

The City of **BRECKSVILLE** MASTER PLAN

STEERING COMMITTEE MEETING
DECEMBER 13, 2018



AGENDA

PLANNING PROCESS UPDATE
PUBLIC MEETING #1 RESULTS
GOALS & ACTIONS
 RESIDENTIAL
 COMMERCIAL
NEXT STEPS
PUBLIC COMMENT

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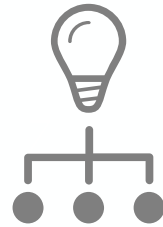
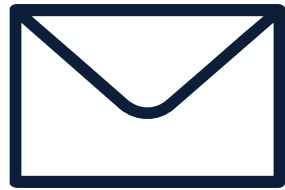
PLANNING PROCESS UPDATE

BRECKSVILLE MASTER PLAN

BRECKSVILLE MASTER PLAN: SIX STEPS



BRECKSVILLE MASTER PLAN: STEP ONE



Resident Survey

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

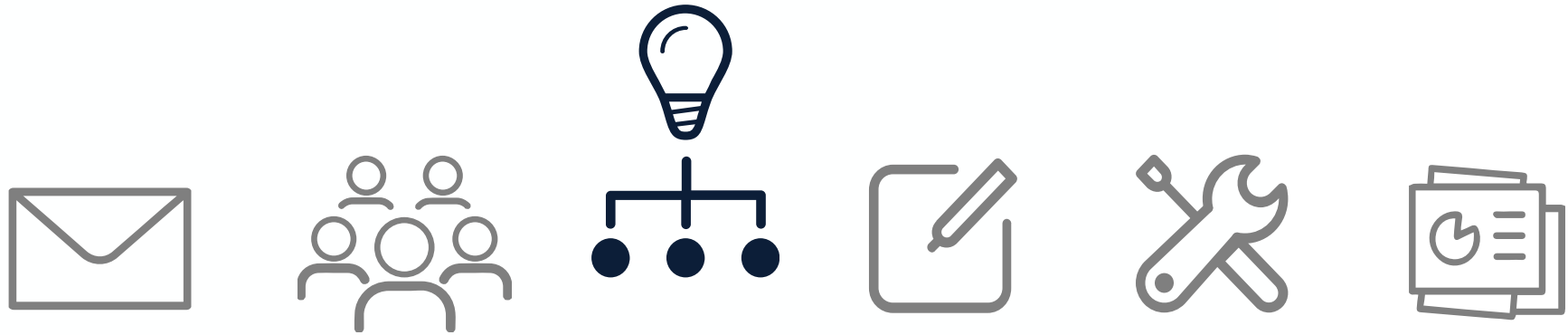
BRECKSVILLE MASTER PLAN: STEP TWO



Current Conditions

Develop demographic, land use, and housing overview

BRECKSVILLE MASTER PLAN: STEP THREE



Community Vision

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

BRECKSVILLE MASTER PLAN: STEP FOUR



Goals & Actions

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

Current Phase

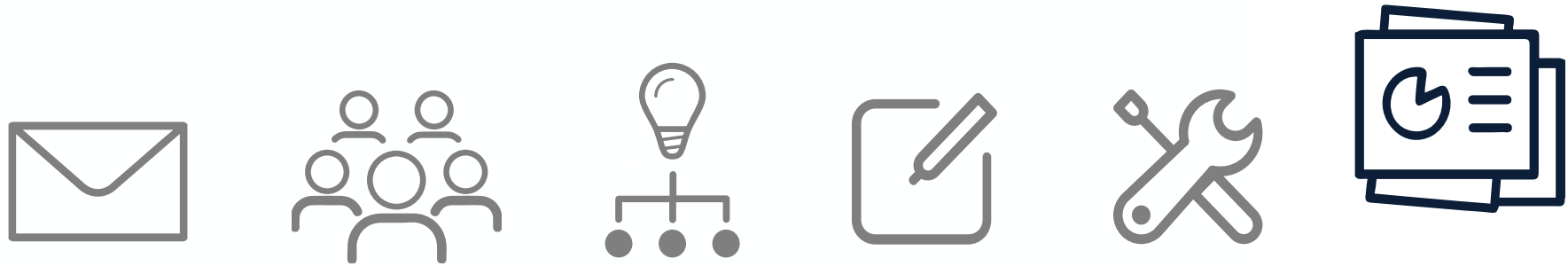
BRECKSVILLE MASTER PLAN: STEP FIVE



Implementation

Partners, priorities, and responsibilities for undertaking actions

BRECKSVILLE MASTER PLAN: STEP SIX



Draft Master Plan

Combined and completed Master Plan document



PUBLIC MEETING #1 RESULTS

BRECKSVILLE MASTER PLAN

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PUBLIC MEETING #1

SEPTEMBER 11, 2018

- Presentation
- Question & Answer
- Activity: Eight Stations
 - Comment Sheets
 - Dot Exercises
 - Post-It Notes

PUBLIC MEETING #1 RESULTS

- Approximately **92** residents, business owners, community representatives, and public officials were in attendance for this first public meeting
- **18** written comment sheets
- **77** online survey responses
- **1,352** individual comments



PUBLIC MEETING #1 RESULTS

TOP 5 KEY TAKEAWAYS

- 1) Overall, meeting attendees and online survey respondents **are in agreement** that the Community Vision statement, as presented, **matched their vision** for the future
- 2) 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

PUBLIC MEETING #1 RESULTS

TOP 5 KEY TAKEAWAYS

- 3) 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
- 4) There was a desire shared among meeting attendees and online survey respondents for a **downtown improved** with walkable spaces, places to sit, and outdoor dining options

PUBLIC MEETING #1 RESULTS

TOP 5 KEY TAKEAWAYS

- 5) 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

PUBLIC MEETING #1 RESULTS

VETERANS AFFAIRS SITE DESIGN PREFERENCE

■ Most Selected

■ Second Most Selected

■ Third Most Selected



PUBLIC MEETING #1 RESULTS

TOWN CENTER DESIGN PREFERENCE

■ Most Selected

■ Second Most Selected

■ Third Most Selected





GOALS & ACTIONS

BRECKSVILLE MASTER PLAN

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GOALS & ACTIONS

FIVE TOPIC AREAS

- 1) Residential
- 2) Commercial
- 3) Infrastructure
- 4) Environmental
- 5) Community Spaces

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GOALS & ACTIONS

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GOALS & ACTIONS

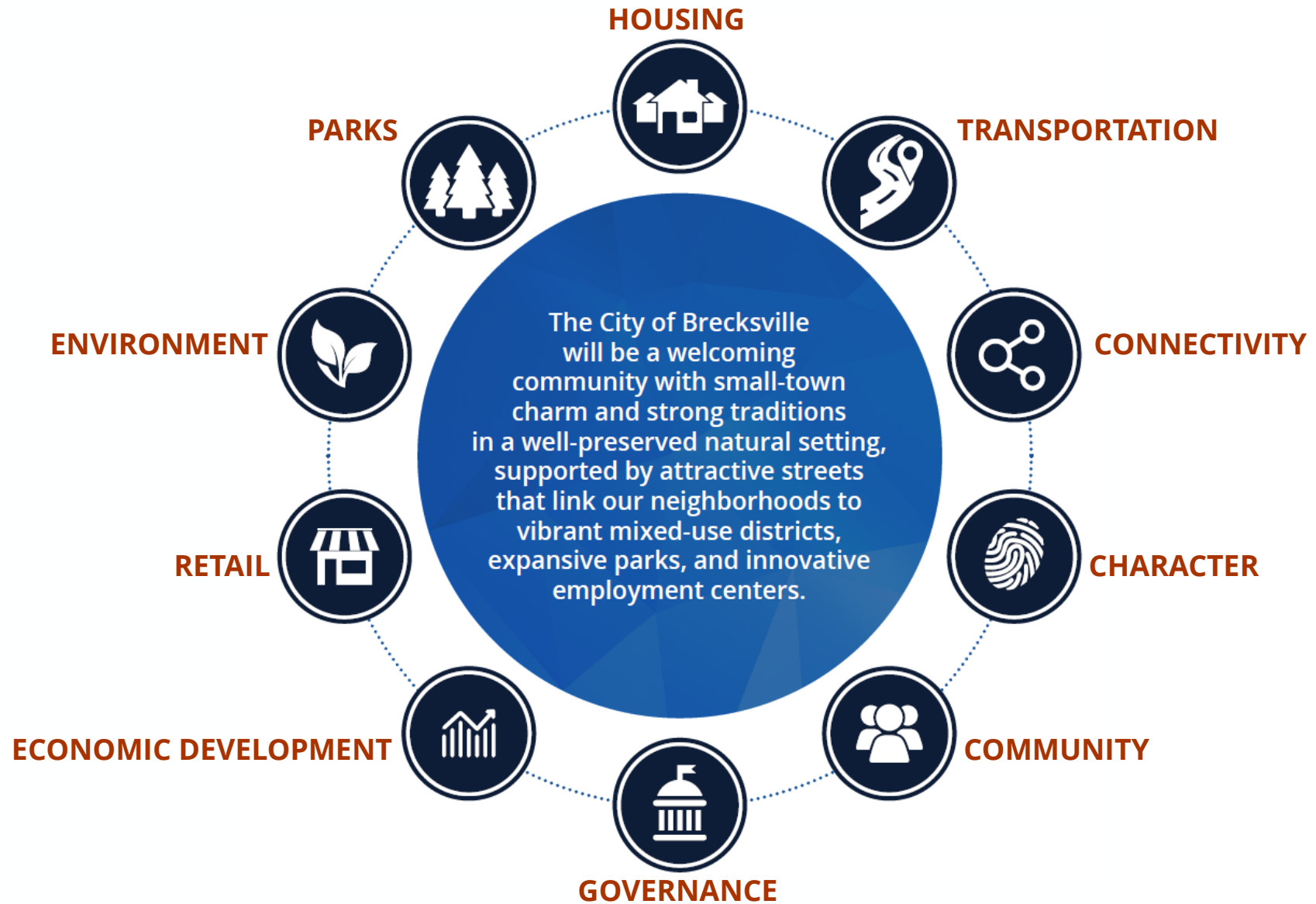
TYPES OF ACTIONS

- 1. Proactive Actions**—items that will only happen as a new undertaking
- 2. Reactive Actions**—items that are only triggered when a development or redevelopment occurs
- 3. Ongoing Actions**—items the City is already doing and should continue



RESIDENTIAL Recommendations

OBJECTIVES



OBJECTIVES



STRATEGIES

- 1:** Protect existing single-family neighborhoods
- 2:** Ensure the ongoing maintenance of homes
- 3:** Encourage development of homes that are universally accessible to all generations
- 4:** Increase ways new residents can become engaged in the community
- 5:** Encourage a greater variety of housing types in mixed-use areas and along major corridors

STRATEGIES

- 1:** Protect existing single-family neighborhoods
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STRATEGY 1

Protect existing single-family neighborhoods



STRATEGY 1

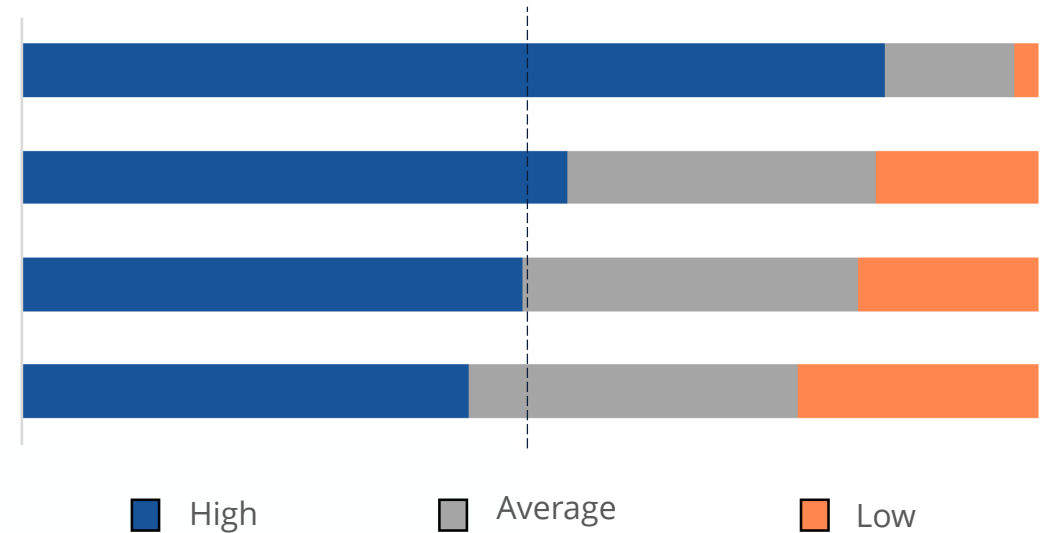
Protect existing single-family neighborhoods

Maintaining existing housing and neighborhoods

Matching the scale and design of existing homes

More options within walking distance to amenities

More housing options for seniors



STRATEGY 1

Protect existing single-family neighborhoods

- 1.1:** Maintain existing single-family neighborhoods as single-family districts *(ongoing)*
- 1.2:** Protect and buffer single-family neighborhoods as adjacent areas develop *(reactive)*
- 1.3:** Develop construction guidelines on infill housing and home reconstruction *(proactive)*
- 1.4:** Develop design guidelines for residential housing *(proactive)*
- 1.5:** Partner with existing non-profits to conduct fair housing activities *(proactive)*

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ACTION 1.3

Develop construction guidelines on infill housing and home reconstruction



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Develop construction guidelines on infill housing and home reconstruction



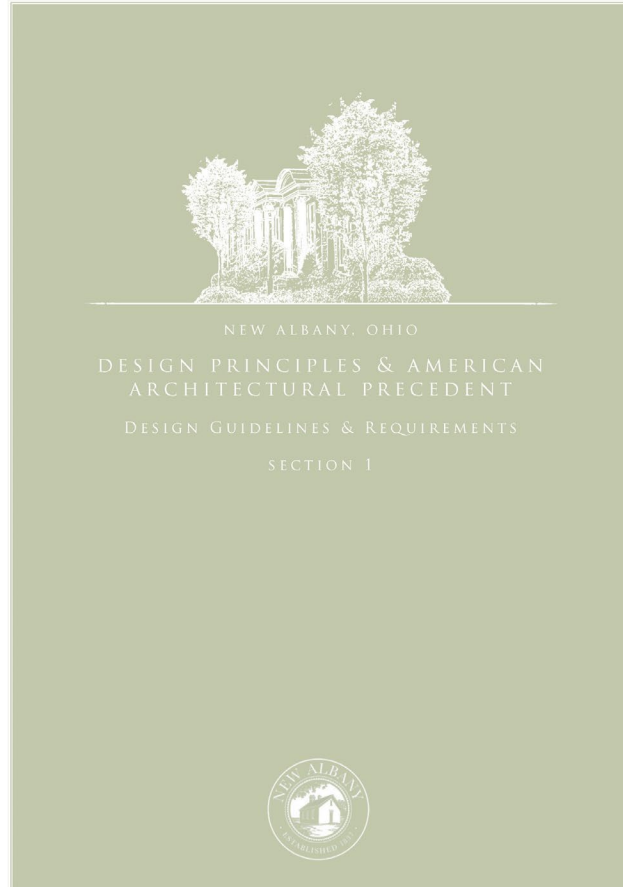
ACTION 1.3

Develop construction guidelines on infill housing and home reconstruction



ACTION 1.4

Develop design guidelines for residential housing



Buildings in New Albany will include details and ornamentation consistent with the traditions of American architectural styles.

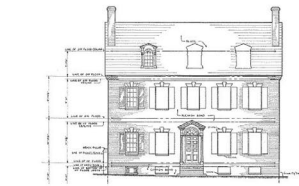
Architectural styles are described in the text of this section. Great care should be taken not to mix elements from different styles to produce elaborate ornamentation beyond the budget.

New Albany will be designed to preserve the quality and character of the historic district.

The character of New Albany is due to the combination of architecture and the physical landscape. The creation of open spaces, both public and private, as well as the planting of trees and other private landscaping, create a variety of buildings that have been built over time. The physical environment will improve, and green spaces enhance activity among the various areas of New Albany.

New Albany will recognize the long-term stewardship of the natural and historic resources and wetlands should be reserved as a contributing element in New Albany.

When New Albany was developed over two decades, the community has a rich variety of natural resources and a rich variety of natural woodlands and wetlands. These resources are protected and enhanced as future resources, because they are important to the life in the community. Another aspect of this stewardship, the community should consider green building, efficiency, and LEED-certified



The Historic American Buildings Survey (HABS) is a rich archive of information about historic buildings and details appropriate to various historical styles.



New Albany values the preservation of natural landscape features.

<http://www.habs.org/ammem/collections/habs>. In 1933 as a "make work" project for unemployed architects, the Historic American Buildings Survey (HABS) sent teams of architects and photographers to the United States to research, document, and record historic architecture. The Historic American Buildings Survey was established in 1969 to preserve historic architecture through engineering works such as bridges, industrial complexes. Through the years, these files are now available through the internet, and photographs can be downloaded.

Resources

Source Library
Developing a resource library that includes samples of materials, and appropriate windows, doors, exterior trim and other building details. Contact New Albany's Community Development Department for information about use policies.

New Albany Public Library

The library includes materials on historic and urban design and may provide information for projects in the community.

Terms

Classical architecture, a horizontal arrangement of columns or piers; in current use, elements around window and door.

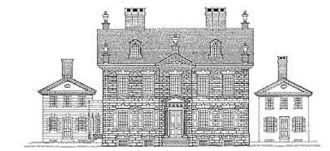
Member, usually of wood, which supports the roof or the handrail of a porch.

Parapet, a low wall or railing on the roof or the top of a wall.

Structural unit, a building facade; projecting out from a wall.

Siding, tapered wood siding that overlaps vertically. It is applied horizontally to the exterior construction.

Shingles, wood boards which taper slightly (of beveled siding) so they overlap and are applied horizontally on buildings of historic construction.



The drawings and photographs maintained by the Historic American Buildings Survey (HABS) can be downloaded from the HABS website.



Architecture

ACTION 1.4

Develop design guidelines for residential housing

New Albany's Principles:

- **Quality building design** on all building sides
- Design based on **historic American architectural styles**
- **Pedestrian-friendly** development
- **Connectivity** to existing streets
- Screened and **landscaped parking**
- Authentic and **high-quality materials**
- Attention to **details and ornamentation**
- **Street trees, landscaping, and open space** to enhance character
- Stewardship of **natural** and historic resources

ACTION 1.4

Develop design guidelines for residential housing

New Albany's Guidelines:

- Building characteristics
- Design
- Form
- Scale
- Height
- Materials



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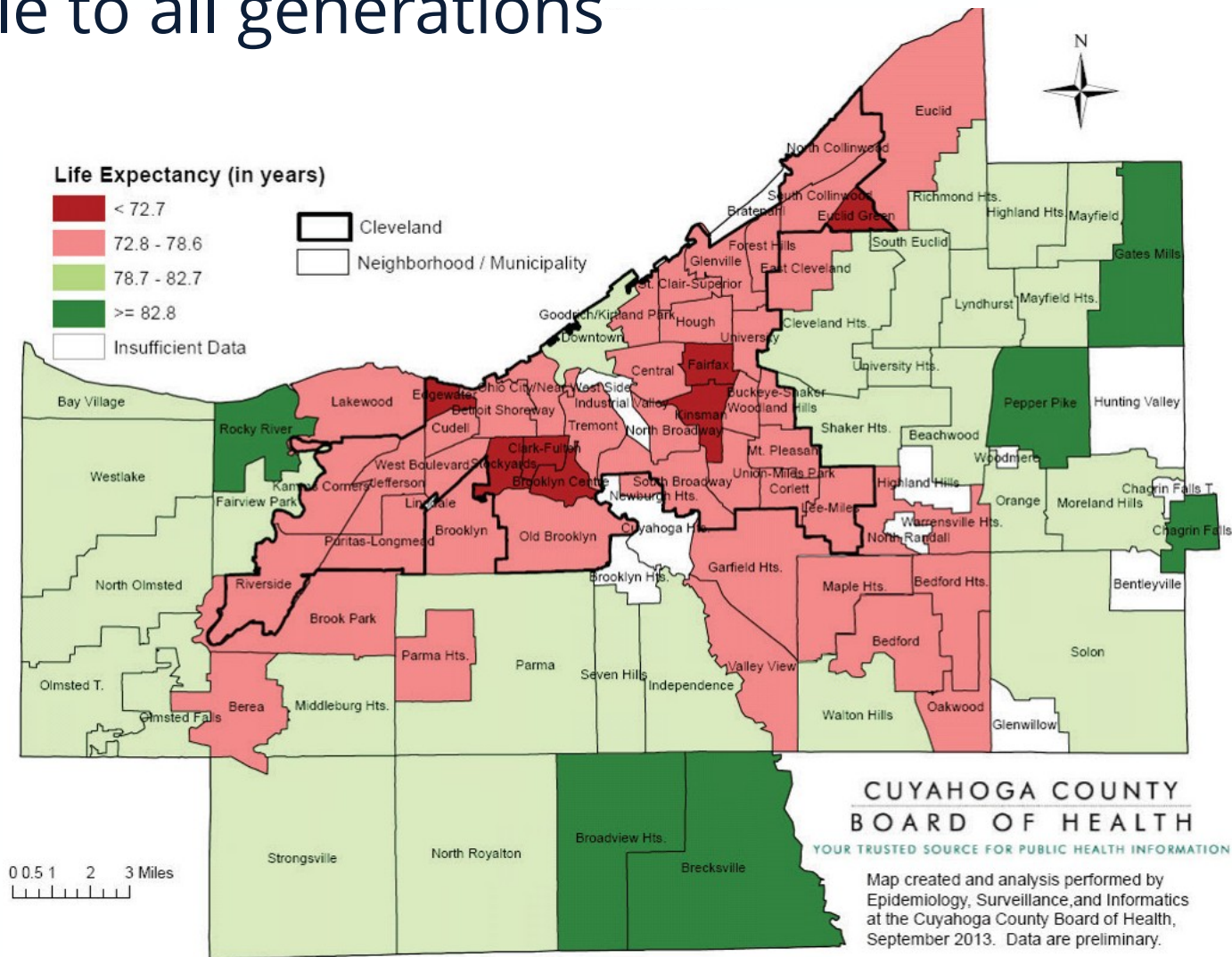


STRATEGY 3

Encourage development of homes that are universally accessible to all generations

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STRATEGY 3

Encourage development of homes that are universally accessible to all generations

3.1: Develop Universal Design standards that can be provided to developers *(proactive)*

3.2: Consider allowing density bonuses for meeting Universal Design standards *(proactive)*

3.3: Consider allowing accessory dwelling units for multi-generational housing *(proactive)*

3.4: Support the development of high-quality senior living facilities, especially along Brecksville Road and in close proximity to services and amenities *(reactive)*

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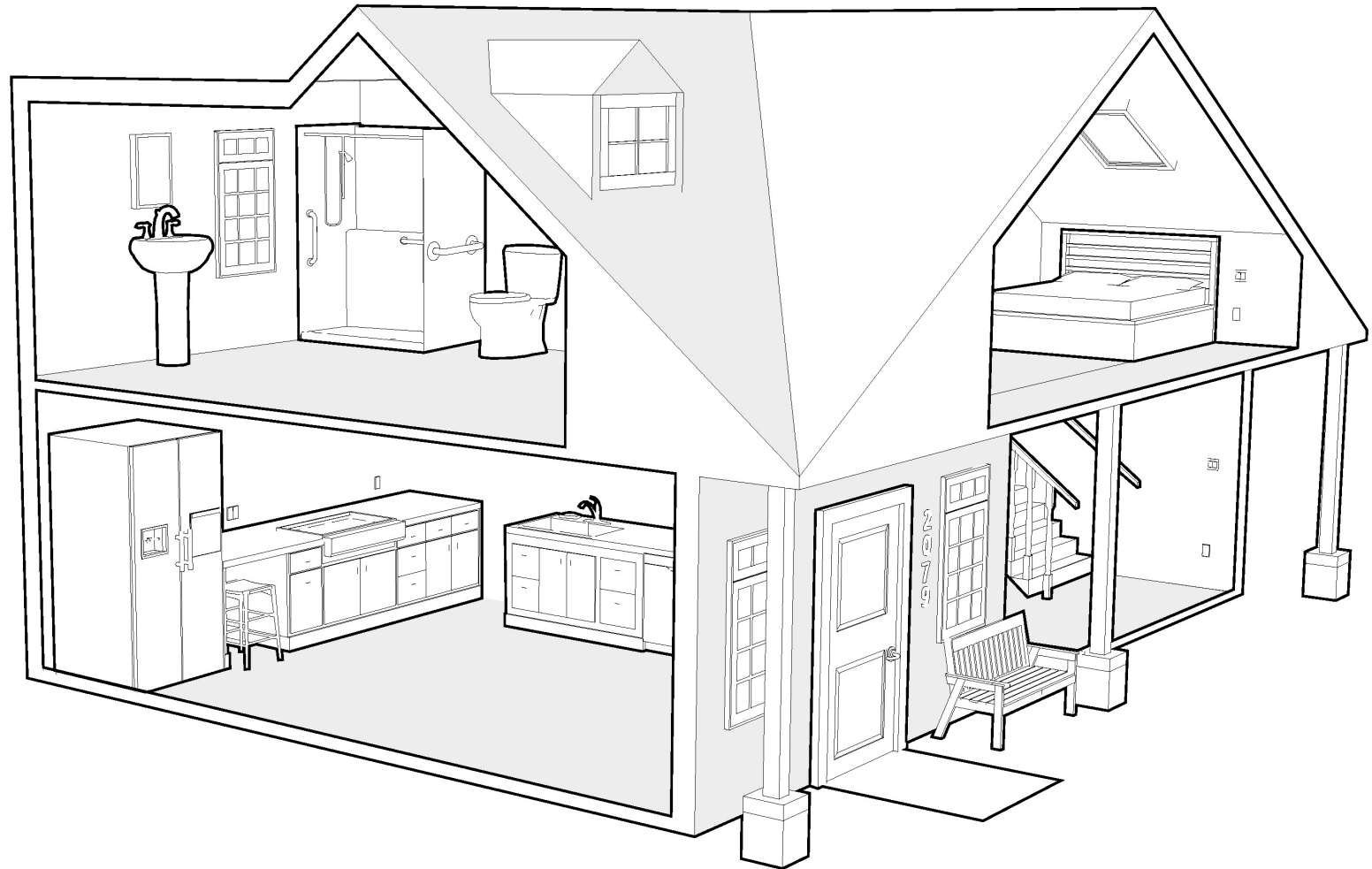
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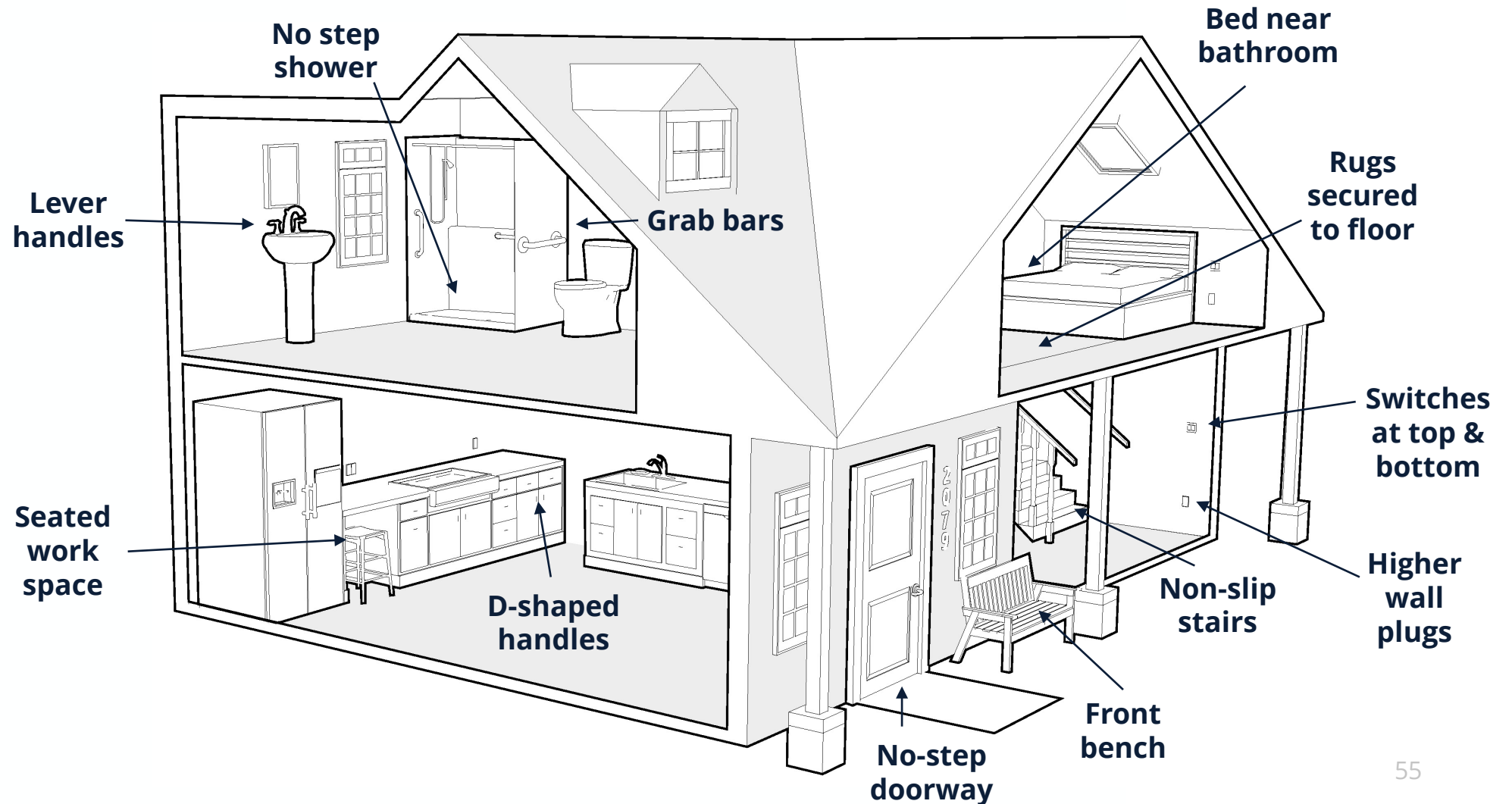
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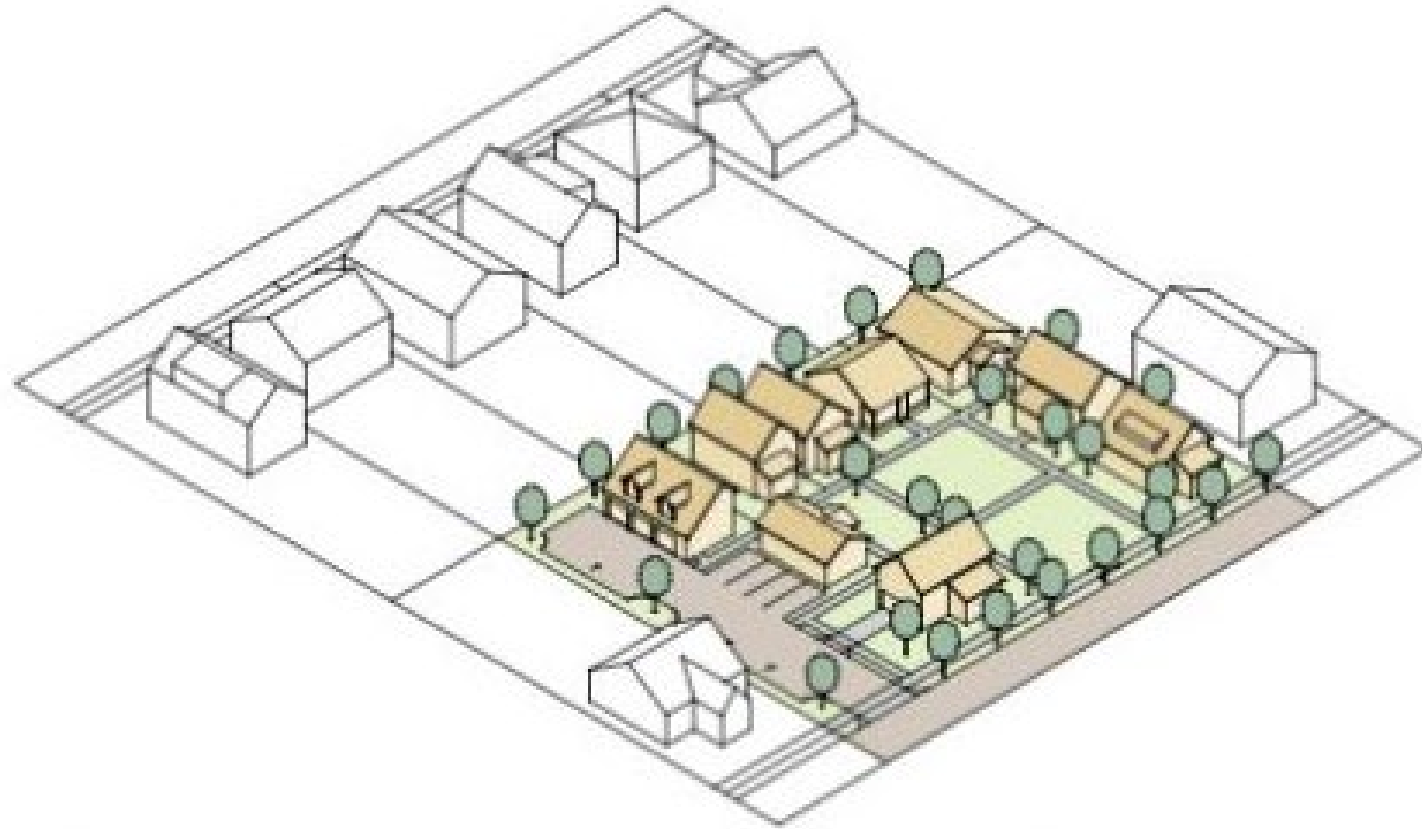
ACTION 3.1

Develop Universal Design standards that can be provided to developers



ACTION 3.2

Consider allowing density bonuses for meeting Universal Design standards



ACTION 3.3

Consider allowing accessory dwelling units for multi-generational housing

Accessory dwelling units or ADUs are typically:

- Secondary in nature
- Smaller dwelling units located on the same property/lot as a main home
- Match the character, design, and general appearance of the primary residential structure

ACTION 3.3

Consider allowing accessory dwelling units for multi-generational housing

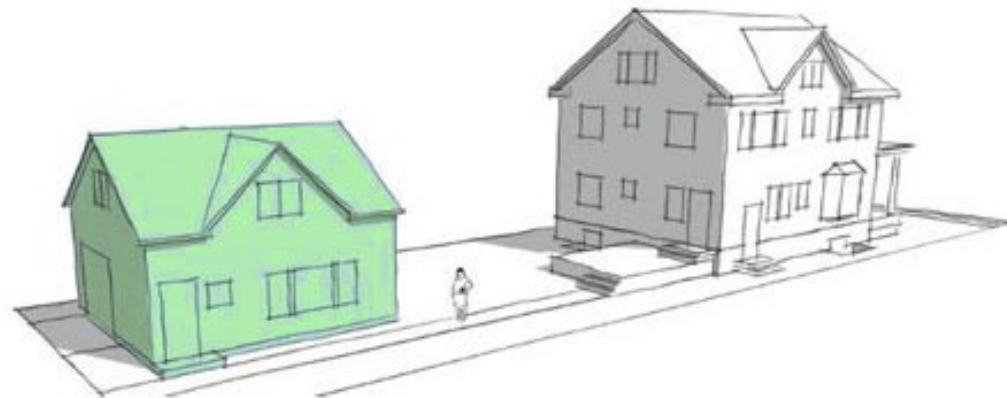
Interior ADU



Attached ADU



Detached ADU



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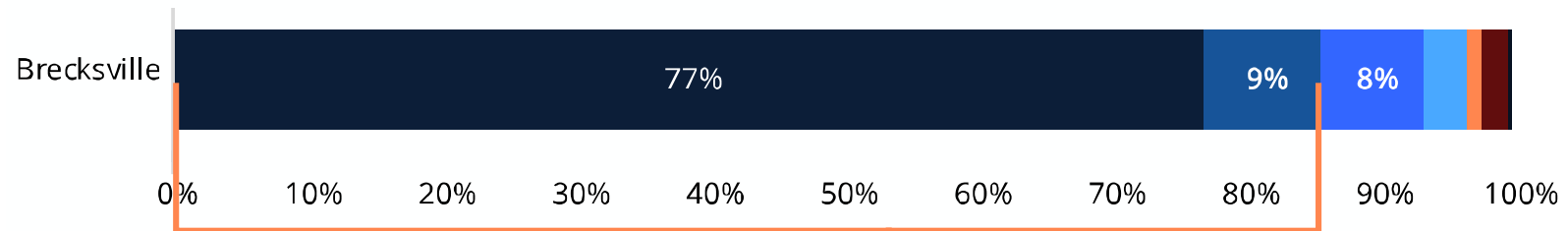


STRATEGY 5

Encourage a greater variety of housing types in mixed-use areas and along major corridors

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Encourage a greater variety of housing types in mixed-use areas and along major corridors



86% of housing units
consist of
single-family homes

- Single-unit Detached
- Single-unit Attached
- 2 to 4 Units
- 5 to 9 Units
- 10 to 49 Units
- 50 or More Units
- Other

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STRATEGY 5

Encourage a greater variety of housing types in mixed-use areas and along major corridors

5.1: Conduct a housing market analysis to determine demand for housing types *(proactive)*

5.2: Allow a greater variety of housing types in mixed-use areas *(reactive)*

5.3: Allow a greater variety of housing types along major corridors *(reactive)*

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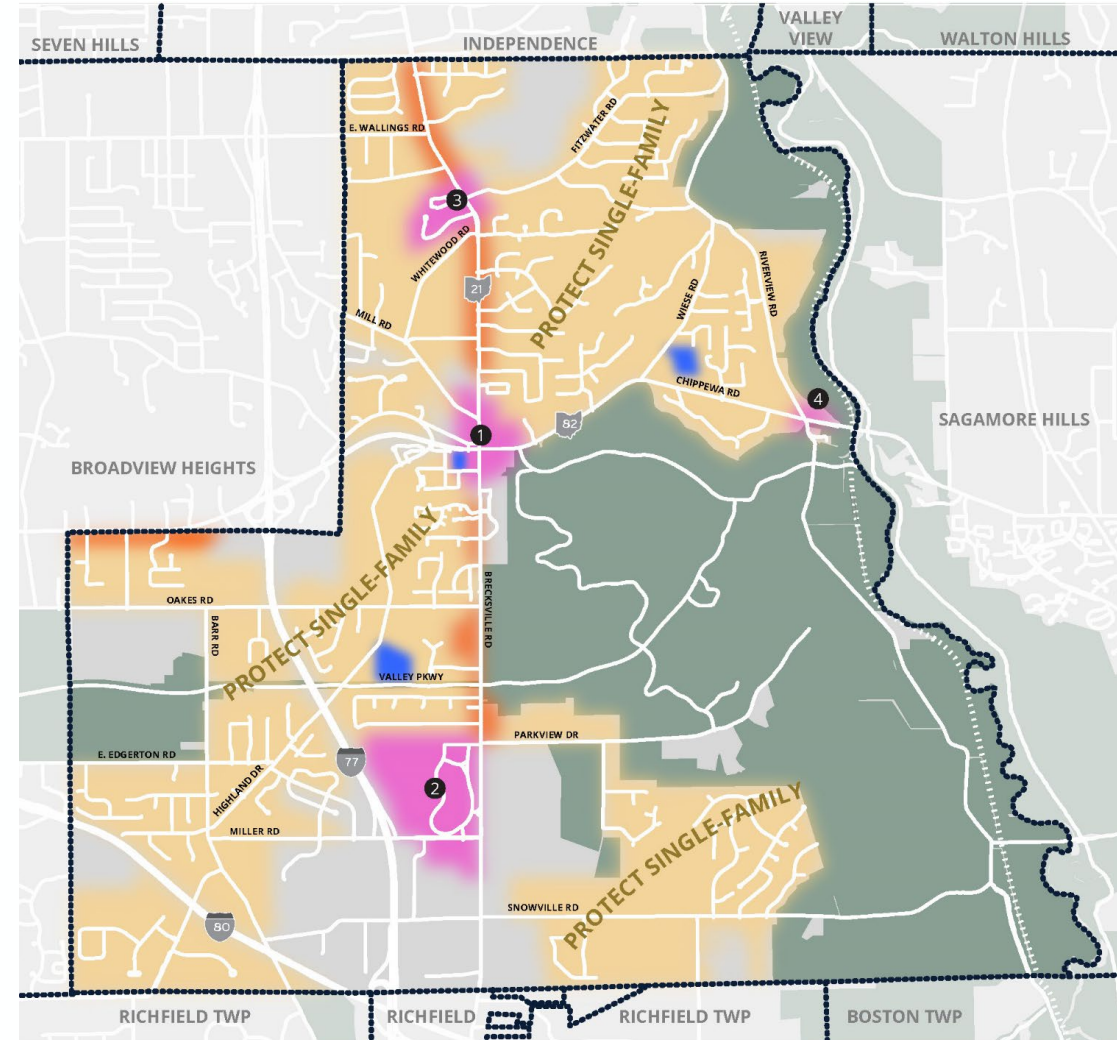
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ACTION 5.2 & ACTION 5.3

Allow a greater variety of housing types in mixed-use areas and along major corridors



LEGEND

- Single-Family Neighborhoods for Protection
- Mixed-Use Areas for Other Housing Types
 - 1 Brecksville Town Center
 - 2 VA Area
 - 3 Fitzwater @ Brecksville
 - 4 Riverview and CVSR
- Major Corridors for Other Housing Types
- School Sites
- Park Lands
- Other Types of Land

ACTION 5.2 & ACTION 5.3

Allow a greater variety of housing types in mixed-use areas and along major corridors

MATRIX OF APPROPRIATE HOUSING TYPES BY AREA

	Brecksville Town Center	VA Area	Fitzwater @ Brecksville	Riverview and CVSR	Brecksville Road	Royalton Road West	Highland Elementary	Chippewa Elementary
Single-Family One-unit detached housing				■	■	■	■	■
Two-Family Two-unit attached housing				■	■	■	■	
Cluster Homes Closely grouped housing with shared open space			■	■	■	■	■	■
Townhouses Multiple, attached, side-by-side units	■	■	■	■	■	■	■	
Small Buildings Small, multi-unit buildings	■	■	■					
Mixed-Use Buildings Multi-unit buildings with first floor retail or offices and housing above	■	■	■					
	Mixed-Use Areas			Major Corridors			School Sites	

ACTION 5.2 & ACTION 5.3

Allow a greater variety of housing types in mixed-use areas and along major corridors

Single-Family Detached



Cluster Homes



Small Buildings



Two-Family



Townhouses



Mixed-Use



Brecksville Town Center & VA Area

ACTION 5.2 & ACTION 5.3

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Single-Family Detached



Cluster Homes



Small Buildings



Two-Family



Townhouses



Mixed-Use



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Fitzwater at Brecksville Road

Single-Family Detached



Cluster Homes



Small Buildings



Two-Family



Townhouses



Mixed-Use



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**Riverview,
Brecksville
Road,
Royalton
West**

Single-Family Detached



Cluster Homes



Small Buildings



Two-Family



Townhouses

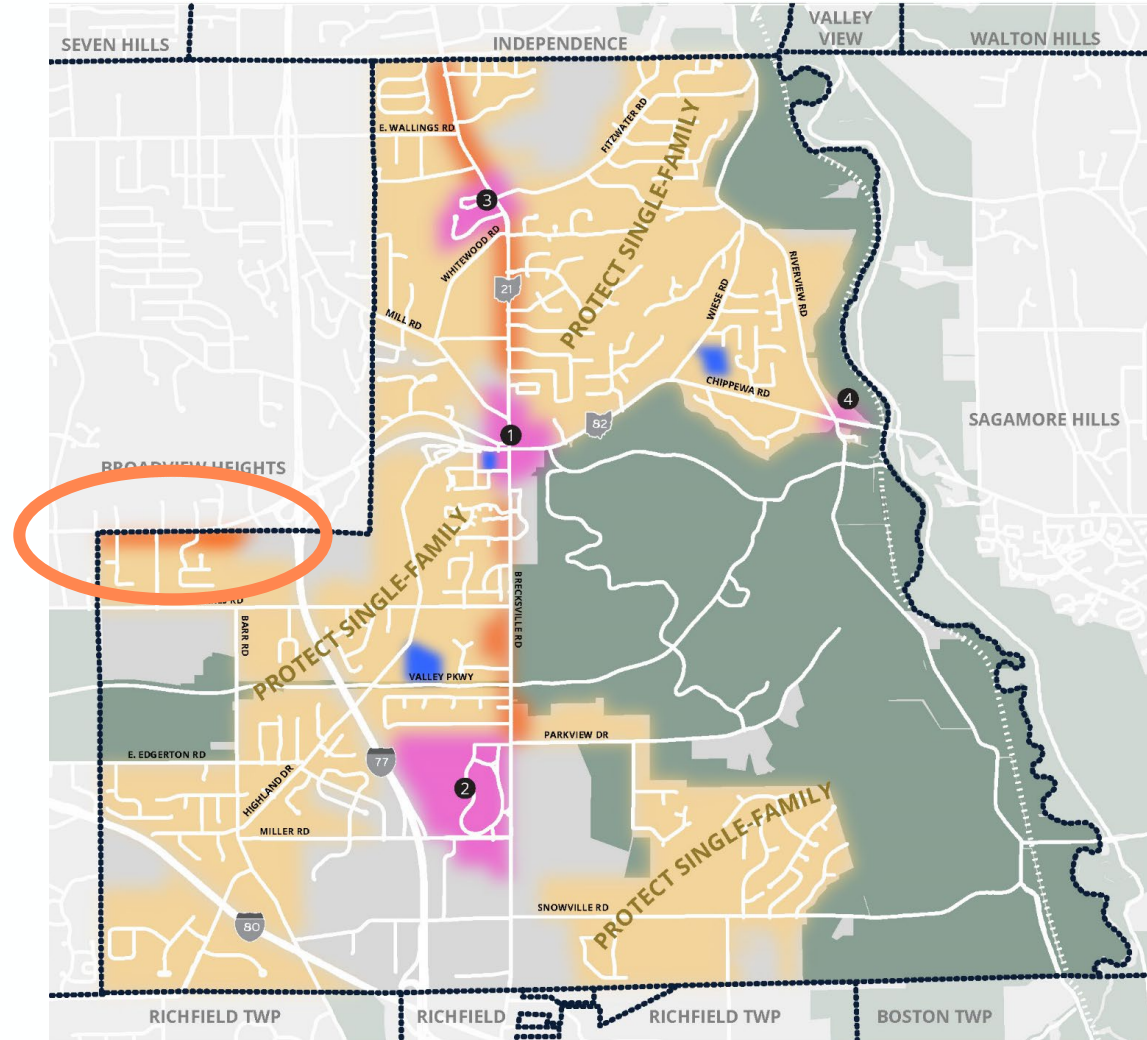


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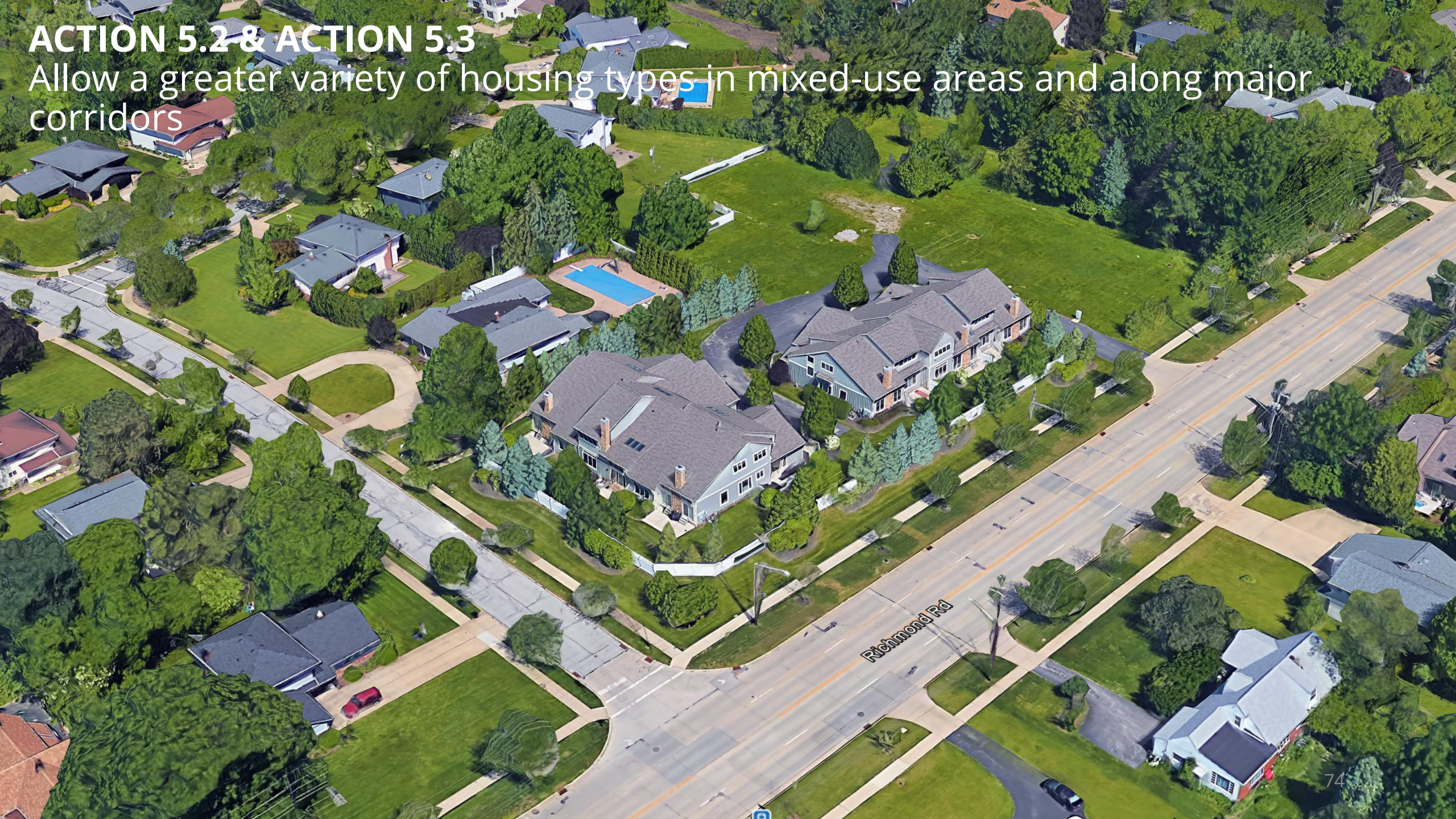
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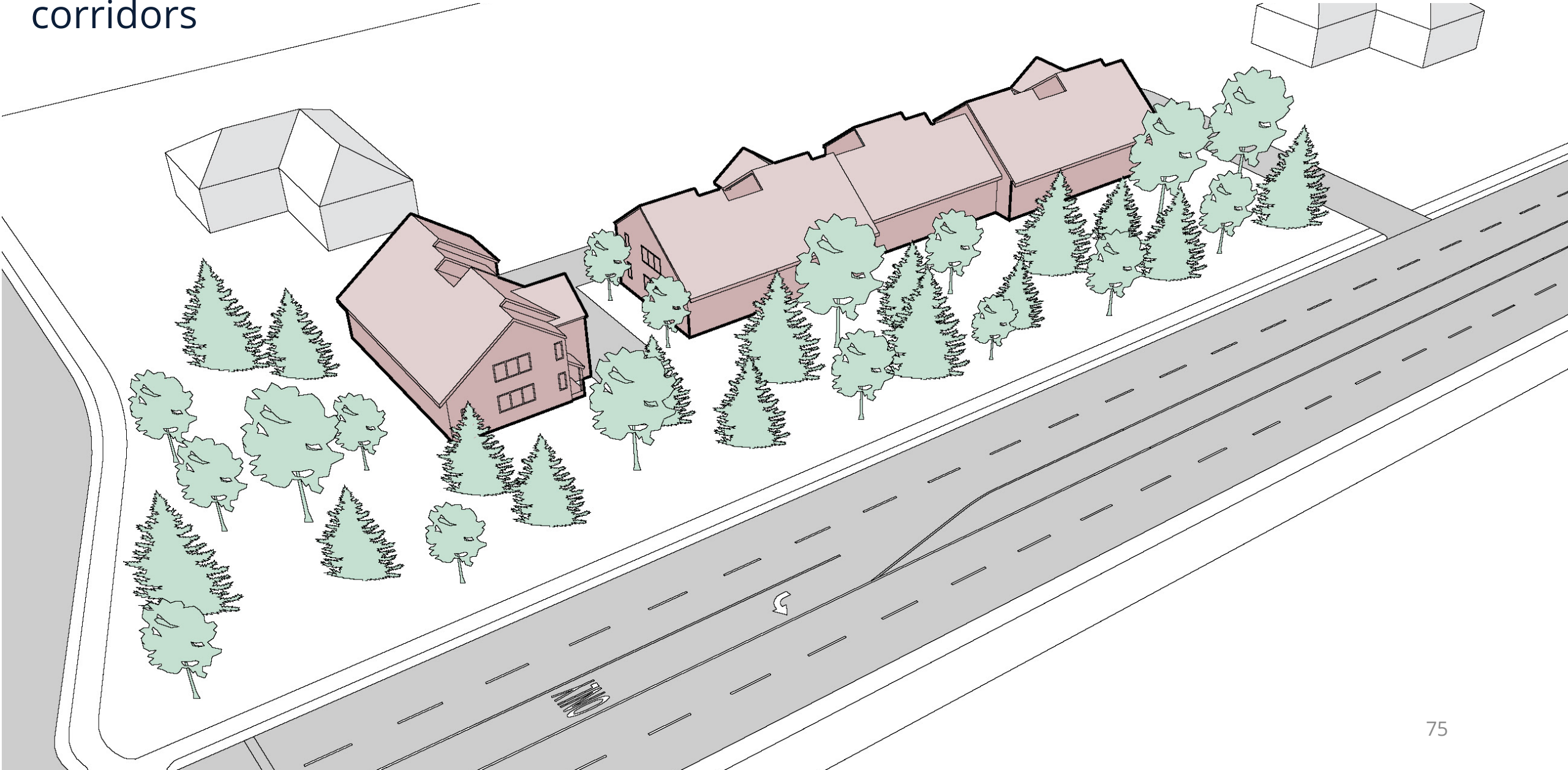
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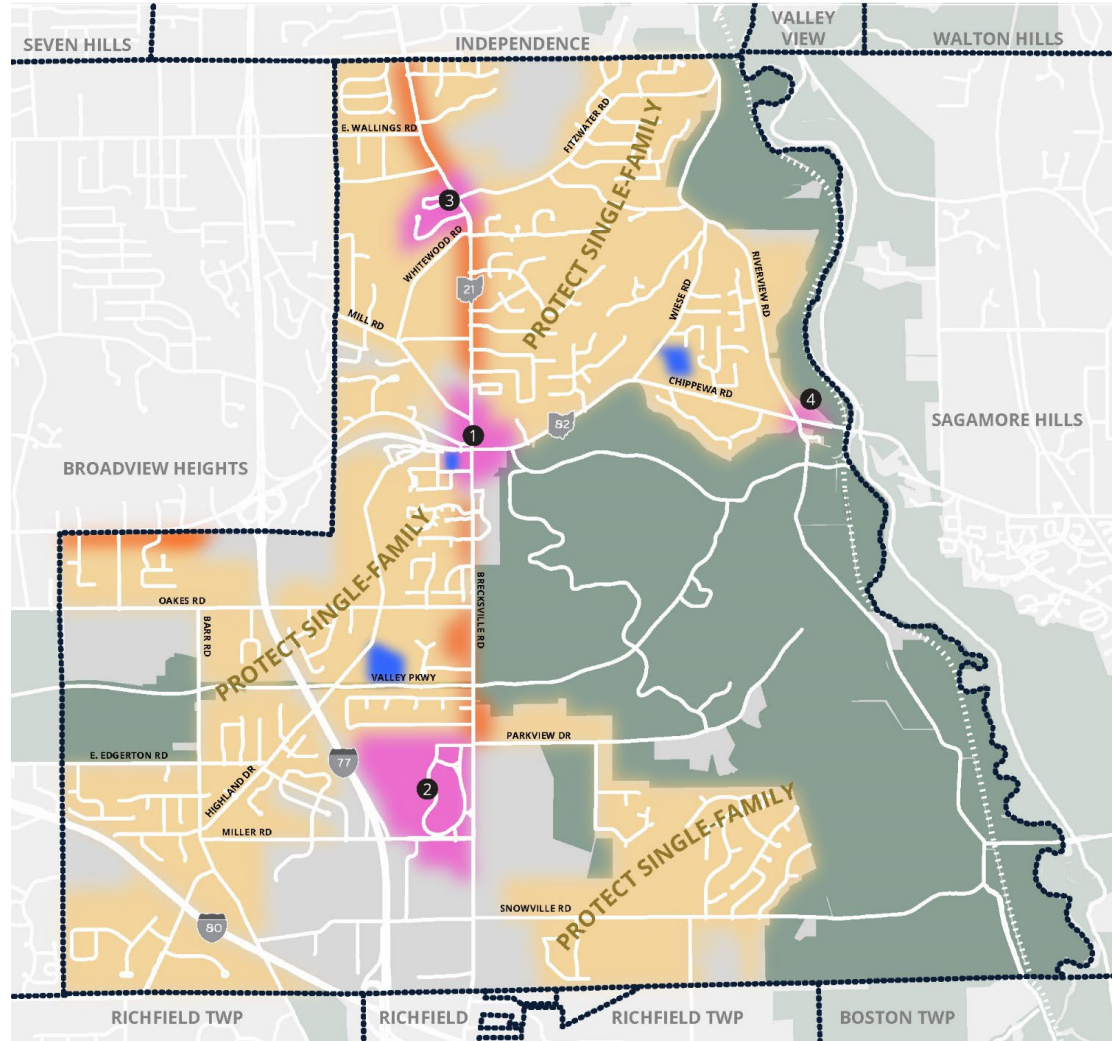
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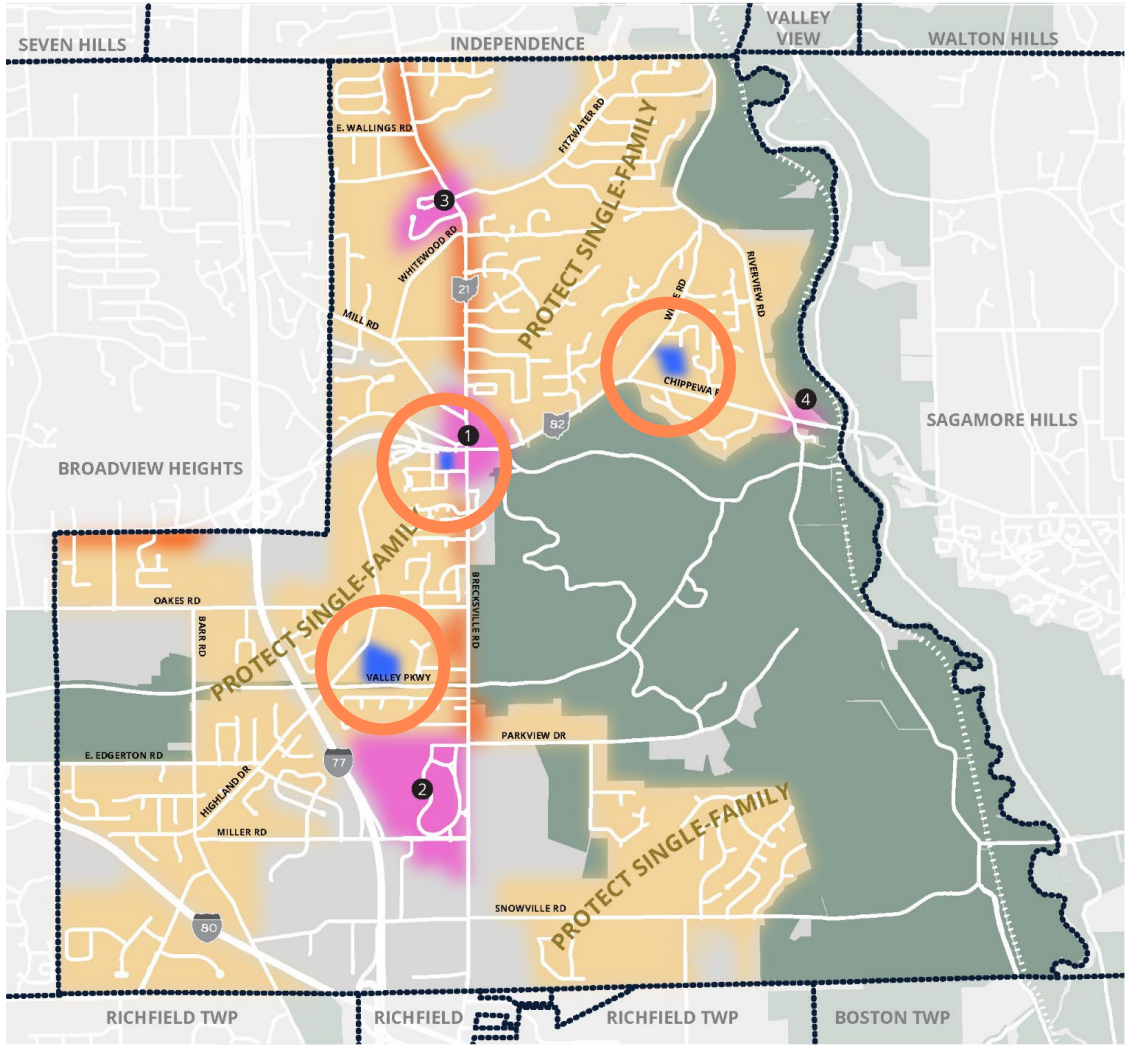


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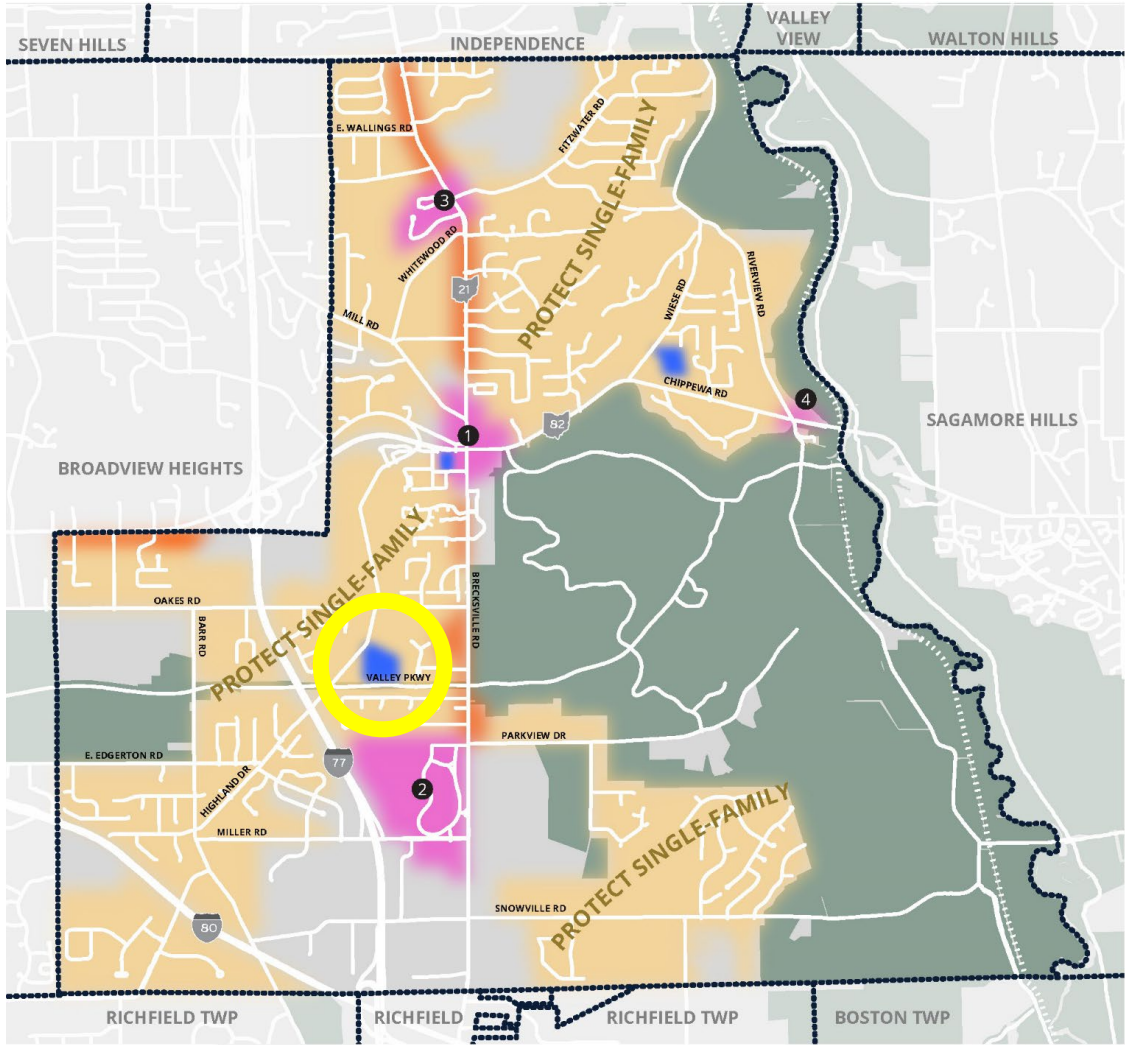


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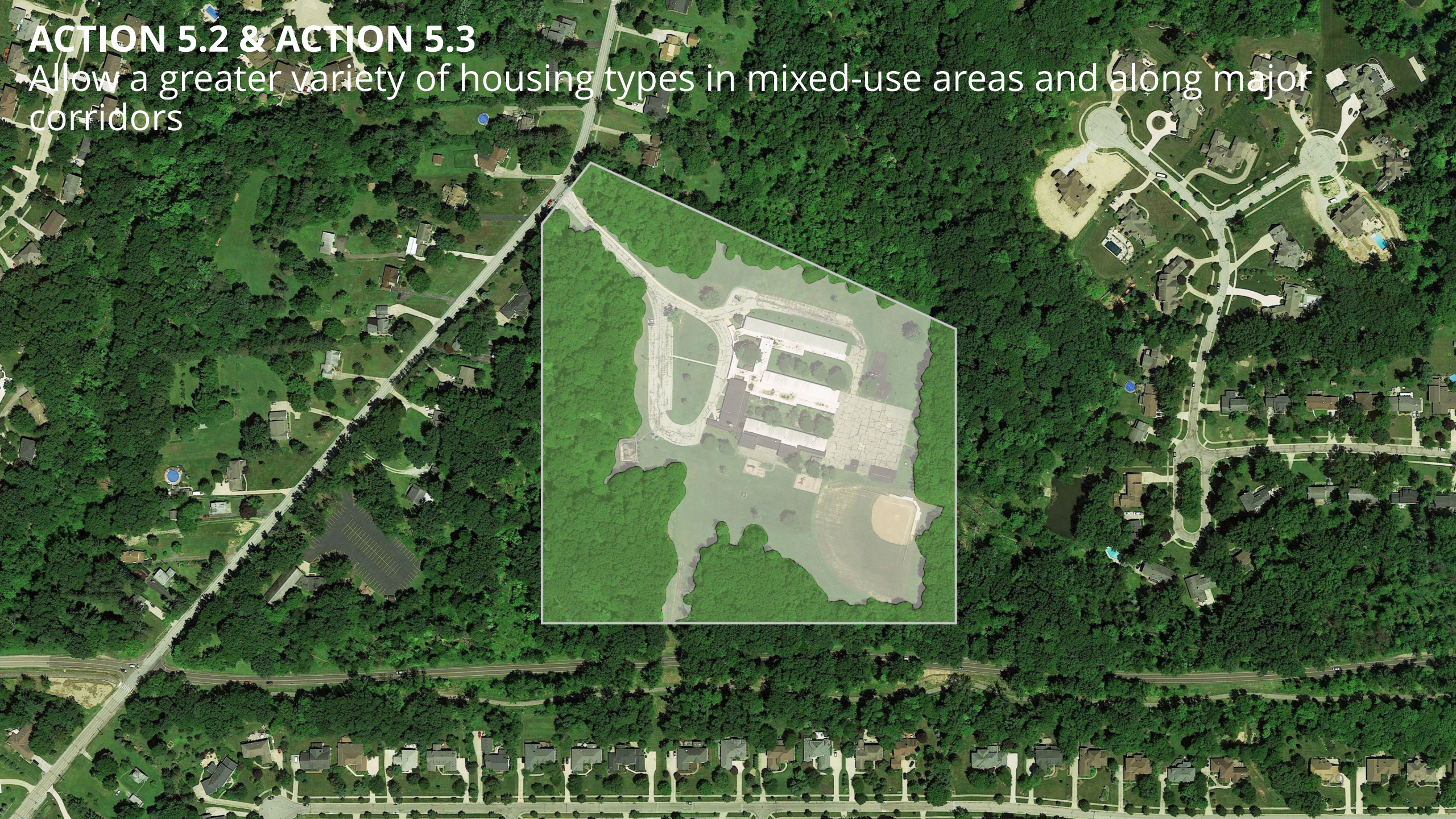
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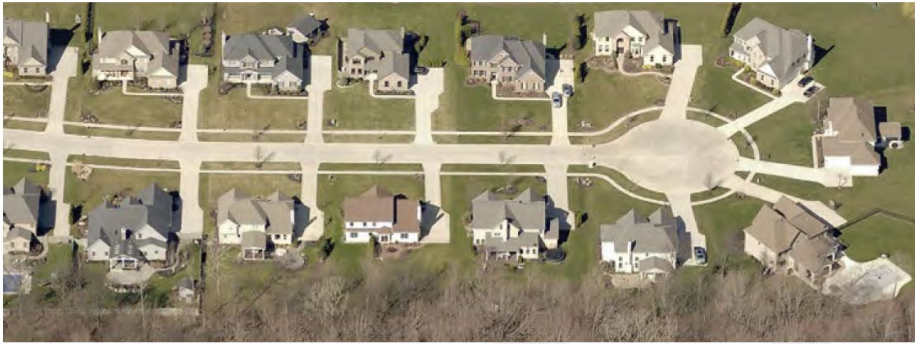


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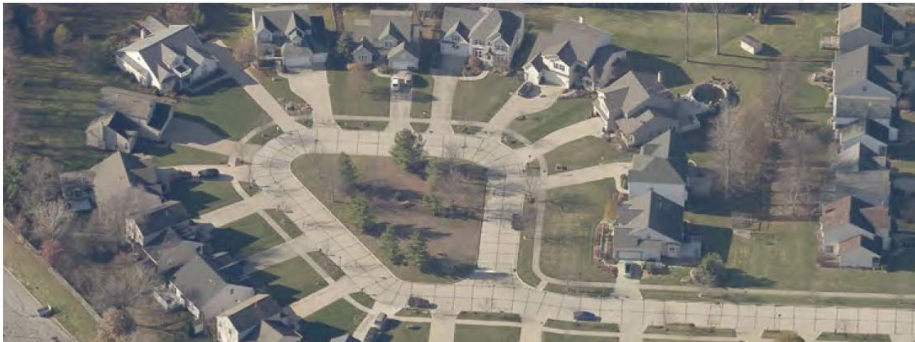
R-20 Single-Family

Zoning: R-20
Minimum Lot: 20,000 Sq Ft
Reserved Open Space: 20%
Max Homes: 30



R-16 Single-Family

Zoning: R-16
Minimum Lot: 16,000 Sq Ft
Reserved Open Space: 20%
Max Homes: 37



R-8 Attached

Zoning: R-8
Minimum Lot: 8,000 Sq Ft
Reserved Open Space: 20%
Max Homes: 75



R-8 Townhouses

Zoning: R-8
Minimum Lot: 8,000 Sq Ft
Reserved Open Space: 20%
Max Homes: 75



STRATEGY 5

Encourage a greater variety of housing types in mixed-use areas and along major corridors

5.1: Conduct a housing market analysis to determine demand for housing types *(proactive)*

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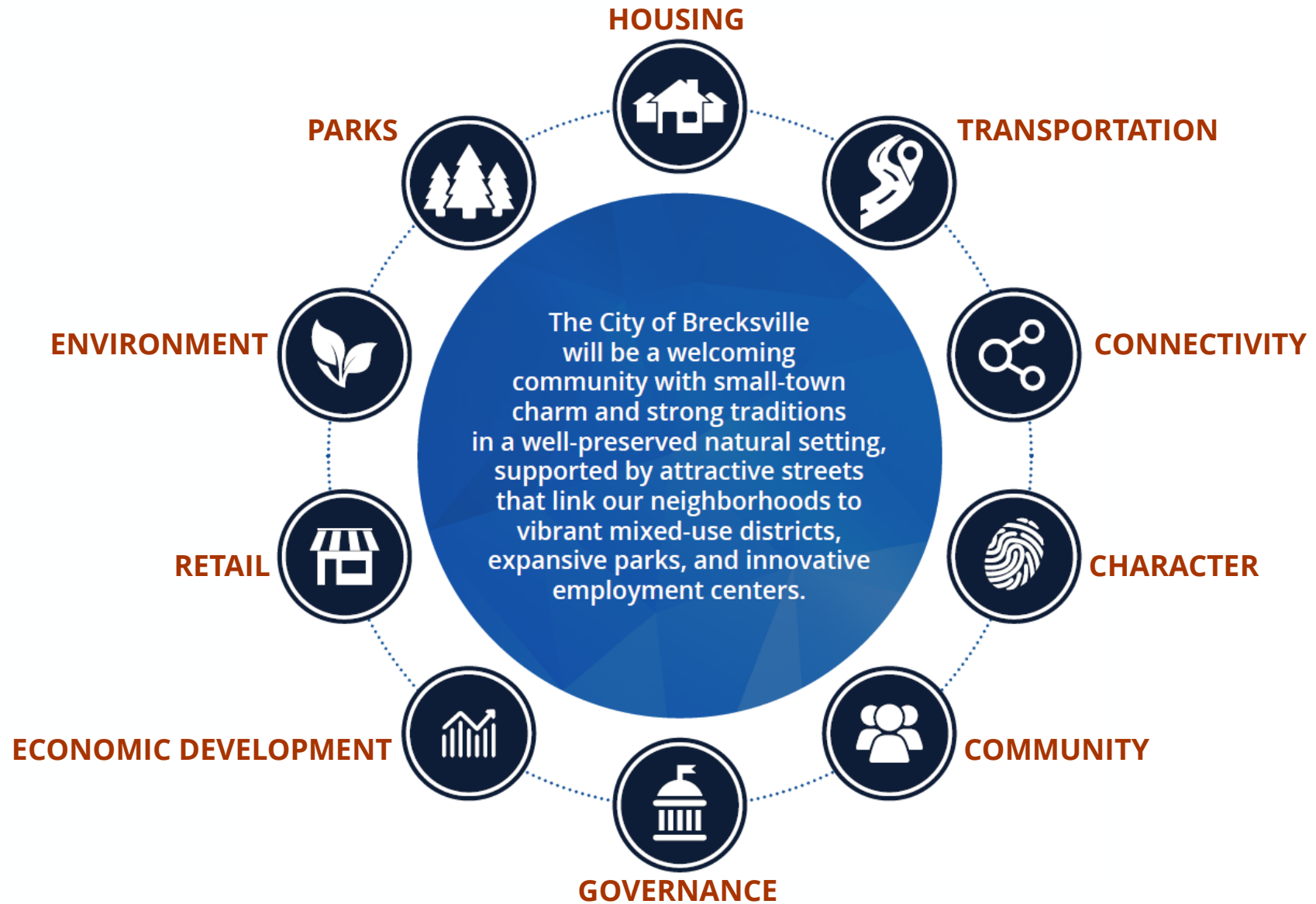
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COMMERCIAL

Recommendations

OBJECTIVES



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STRATEGIES

- 6:** Develop a Brecksville Town Center management framework
- 7:** Foster vibrant retail nodes in existing local business districts
- 8:** Develop a connected, mixed-use environment in the Greater Veterans Affairs Area
- 9:** Broaden the City's economic development information
- 10:** Promote tourism as an economic development tool
- 11:** Continue attracting office and industrial developments to the south end of the City

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7: Foster vibrant retail nodes in existing local business districts

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9: Broaden the City's economic development information

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11: Continue attracting office and industrial developments to the south end of the City

STRATEGIES

6: Develop a Brecksville Town Center management framework

7: Foster vibrant retail nodes in existing local business districts

8: Develop a connected, mixed-use environment in the Greater Veterans Affairs Area

9: Broaden the City's economic development information

10: Promote tourism as an economic development tool

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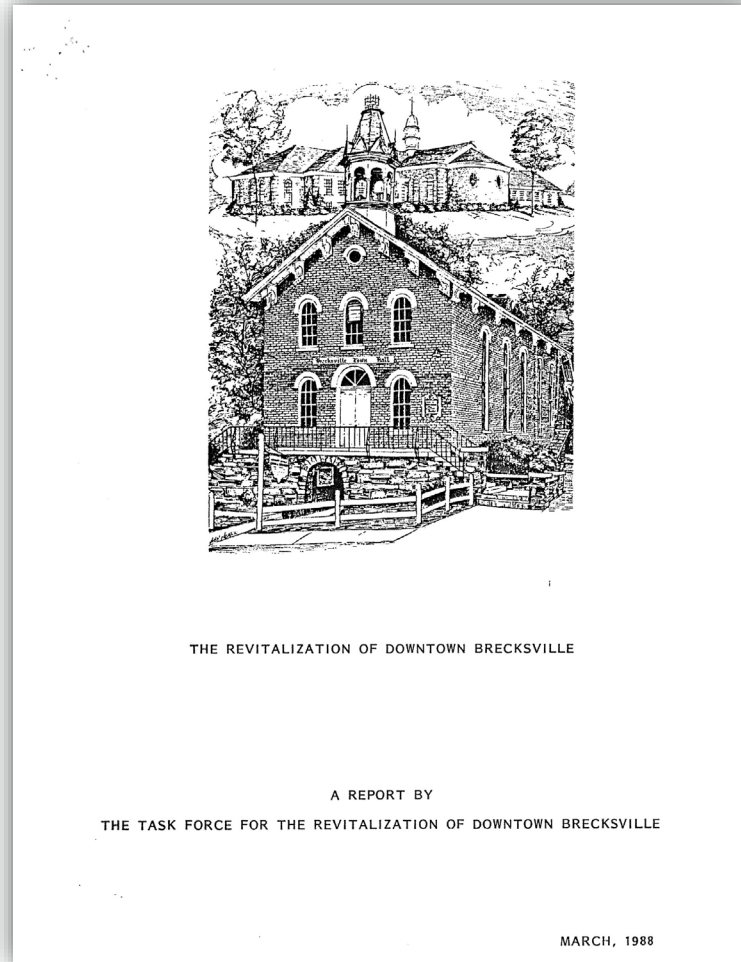


STRATEGY 6

Develop a Brecksville Town Center management framework

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Develop a Brecksville Town Center management framework



STRATEGY 6

Develop a Brecksville Town Center management framework

6.1: Convene a merchants association of Town Center representatives *(proactive)*

6.2: Consider a Special Improvement District in the Town Center *(proactive)*

6.3: Conduct a retail market assessment *(proactive)*

6.4: Encourage local shopping with marketing and events *(ongoing)*

6.5: Develop a local retail enhancement program *(proactive)*

STRATEGY 6

Develop a Brecksville Town Center management framework

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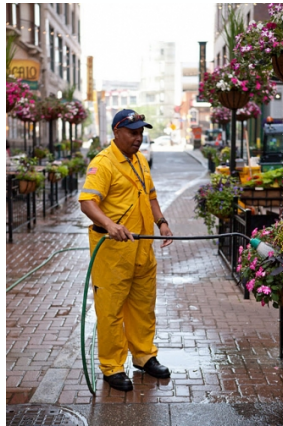
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ACTION 6.2

Consider a Special Improvement District in the Town Center



ACTION 6.2

Consider a Special Improvement District in the Town Center



Cedar Lee SID, Cleveland Heights:

- Assessment: Based on market value
- Budget: \$155,888
- Uses: Maintenance, marketing, events, physical improvements



Gordon Square SID, Cleveland:

- Assessment: Based on front footage
- Budget: \$122,180
- Uses: Cleaning, safety ambassadors

ACTION 6.4

Encourage local shopping with marketing and events



ACTION 6.4

Encourage local shopping with marketing and events

Event Examples:

- Art walks
- Community concerts
- Mural painting
- Food truck festivals
- Chalk-on-the-walk
- Sidewalk book sales
- Holiday markets
- Pop-up beer gardens
- Holiday tree lightings
- Craft shows



ACTION 6.5

Develop a local retail enhancement program



Recruit

Market available spaces

Incentivize

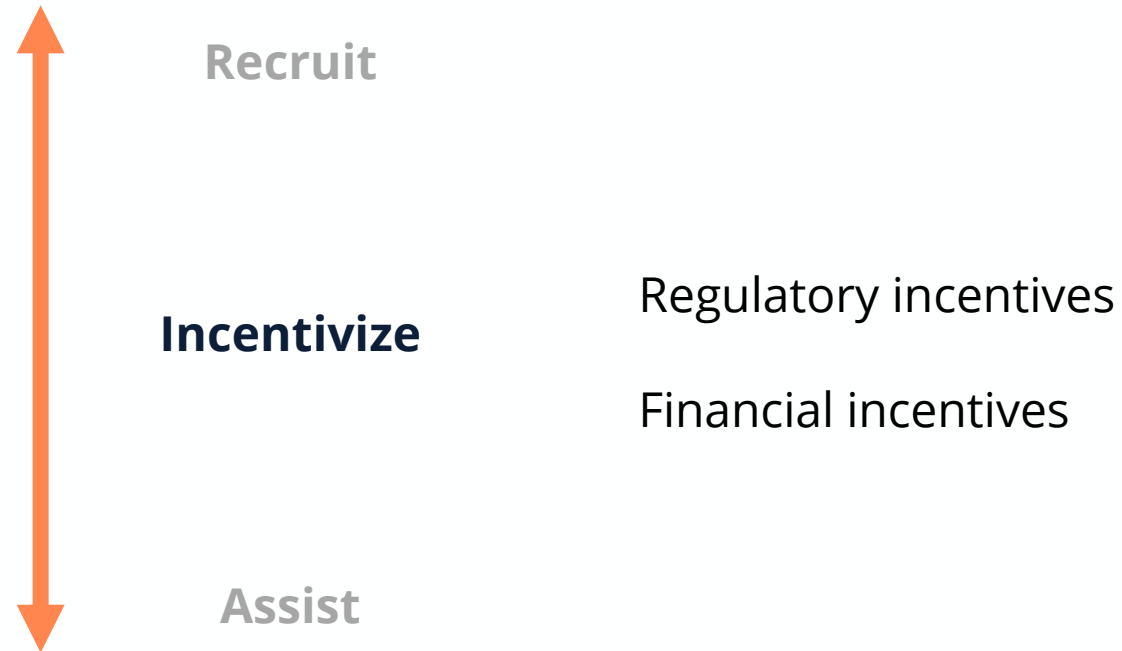
Conduct a retail market assessment

Provide low-cost ways of testing the market

Assist

ACTION 6.5

Develop a local retail enhancement program



ACTION 6.5

Develop a local retail enhancement program



Recruit

Incentivize

Assist

Tax and regulatory structures

Emerging technology

Social media

STRATEGY 6

Develop a Brecksville Town Center management framework

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STRATEGY 7

Foster vibrant retail nodes in existing local business districts

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Foster vibrant retail nodes in existing local business districts



STRATEGY 7

Foster vibrant retail nodes in existing local business districts

7.1: Develop business district and Town Center design guidelines *(proactive)*

7.2: Update business district zoning to reflect design guidelines *(proactive)*

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ACTION 7.1

Develop business district and Town Center design guidelines

7 Components of Walkability

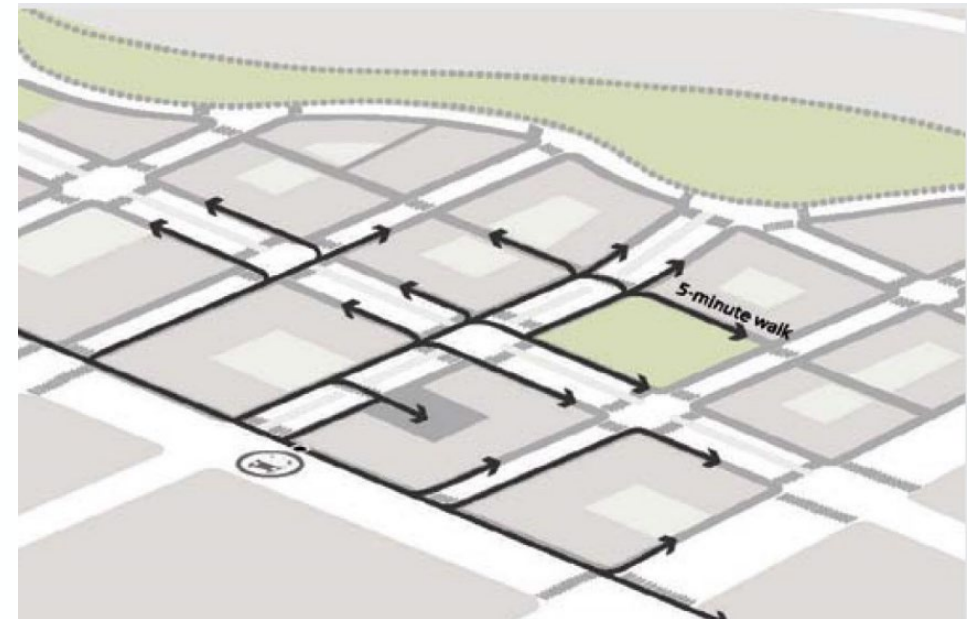
1. Create fine-grained pedestrian circulation
2. Orient buildings to streets and open space
3. Organize uses to support public activity
4. Place parking behind or below buildings
5. Address the human scale
6. Provide clear, continuous pedestrian access
7. Build complete streets

ACTION 7.1

Develop business district and Town Center design guidelines

7 Components of Walkability

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ACTION 7.1

Develop business district and Town Center design guidelines

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ACTION 7.1

Develop business district and Town Center design guidelines

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ACTION 7.1

Develop business district and Town Center design guidelines

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ACTION 7.1

Develop business district and Town Center design guidelines

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ACTION 7.1

Develop business district and Town Center design guidelines

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ACTION 7.2

Update business district zoning to reflect design guidelines



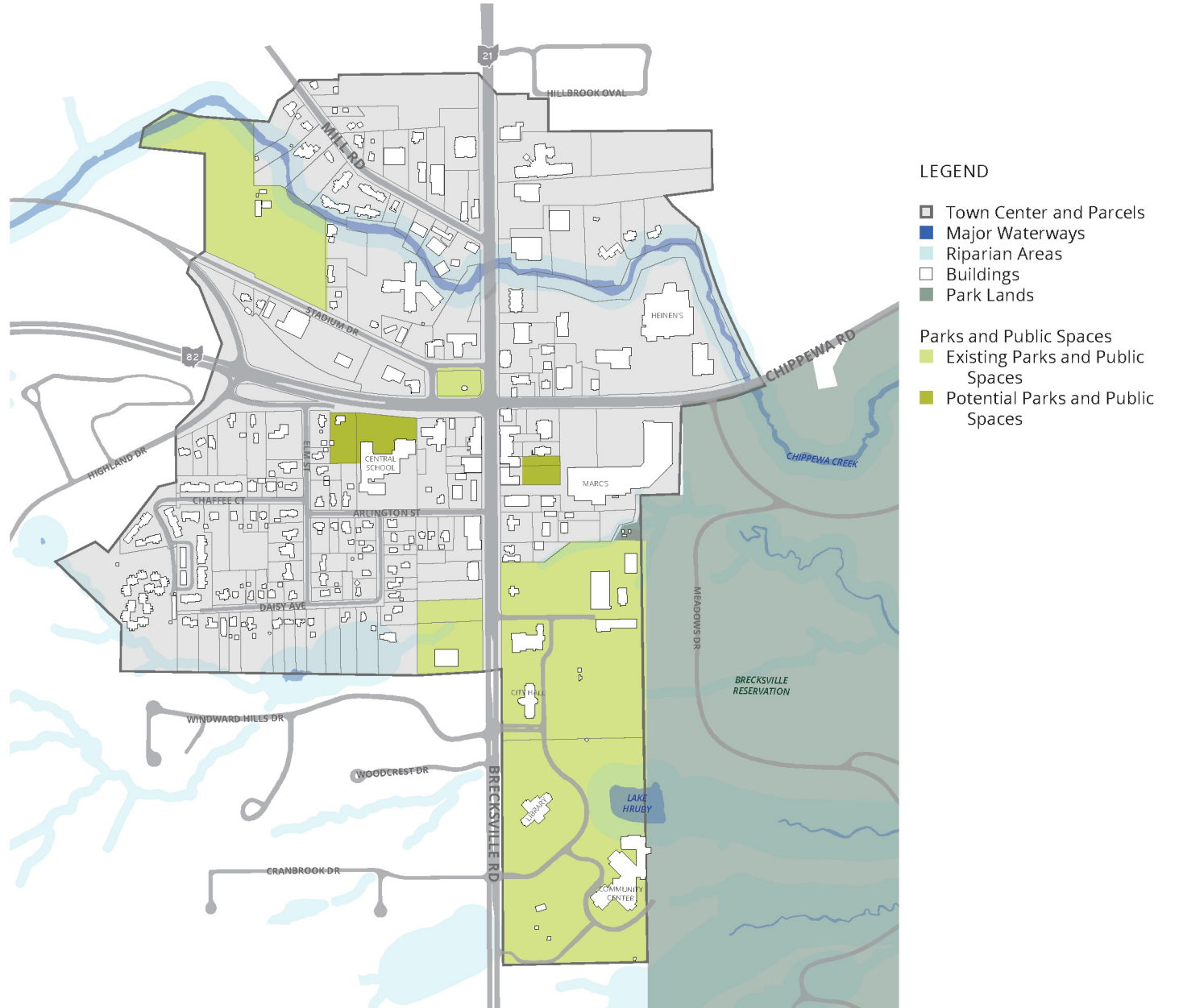
ACTION 7.3

Partner with stakeholders to facilitate the development of the Town Center



Develop Parks and Public Spaces:

- Develop new public spaces as part of Central School redevelopment and behind Brecksville Road commercial buildings



Focus Corridors:

- Brecksville Road South
- Town Square
- Brecksville Road North
- Chippewa Road
- Mill Road



LEGEND

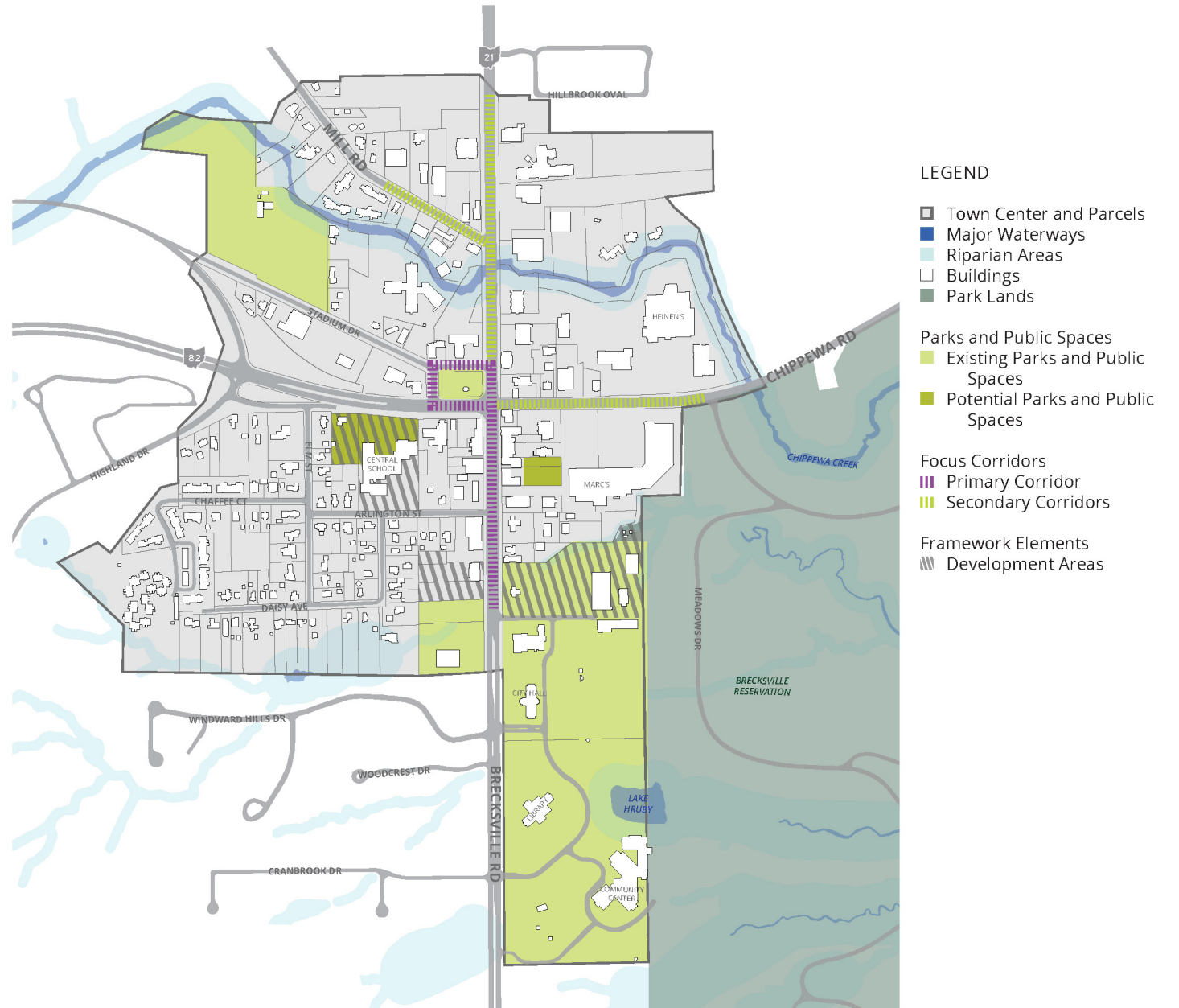
- Town Center and Parcels
- Major Waterways
- Riparian Areas
- Buildings
- Park Lands

- Parks and Public Spaces
- Existing Parks and Public Spaces
- Potential Parks and Public Spaces

- Focus Corridors
- Primary Corridor
- Secondary Corridors

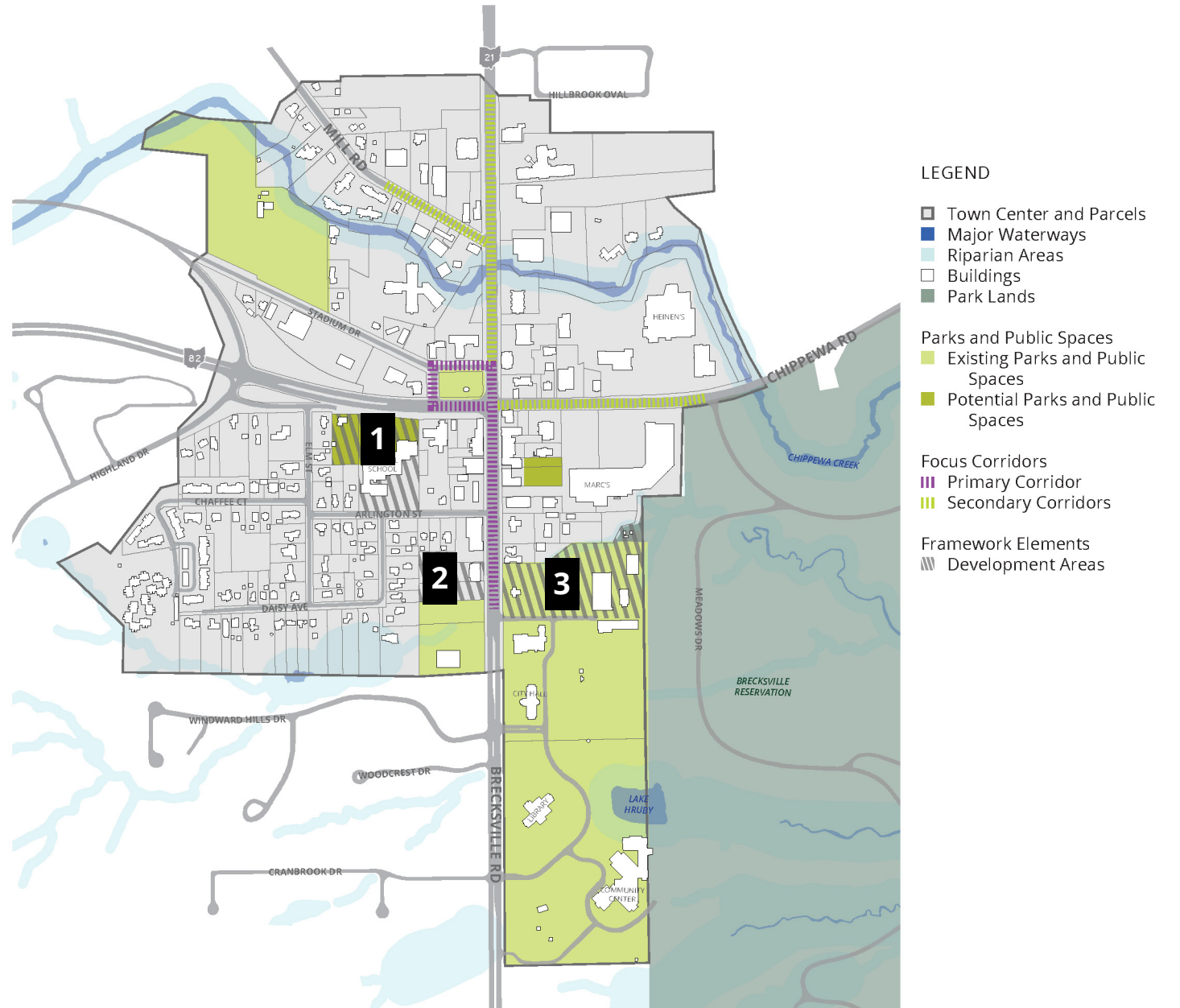
Development Areas:

1. Central School Site
2. Former McDonald's Site
3. City-Owned Parcels



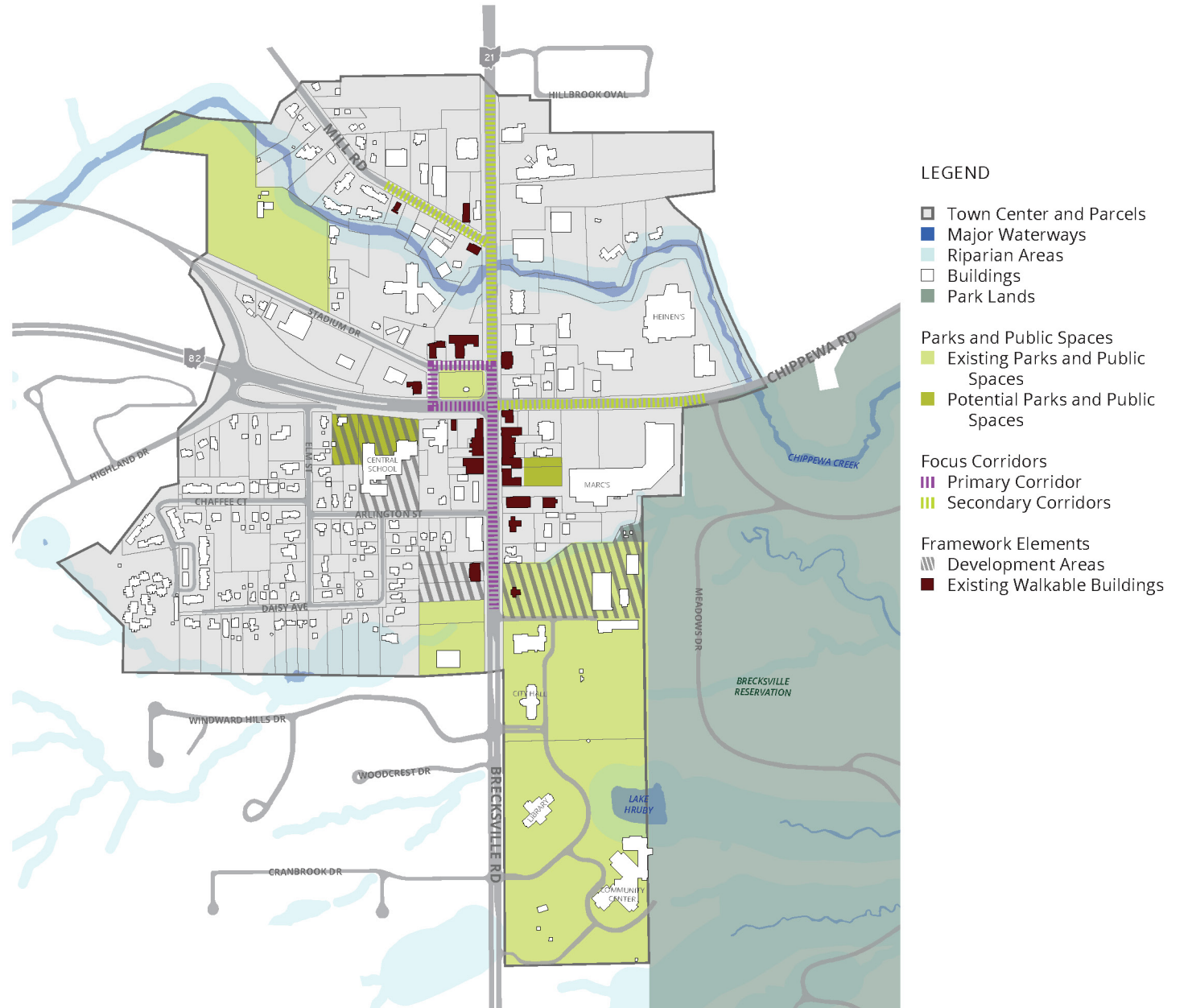
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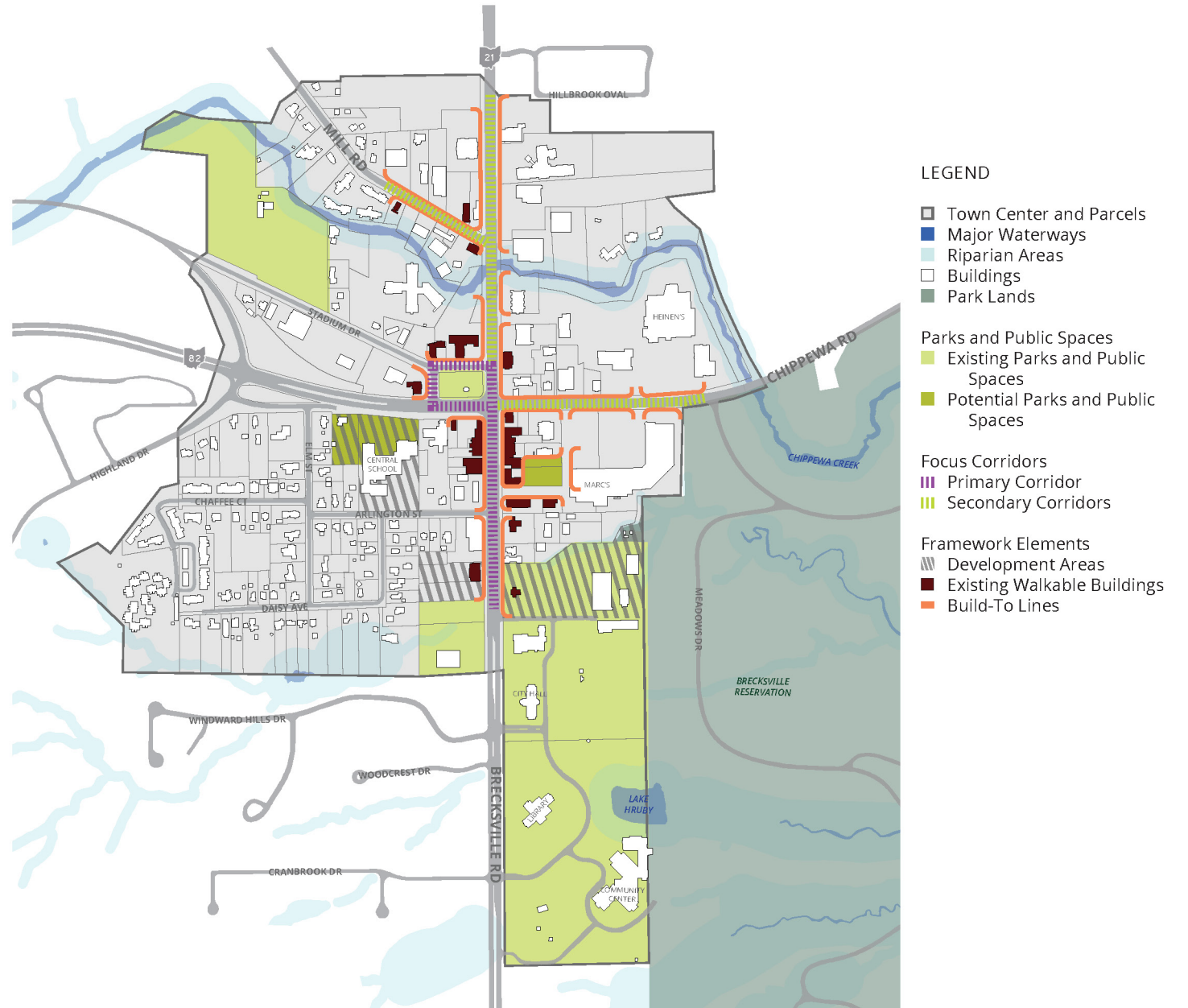
Existing Walkable Buildings:

- Commercial
- Up to the street
- Front door



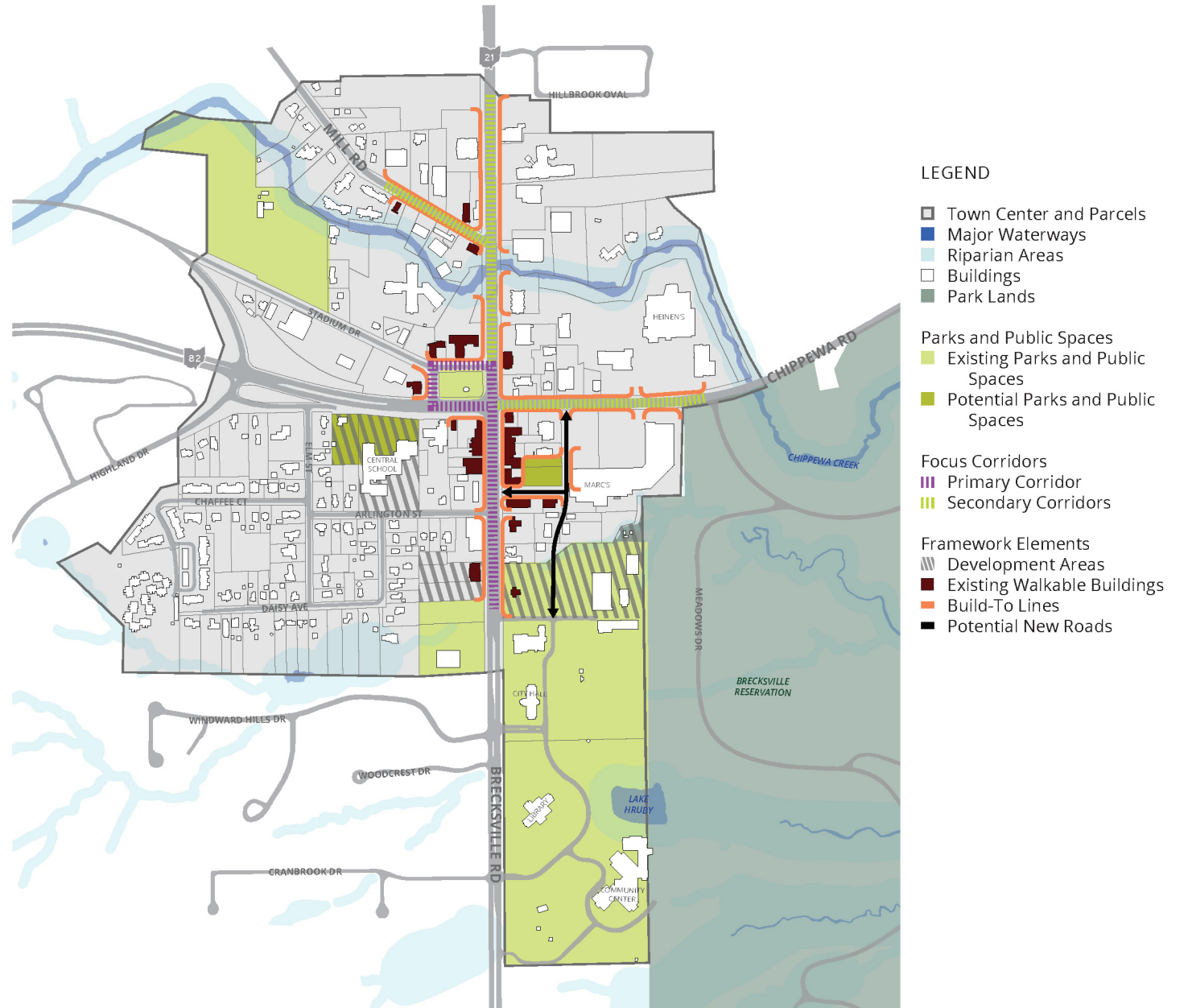
Build-To Lines:

- Facing major streets and public spaces



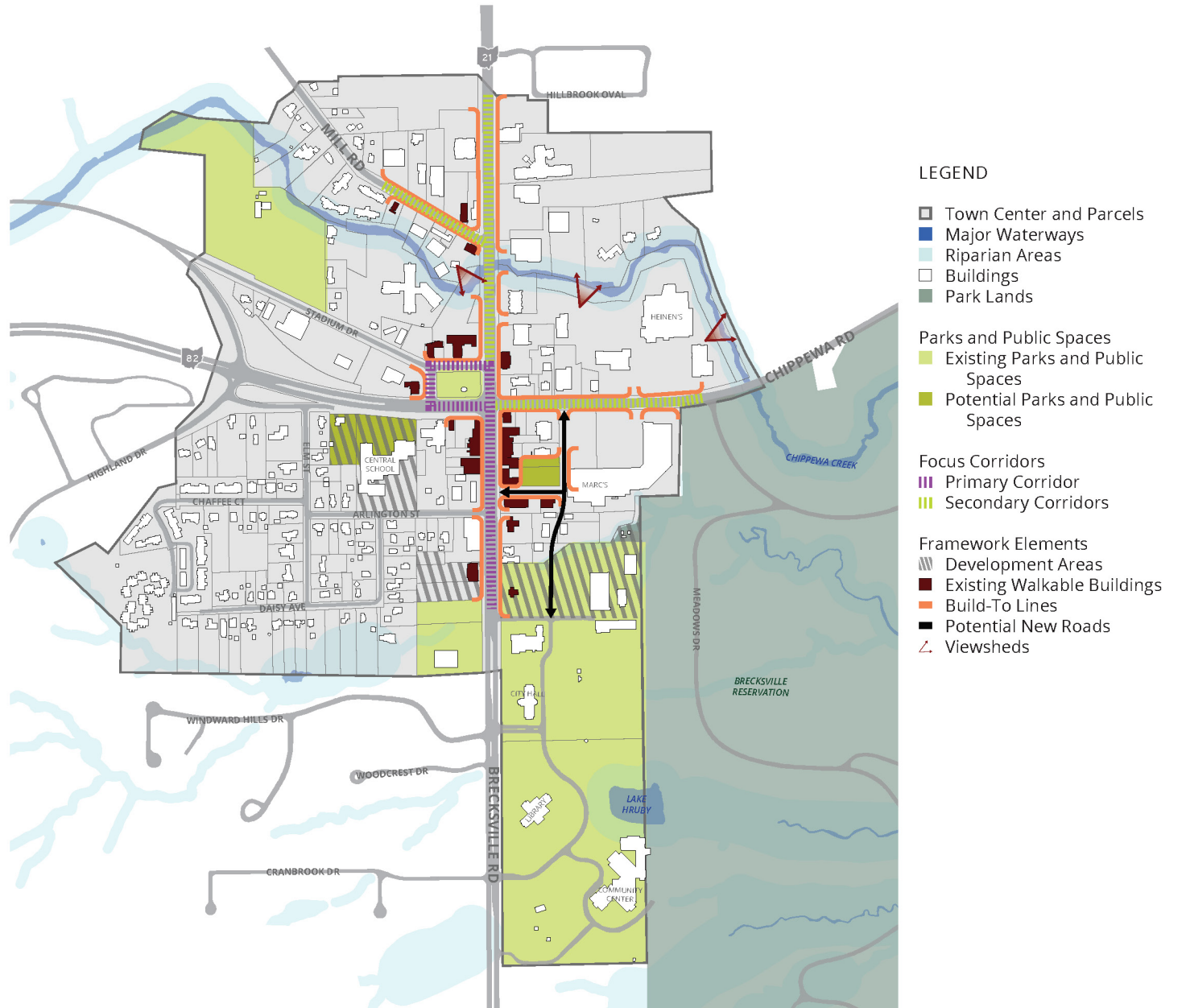
Potential New Roads:

- Extend Community Drive



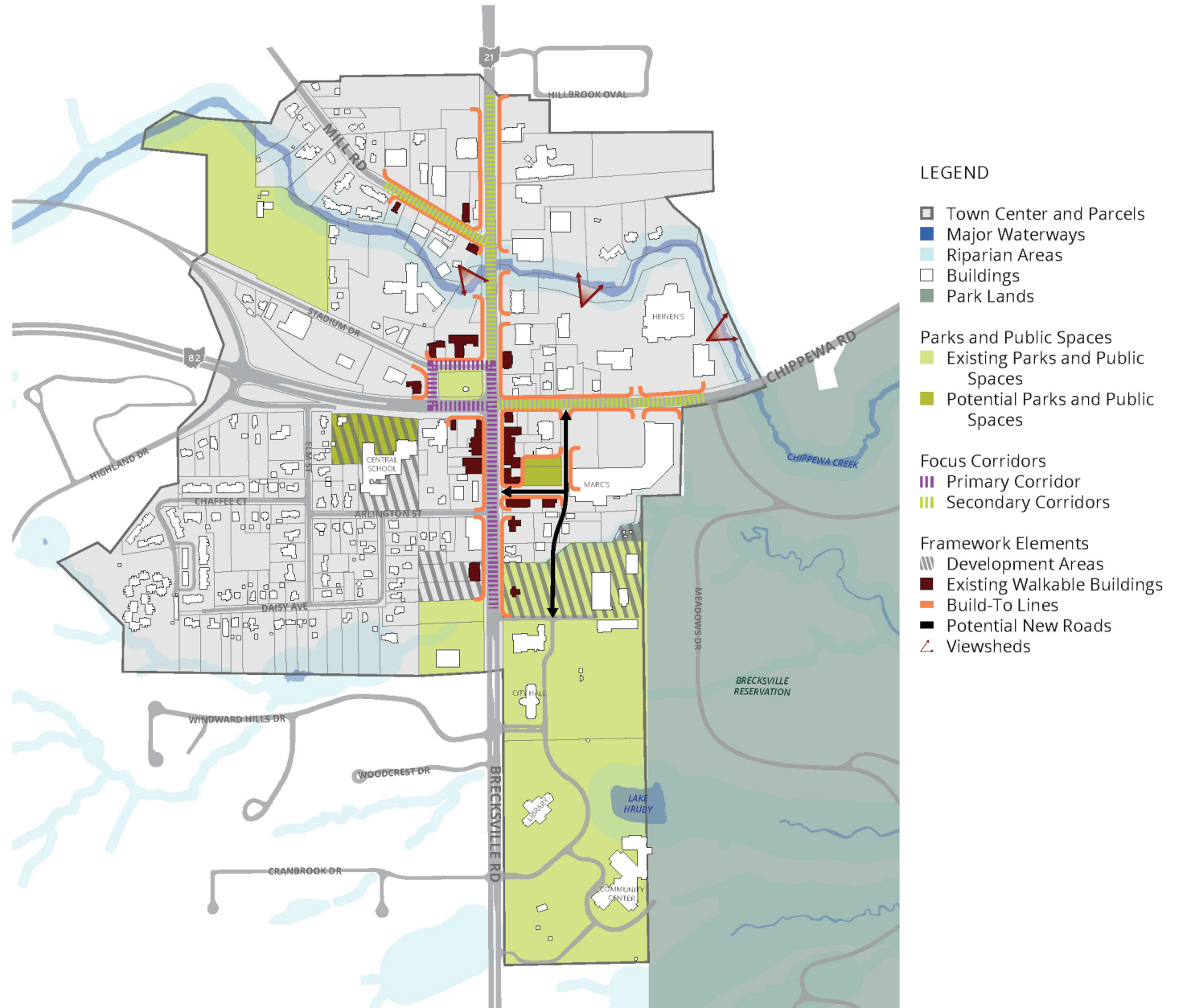
Address Rivers, Parks, and Public Spaces:

- Address Chippewa Creek



ACTION 7.3

Partner with stakeholders to facilitate the development of the Town Center



ACTION 7.5

Further refine options for the reuse of the Central School building

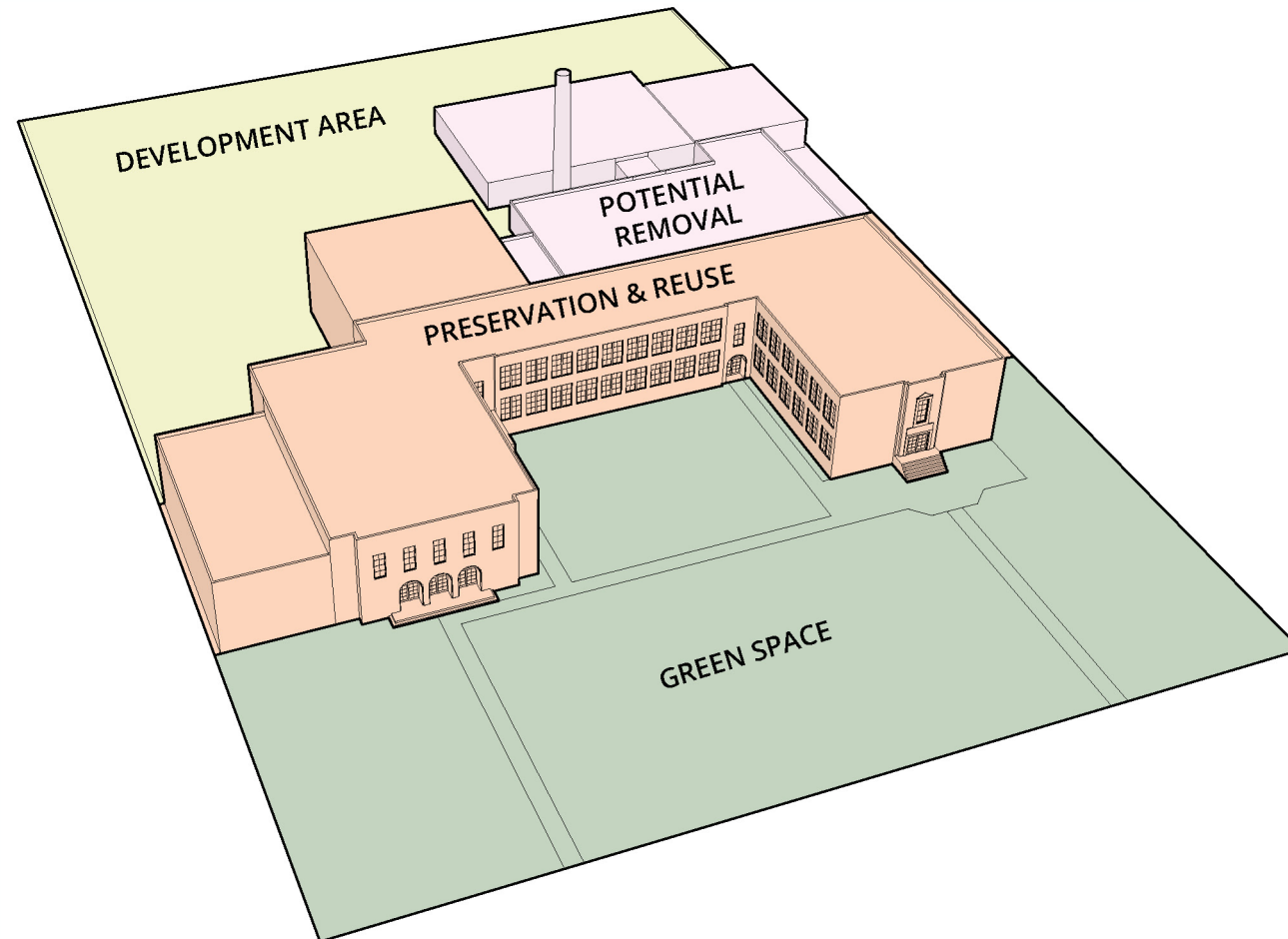
Residences at South High

- Building Size: 172,260 sq ft
- Building Age: 1897 and 1924
- Reuse: 76 Apartments
- Cost: \$15.6 mil
- Completion: 2011

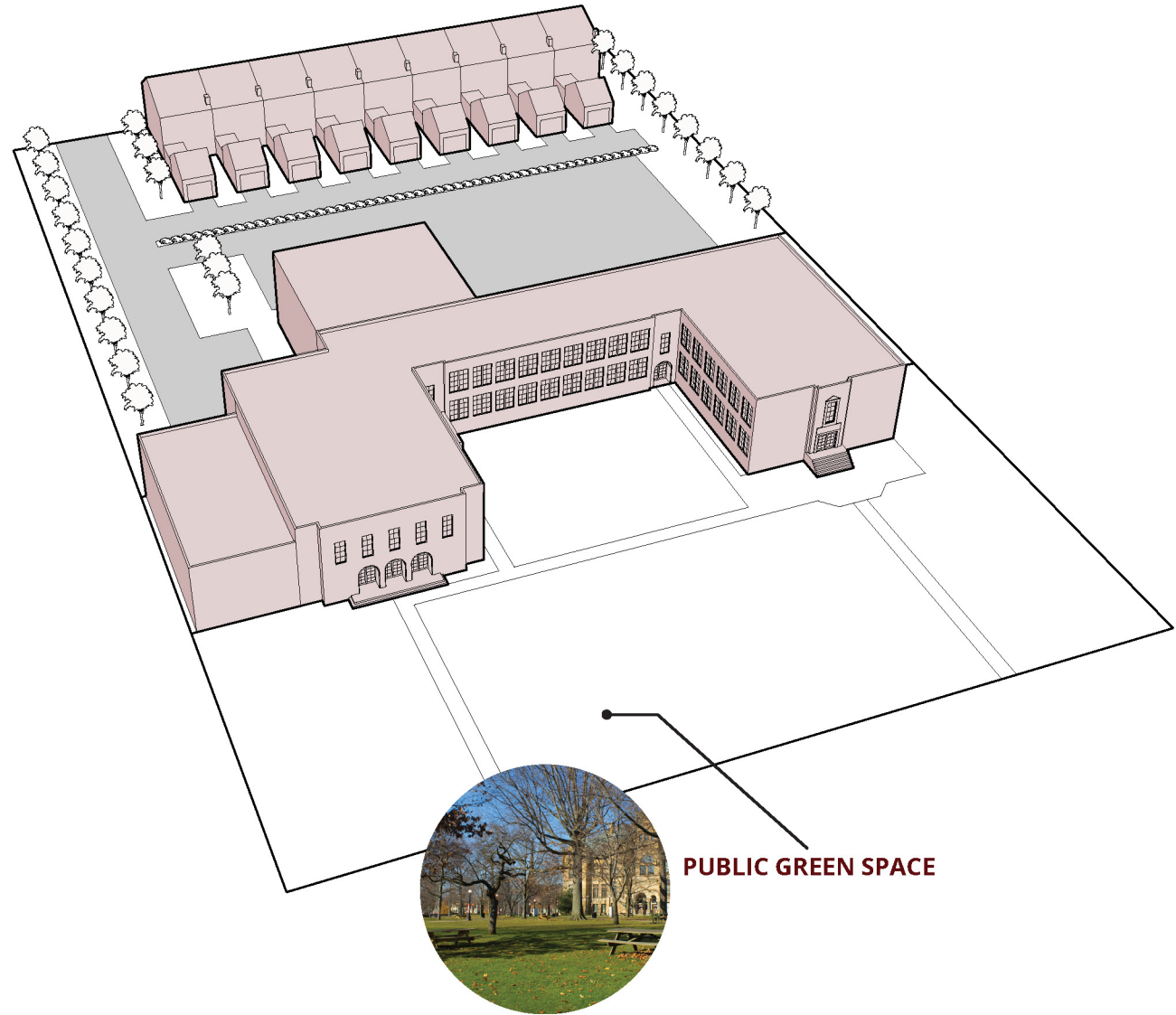


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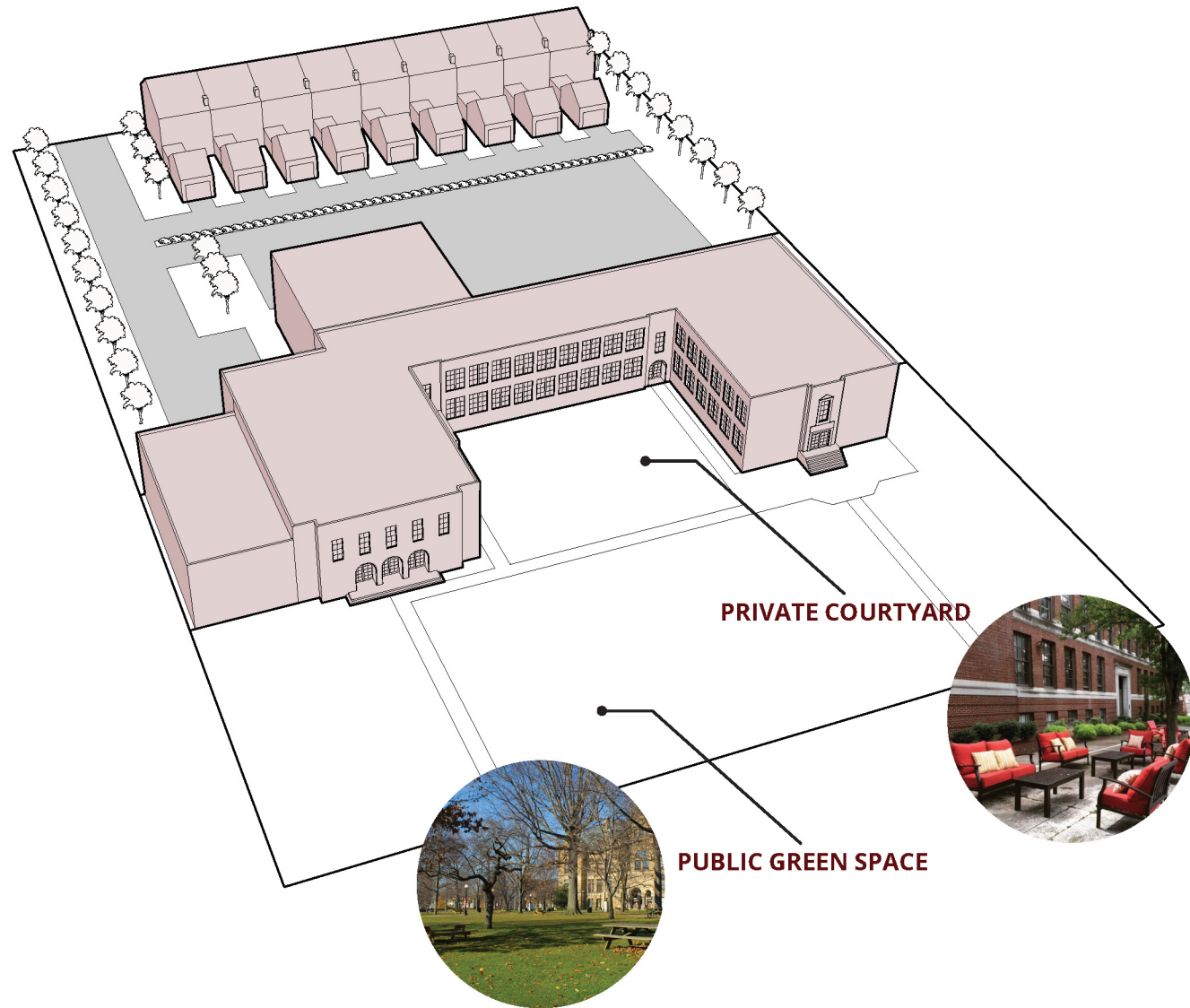
Further refine options for the reuse of the Central School building



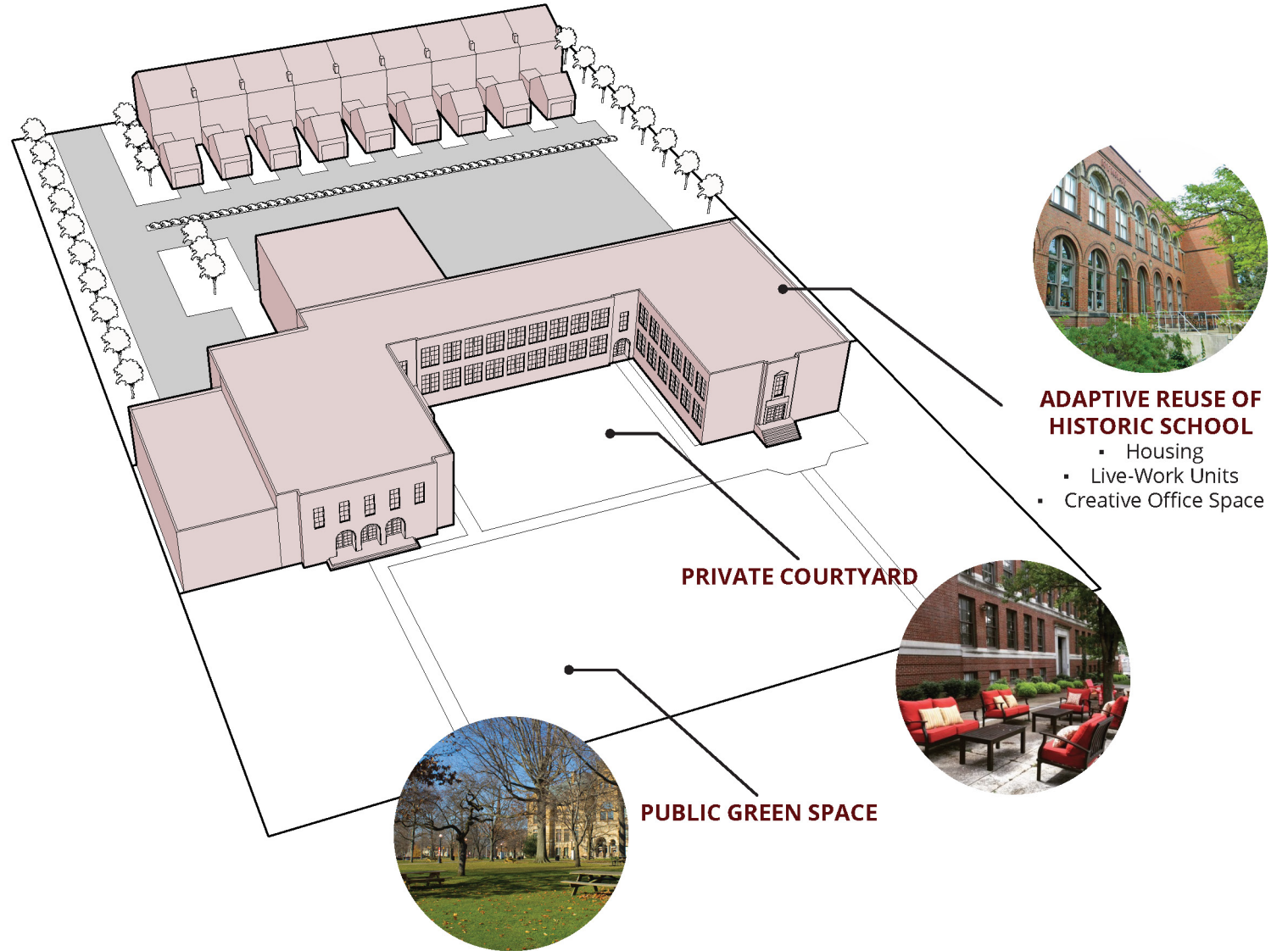
Maintain public green space



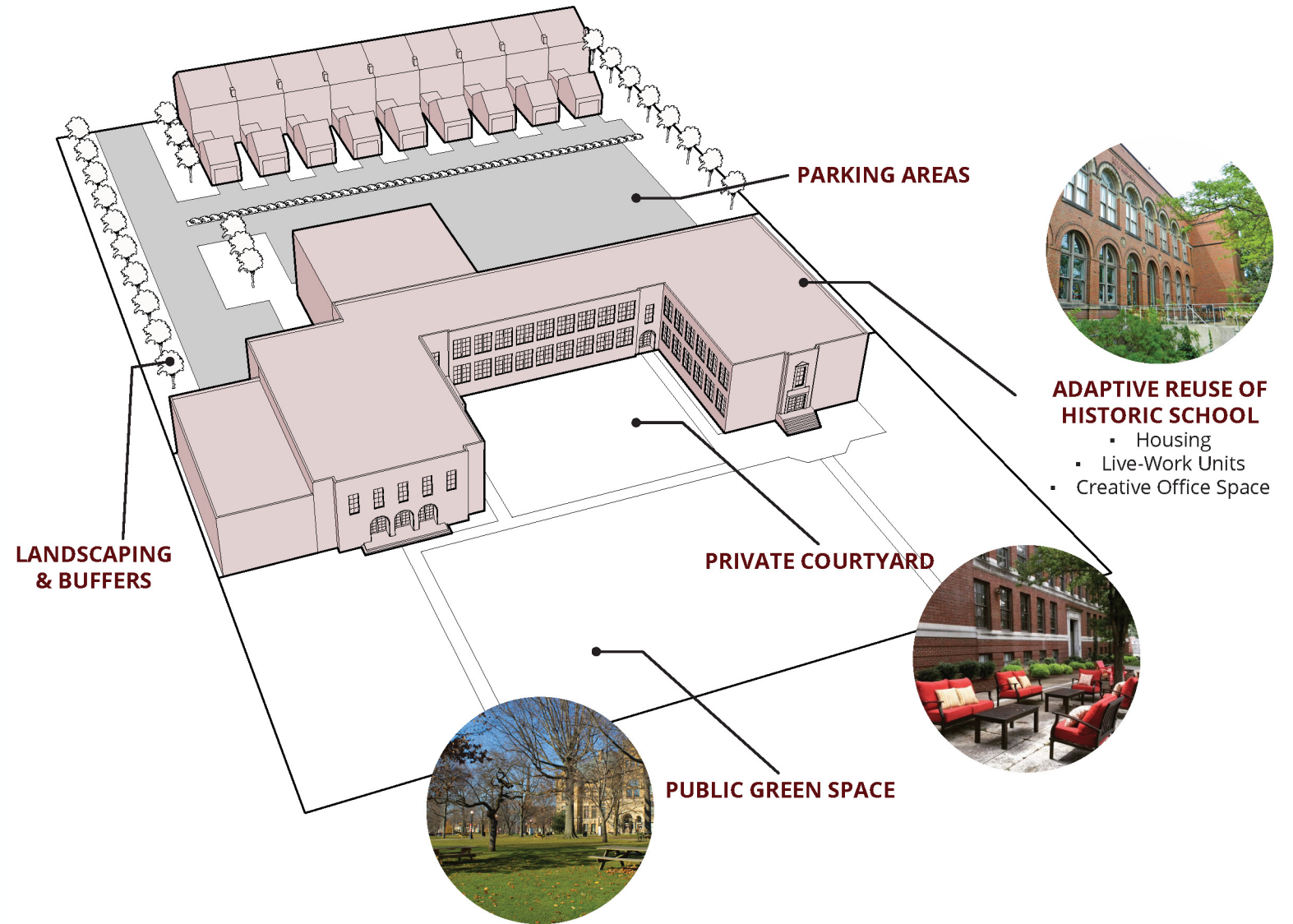
Reserve private green space



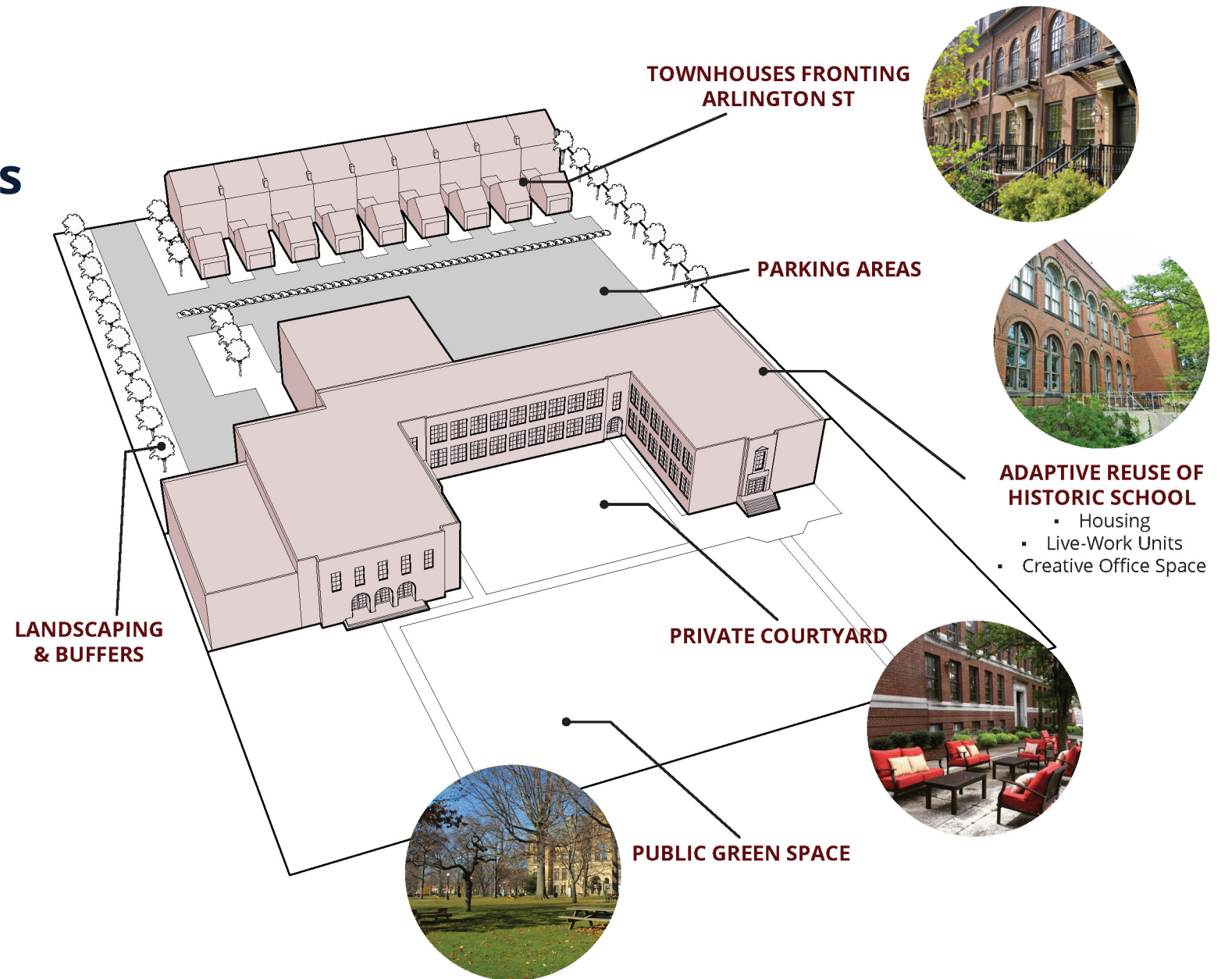
Reuse historic school structures



Provide adequate parking and landscaped buffers

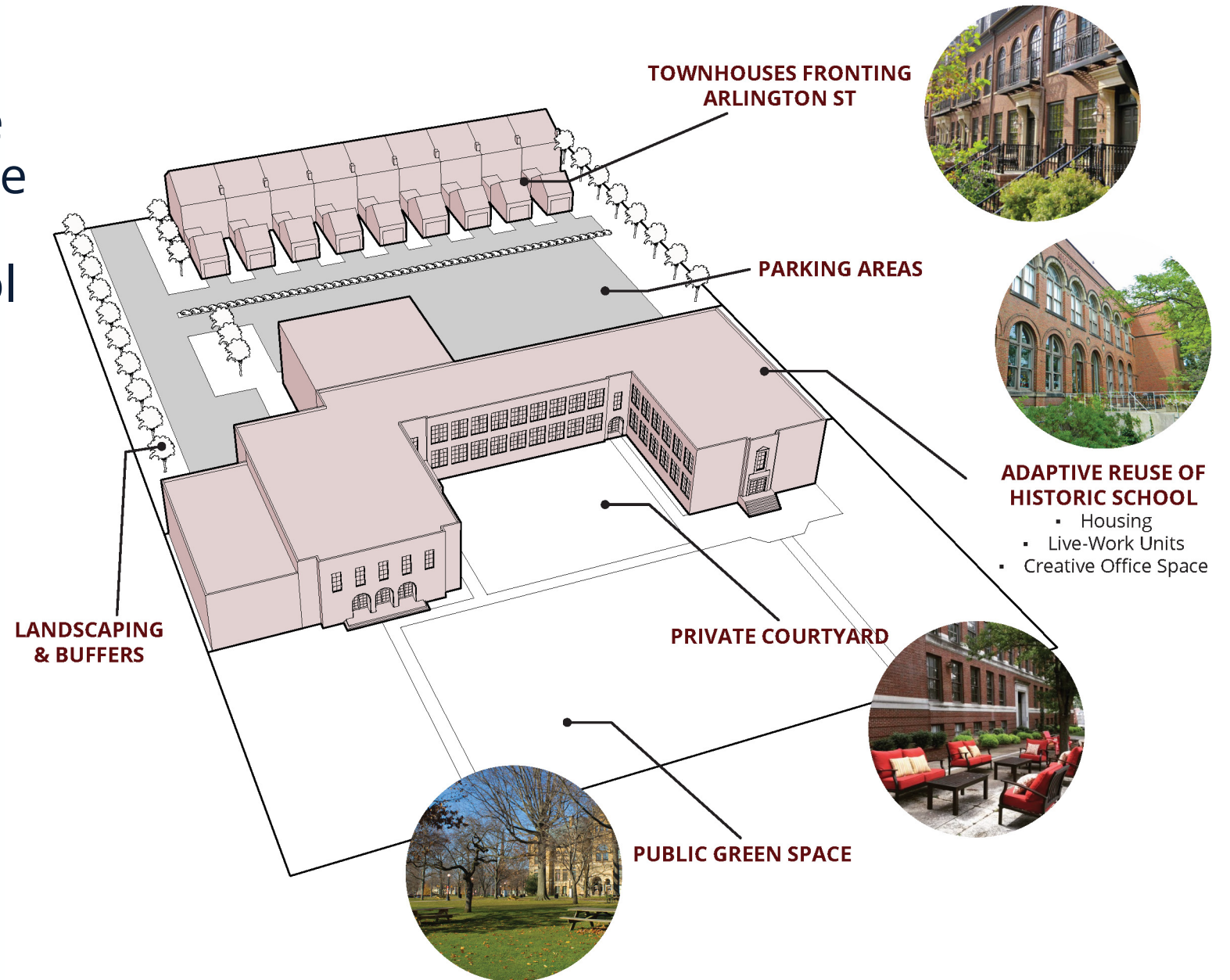


Reuse unnecessary parking areas for residential



ACTION 7.5

Further refine options for the reuse of the Central School building



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STRATEGY 8

Develop a connected, mixed-use environment in the Greater Veterans Affairs Area

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Develop a connected, mixed-use environment in the Greater Veterans Affairs Area

8.1: Develop VA Site Design guidelines *(proactive)*

8.2: Consider zoning and design guidelines to develop a seamless Greater VA Area *(proactive)*

8.3: Partner with stakeholders to facilitate the development of the Greater VA Area *(ongoing)*

8.4: Encourage a phased approach to the VA development that fosters complete neighborhoods *(ongoing)*

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ACTION 8.2

Consider zoning and design guidelines to develop a seamless Greater VA Area



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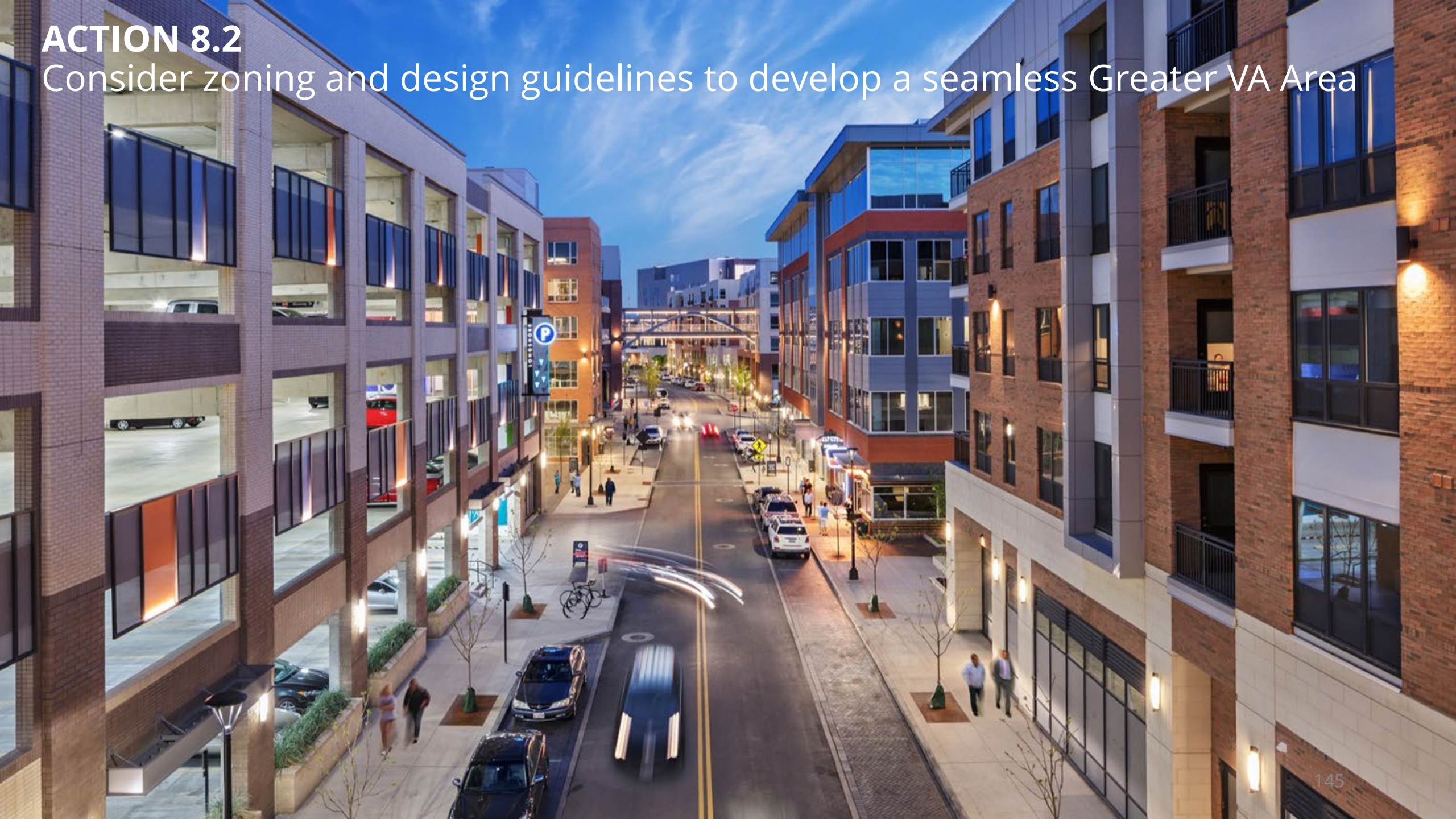
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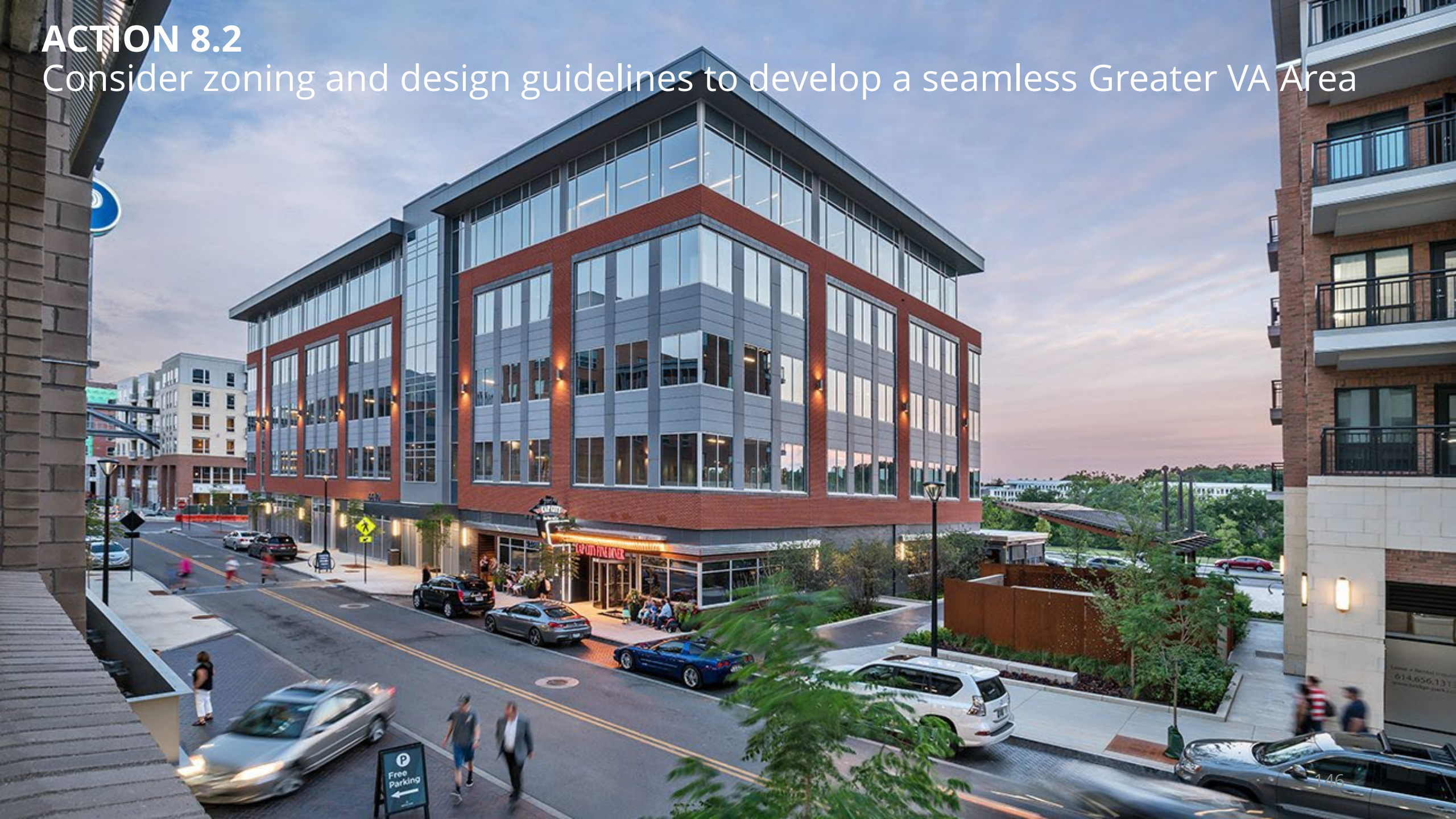
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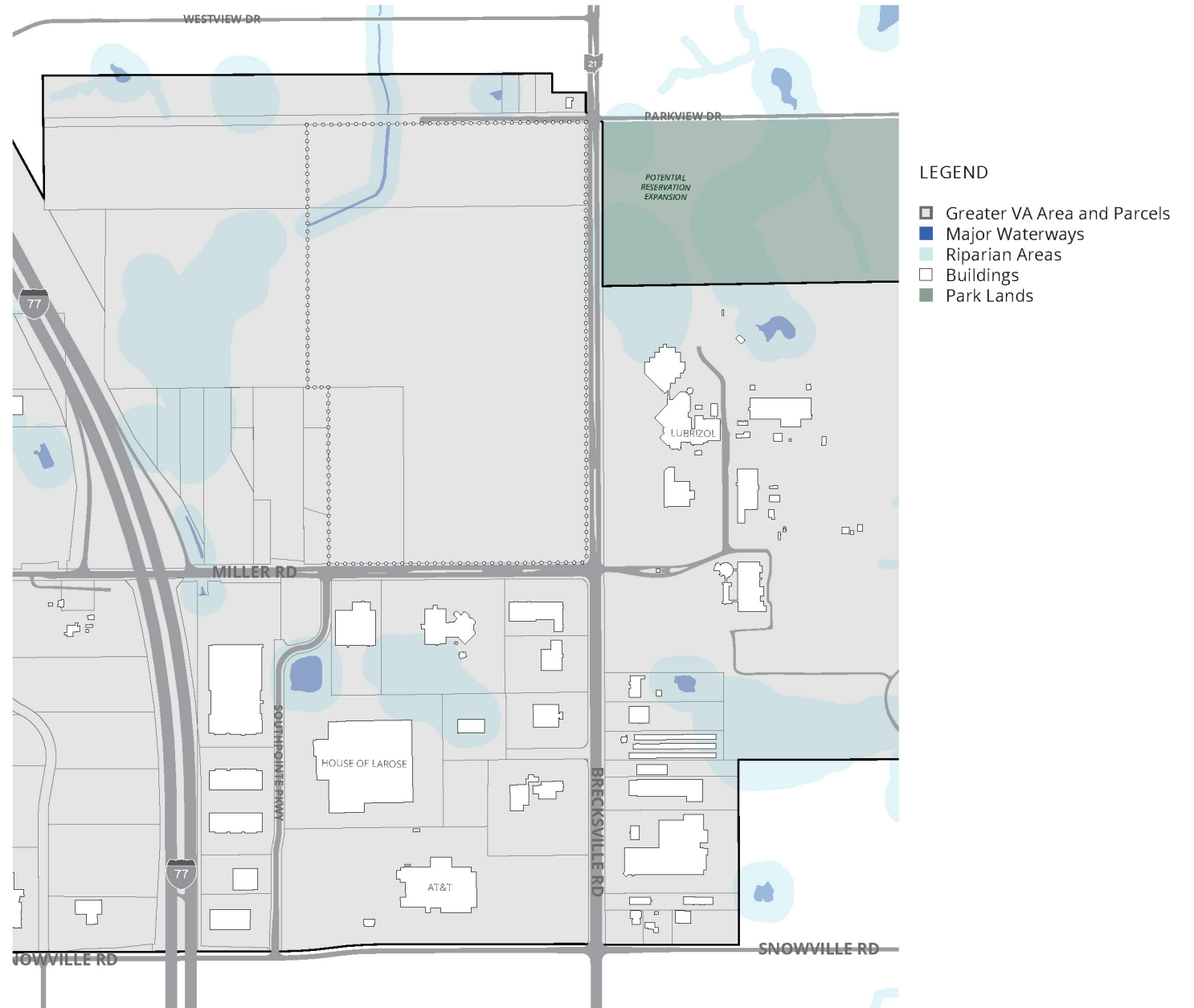
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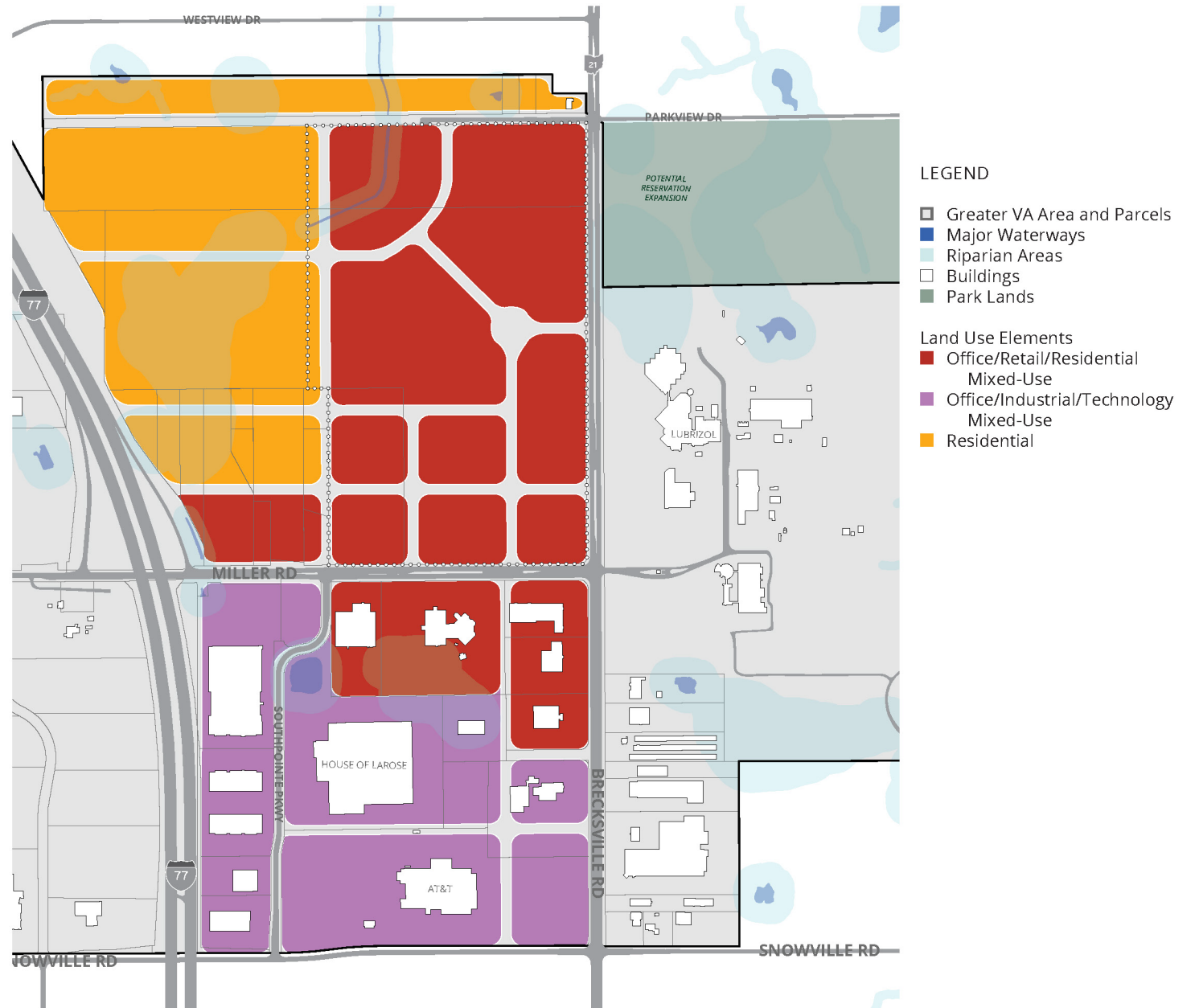
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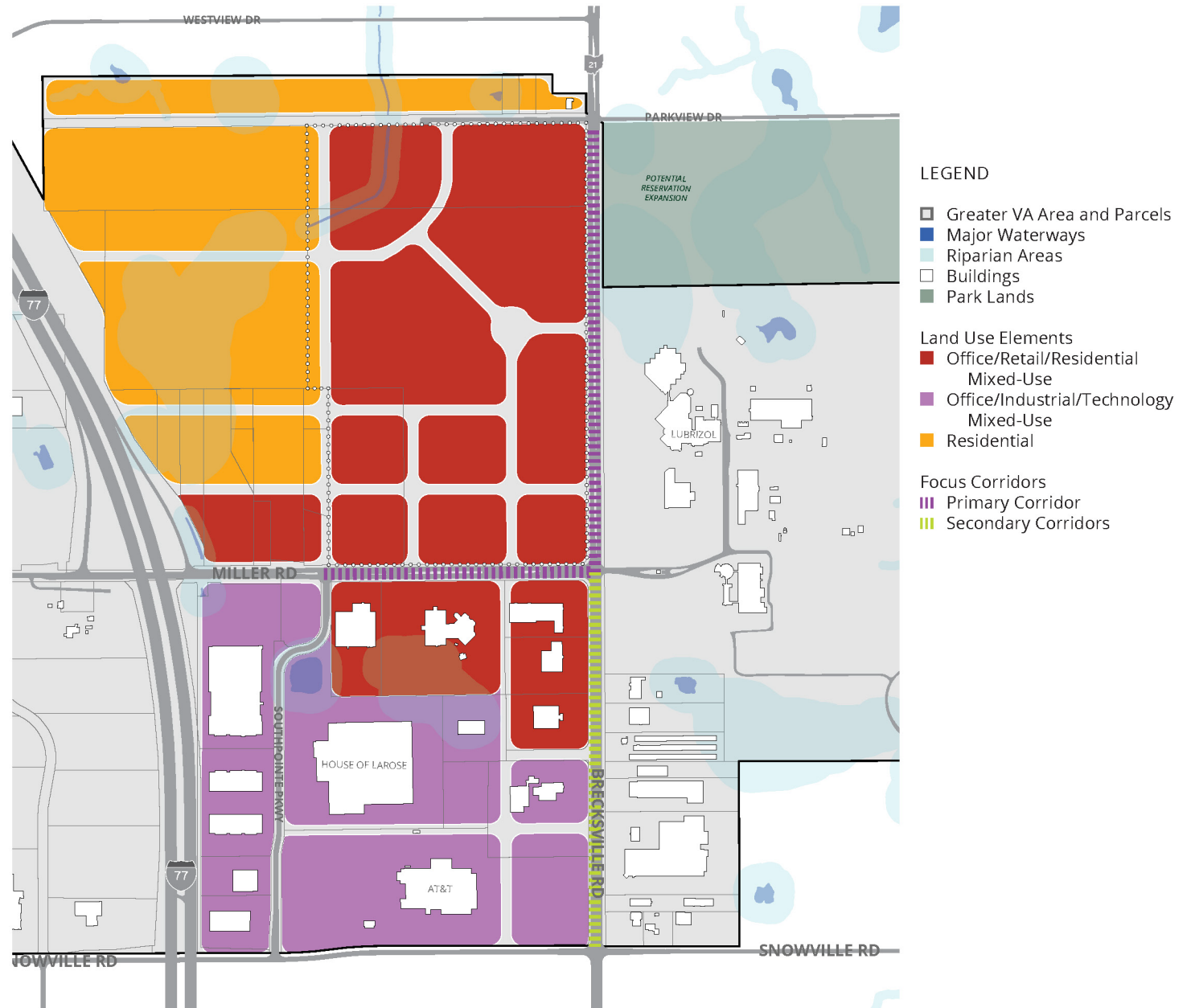
Expand the Development Framework:

- Office/Retail/Residential Mixed-Use
- Office/Industrial/Technology Mixed-Use
- Residential



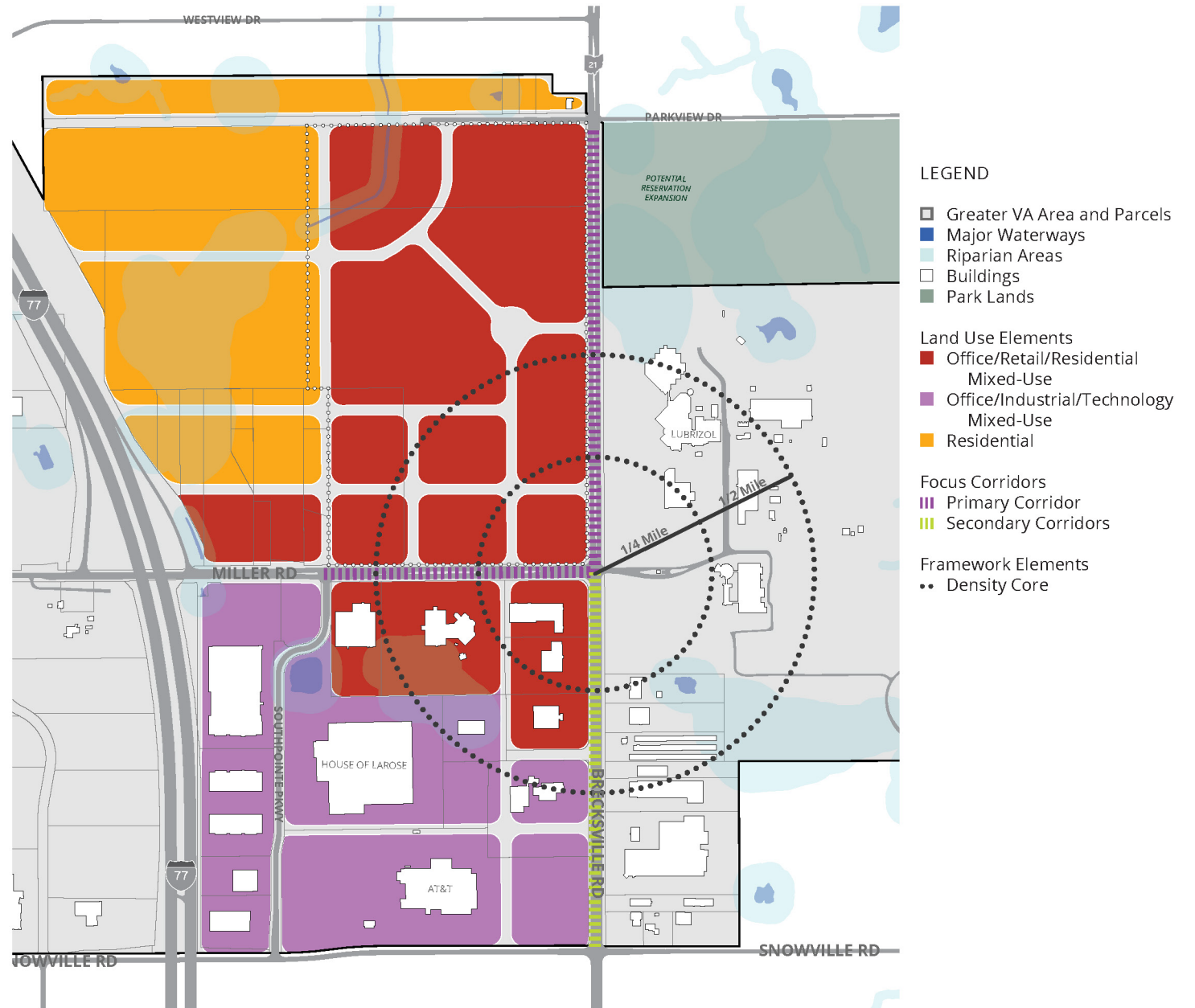
Focus Corridors:

- Miller Road
- Brecksville Road North
- Brecksville Road South



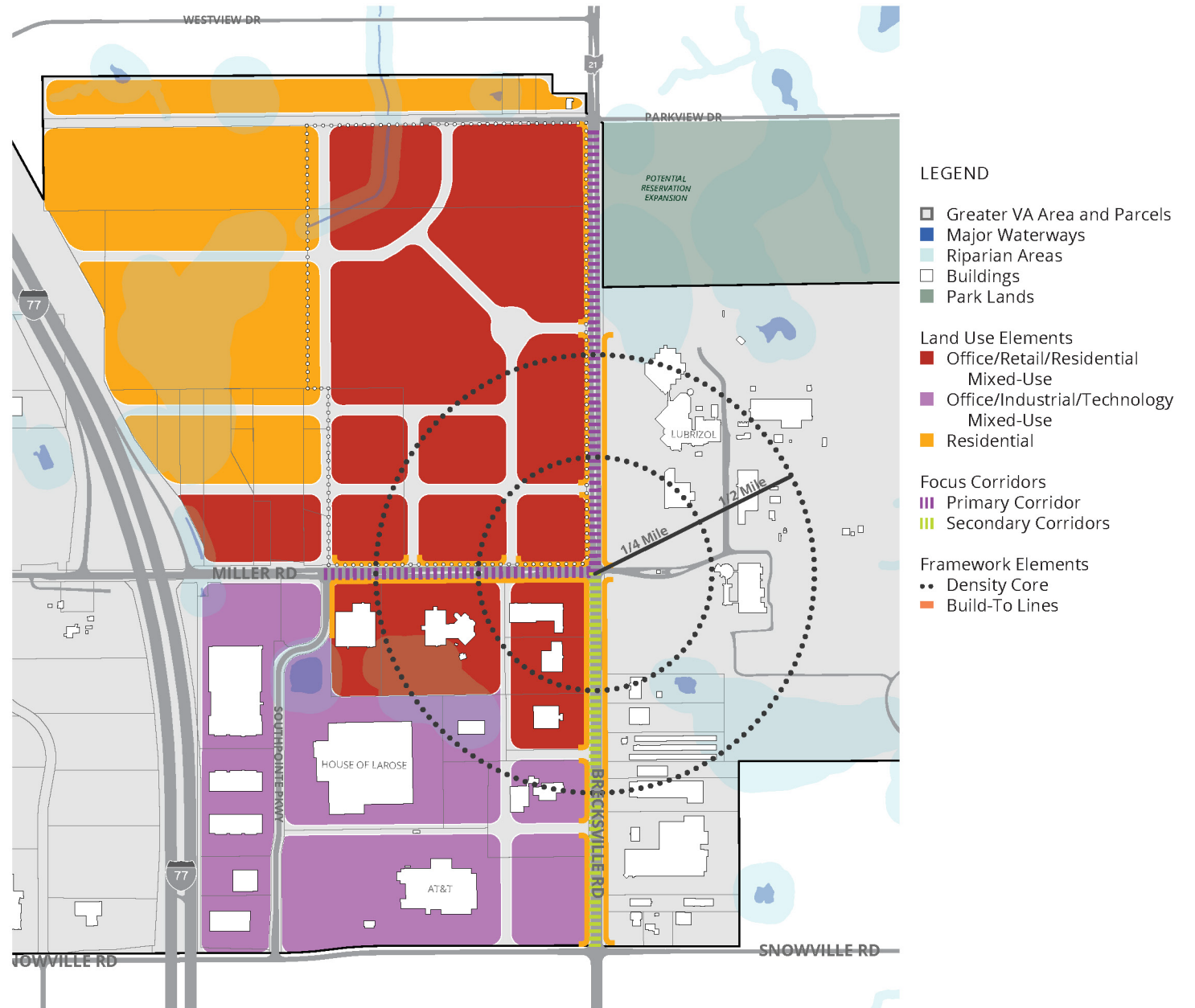
Concentrate Density:

- Focus development near Brecksville and Miller
- Reduce density further



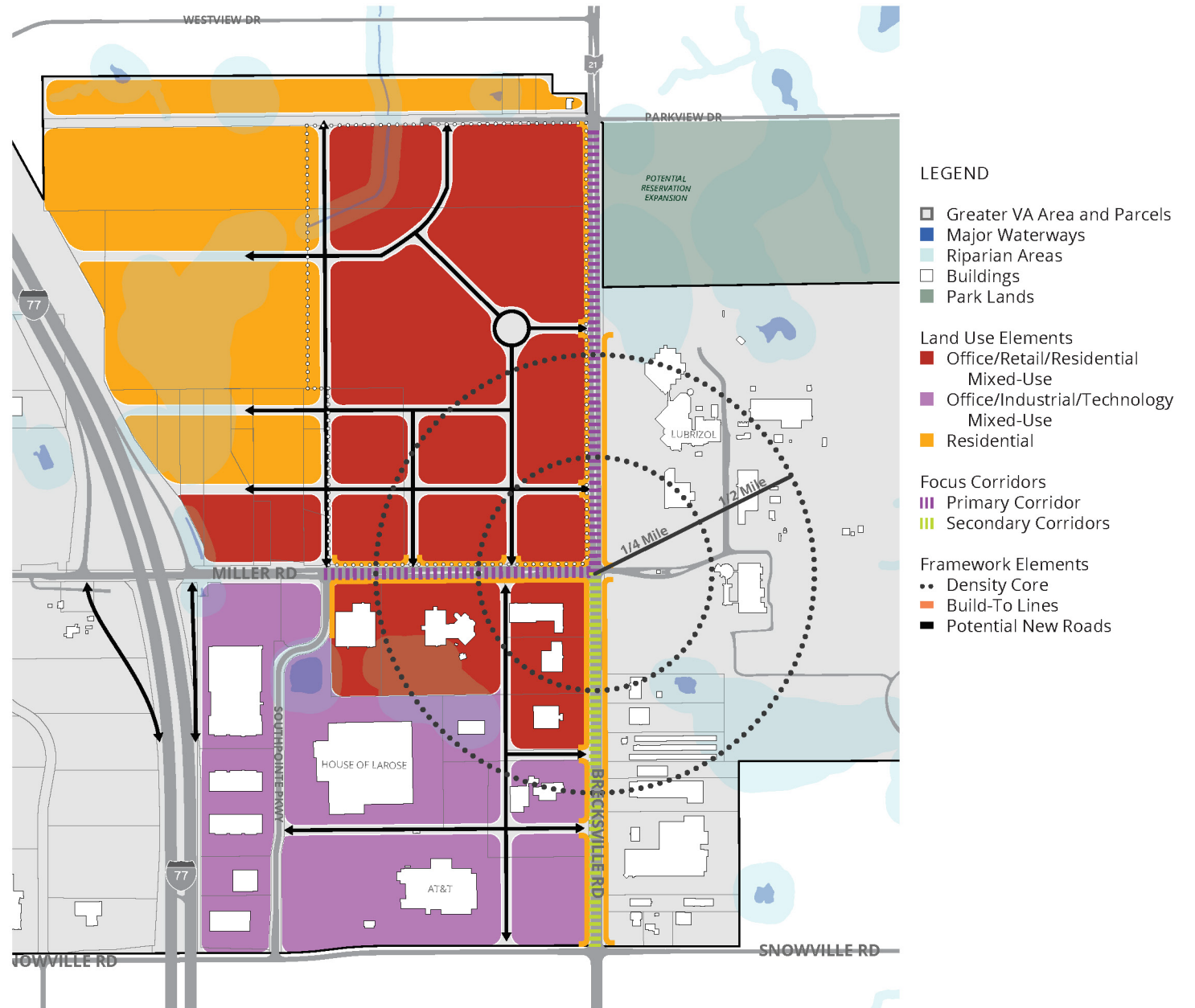
Build-To Lines:

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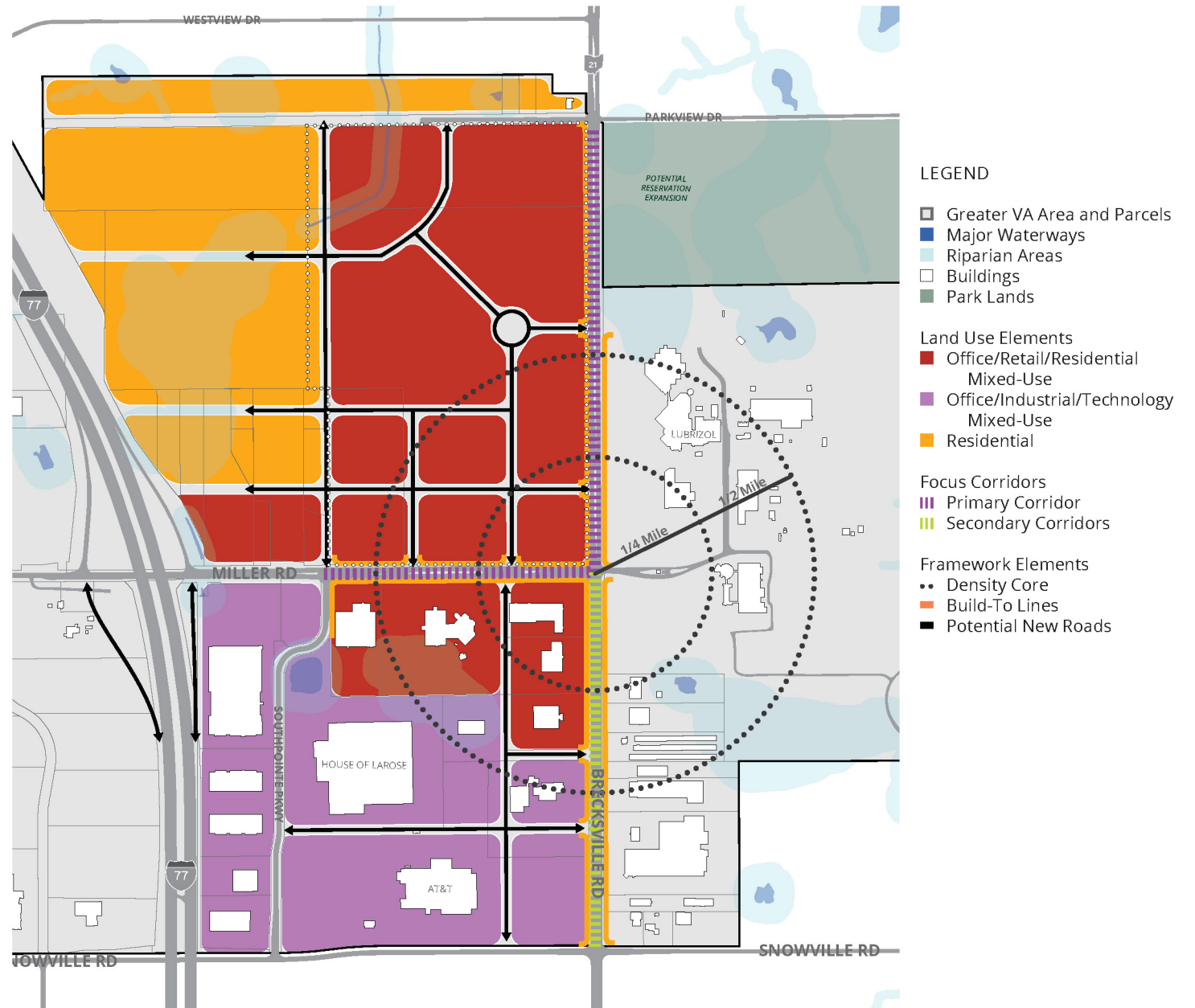
Potential New Roads:

- Highway On-Ramp
- Internal VA Streets
- Extension of Grid Pattern



ACTION 8.2

Consider zoning and design guidelines to develop a seamless Greater VA Area



ACTION 8.4

Encourage a phased approach to the VA development that fosters complete neighborhoods



ACTION 8.4

Encourage a phased approach to the VA development that fosters complete neighborhoods



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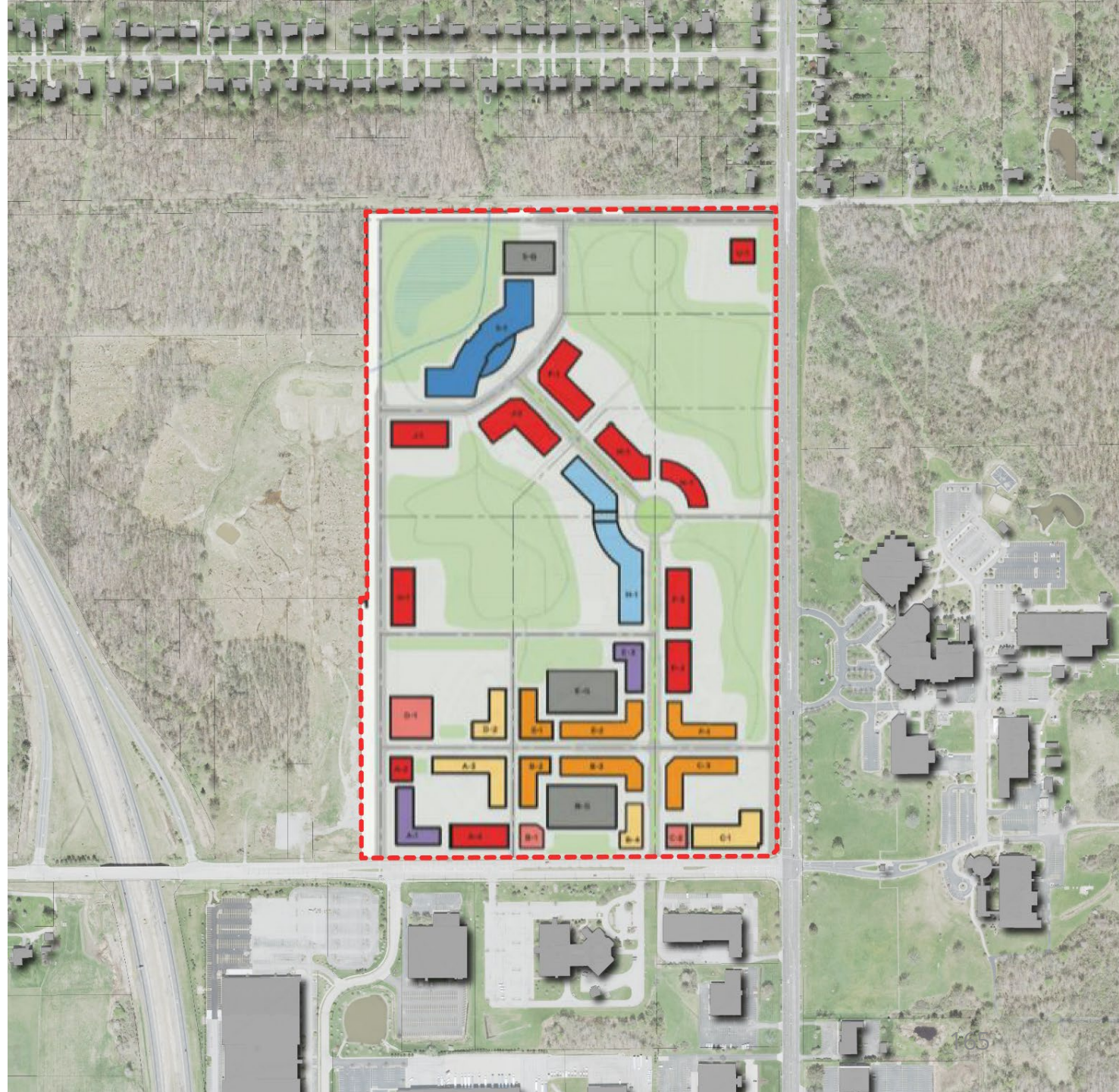
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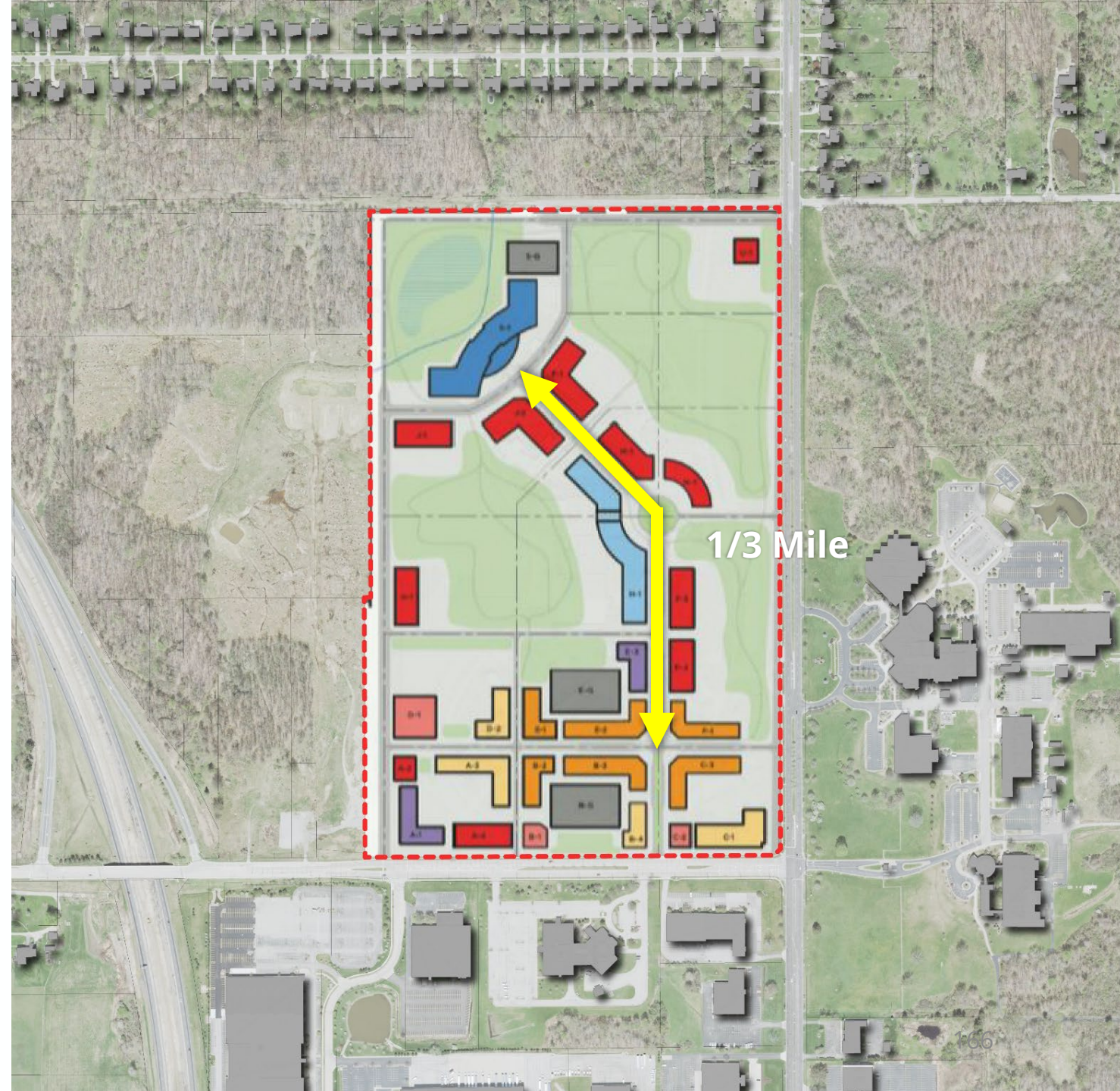
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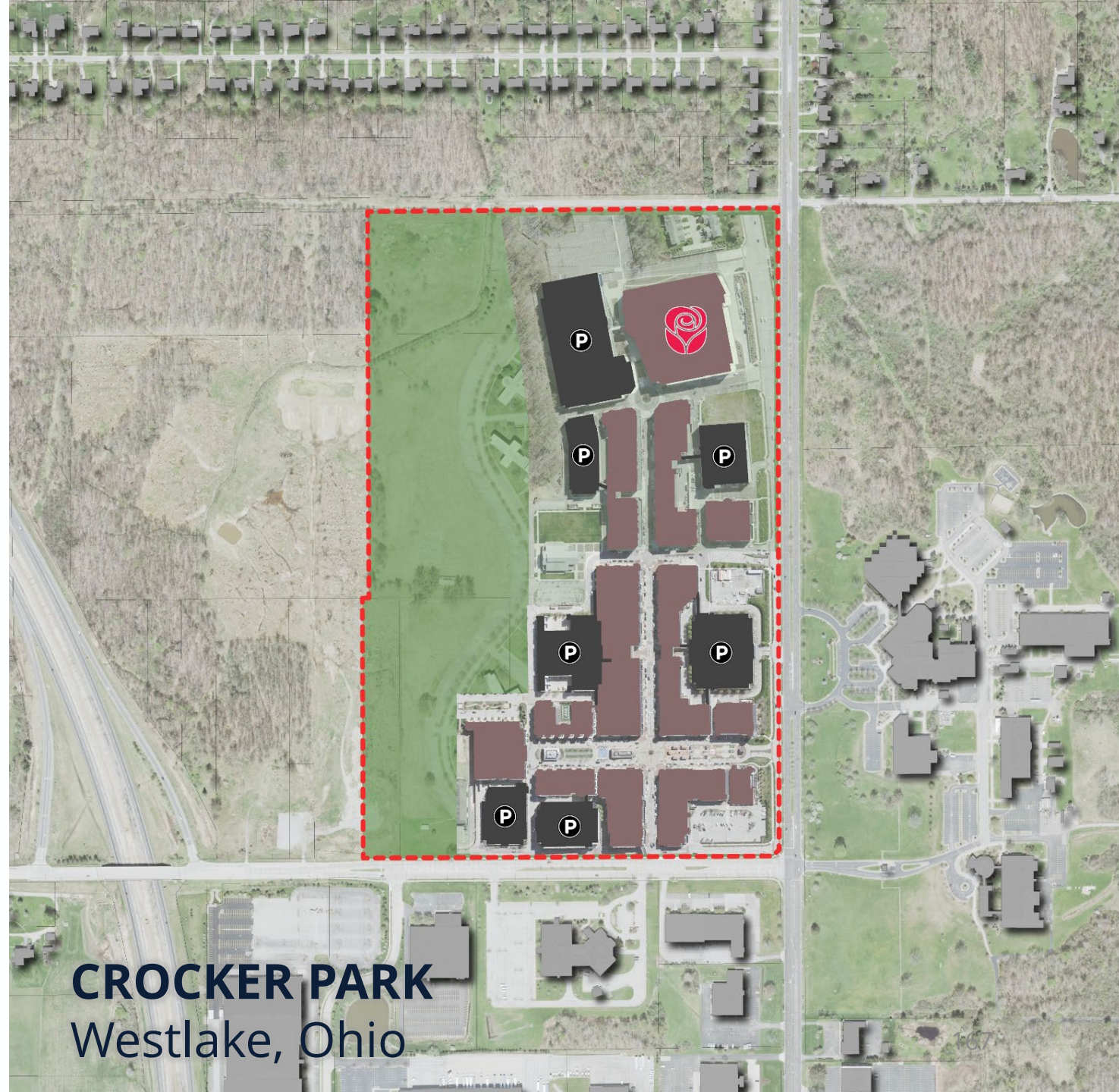
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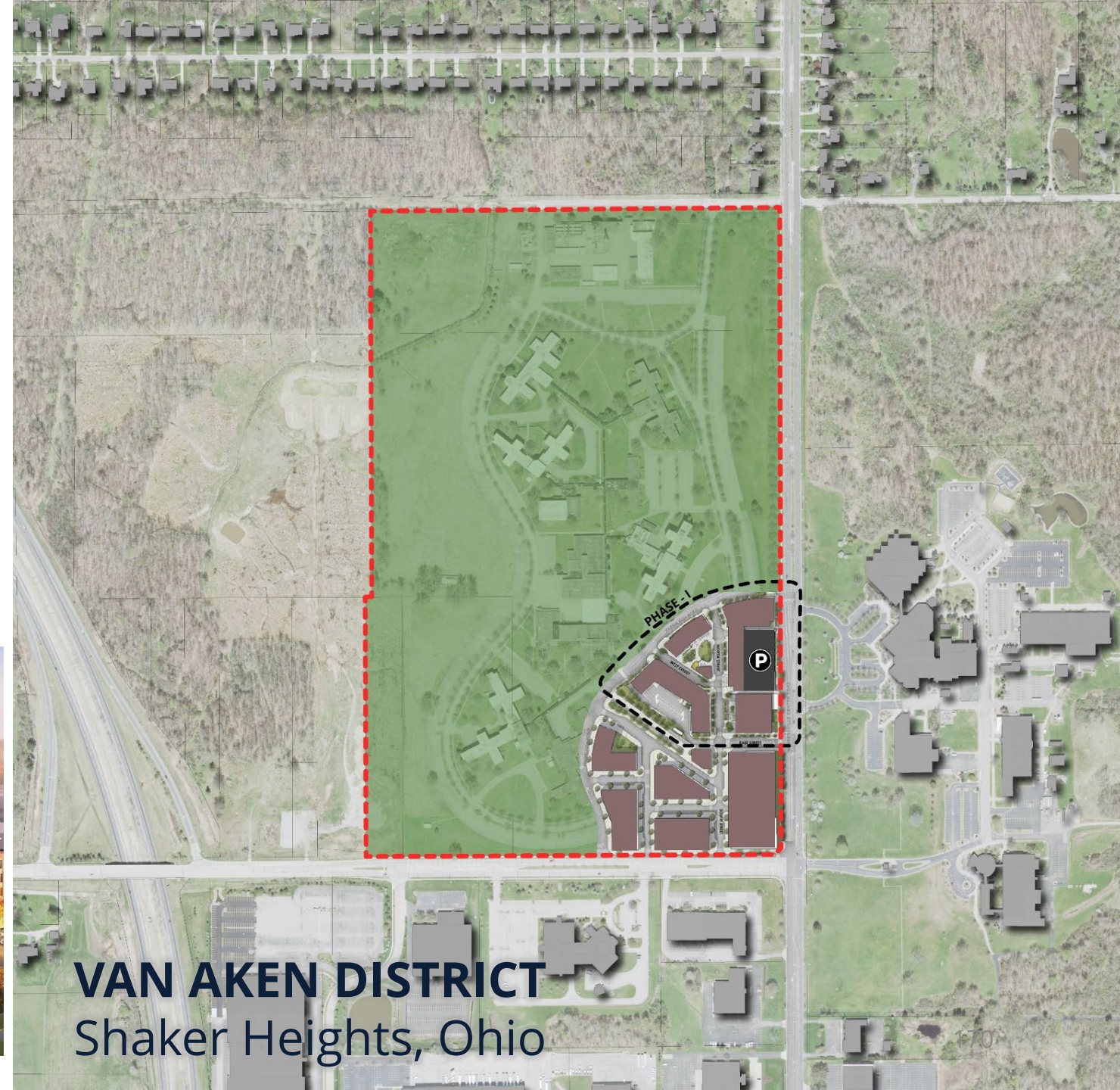


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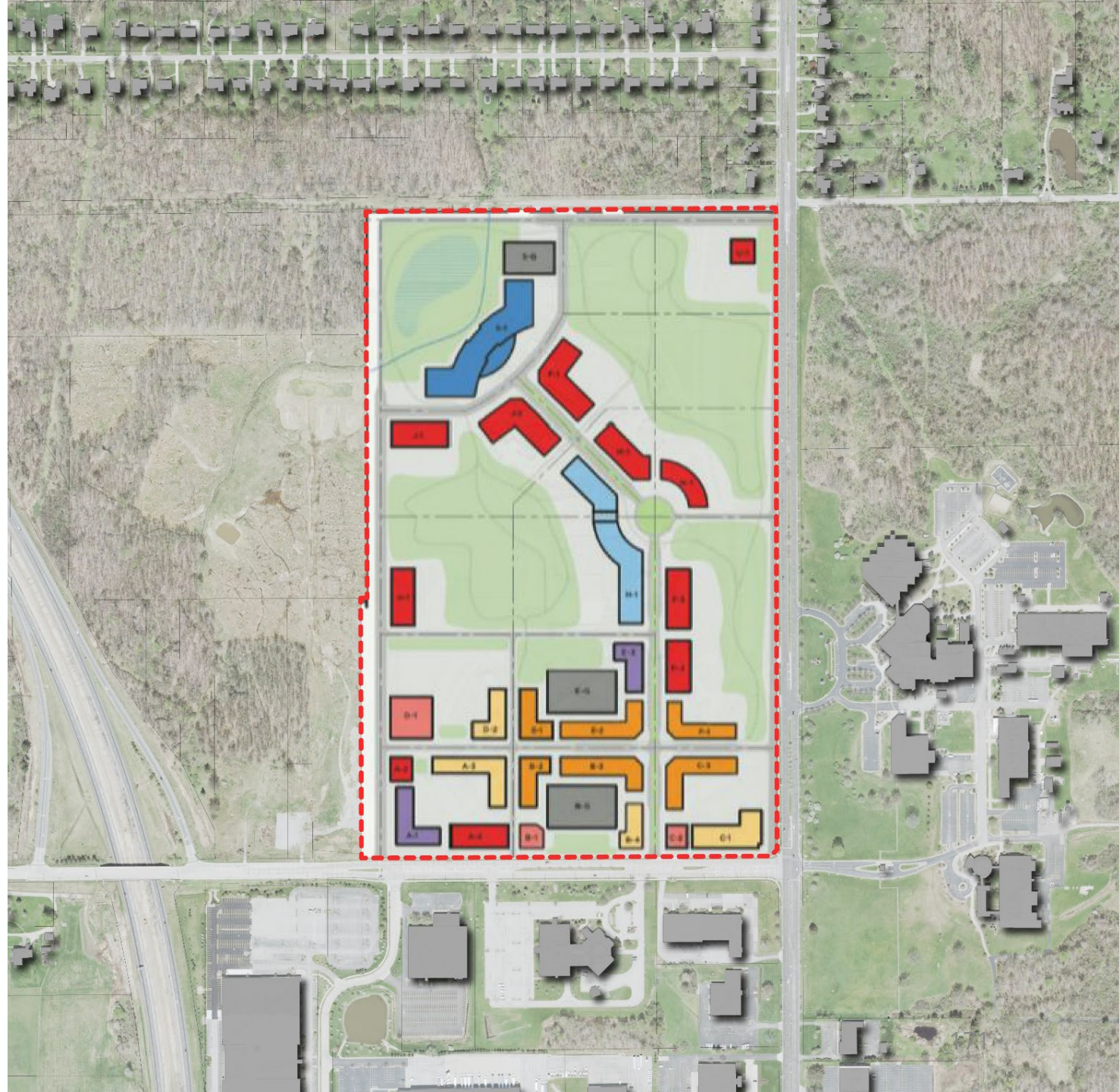
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Encourage a phased approach to the VA development that fosters complete neighborhoods



ACTION 8.4

Encourage a phased approach to the VA development that fosters complete neighborhoods



STRATEGY 8

Develop a connected, mixed-use environment in the Greater Veterans Affairs Area

8.1: Develop VA Site Design guidelines *(proactive)*

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STRATEGIES

- 6:** Develop a Brecksville Town Center management framework
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- 11:** Continue attracting office and industrial developments to the south end of the City



NEXT STEPS BRECKSVILLE MASTER PLAN

GATHERING FEEDBACK

- If you have any comments, changes, or questions about specific strategies or actions, please feel free **to write those down on here and hand your sheet** to a County Planning representative

STEERING COMMITTEE #5 WORKSHEET
DECEMBER 13, 2018

YOUR NAME: _____

This worksheet corresponds to the Residential and Commercial strategies that will be outlined in tonight's meeting, and it is intended to help you organize your thoughts on the strategies associated with these two sections of the Goals & Actions document.

INSTRUCTIONS

The following pages display the strategies associated with the Residential and Commercial topics as a guide to help solicit feedback and organize any ideas you might have. This sheet does not have to be completed and turned in as "homework," but rather use it to take notes during tonight's presentation and discussion.

As an example:

STRATEGY 1
PROTECT EXISTING SINGLE-FAMILY NEIGHBORHOODS

Is this strategy right for Brecksville? ☒ GO ☐ CAUTION ☐ STOP

Comments: I think this is very important for the City!

Use the space on the following pages to write down any ideas, thoughts, comments, or questions you may have on each strategy. If you feel a strategy is "right for Brecksville," mark the green circle for "GO." If you feel a strategy is right for Brecksville, but have some questions or concerns about a specific component of the strategy, mark the yellow circle for "CAUTION." If you feel a strategy is not right for Brecksville, mark the red circle for "STOP."

Option 1: If you have any comments, changes, or questions about specific strategies or actions, please feel free to write those down on here and hand your sheet to a County Planning representative.

Option 2: Following the conclusion of tonight's meeting, an online survey will be made available if you would like to provide additional comments on the Residential and/or Commercial strategies. The online survey is intended to be used in tandem with the Goals & Actions document and it will remain open until **Thursday, December 27th.**

Online Survey: https://www.surveymonkey.com/r/BRK_SCS

Thank you!

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

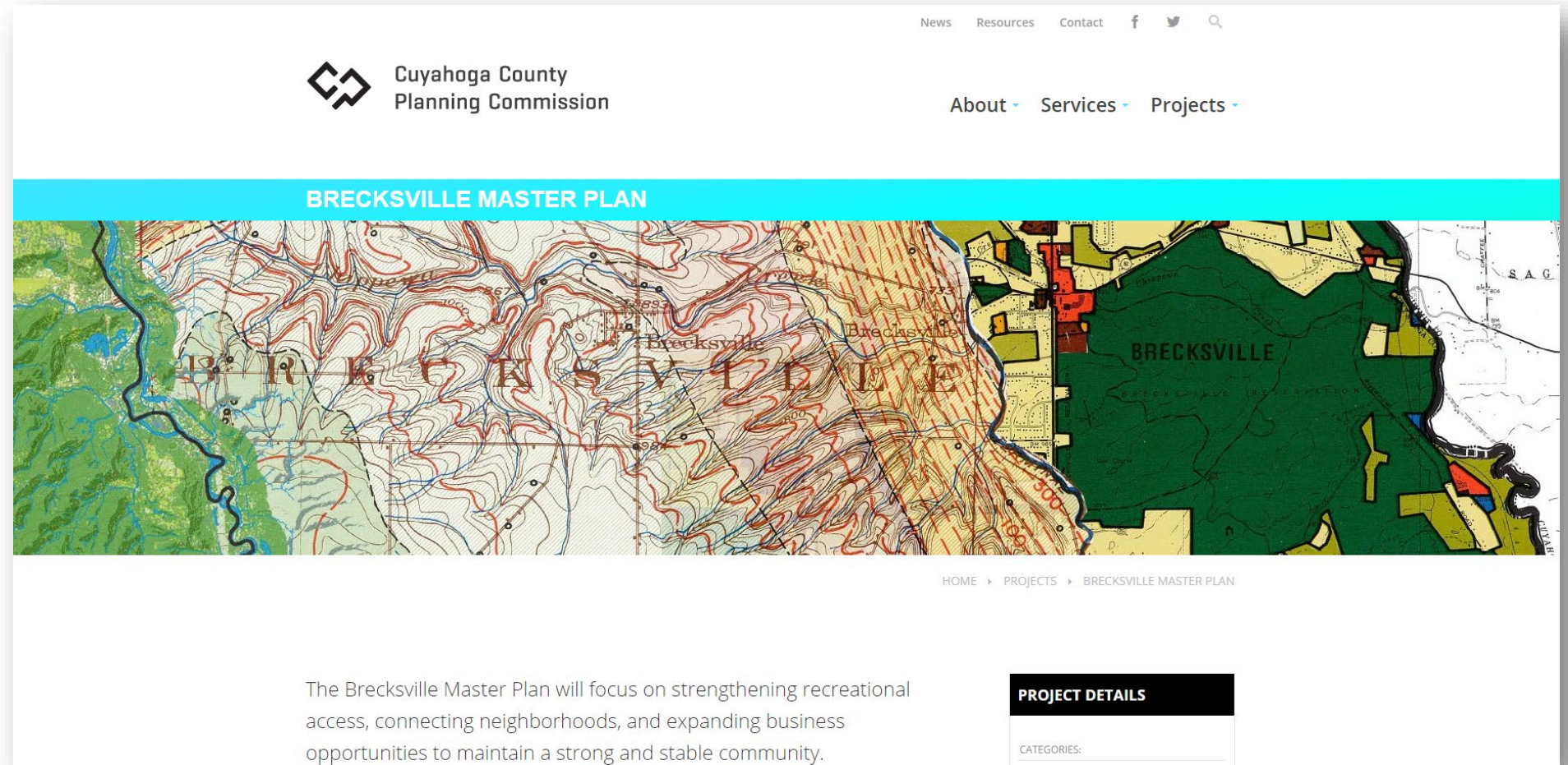
DMPT December 12, 2018

CITY OF BRECKSVILLE MASTER PLAN

UPCOMING MEETINGS

- **Steering Committee Meeting #6**
 - Late January 2019
- **Public Meeting #2**
 - February, 2019

STAY UP TO DATE



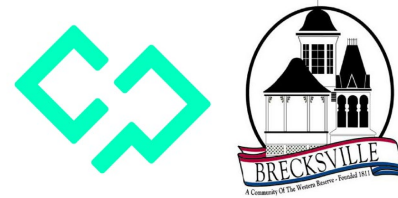
<http://www.countyplanning.us/brecksville>

PUBLIC COMMENT

PUBLIC COMMENT IS WELCOME!

- To ensure that we can hear from everyone, please limit your comments to **three minutes**
- If you have additional comments, please write them down

Thank you!



Call or write us an email:

Patrick Hewitt

phewitt@cuyahogacounty.us

Rachel Novak

rnovak@cuyahogacounty.us

216.443.3700



County Planning

Cuyahoga County Planning Commission

2079 East 9th Street, Suite 5-300

Cleveland, Ohio 44115

Telephone: 216.443.3700

Fax: 216.443.3737