 2043. A build out by 2030 would require approximately 37 homes built each year, which is higher than the current rate of development. If the average of 17.5 permits annually since 2013 remained, build out would occur in 2043.

Likely the ultimate population of the community will fall within the spectrum shown. Beyond this point, the entirety of new development would require the redevelopment of existing properties.

POPULATION

The graphs below show how the building of new housing in Brecksville could affect population and how long full build out could take.

PROJECTION OF POPULATION IN HOUSEHOLDS



- Historic Population
- Population with Full Build Out by 2030
- Population Only with Current Construction
- Potential Population Range

Calculating the future tree canopy coverage in Brecksville based on current development trends can assist in describing general changes to the environment in the City. The information displayed at right is based on a number of critical assumptions that could drastically change the outcomes:

- **High Estimate:** The high estimate of tree canopy coverage assumes that 35% of unconstrained land would remain undeveloped and would retain an intact tree canopy.
- Low Estimate: The low estimate of tree canopy coverage assumes that all unconstrained land would be clear cut.
- Constrained Land: Both the high estimate and low estimate assume that all environmentally constrained land would remain undeveloped.
- Full Build Out by 2030: The tree canopy loss displayed at right assumes that all vacant, unconstrained land would be developed by 2030. This includes residential and non-residential parcels.
- **Redevelopment:** The projections are only based on vacant land and not on any other potential developments such as the VA Site or Blossom Hill.

Based on these assumptions, the chart at right shows the projection of tree canopy coverage. The estimate is based on a 2011 tree canopy assessment completed by County Planning. At that time, 63.5% of land in Brecksville was covered by trees. Based on development since that point, the 2018 tree canopy in Brecksville is estimated at 63.0%.

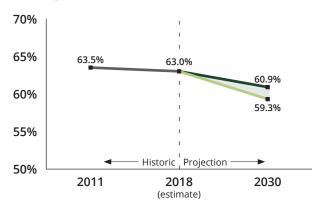
Projecting to 2030, the high estimate of tree canopy coverage would entail a loss of 260 acres of trees and would leave the City's tree canopy coverage at 60.9%. The low estimate of tree canopy coverage would entail a loss of 466 acres of trees and would leave the City's tree canopy coverage at 59.3%.

Given the locations of vacant land, certain watersheds in Brecksville would be more heavily impacted by tree canopy loss. Furnace Run would be particularly impacted by tree canopy loss. Already the lowest tree canopy coverage of any of the watersheds in Brecksville, Furnace Run would drop from 42.5% tree canopy coverage to 36.1% coverage in 2030.

TREE CANOPY

The graphs below show how the development of vacant land will affect trees canopy coverage in Brecksville.

PROJECTION OF TREE CANOPY COVERAGE



- Estimated Historic Tree Canopy
- High Estimate Projected Tree Canopy
- Low Estimate Projected Tree Canopy
- Potential Tree Canopy Range

PROJECTION OF TREE CANOPY COVERAGE BY WATERSHED—HIGH ESTIMATE

	Chippewa Creek	Furnace Run	Cuyahoga River
Total Acres (in Brecksville)	4,080 acres	1,642 acres	6,545 acres
2011 Tree Canopy	2,433 acres	699 acres	4,664 acres
	59.6%	42.5%	71.3%
2018 Tree Canopy (estimate)	2,396 acres	699 acres	4,635 acres
	58.7%	42.5%	70.8%
2030 Tree Canopy (projection)	2,305 acres	592 acres	4,574 acres
	56.5%	36.1%	69.9%



4.0 Community Vision

The Community Vision section covers a wide range of topics, describing how a community and its residents would like to get around, where they would like to recreate, how they would like to interact with government, and what types of new investments they would like to see.

WHAT'S IN THIS SECTION?

This section describes the type of future that residents and community leaders want based on conversations and analysis done previously. This future is described in a vision statement and series of objectives. These are broad descriptions of how the community would like to look and function in five to ten years.

HOW DO I USE IT?

The Community Vision section describes the desired future for Brecksville. The vision and objectives should be reviewed to determine whether they match what residents, business leaders, and community members would like to see

CONTENTS

- Our Words, page 34
- Our Vision, page 36
- Our Objectives, page 38

4.1 OUR WORDS

Below are direct quotes from Steering Committee members describing their visions for the future of Brecksville. These statements helped form the vision and objectives for the Plan.



ENSURE THAT YOUNG FAMILIES CAN AFFORD TO LIVE IN BRECKSVILLE BY PROVIDING HOUSING WITH A VARIETY OF PRICE POINTS

AND PATTERNS, AND ENHANCE THROUGH BEAUTIFICATION AND CALMING ELEMENTS

MORE SIDEWALKS AND SAFE

BIKE TRAILS FOR KIDS TO GET TO SCHOOL

BRECKSVILLE WILL CONTINUE TO HAVE THE

SMALL-TOWN FEEL THAT ALLOWS OUR CITIZENS TO FEEL INVOLVED IN THEIR COMMUNITY

66 MAINTAIN THE TRADITIONS OF A QUAINT

COMMUNITY WHILE ALLOWING NEW TRADITIONS TO FORM

66 SMALL TOWN WITH MODERN FLAIR 99

A HOUSING INVENTORY THAT ATTRACTS NEW RESIDENTS AND ALLOWS EXISTING

RESIDENTS DIFFERENT OPTIONS

IF THEY WANT TO STAY IN OUR COMMUNITY



66 BRECKSVILLE WILL CONTINUE ITS TRADITION OF STRONG LEADERSHIP AND FISCAL RESPONSIBILITY

> WHILE PROVIDING SERVICES AND FACILITIES THAT MAKE OUR CITIZENS PROUD TO LIVE HERE

66 BRECKSVILLE WILL ACTIVELY REVITALIZE THE DOWNTOWN AREA BY FILLING UP EMPTY STOREFRONTS WITH DESIRABLE RETAIL SHOPS AND SERVICES



PROMOTE CONSISTENT AND FLEXIBLE SPACE, TO ATTRACT TECHNOLOGY-BASED FIRMS. CONSISTENT WITH UP-AND-COMING "SMART" MARKETS



66 THE CHANGING PATTERNS OF RETAIL ACTIVITY TO E-COMMERCE WILL NEED TO BE ADDRESSED

66 RETAIL SPACE NEEDS TO HAVE A SENSE OF WALKABILITY FOR THE ALLURE OF WINDOW SHOPPING

BRECKSVILLE RESIDENTIAL AREAS WILL MAINTAIN THE WOODSY FEELING THAT OUR RESIDENTS AND VISITORS ENJOY AND **EXPECT**

[PARKS ARE] ONE OF OUR GREATEST OFFERINGS AS A COMMUNITY IN WHICH WE SHOULD EMBRACE THE PEOPLE THAT ARE COMING HERE TO ENJOY IT.

35

4.2 OUR VISION

The vision for the future on the following page is a broad, aspirational view of Brecksville in ten years. 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.

The vision for the future also describes physical attributes of the City, such as a preserved natural environment, attractive streets, neighborhoods for all ages, walkability, and large parks. Some of these physical attributes exist today while others describe a Brecksville to which we can aspire.

HOW IT WORKS

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. In the next phases, we will add recommendations on how to accomplish this vision and its objectives. The agreed upon vision and objectives are the benchmark against which these goals and actions are measured.

HOW IT WAS FORMED

The vision and objectives on the following pages were developed based on the Current Conditions analysis, Resident Survey, and input from the Project Team and Steering Committee. The Project Team and Steering Committee were especially helpful in developing the statements with their brainstorm on visions in ten topic areas, samples of which are displayed on the previous page.

1980 PLAN: VISION

The goals and objectives from the 1980 Master Plan were a critical starting point for developing the updated Master Plan's vision for the future. The 1980 vision is below.

GOAL

"To provide direction to the development of a physical environment that will maximize the well-being of all of Brecksville's residents and the opportunities for social, economic and intellectual development, aesthetic enjoyment, and individual choice of its residents."

OVERALL OBJECTIVES

- To preserve and enhance those elements of the natural environment that give Brecksville its essential character
- 2) To provide an attractive, quality environmental character with a definite sense of place and a strong independent small-town community identity
- To provide and encourage the development of adequate public and private facilities essential to the well-being of Brecksville's residents
- To improve and broaden the City's tax base and provide opportunities for economic activity in Brecksville
- 5) To increase accessibility of frequently-used facilities for Brecksville's residents

VISION FOR THE FUTURE

IN TEN YEARS...



4.3 OUR OBJECTIVES



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.



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.



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.



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.



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.



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.



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.



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.



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.



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.



5.0 Focus Areas

The Focus Areas section displays areas within the City of Brecksville that will become of primary concern for the Plan. These areas and corridors are large, important, and have the potential for change. Unlike the majority of Brecksville's neighborhoods where preservation of single-family neighborhoods is key, these areas have a mix of uses, which could be reused or enhanced to develop stronger nodes for Brecksville.

WHAT'S IN THIS SECTION?

This section includes an overview of the focus areas and corridors, the methodology for choosing those focus areas, and an initial analysis of which objectives can be applied within each of these areas and corridors.

HOW DO I USE IT?

The Focus Areas section is intended to start the conversation about how the vision of the community can be accomplished by using our objectives in specific places. Use it to consider if these are the right focus areas, whether these objectives make sense in these areas, and what should be accomplished in each focus area to make it match the vision for the future.

CONTENTS

- Focus Area Overview, page 42
- Applying the Objectives, page 44

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5.1 FOCUS AREA OVERVIEW

The Brecksville focus areas include both areas and corridors that will be of particular attention in the 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.

CHOOSING THE FOCUS AREAS

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. The information gathered in previous meetings, from the Resident Survey, and from the Current Conditions were used to determine which areas in Brecksville should be considered focus areas.

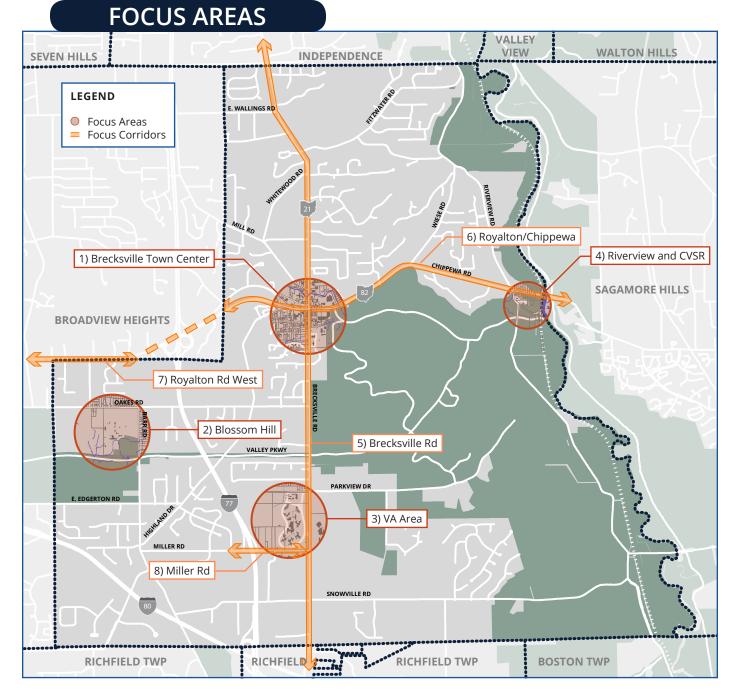
USING THE FOCUS AREAS

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.

BRECKSVILLE FOCUS AREAS

Based on the information provided in previous meetings and our reviews of existing data, County Planning selected four focus areas and four focus corridors that will be given additional study in the Plan. These are displayed on the map on the following page and listed below:

- 1) Brecksville Town Center
- 2) Blossom Hill
- 3) Former Veterans Affairs Hospital Area
- 4) Riverview Road and the Cuyahoga Valley Scenic Railroad
- 5) Brecksville Road Corridor
- 6) Royalton/Chippewa Road Corridor
- 7) Royalton Road West Corridor
- 8) Miller Road Corridor



DRAFT October 25, 2018

5.2 APPLYING THE OBJECTIVES

The objectives listed previously outline broad goals the City would like to accomplish in the future. The focus areas are locations where these can be accomplished.

APPLYING THE OBJECTIVES

Specific recommendations for each of the focus areas and corridors will be identified in the coming phases as more data is gathered, public input is recorded, and analysis is performed. This will result in graphics, renderings, and action steps to help accomplish changes in each area. At its heart, however, actions undertaken in each of these focus areas and corridors have the ability to help achieve the objectives outlined in the community vision. By undertaking specific actions in one area, the City can help to move the needle on the larger objectives described.

As an example, the objective to "Provide a Broad Range of Housing Options" for current and potential residents discusses the need for a variety of sizes, types, and price points in housing to assist in providing choice for residents looking for living accommodations in Brecksville. In areas such as the former Veterans Affairs hospital site and surrounding area, development of townhouses or condominiums could provide just such a type of housing that people are seeking.

OBJECTIVES AND FOCUS AREAS CHART

The chart on the following page shows how individual focus areas and corridors correspond to the ten objectives listed previously. For each area, a blue box was placed to show which objectives might be able to be accomplished within that focus area. That could be providing housing options, enlivening unique places, or protecting our natural features. These areas may have assets or land area that can be used to further these objectives.

In three cases, the objectives are listed for every area: Connectivity, Character, and Environment objectives. These objectives are broad enough that improvements in each area and corridor can assist in meeting those objectives.

WHAT'S NEXT

These focus areas and corridors were selected by County Planning based on existing input. They will be updated and potentially changed to reflect further discussion and analysis from residents, business owners, and the City.





FOR OUR COMMUNITY
FOR OUR REGION
FOR OUR FUTURE