



# BROADVIEW HEIGHTS

## MASTER PLAN

STEERING COMMITTEE #4

9/24/2019



# AGENDA

PLANNING PROCESS REVIEW  
PUBLIC MEETING #1 RESULTS  
COMMUNITY VISION  
GOALS & ACTIONS OPTIONS  
WHAT'S NEXT?  
PUBLIC COMMENT



# PLANNING PROCESS REVIEW



# OUR PROCESS



## Current Conditions

Demographic, housing, business, land use, and transportation overview



## Community Vision

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



## Goals & Actions

Specific policies and actions to achieve the community's desired future



## Implementation

Partners, priorities, and responsibilities for undertaking actions



## Draft Master Plan

Combined and completed Master Plan document





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# OUR PROCESS: MEETINGS



Current  
Conditions

~~PT #1~~  
~~SC #1~~  
~~PT #2~~  
~~SC #2~~



Community  
Vision

~~PT #3~~  
~~SC #3~~

**Public Meeting #1**  
+ Online Survey



Goals & Actions

~~PT #4~~  
**SC #4**  
~~PT #5~~  
~~SC #5~~

**Public Meeting #2**  
+ Online Survey



Implementation

~~PT #6~~  
~~SC #6~~

**Public Meeting #3**  
+ Online Survey



Draft Master  
Plan

As Needed





# OUR PROCESS: **TIMELINE**



Current  
Conditions

Target  
Completion:  
**April, 2019**



Community  
Vision

Target  
Completion:  
**May, 2019**



Goals & Actions

Target  
Completion:  
**Nov, 2019**



Implementation

Target  
Completion:  
**Jan, 2020**



Draft Master  
Plan

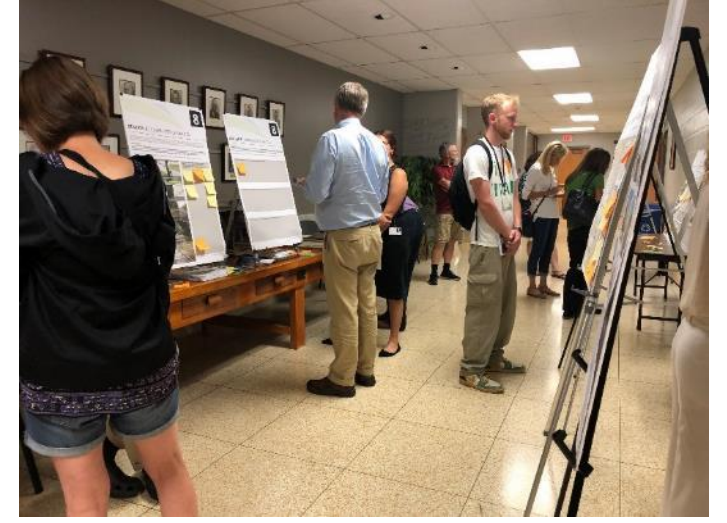
Target  
Completion:  
**Feb, 2020**



# PUBLIC MEETING #1 RESULTS



# PUBLIC MEETING #1



# PUBLIC MEETING #1: RESULTS

Approximately **20+** residents, business owners, community representatives, and public officials were in attendance for this first public meeting held on July 16, 2019

**140** written comments + **100** image selections

**62** online survey responses + **400** image selections (July 16-30)

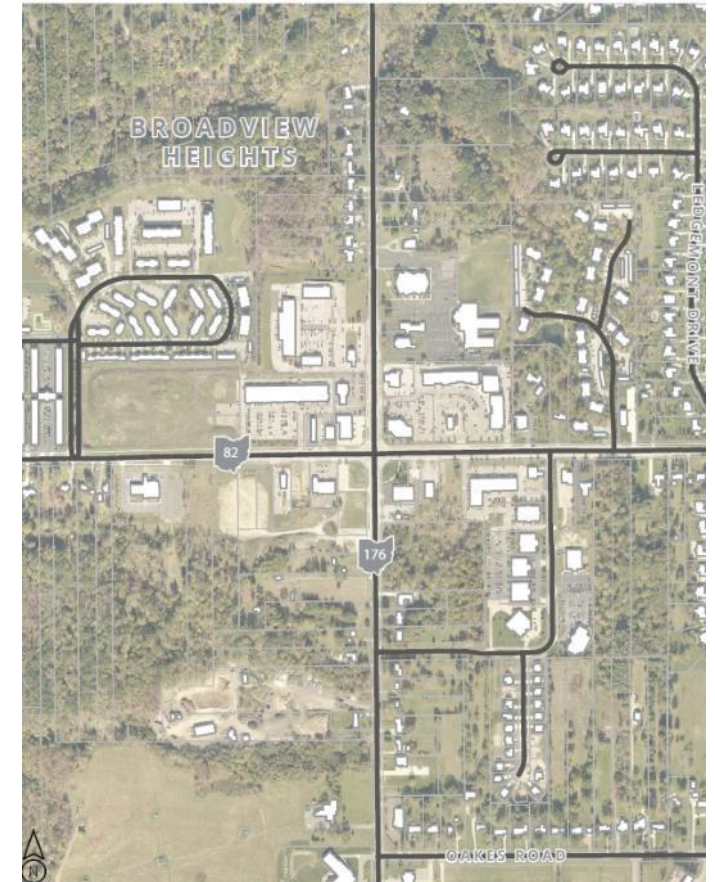
**1,000+** individual comments



# PUBLIC MEETING #1: FOCUS AREAS

## TOWN CENTER

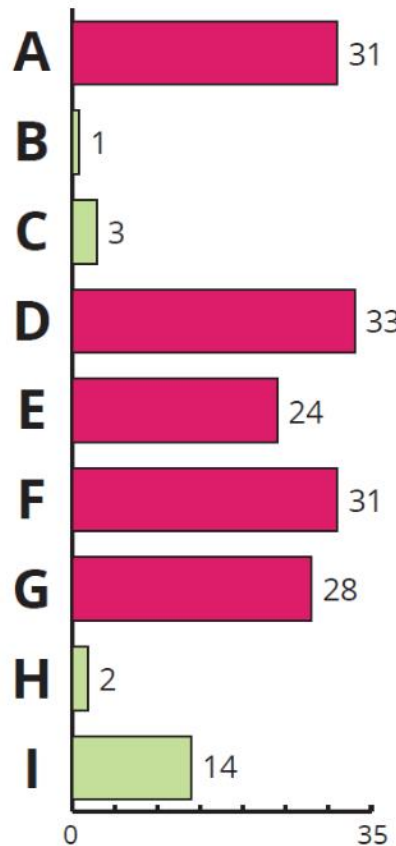
- **LIKE:**
  - Small businesses
  - The opportunities for new development
- **CHANGE:**
  - The lack of character and walkability
  - More family-friendly shops and restaurants
  - Create a main focal point
- **Would like BUILDINGS that:**
  - Are not too big and have less of a physical impact
  - Offer some residential options
  - Provide quaint shopping experiences
  - Have upscale designs, materials, and have a "small town" feel
  - Are visually appealing and walkable





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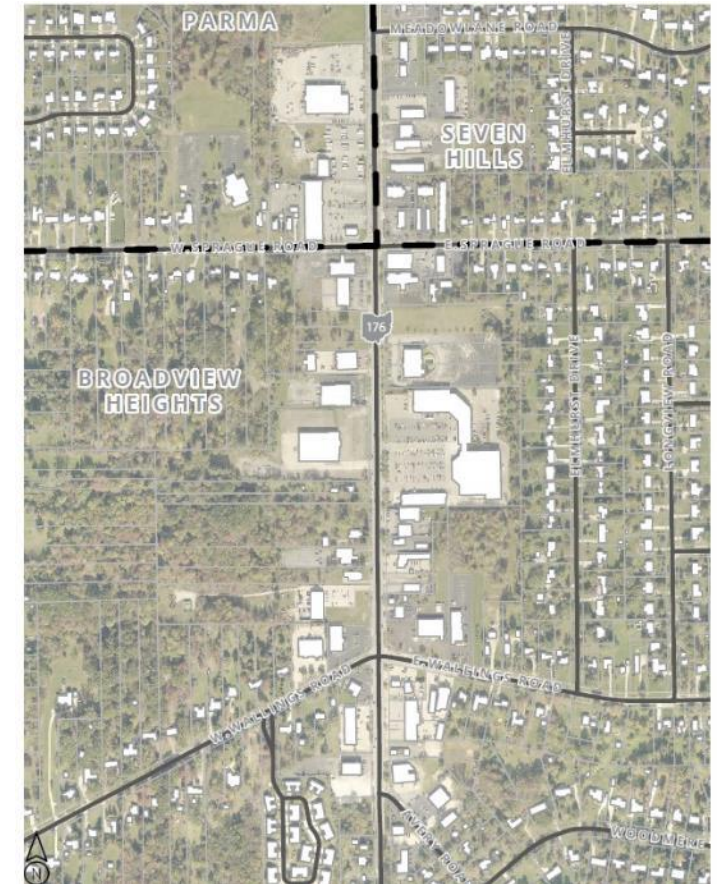




# PUBLIC MEETING #1: FOCUS AREAS

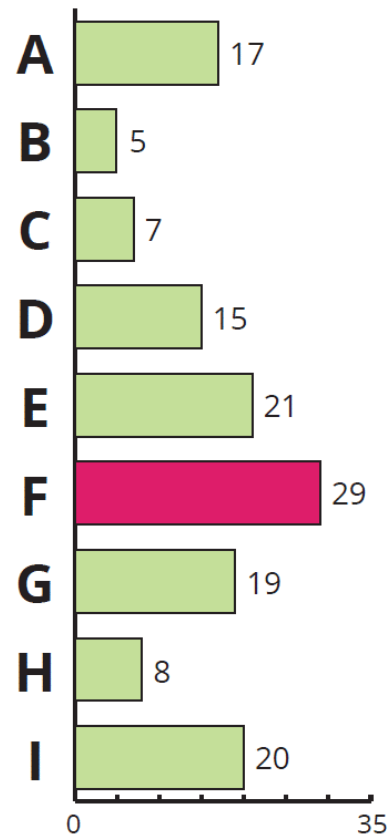
## NORTH END OF TOWN

- **LIKE**
  - Easy access to the region area via I-77
  - Opportunities to bring in new businesses to fill vacancies
- **CHANGE:**
  - Vacant buildings
  - Atmosphere to make it more enticing for businesses to come and stay
  - Appearance of buildings and streetscape
  - Lack of greenery and trees
- **Would like BUILDINGS that:**
  - Complement existing styles
  - Have a "small town" feel
  - Are aesthetically pleasing and of a more modern design
  - Enhance what is already there
  - Are enticing and family-friendly



# PUBLIC MEETING #1: FOCUS AREAS

## NORTH END OF TOWN



### Would like BUILDINGS that:

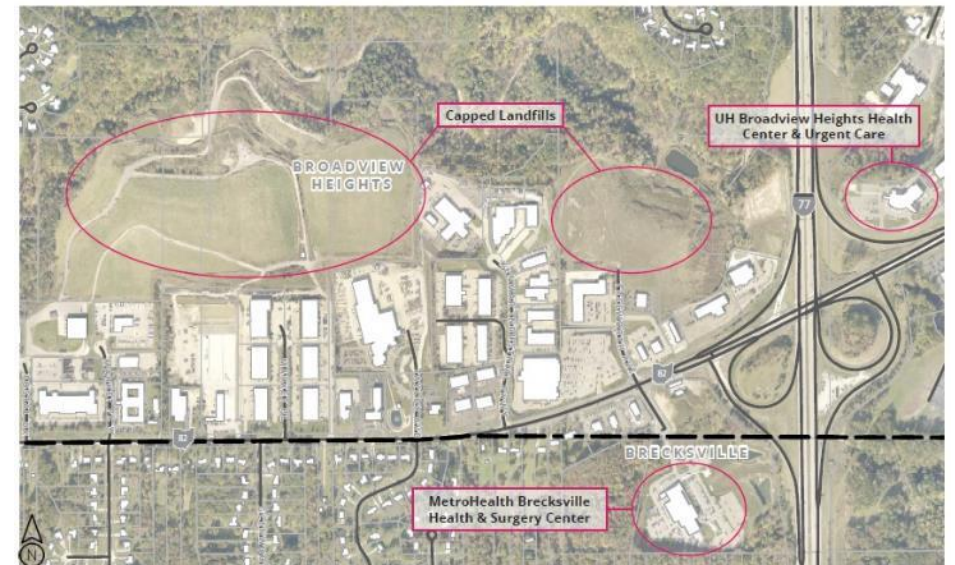
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# PUBLIC MEETING #1: FOCUS AREAS

## ROYALTON ROAD EAST

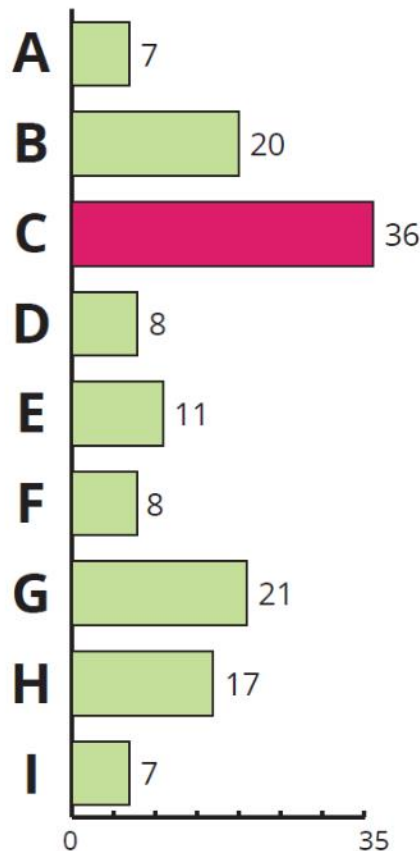
- **LIKE:**
  - Food options and restaurants
  - Tax revenue generated from this area
  - Proximity of the hospital
- **CHANGE:**
  - Quality of restaurants and fast food establishments
  - Traffic and congestion
  - Lack of trees and landscaped buffers
  - Proximity of industrial development to other uses
- **Would like BUILDINGS that:**
  - Fit with existing development
  - Balance green landscaping with pavement
  - Are functional, innovative, and have a cohesive look
  - Are not fast food





# PUBLIC MEETING #1: FOCUS AREAS

## ROYALTON ROAD EAST



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- Are not fast food



# PUBLIC MEETING #1: FOCUS AREAS

## COMMUNITY CENTER CAMPUS

- Residents highly value the Community Center Campus
- Would like to see this area and its offered amenities expanded
- A number of respondents view this area as a "Town Center"
- Connecting the Town Center with the Community Center Campus is a goal of many respondents

Top Desired Amenities		
Trails and pathways	Indoor fields or a fieldhouse	A dog park
Wooded and natural areas	A community garden	Restrooms
An outdoor pool	Beautification and landscaping	Picnic or outdoor dining areas



# PUBLIC MEETING #1: OTHER TOPICS

## COMMUNITY CHARACTER





# PUBLIC MEETING #1: TOP 10 THEMES

- 1) **Connections** – Residents strongly desire more sidewalks and trails to link neighborhoods to parks and business districts
- 2) **Single-Family** – Residents do not want to see existing single-family neighborhoods change or be negatively affected by development
- 3) **Housing Options** – Respondents are cautious about providing housing that are not single-family homes, but are open to certain housing options in business districts and outside existing subdivisions
- 4) **Community & Recreation Center** – Respondents said the Community & Recreation Center is a high-quality amenity and an incredibly important addition to the City
- 5) **Development Design** – Residents would like to see future development held to a higher standard in both design and materials



# PUBLIC MEETING #1: TOP 10 THEMES

- 6) **Overdevelopment** – Respondents are concerned that overdevelopment will eliminate significant green spaces, add to traffic, and change the character of the community
- 7) **Green Spaces and Trees** – Respondents believe trees and green spaces are vital to the City's identity and should be protected and enhanced
- 8) **Town Center** – Respondents thought the Town Center has developed haphazardly and does not have aesthetically pleasing streets or buildings
- 9) **Inconsistent Character** – Respondents describe the City as missing a common identity, feel, or design
- 10) **Community** – Respondents agree that one of the City's biggest assets are its residents: the people that call Broadview Heights home



# COMMUNITY VISION



Community Vision

Goals

Strategies &  
Actions

Concept Areas



# TODAY



Broadview Heights is a growing suburban community defined by the strong relationships among residents. It is a place of outstanding recreation spaces anchored by the Community Center Campus, where neighbors interact, recreate, and grow. The City is comprised of winding residential neighborhoods of well-maintained homes on large lots.

Set above deep valleys, Broadview Heights is a community of wooded areas and stream corridors that have formed a unique, natural environment. Located at the center of a corridor connecting Cleveland to Akron, Broadview Heights is a centrally located City with direct access to the region via a network of highways and direct access to large parks via a dedicated trail network. With a fledgling but still unfinished Town Center and areas ready for renewal, today's Broadview Heights is poised for future growth and redevelopment that builds on its assets.



# TODAY



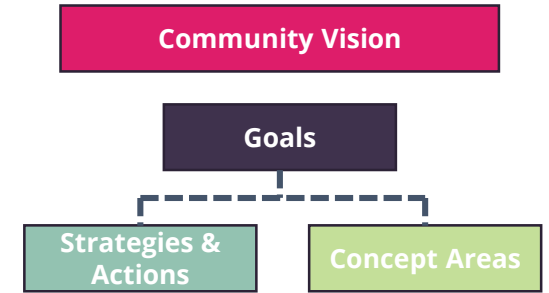
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Set above deep valleys, Broadview Heights is a community of wooded areas and stream corridors that have formed **a unique, natural environment**. Located at the center of a corridor connecting Cleveland to Akron, Broadview Heights is a **centrally located City** with direct access to the region via a **network of highways** and direct access to large parks via a **dedicated trail network**. With a fledgling but still **unfinished Town Center** and **areas ready for renewal**, today's Broadview Heights is **poised for future growth** and redevelopment that builds on its assets.





# VISION FOR THE FUTURE



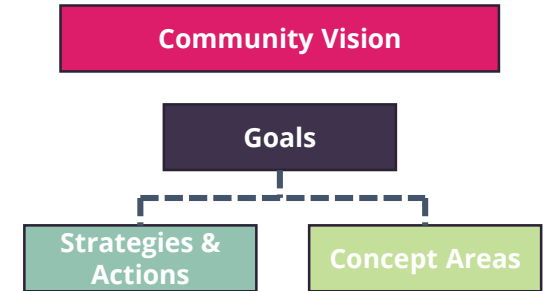
Broadview Heights will be a community centered around pristine residential neighborhoods in which residents live safely and comfortably, and where they can find the types of housing that will allow them to age in place. It will be a community anchored by a Community Center Campus that is the hub of civic life and provides amenities and recreational opportunities in a well-landscaped setting. The Community Center Campus will flow seamlessly to a vibrant and walkable Town Center in which public spaces and shops are intertwined in a setting that is friendly and quaint, and provides an identity for the City.

The community's streets will communicate this identity by providing sidewalks, trails, trees, and amenities that make moving between neighborhoods and business districts enjoyable.

Its business districts will be compact, landscaped, and well-designed places providing opportunities for working, shopping, and recreating. Broadview Heights will use its remaining vacant areas responsibly to maintain the natural setting and environmental features that make Broadview Heights unique. Together, this vision is for a future where Broadview Heights truly is the Highest of the Heights.



# VISION FOR THE FUTURE



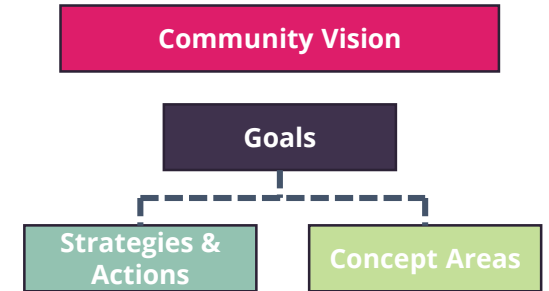
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# GOALS



Goal 1: Develop Connections

Goal 2: Strengthen Neighborhoods

Goal 3: Enhance Community Life

Goal 4: Foster Quality Development

Goal 5: Embrace Environmental Features



# GOALS



**Goal 1: Develop Connections**

Goal 2: Strengthen Neighborhoods

Goal 3: Enhance Community Life

**Goal 4: Foster Quality Development**

Goal 5: Embrace Environmental Features



# GOALS & ACTIONS



# GOALS & ACTIONS

Town Center Development

North End Development

Transportation



# HOW ACTIONS WORK

- 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

\* Not every action will be completed as shown

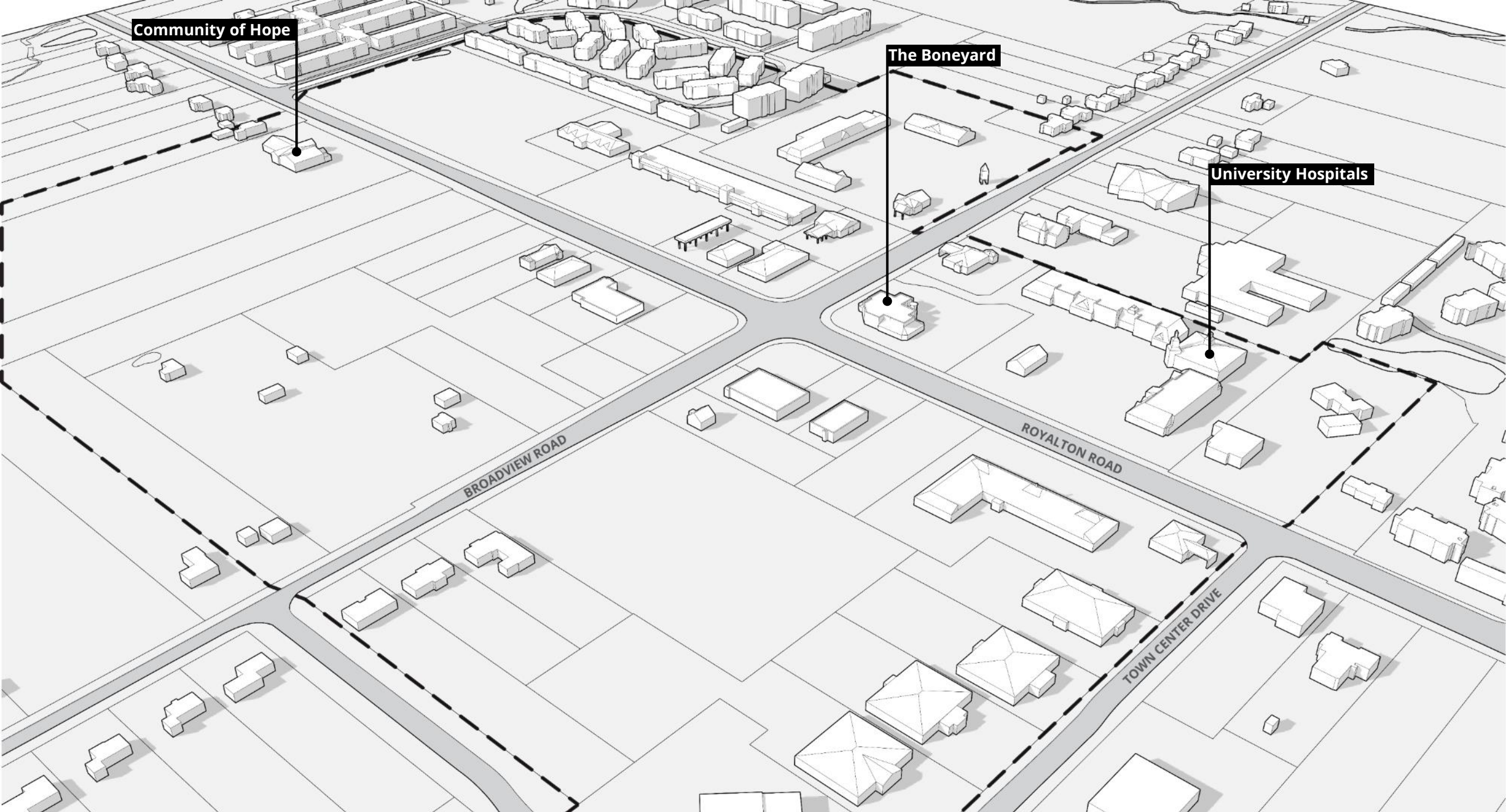




## DISCUSSION 1

# TOWN CENTER DEVELOPMENT





Community of Hope

The Boneyard

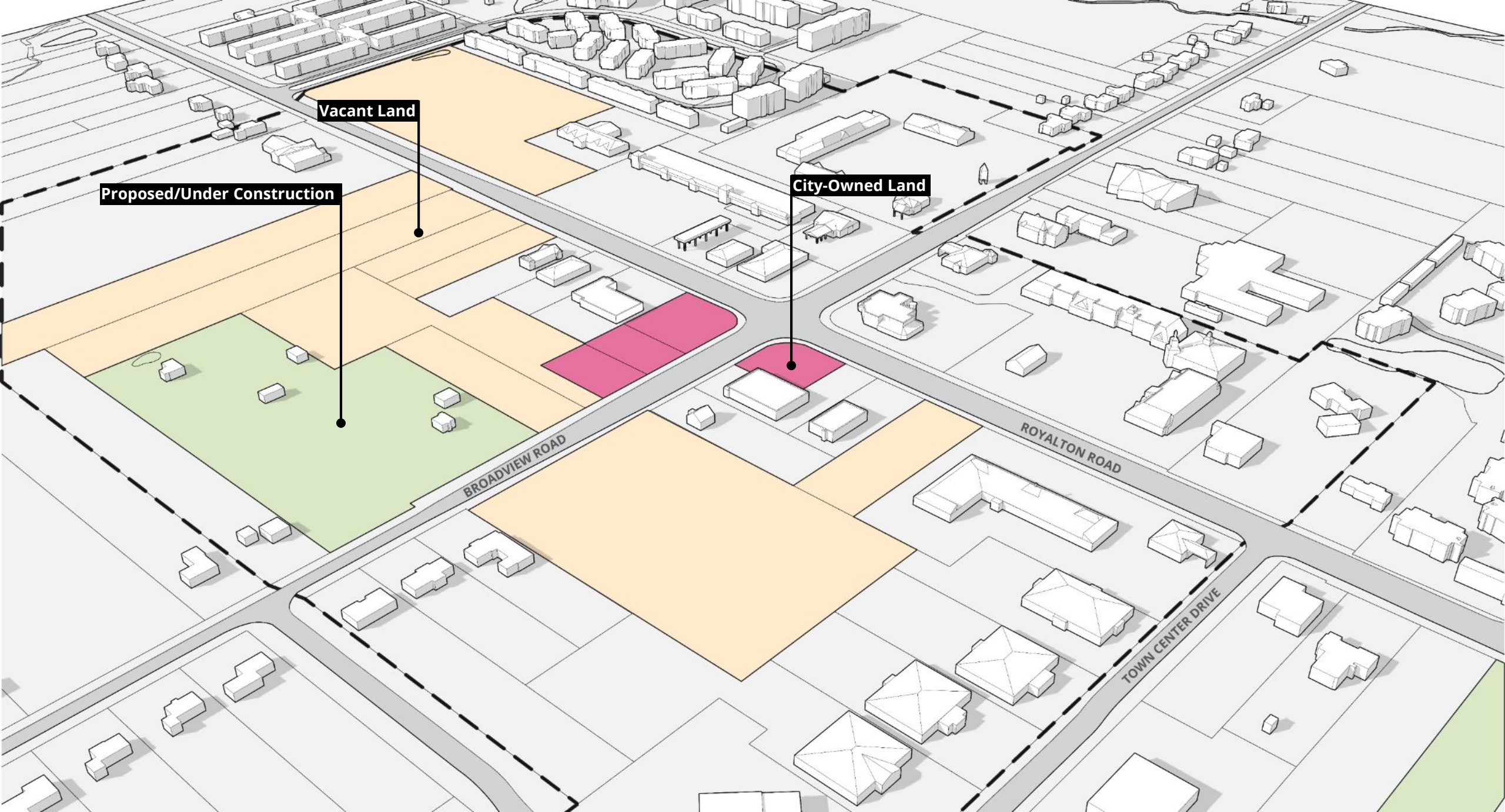
University Hospitals

BROADVIEW ROAD

ROYALTOWN ROAD

TOWN CENTER DRIVE





Vacant Land

Proposed/Under Construction

City-Owned Land

BROADVIEW ROAD

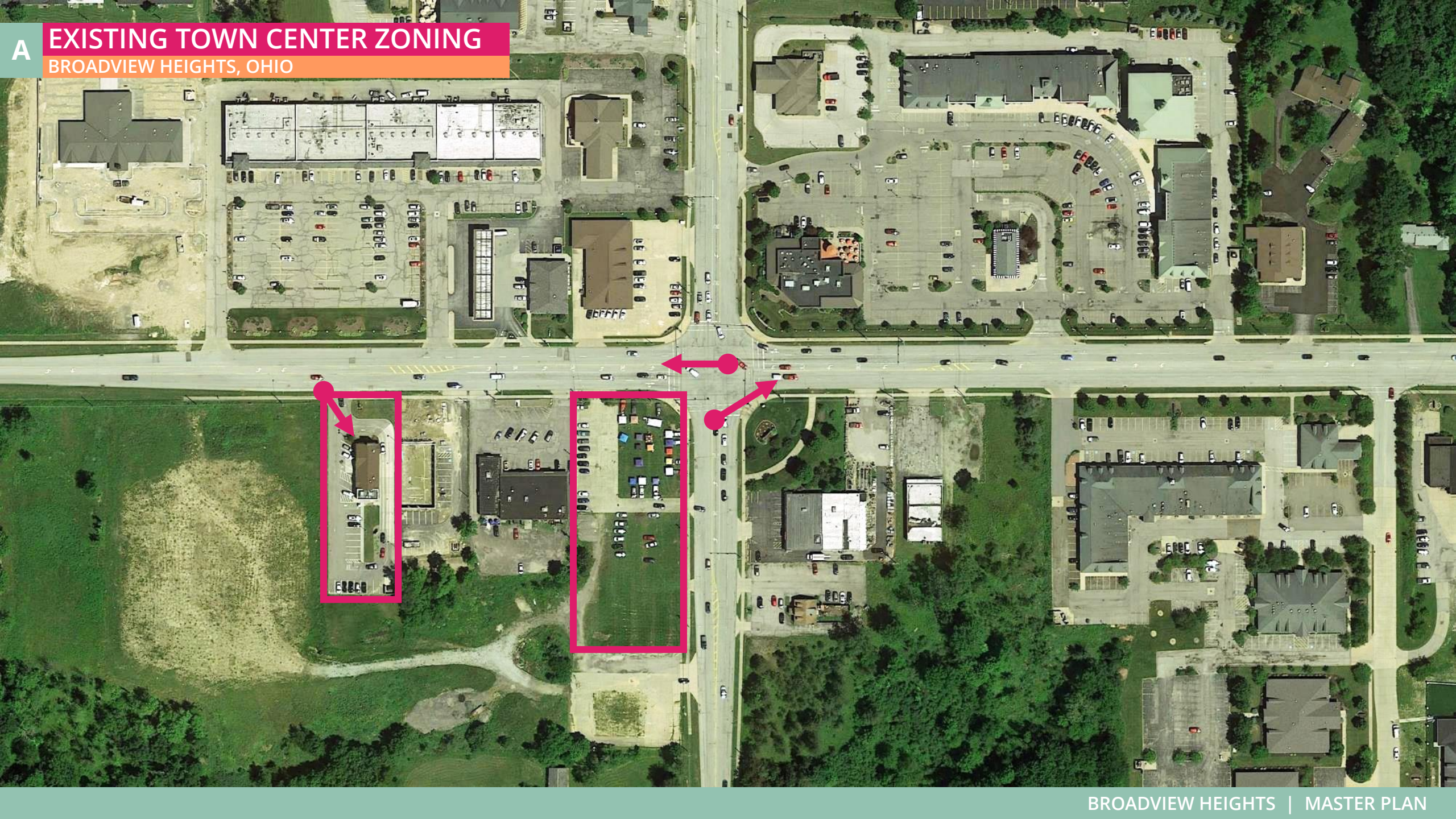
ROYALTON ROAD

TOWN CENTER DRIVE









**A** **EXISTING TOWN CENTER ZONING**  
BROADVIEW HEIGHTS, OHIO





**VARIOUS DESIGNS**

**5-LANE STREETS**

**MINIMAL LANDSCAPING**





**A** **EXISTING TOWN CENTER ZONING**  
BROADVIEW HEIGHTS, OHIO

**NO FRONT DOORS**

**DECORATIVE BANNERS**

**CITY SIGNS**





**A** **EXISTING TOWN CENTER ZONING**  
BROADVIEW HEIGHTS, OHIO

**NO FRONT ENTRANCE**

**ELECTRONIC SIGNS**

**MONUMENT SIGNS**

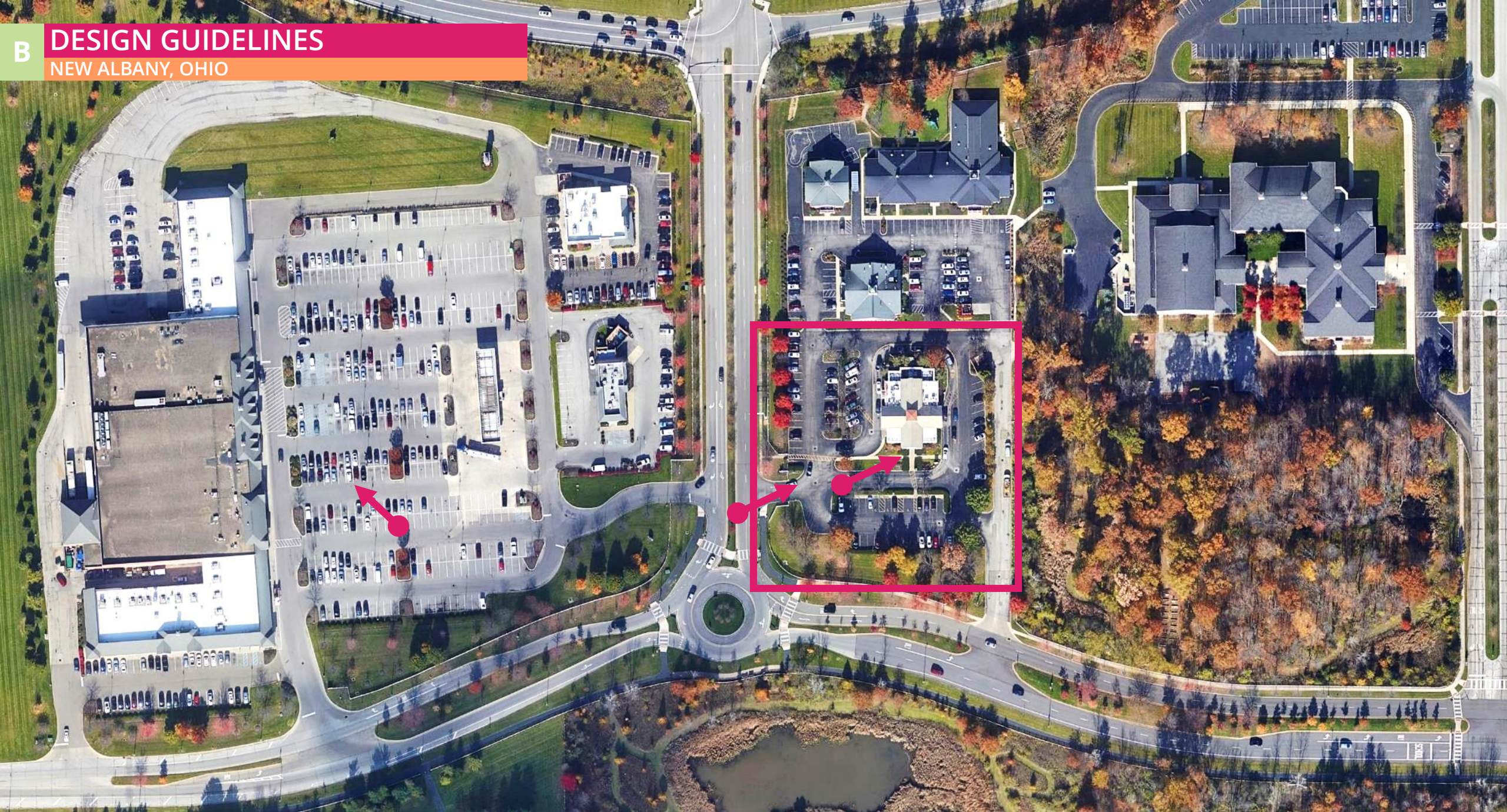
**QUALITY MATERIALS**

**LANDSCAPING**

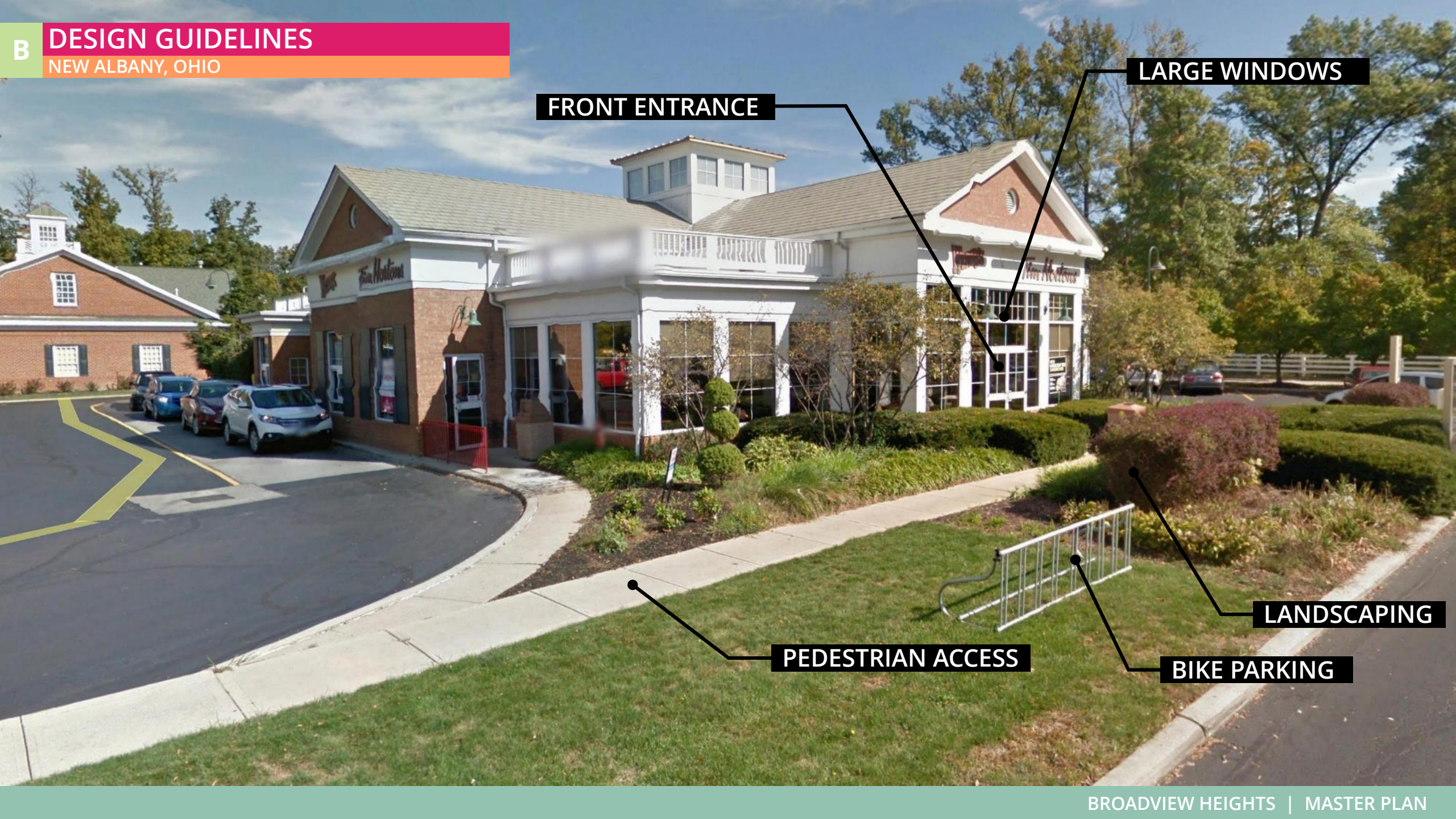
**DEEP SETBACK**

**NO PEDESTRIAN WALKWAY**









**FRONT ENTRANCE**

**LARGE WINDOWS**

**LANDSCAPING**

**PEDESTRIAN ACCESS**

**BIKE PARKING**





CONTEXTUAL DESIGN

EXTENSIVE TREES

PEDESTRIAN ACCESS

CONSISTENT FENCING

BIKE PATH

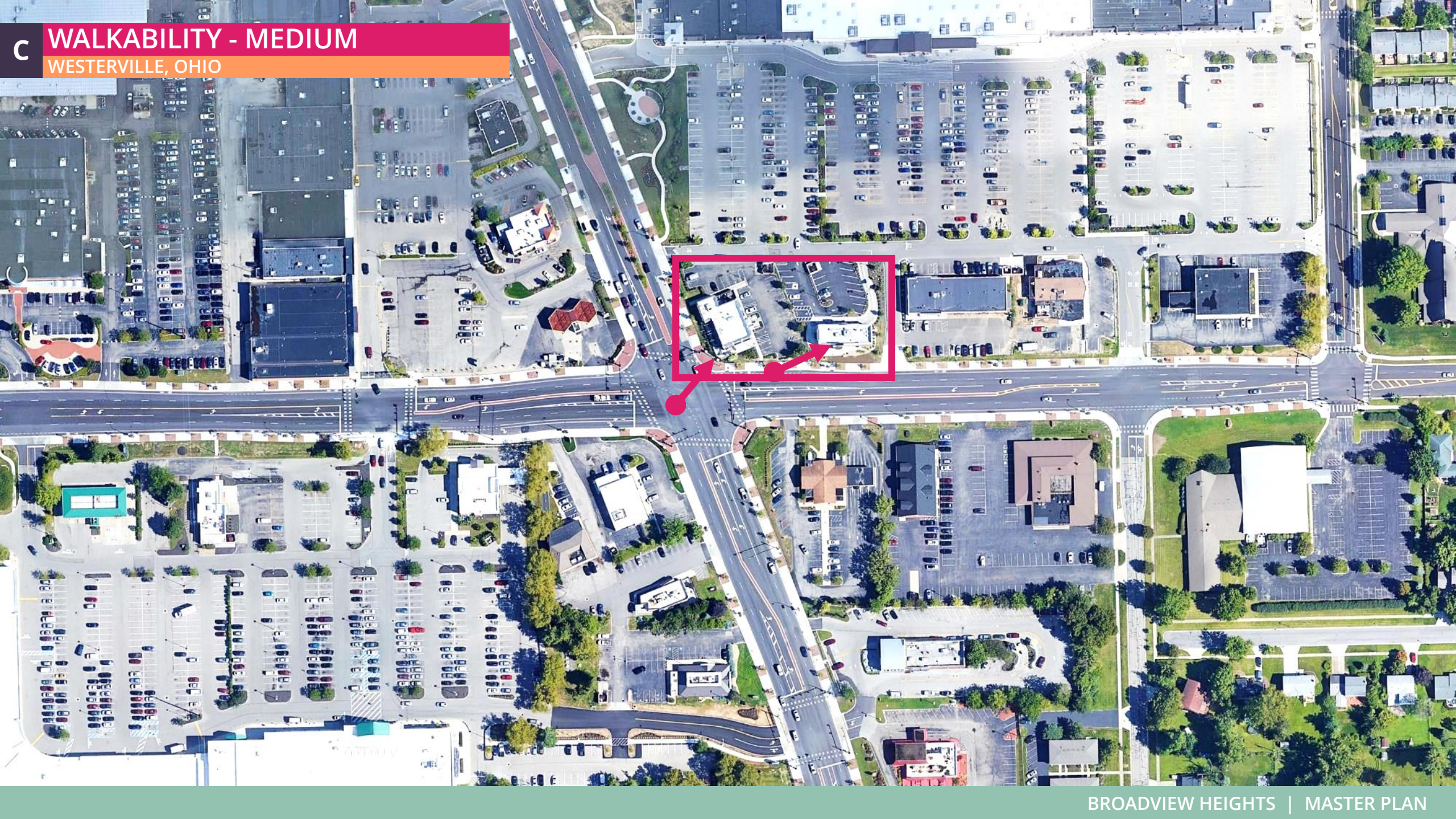


DECORATIVE INFRASTRUCTURE

CONSISTENT AESTHETIC







C

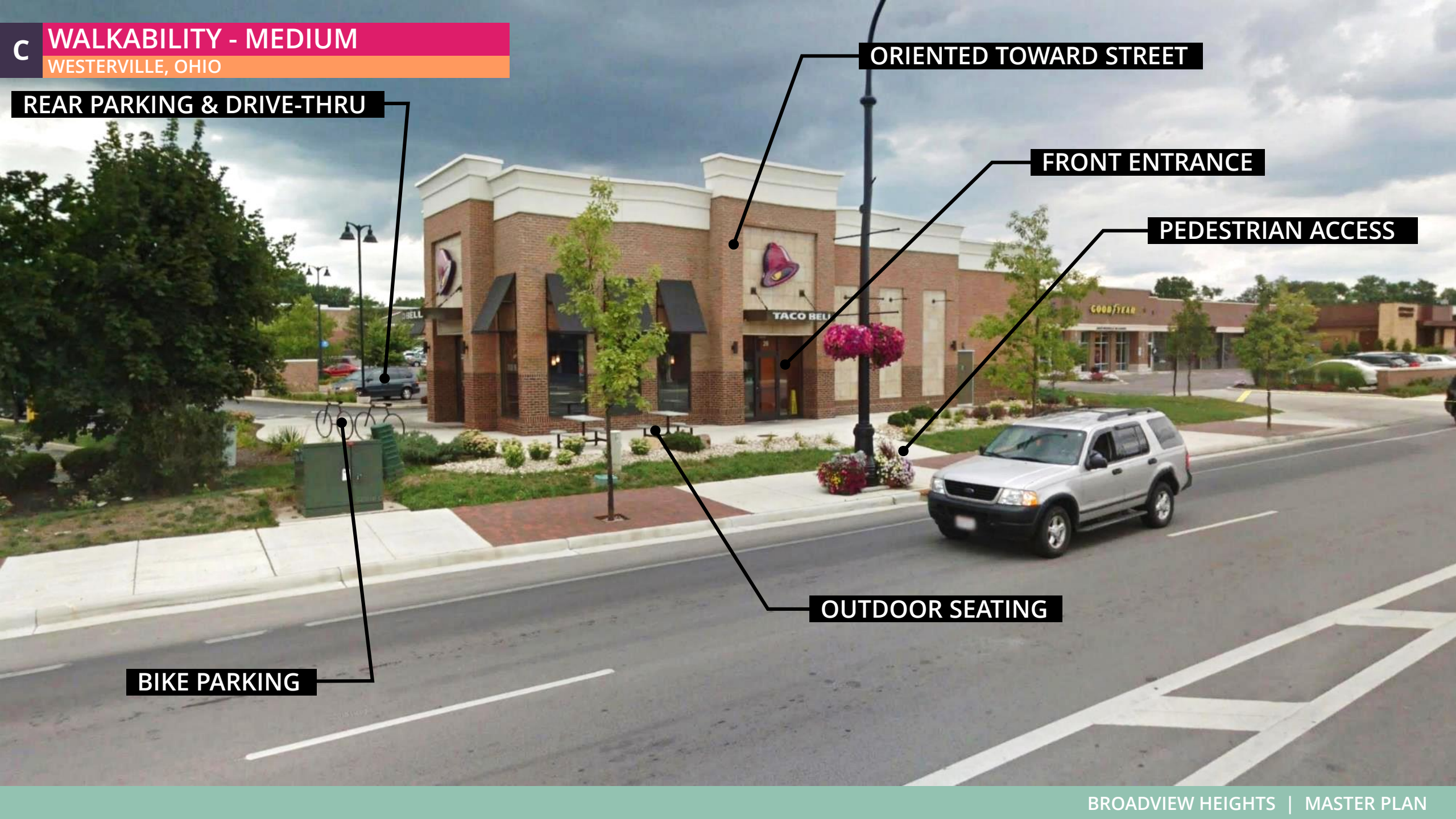
# WALKABILITY - MEDIUM

WESTERVILLE, OHIO









**REAR PARKING & DRIVE-THRU**

**ORIENTED TOWARD STREET**

**FRONT ENTRANCE**

**PEDESTRIAN ACCESS**

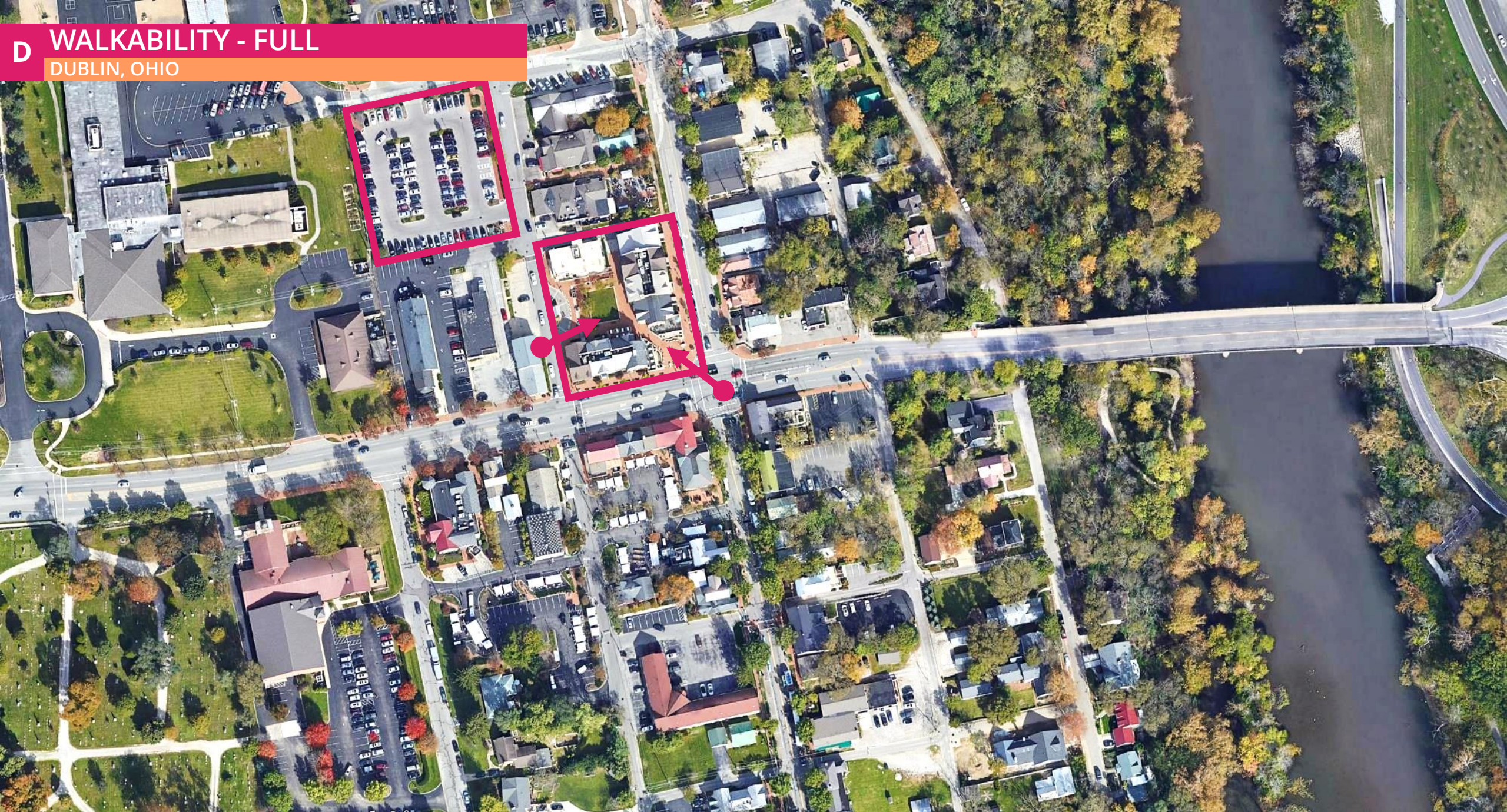
**OUTDOOR SEATING**

**BIKE PARKING**



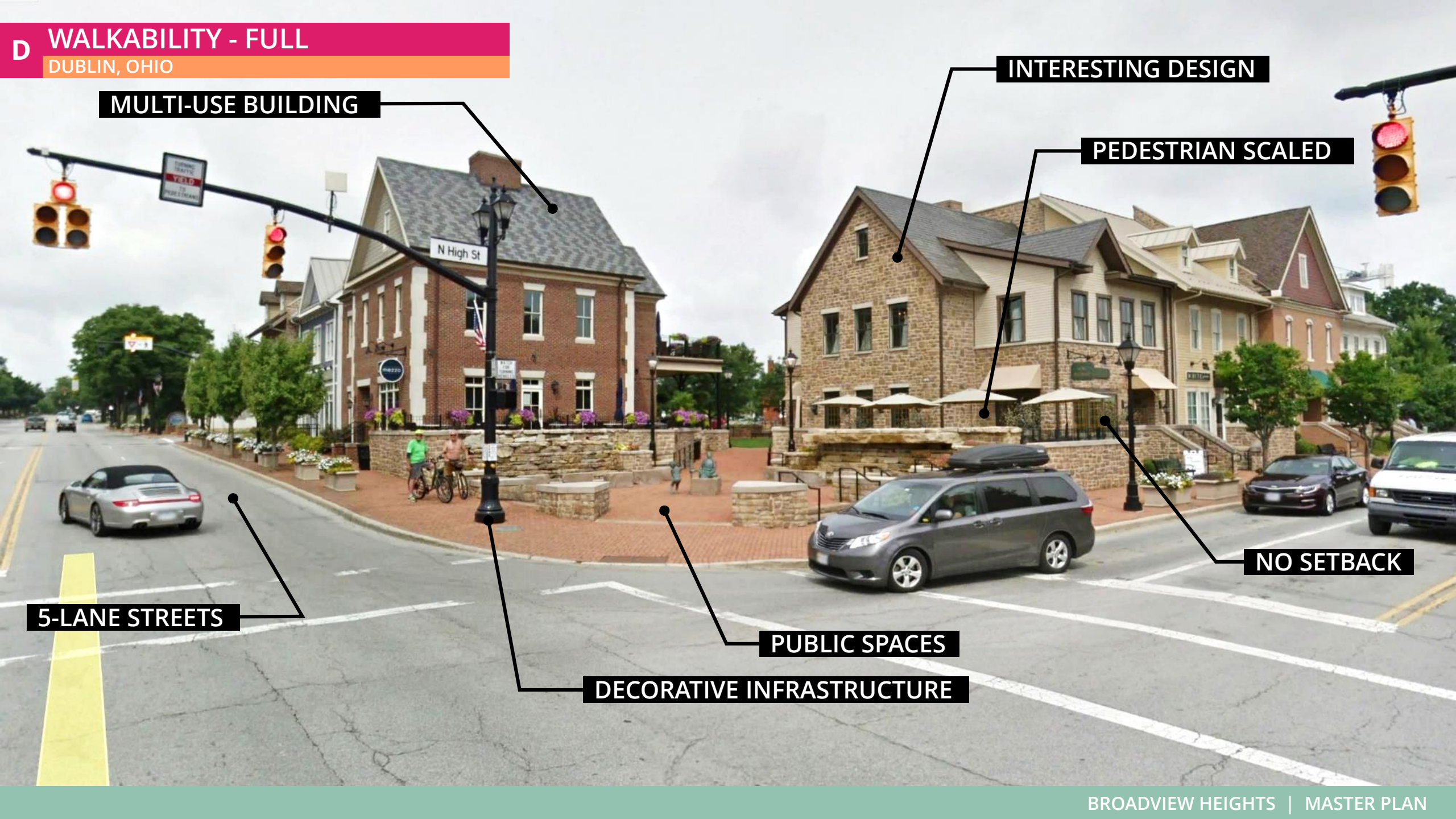






**D WALKABILITY - FULL**  
**DUBLIN, OHIO**





**MULTI-USE BUILDING**

**INTERESTING DESIGN**

**PEDESTRIAN SCALED**

**NO SETBACK**

**PUBLIC SPACES**

**DECORATIVE INFRASTRUCTURE**

**5-LANE STREETS**





**360 DEGREE DESIGN**

**FRONT-REAR ORIENTATION**

**SHIELDED PUBLIC SPACE**

**PARKING IN REAR**



**A** **EXISTING TOWN CENTER ZONING**  
BROADVIEW HEIGHTS, OHIO



**B** **SUBURBAN RETAIL W/ DESIGN GUIDELINES**  
NEW ALBANY, OHIO



**C** **WALKABILITY - MEDIUM**  
WESTERVILLE, OHIO



**D** **WALKABILITY - FULL**  
DUBLIN, OHIO





# ZONING COMPARISONS

PART XII: PLANNING AND ZONING xx

http://library.municode.com/aljscripts/ga-content.aspx

(1) **Assembly** Thirty-two acres, 0-30% of total TC-SPD-1A. This category includes, among others of similar use as identified in the Ohio Building Code for the use of buildings or structures, or a portion thereof, for the gathering of persons for the purpose of recreation, food or drink consumption, or education/training.

- (a) Banquet halls (C) 0-35% - 11 acres.
- (b) Night clubs/concert hall/theater (C) 0-35% - 11 acres.
- (c) Restaurants (P) 0-60% - 19 acres.
- (d) Taverns and bars (P) 0-30% - 10 acres.
- (e) Amusement arcades (C) 0-15% - 5 acres.
- (f) Schools/education (C) 0-30% - 10 acres.

(2) **Business Uses** Eighty-six acres, 0-80% of total TC-SPD-1A. This category includes, among others of similar use as identified in the Ohio Building Code for the use of a building or structure, or a portion thereof, for offices, professional services, or service-type transactions, including storage of records and accounting.

- (a) Offices (P) 0-80% - 69 acres.
- (b) Financial facilities/banks (P) (excluding check cashing) 0-30% - 24 acres.
- (c) Professional services (P) 0-30% - 26 acres.
- (d) Clinics (C) 0-30% - 26 acres.
- (e) Child day-care/adult day-care (P) 0-10% - 4 acres.

(3) **Mercantile** One hundred and seven acres, 0-100% of total TC-SPD-1A. This category includes, among others of similar use as identified in the Ohio Building Code for the use of a building or structure, or a portion thereof, for the display and sale of merchandise and involves stocks of goods, wares or merchandise incidental to such purposes and accessible to the public.

- (a) Motor fuel-dispensing facilities (C) 0-5% - 5 acres. Not permitted within 400 feet of the intersection of Broadway and Royse/ton Roads.
- (b) Retail sales (C) 0-80% - 86 acres.

(4) **Community** Eleven acres, 0-10% of total TC-SPD-1A. This category includes, among others of similar use as identified in the Ohio Building Code for the use of a building or structure, or a portion thereof, for religious, charitable organizations or any other facility that provides community public access.

- (a) Places of religious assembly (P) 0-75% - 8 acres.
- (b) Chamber of Commerce (P) 0-50% - 6 acres.
- (c) Charitable organizations (C) 0-50% - 6 acres.
- (d) Government offices (C) 0-100% - 11 acres.

(5) **Mixed use (two story max)** Fifty-four acres, 0-50% of total TC-SPD-1A. This category includes, among others of similar use as identified in the Ohio Building Code for the use of a two story building or structure, or a portion thereof, for a combination of uses listed below. The mixed use classification is commonly found with housing or office located on the second floor over mercantile facilities with separate independent means of egress.

- (a) Housing units over mercantile (C) 0-75% - 41 acres.
- (b) Offices over mercantile (C) 0-75% - 41 acres.
- (c) Offices over assembly (C) 0-50% - 27 acres.

(6) **Live Style Housing Apartments** (C) 0-10% - 11 acres.

(7) **Zone B District (TC-SPD-1B) (Approximately 275 Acres)** This Zone B is intended to surround the Town Center Business District (Zone A) with facilities and structures that will support and complement the businesses including a comprehensive network of accessible pedestrian and vehicular circulation. The following categories list several representative examples of uses, either Permitted (P) or Conditionally Permitted Uses (C) which require approval of the Planning Commission.

(1) **Assembly** Fifty-five acres, 0-20% of total TC-SPD-1B. This category includes, among others of similar use as identified in the Ohio Building Code for the use of buildings and structures, or a portion thereof, for the gathering of persons for recreation, food or drink consumption, education/training, banquets or theaters.

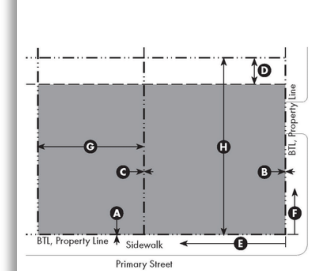
- (a) Banquet halls (C) 0-30% - 16 acres.

112 of 283

2/8/2019, 3:42 PM

## Chapter 4: Form-Based Code

### Town Core (TC) Standards



**Key**

- Property Line
- Setback Line
- Build-to Line (BTL)
- Building Area

Building Placement	
Build-to Line (Distance from Property Line)	
Front	0' <b>A</b>
Side Street	0' <b>B</b>
Setback (Distance from Property Line)	
Side	0' <b>C</b>
Rear	
Adjacent to NC Zone	8' <b>D</b>
Adjacent to any other Zone	5' <b>D</b>
Building Form	
Primary Street Façade built to BTL	80% min.* <b>E</b>
Side Street Façade built to BTL	30% min.* <b>F</b>
Lot Width	125' max. <b>G</b>
Lot Depth	100' max. <b>H</b>

\*Street façades must be built to BTL along first 30' from every corner.

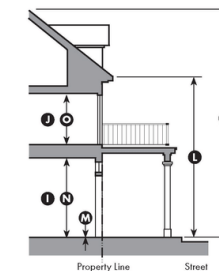
#### Notes

All floors must have a primary ground-floor entrance that faces the primary or side street.

Loading docks, overhead doors, and other service entries are prohibited on street-facing façades.

Any building over 50' wide must be broken down to read as a series of buildings no wider than 50' each.

4-6



Use	
Ground Floor	Service, Retail, or Recreation, Education & Public Assembly* <b>I</b>
Upper Floor(s)	Residential or Service* <b>J</b>

\*See Table 4.1 for specific uses. Ground floors that face the waterfront shall be nonresidential and shall not include parking, garages, or similar uses.

Height	
Building Min.	22' <b>K</b>
Building Max.	2.5 stories and 40' <b>K</b>
Max. to Eave/Top of Parapet	35' <b>L</b>
Ancillary Building Max.	2 stories and 25' <b>L</b>
Finish Ground Floor Level	6" max. above sidewalk <b>M</b>
First Floor Ceiling Height	12' min. clear <b>N</b>
Upper Floor(s) Ceiling Height	8' min. clear <b>O</b>

#### Notes

Mansard roof forms are not allowed.

Any section along the BTL not defined by a building must be defined by a 2'6" to 4'6" high fence or stucco or masonry wall.

Downtown Mixed Use Master Plan  
Opticos Design, Inc.





**A** EXISTING TOWN CENTER ZONING  
BROADVIEW HEIGHTS, OHIO



**B** SUBURBAN RETAIL W/ DESIGN GUIDELINES  
NEW ALBANY, OHIO



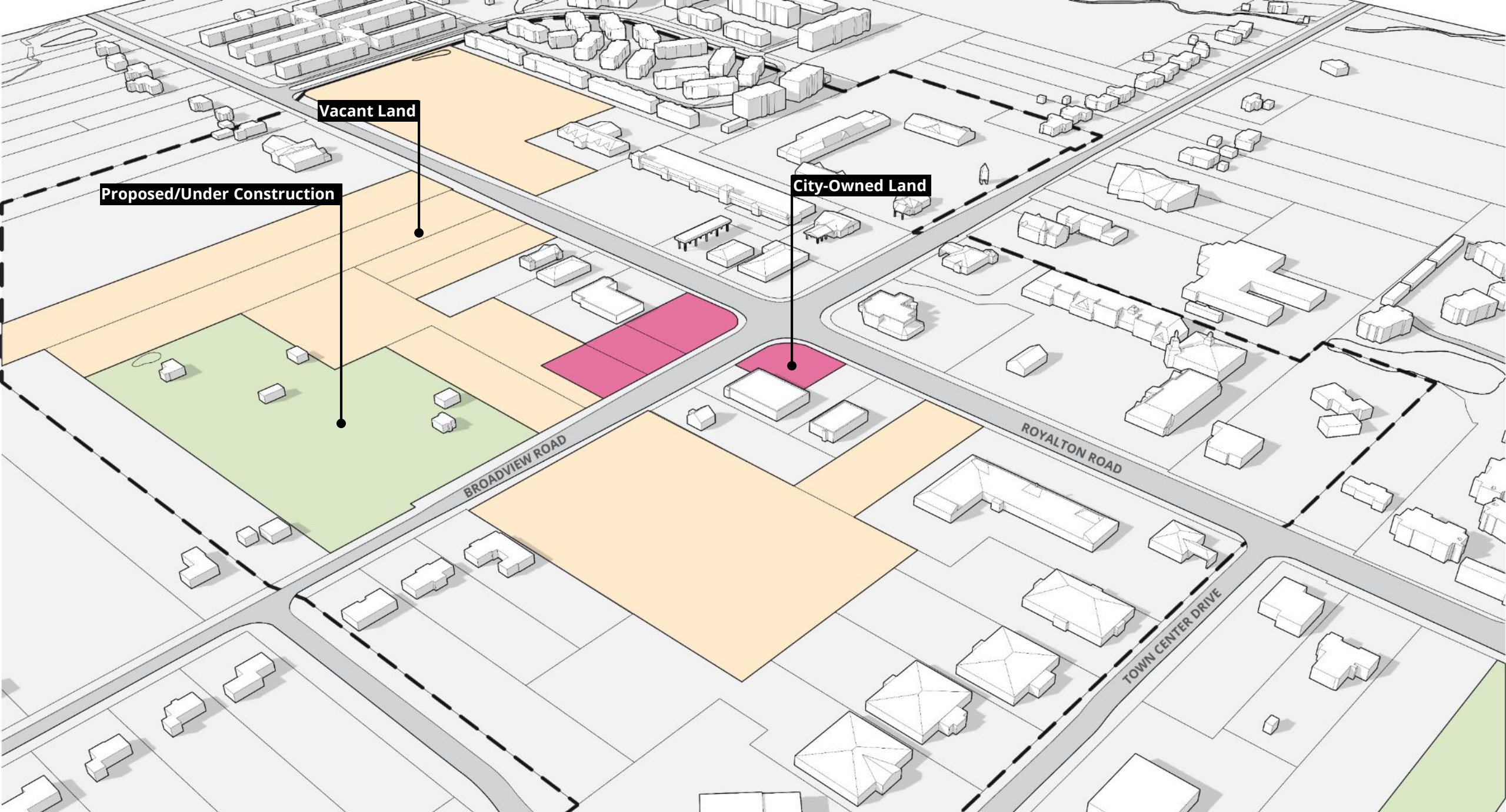
**C** WALKABILITY - MEDIUM  
WESTERVILLE, OHIO



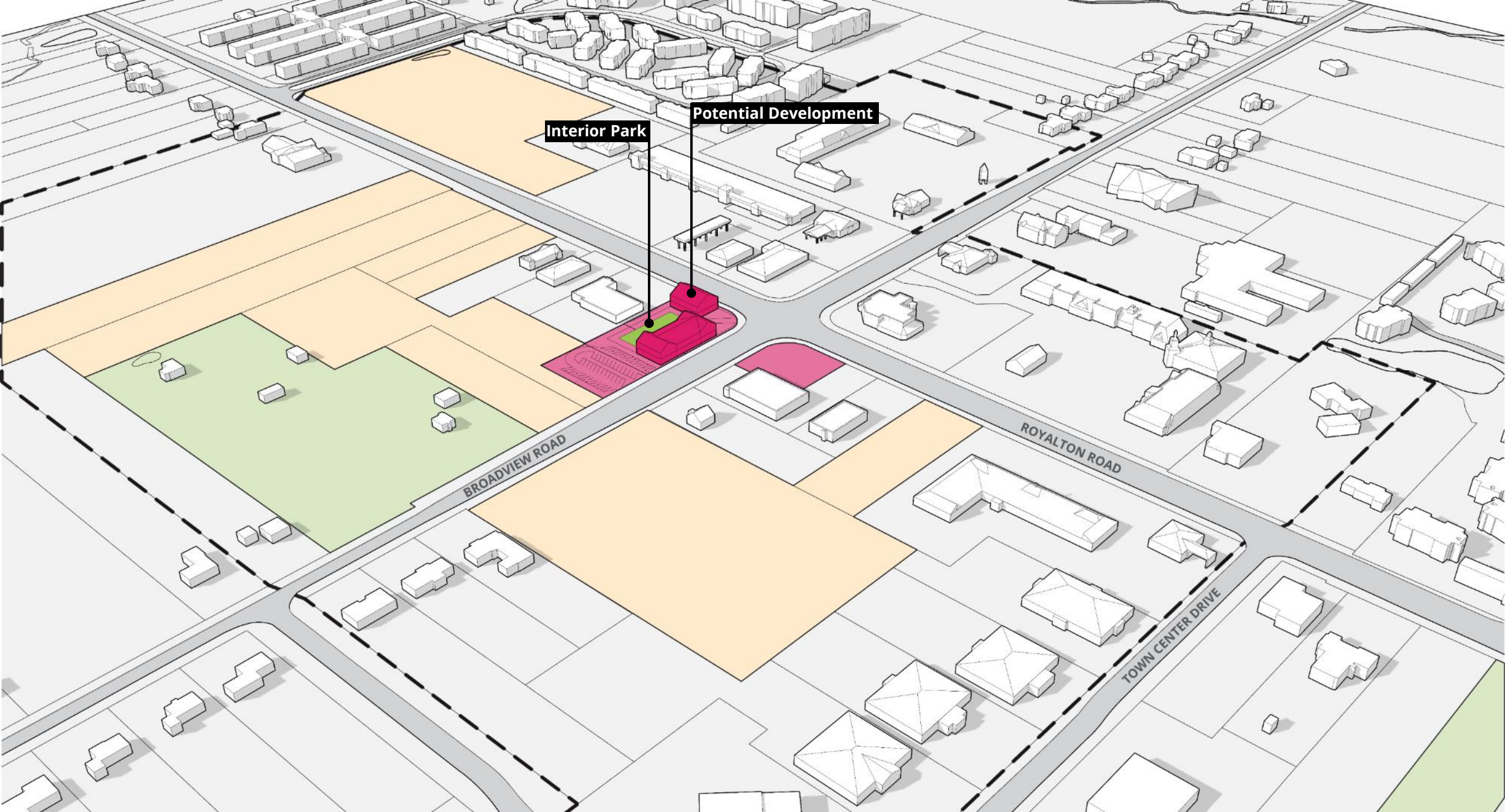
**D** WALKABILITY - FULL  
DUBLIN, OHIO











Interior Park

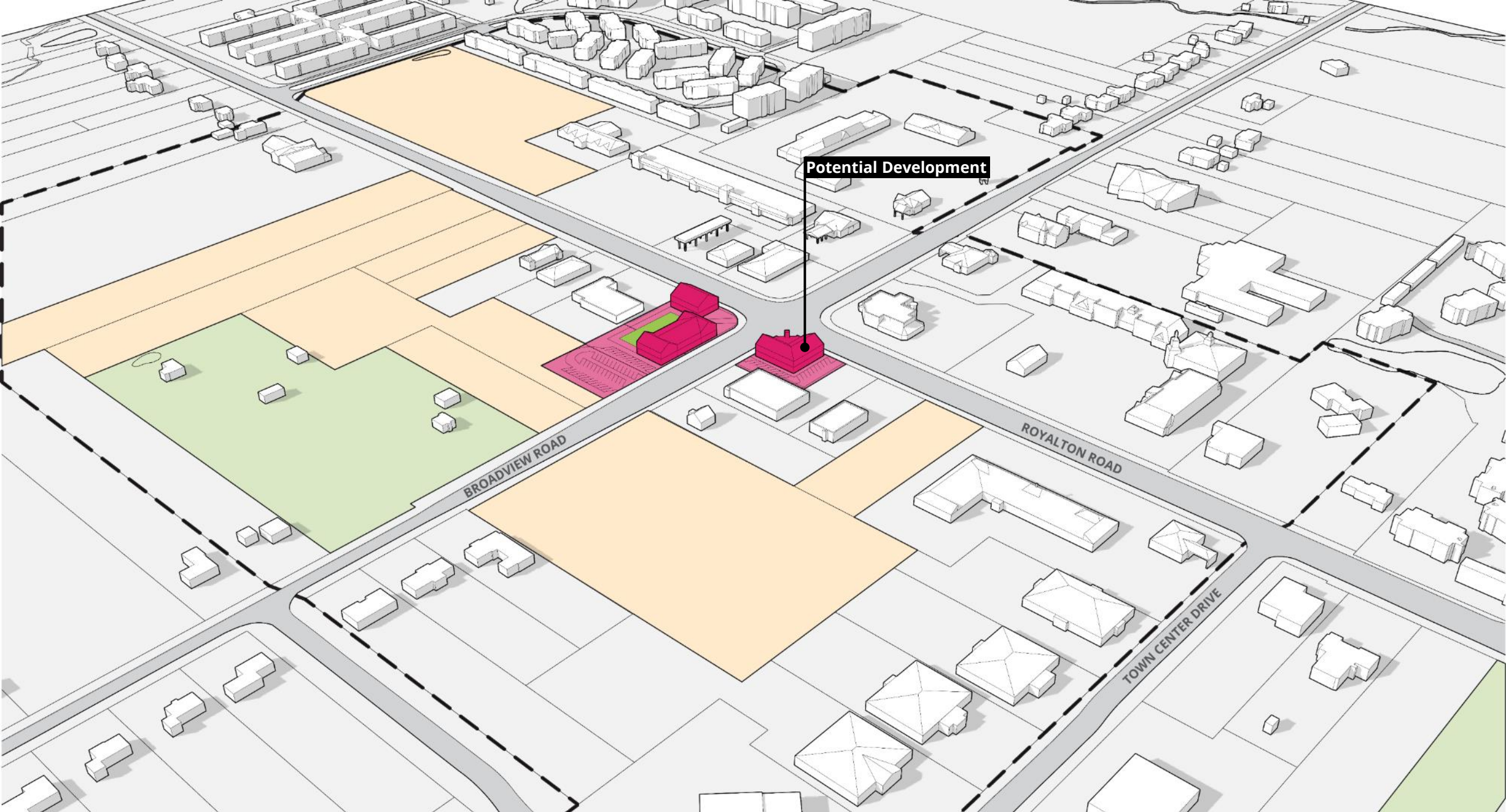
Potential Development

BROADVIEW ROAD

ROYALTOWN ROAD

TOWN CENTER DRIVE





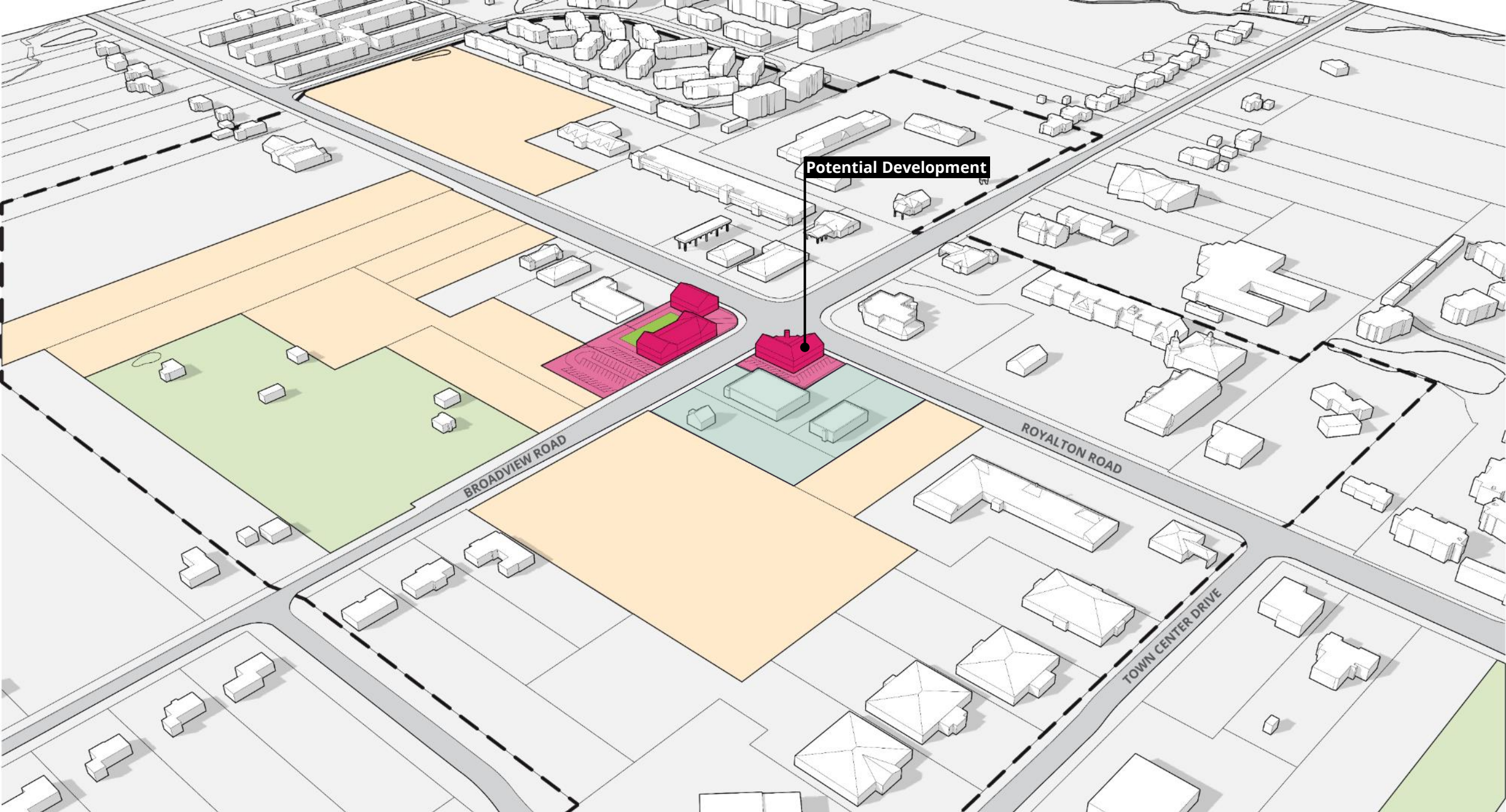
Potential Development

BROADVIEW ROAD

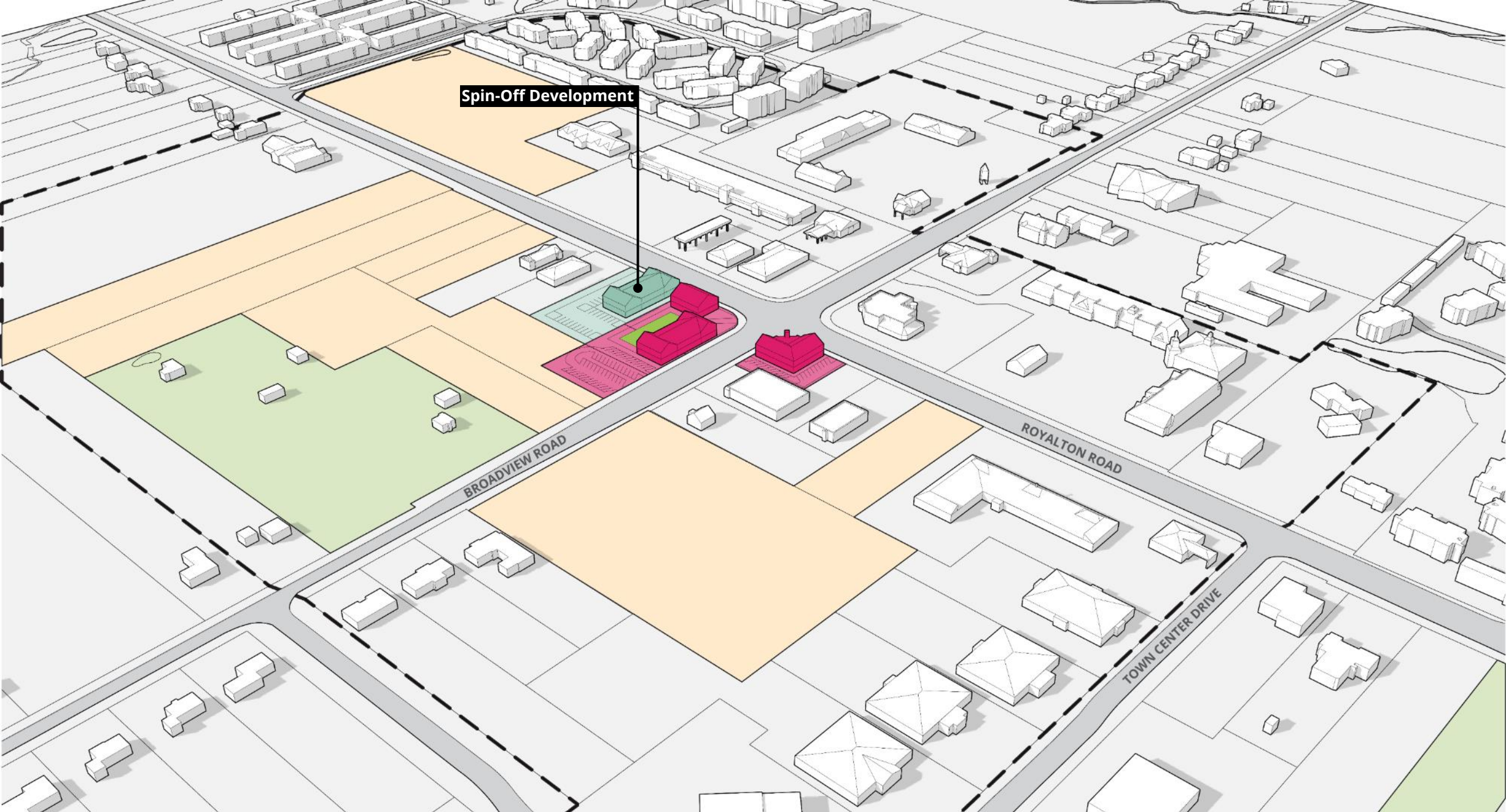
ROYALTOWN ROAD

TOWN CENTER DRIVE









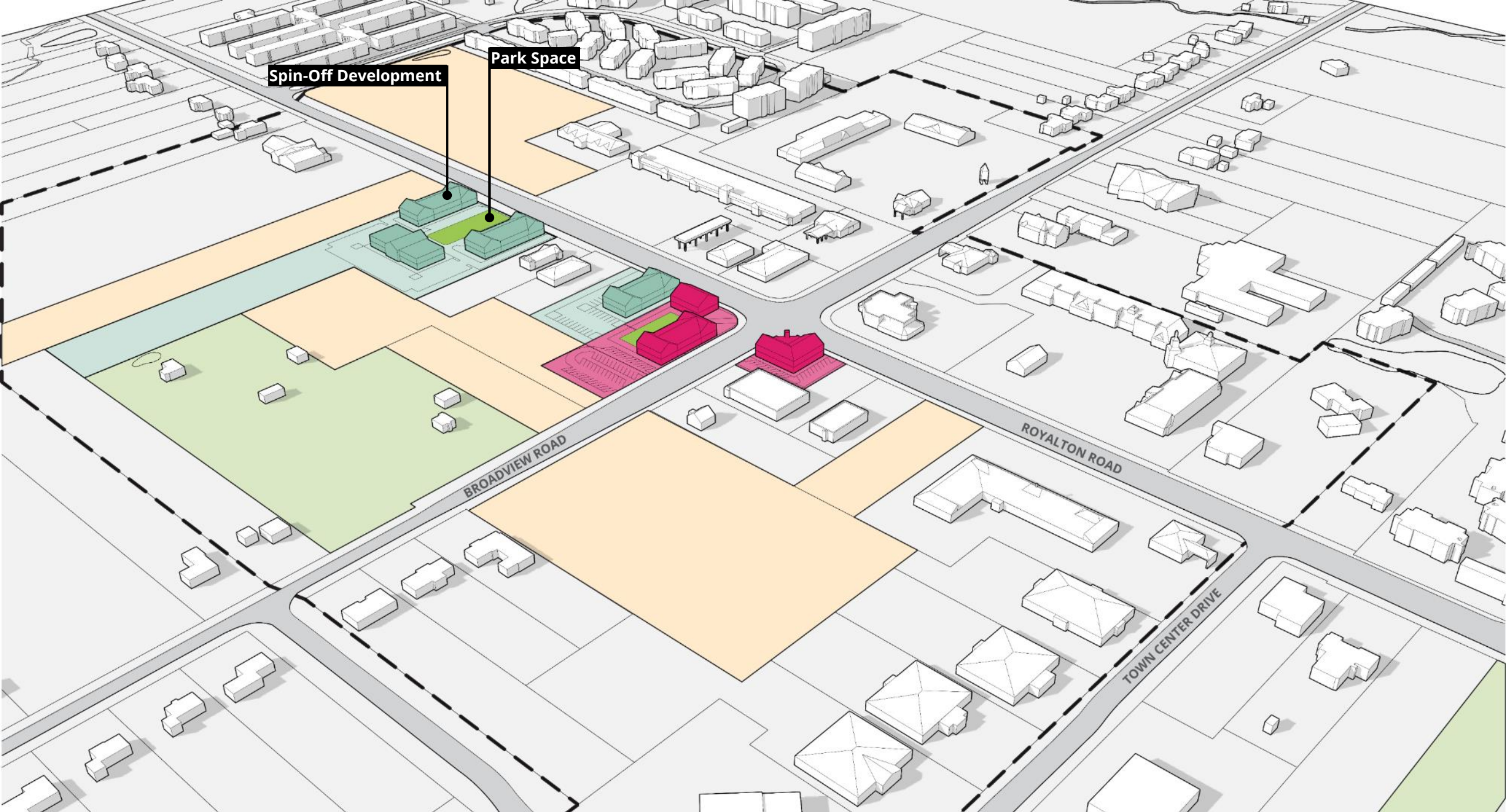
Spin-Off Development

ROYALTOWN ROAD

BROADVIEW ROAD

TOWN CENTER DRIVE





Spin-Off Development

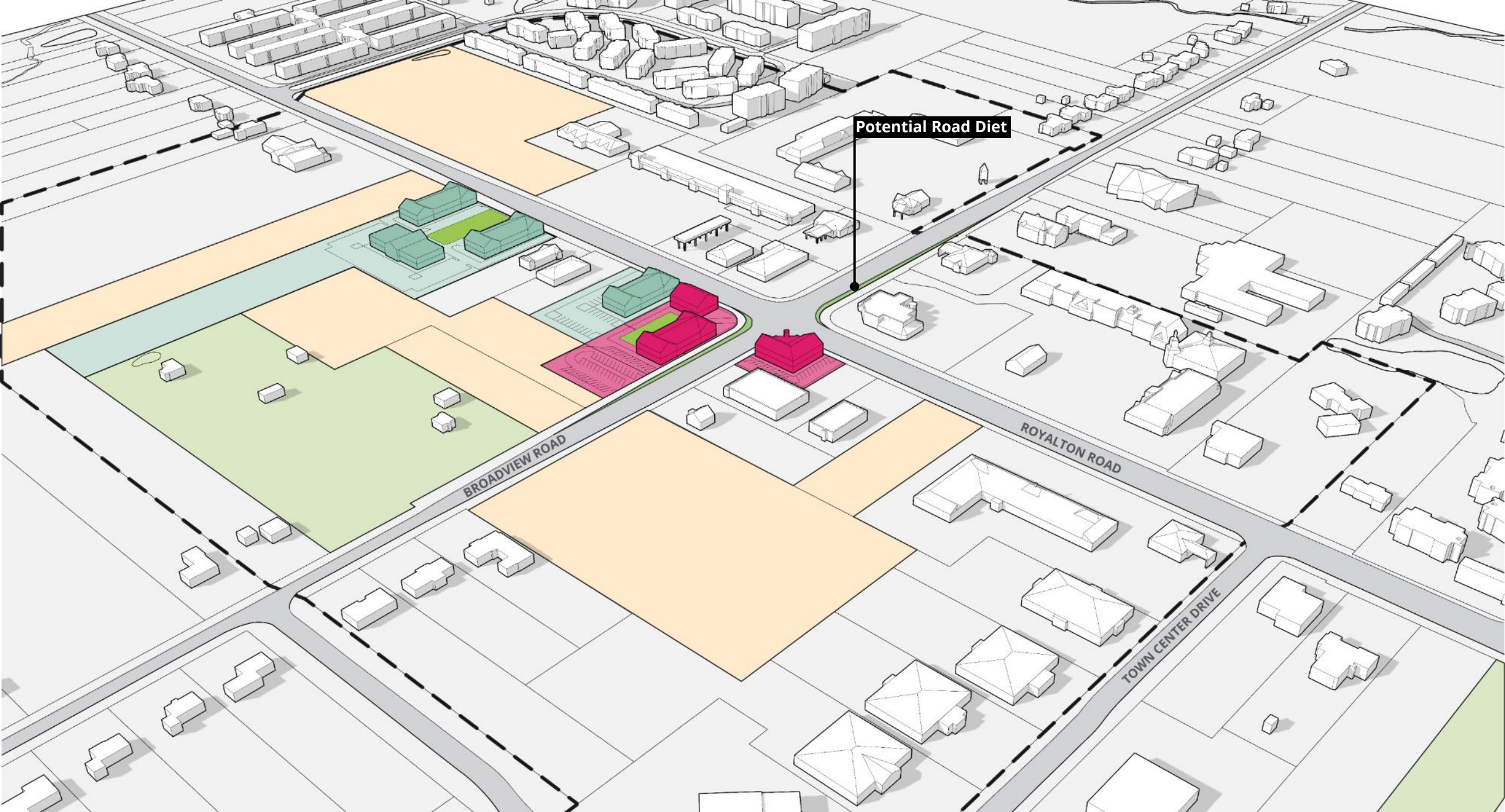
Park Space

BROADVIEW ROAD

ROYALTON ROAD

TOWN CENTER DRIVE





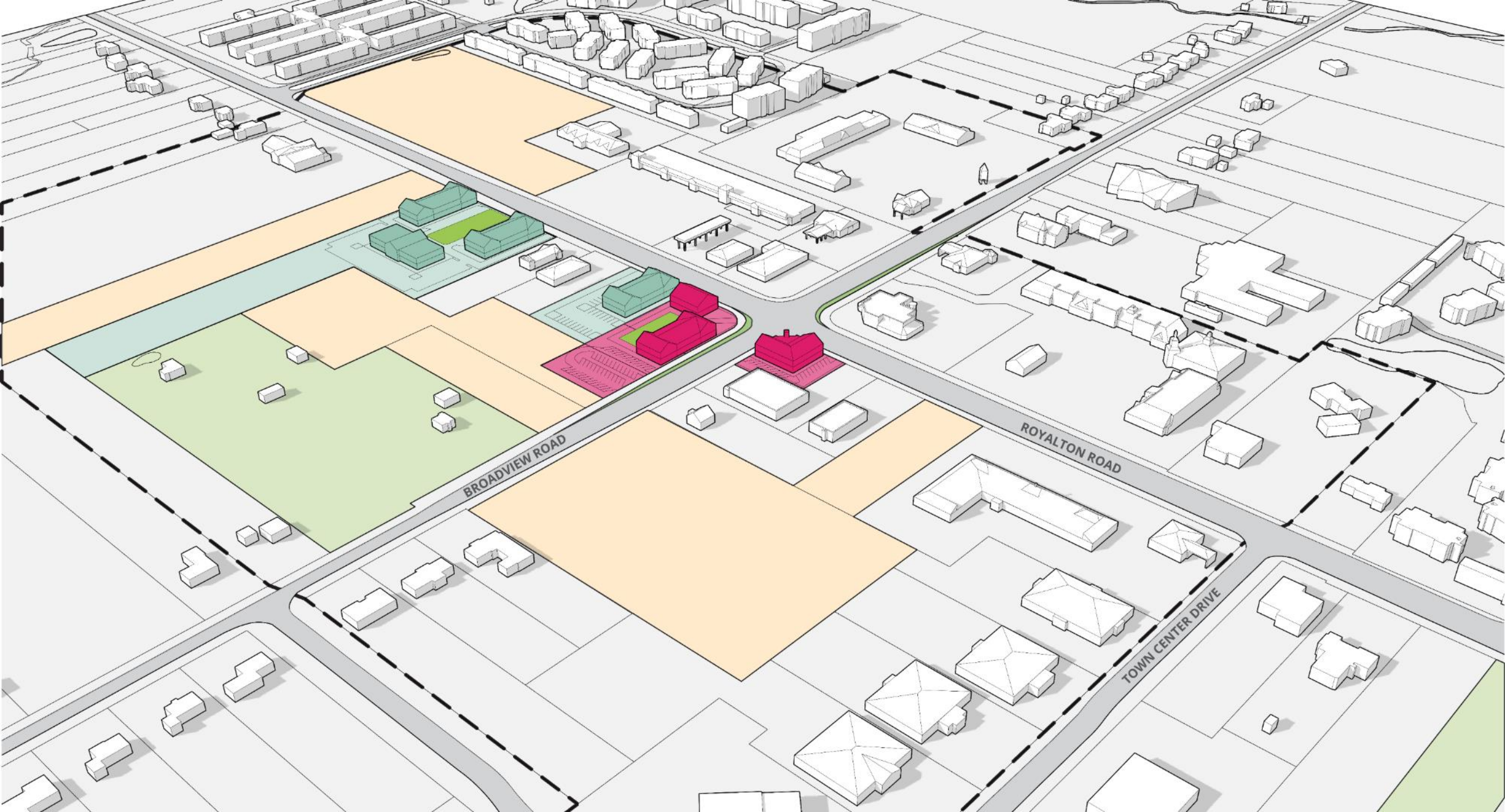
Potential Road Diet

BROADVIEW ROAD

ROYALTOWN ROAD

TOWN CENTER DRIVE



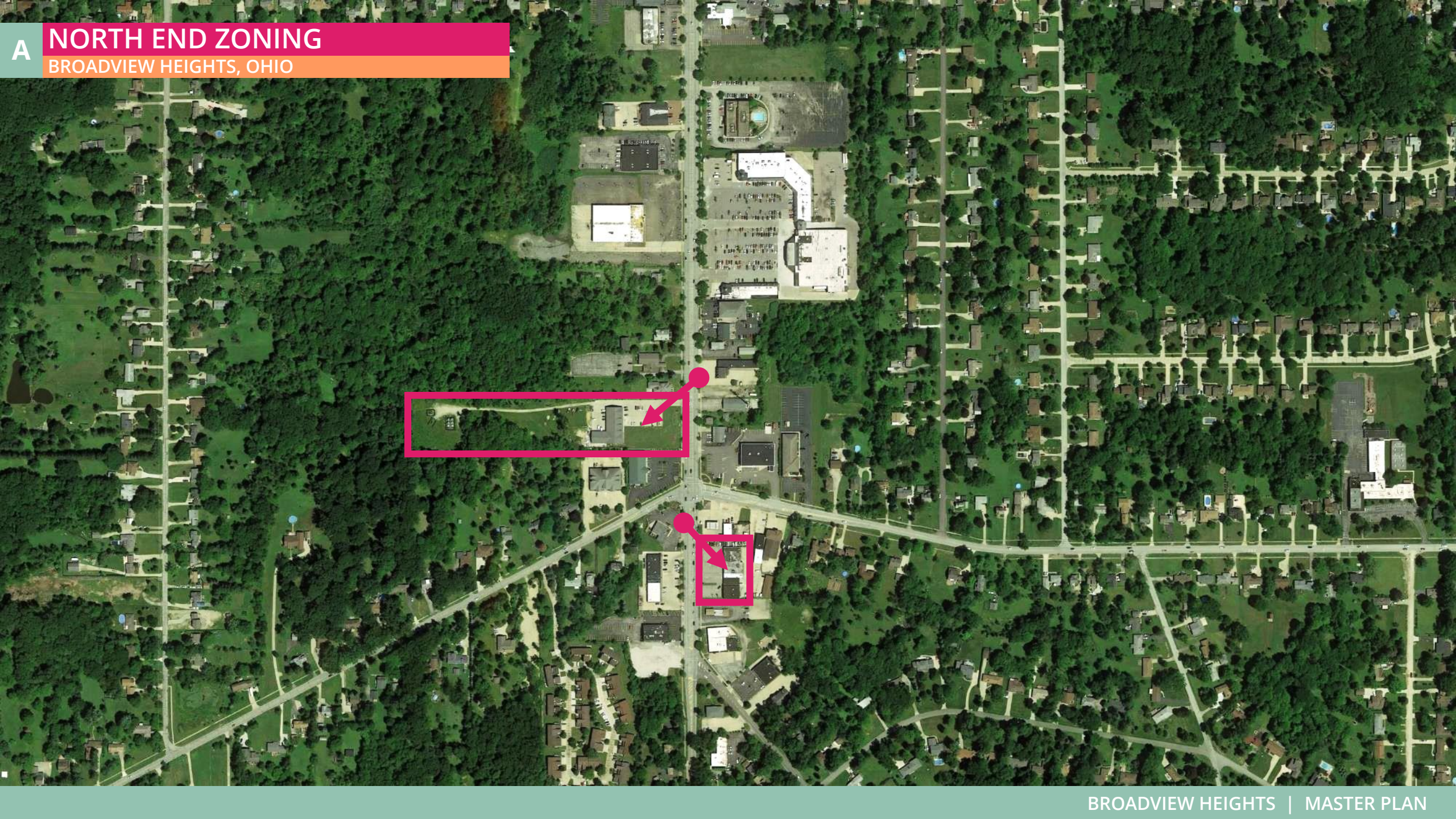


## DISCUSSION 2

# NORTH END DEVELOPMENT







**A** **NORTH END ZONING**  
BROADVIEW HEIGHTS, OHIO





**DESIGN FEATURES**

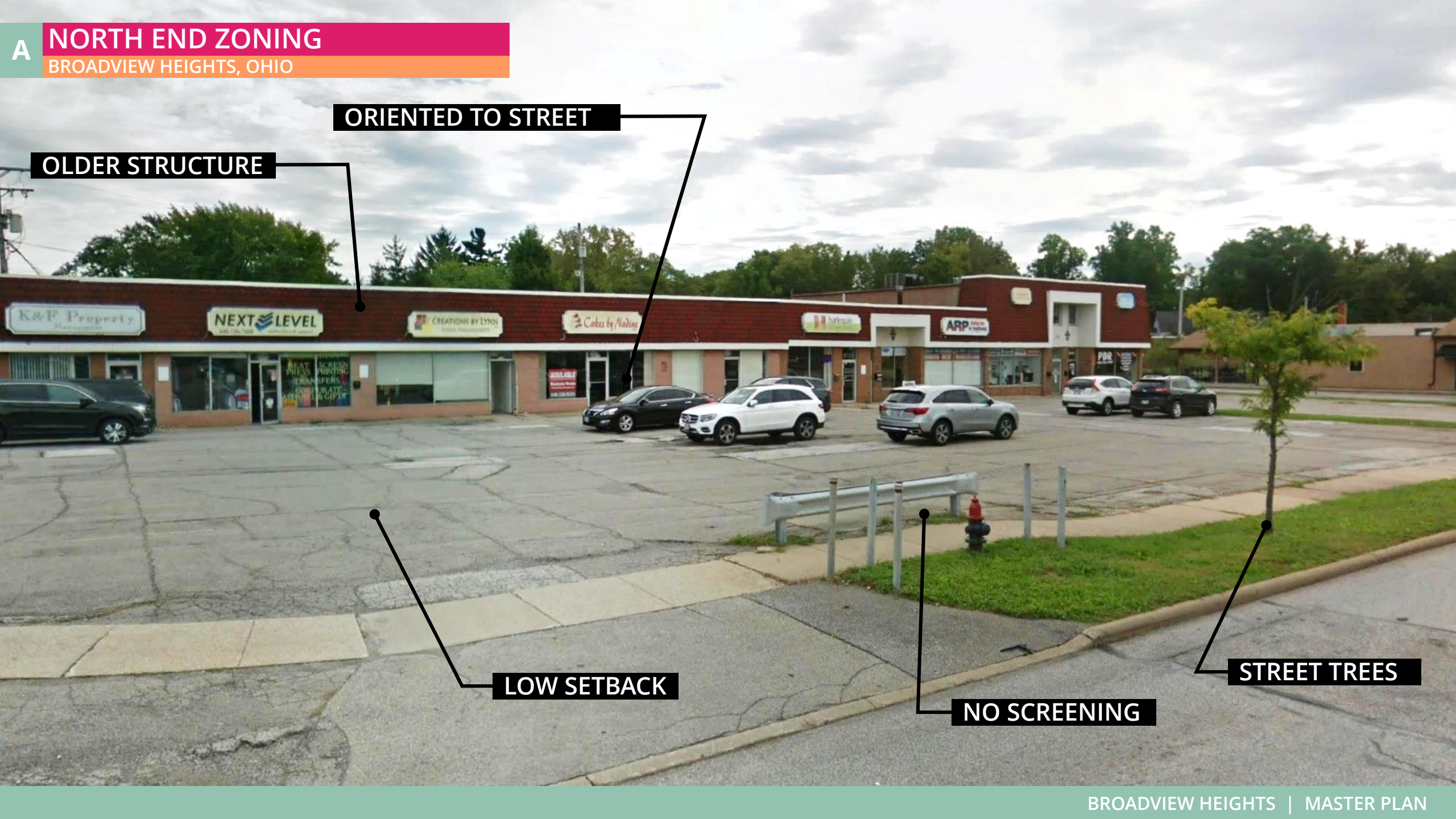
**DEEP SETBACK**

**MONUMENT SIGN**

**LANDSCAPING**

**NO PEDESTRIAN WALKWAY**





**ORIENTED TO STREET**

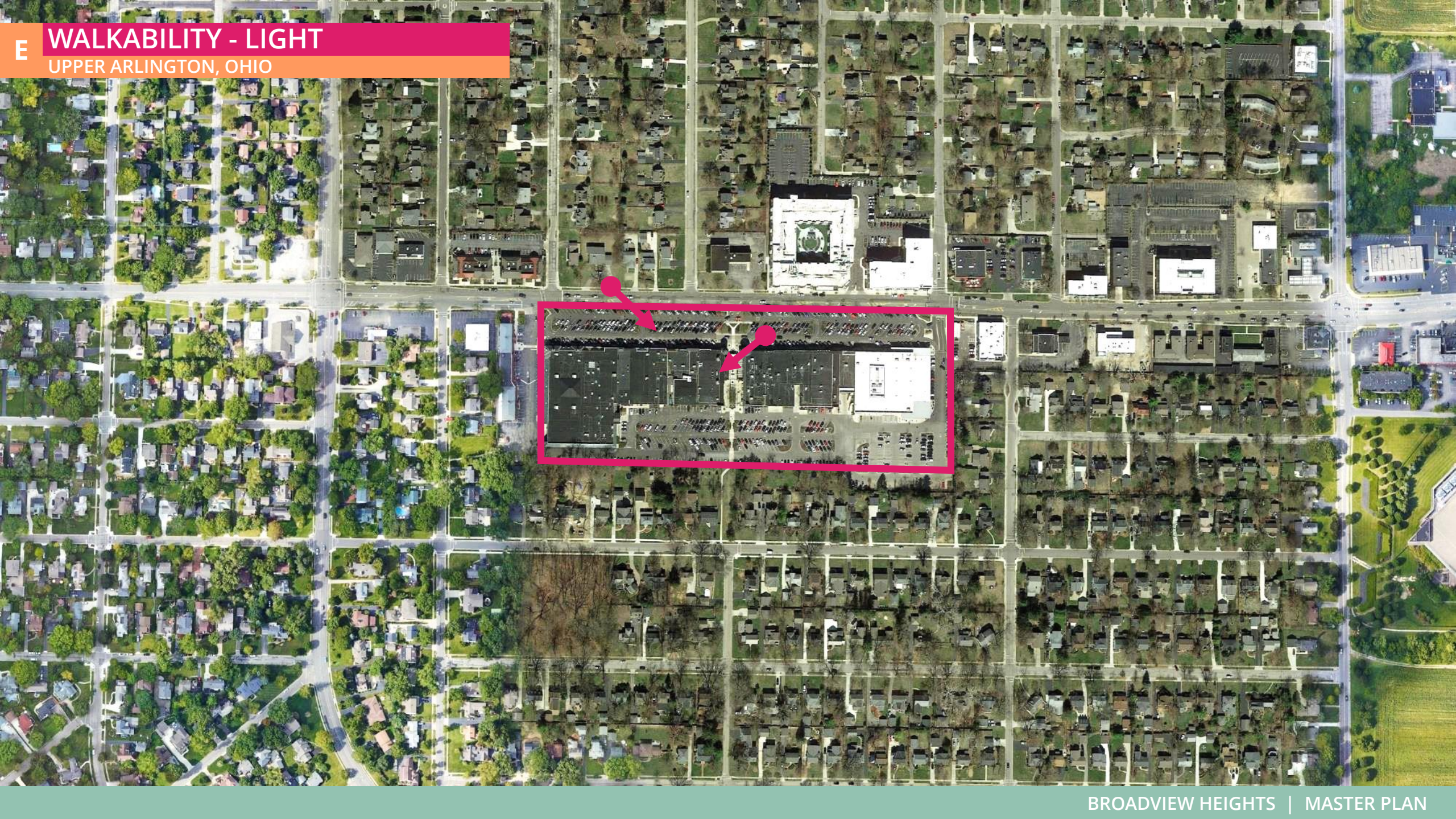
**OLDER STRUCTURE**

**LOW SETBACK**

**NO SCREENING**

**STREET TREES**





**E WALKABILITY - LIGHT**  
UPPER ARLINGTON, OHIO





**QUALITY MATERIALS**

**PEDESTRIAN PASSAGE TO REAR PARKING**

**LANDSCAPING**





ORIENTED TO STREET

DIVERSE DESIGN

LOW SETBACK

LANDSCAPED ISLANDS

NO SIDEWALK



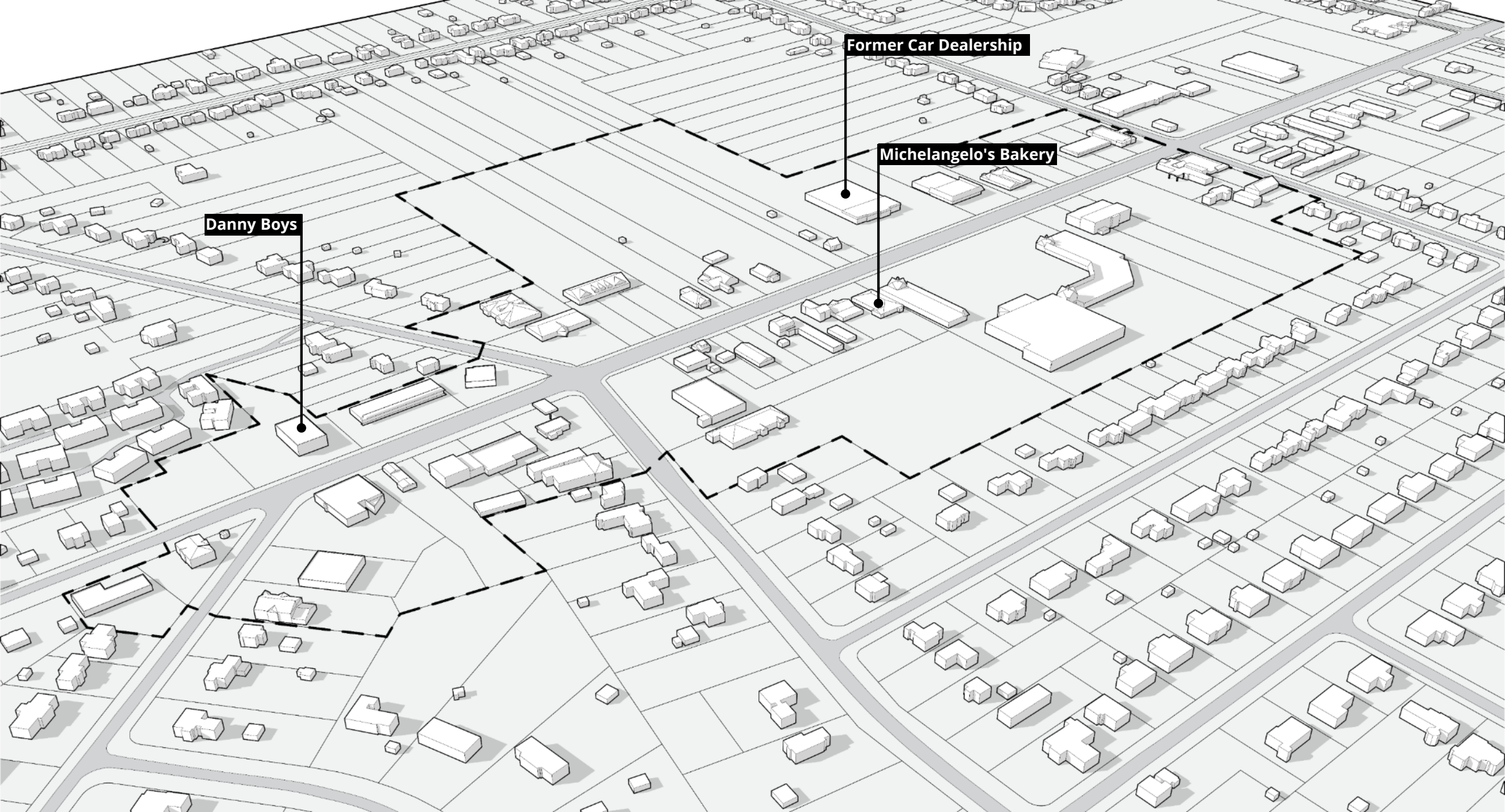
**A** **EXISTING DESIGN**  
BROADVIEW HEIGHTS, OHIO



**B** **SUBURBAN RETAIL W/ DESIGN GUIDELINES**  
NEW ALBANY, OHIO





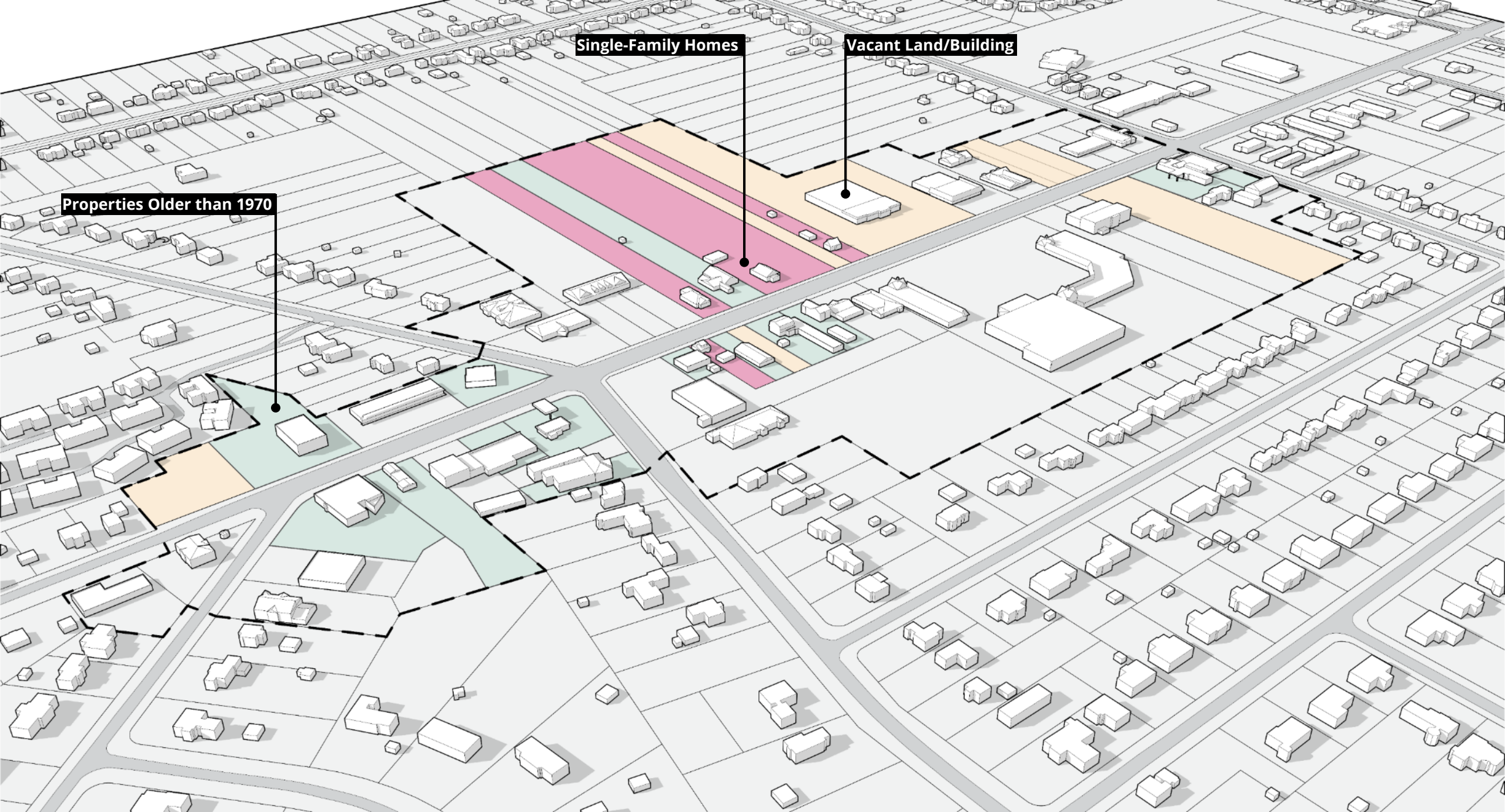


Danny Boys

Former Car Dealership

Michelangelo's Bakery





Single-Family Homes

Vacant Land/Building

Properties Older than 1970

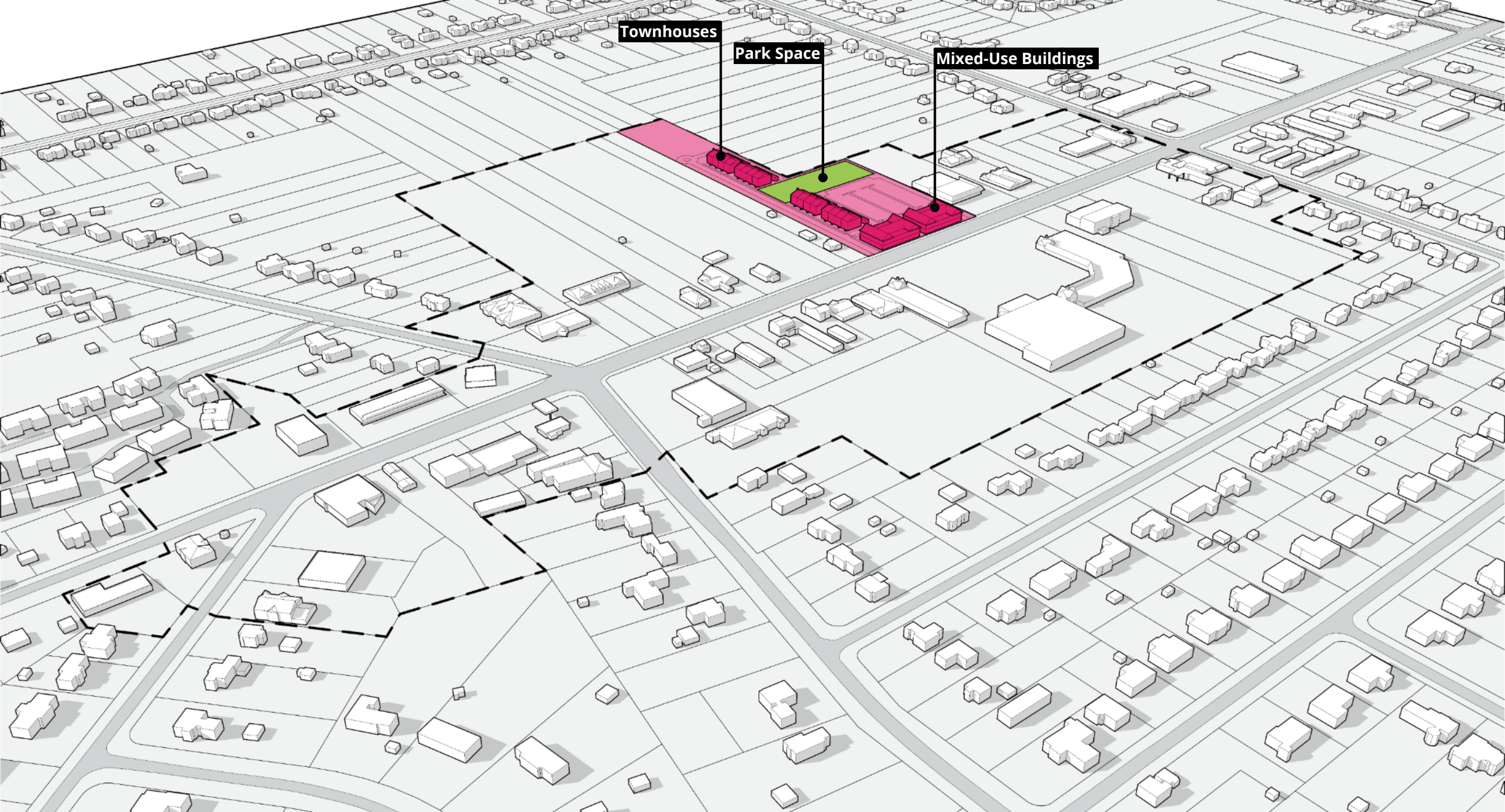




Townhouses

Mixed-Use Buildings



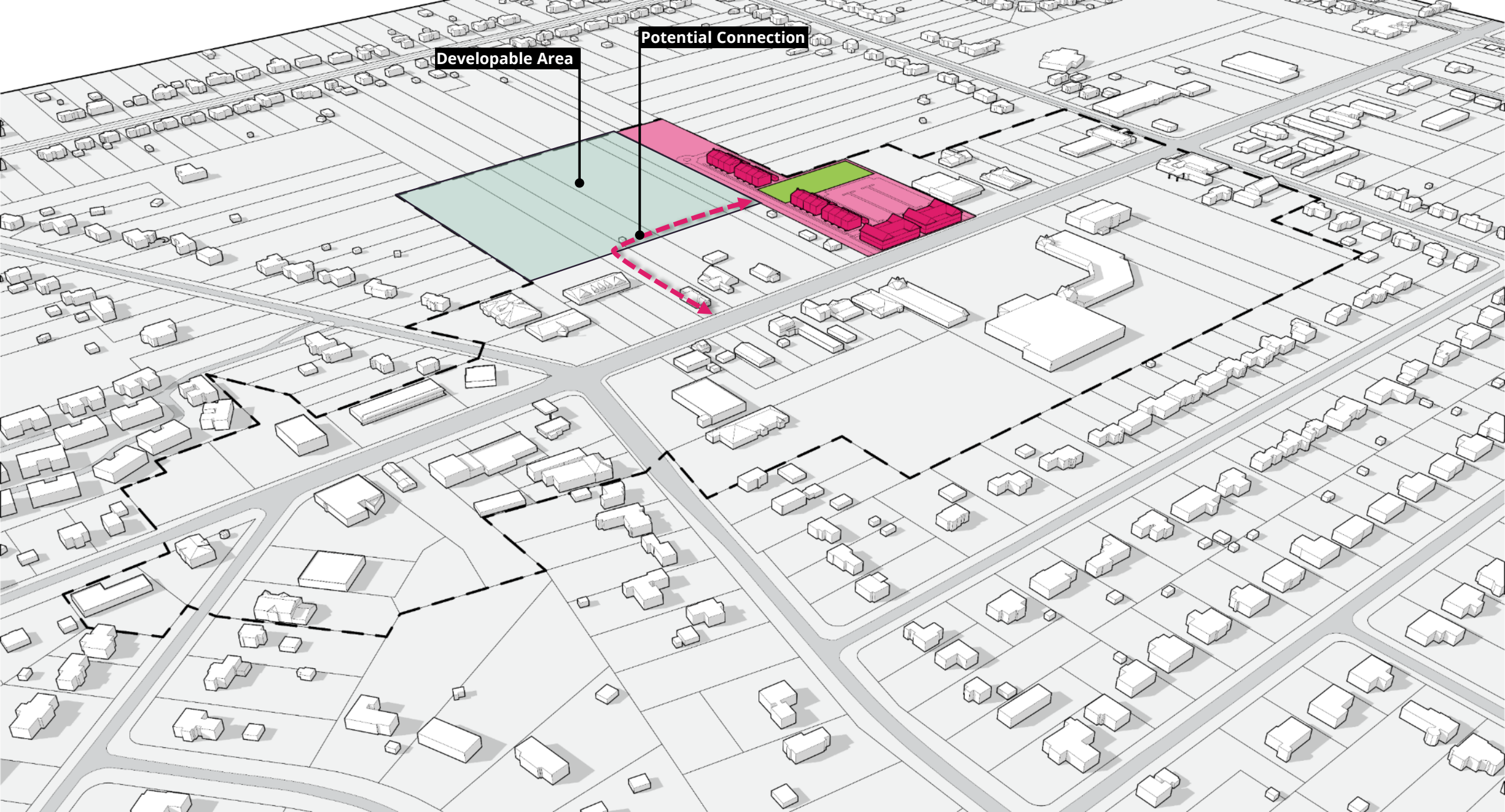


Townhouses

Park Space

Mixed-Use Buildings

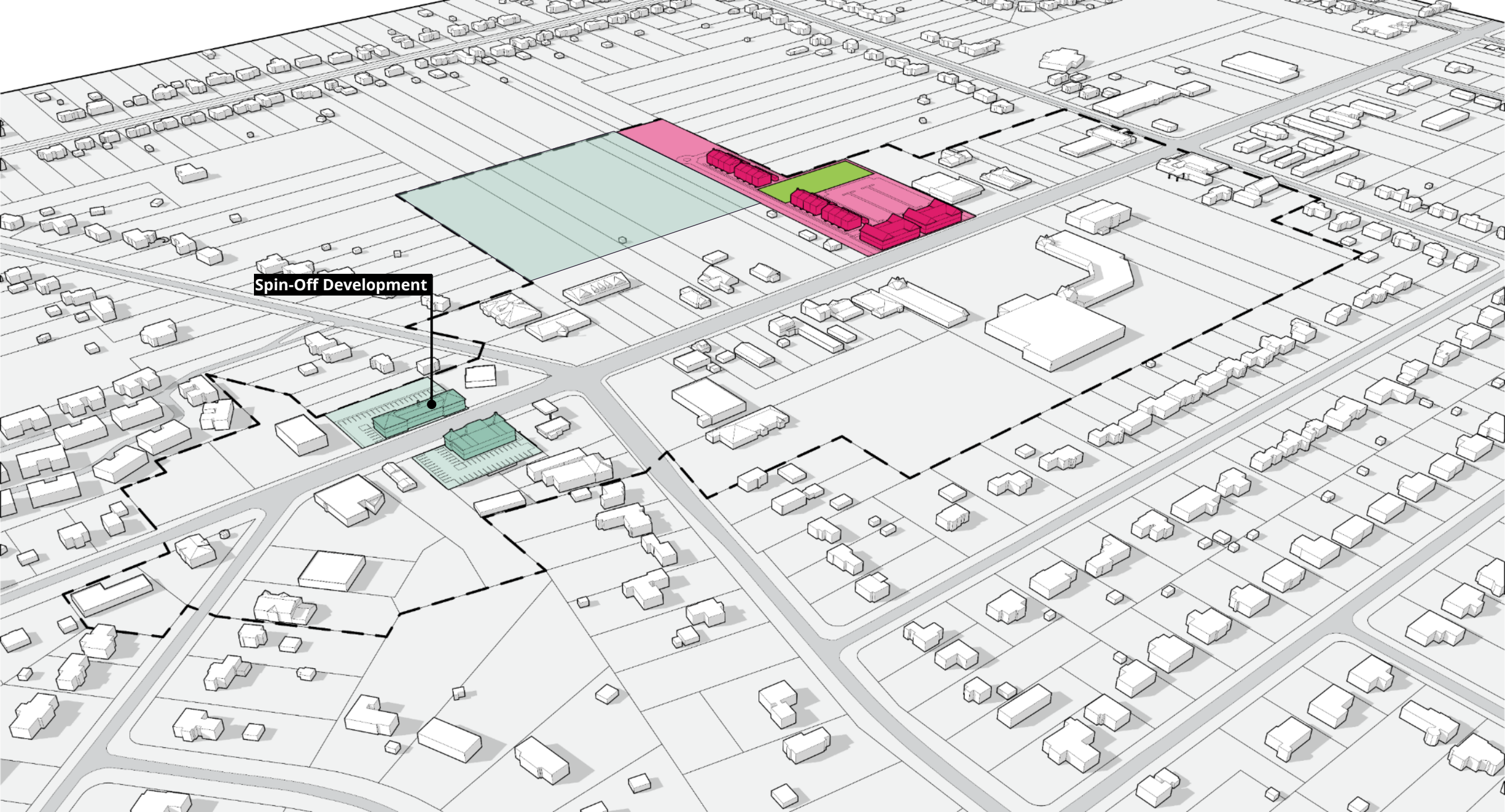




Developable Area

Potential Connection





Spin-Off Development



## DISCUSSION 2

# TRANSPORTATION



# CONNECTIONS PLAN

ALL-PURPOSE TRAILS



BIKE LANES



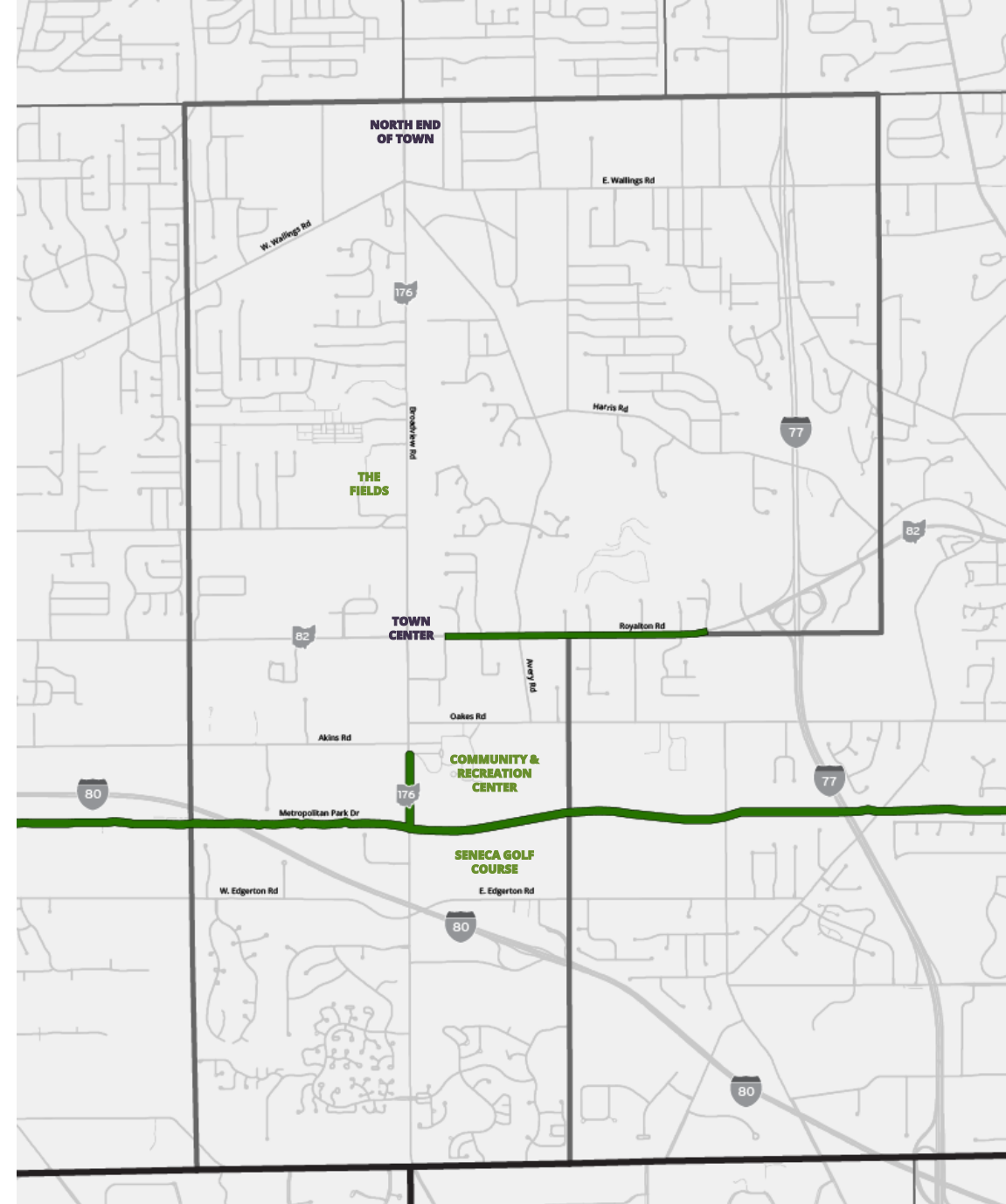
BIKE BOULEVARD





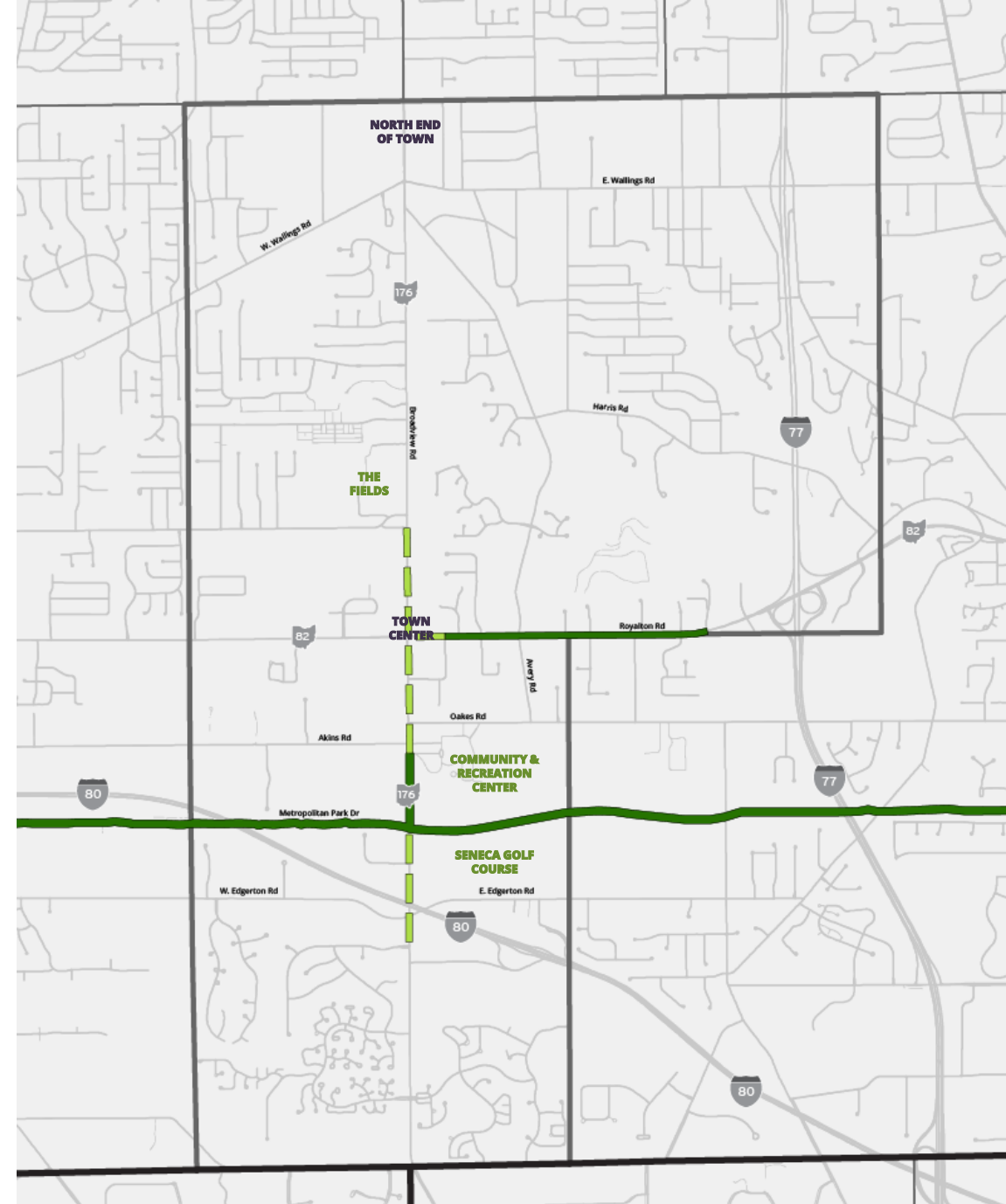
# CONNECTIONS PLAN

- Existing and Under Construction Trails
- Priority Trail Connections
- Other Trail Connections
- Connection Options
- Bike Boulevard Connections



# CONNECTIONS PLAN

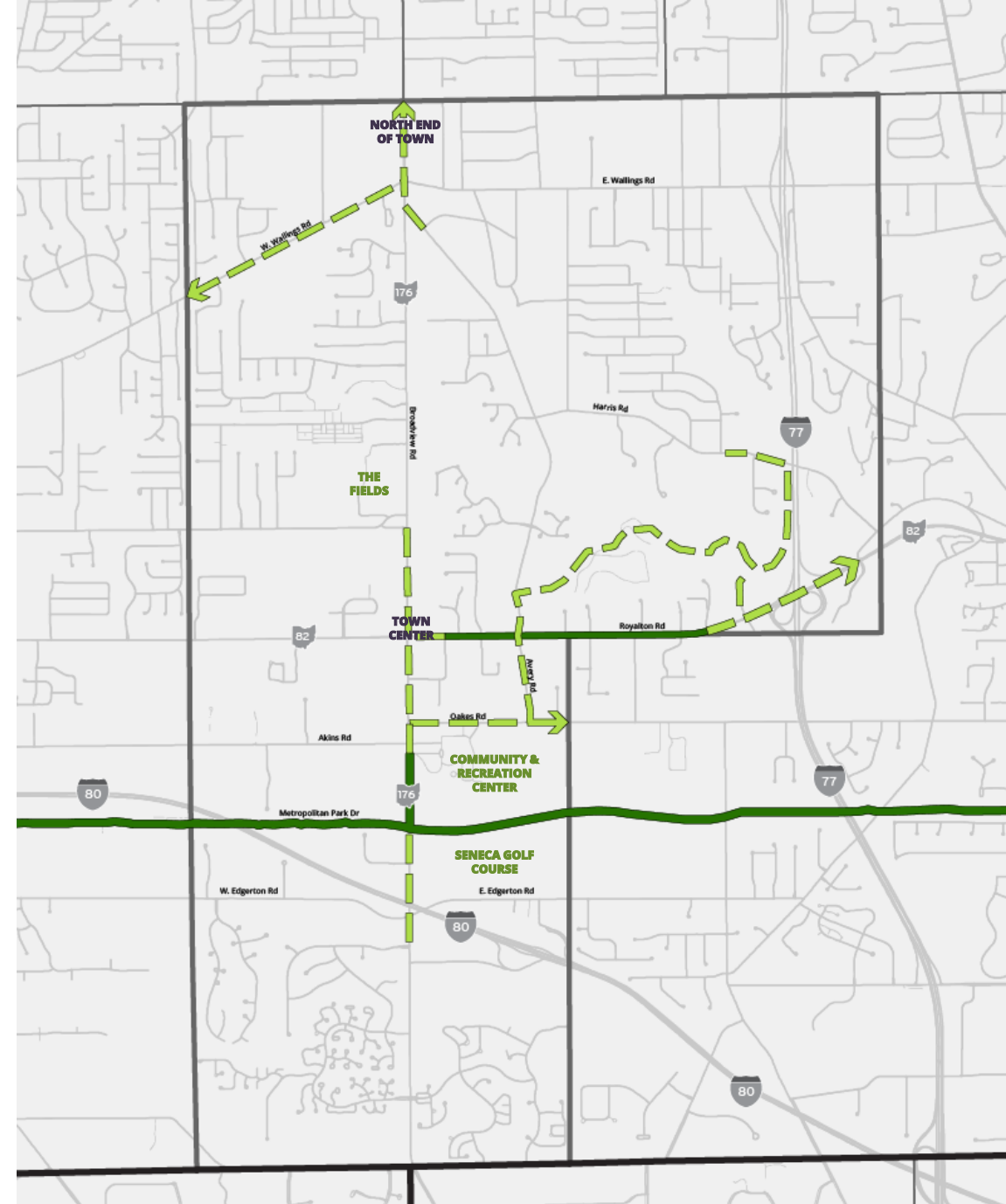
- Existing and Under Construction Trails
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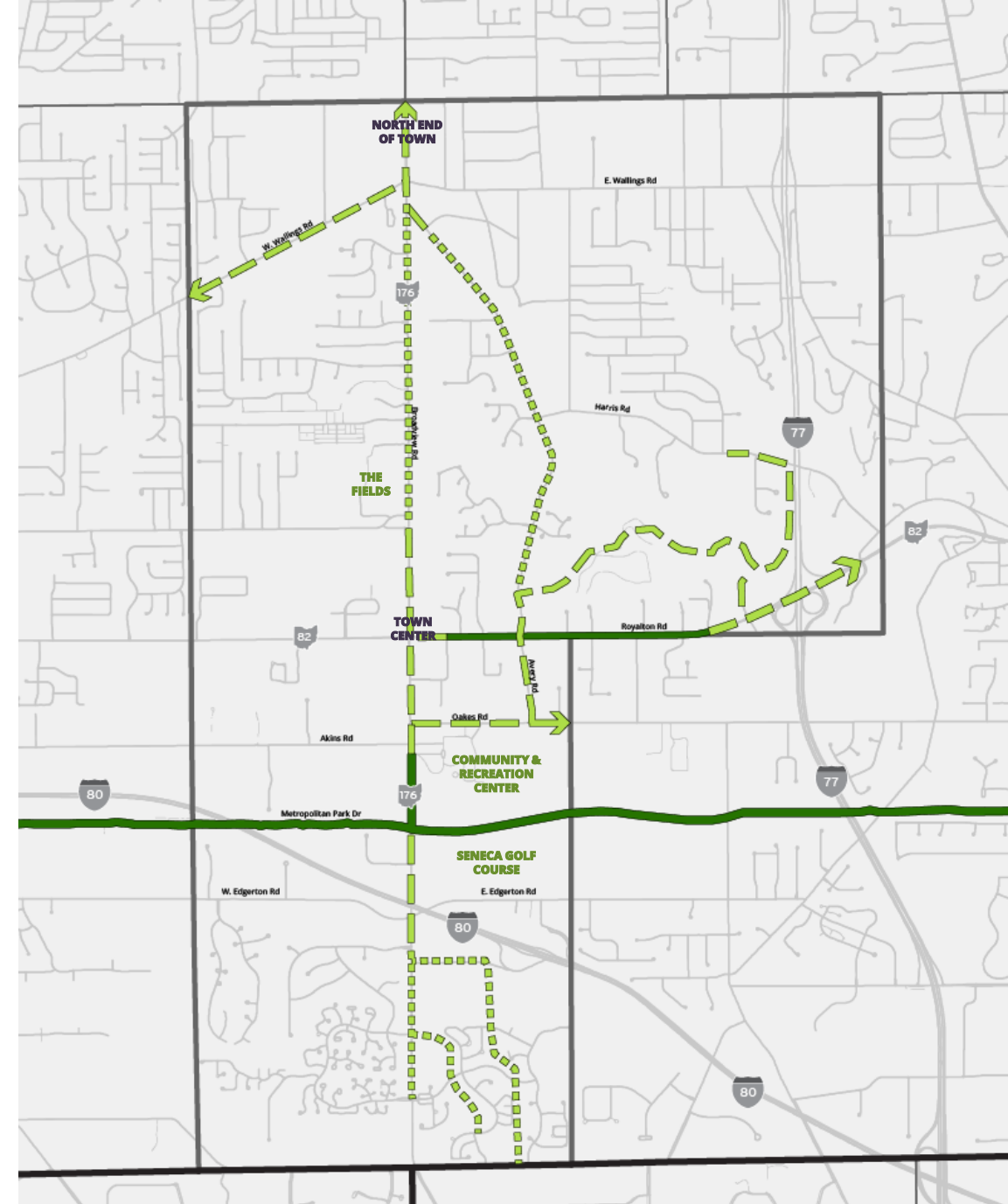
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# CONNECTIONS PLAN

- Existing and Under Construction Trails
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- Other Trail Connections
- Connection Options
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# CONNECTION OPTIONS

## North – Broadview Road





# CONNECTION OPTIONS

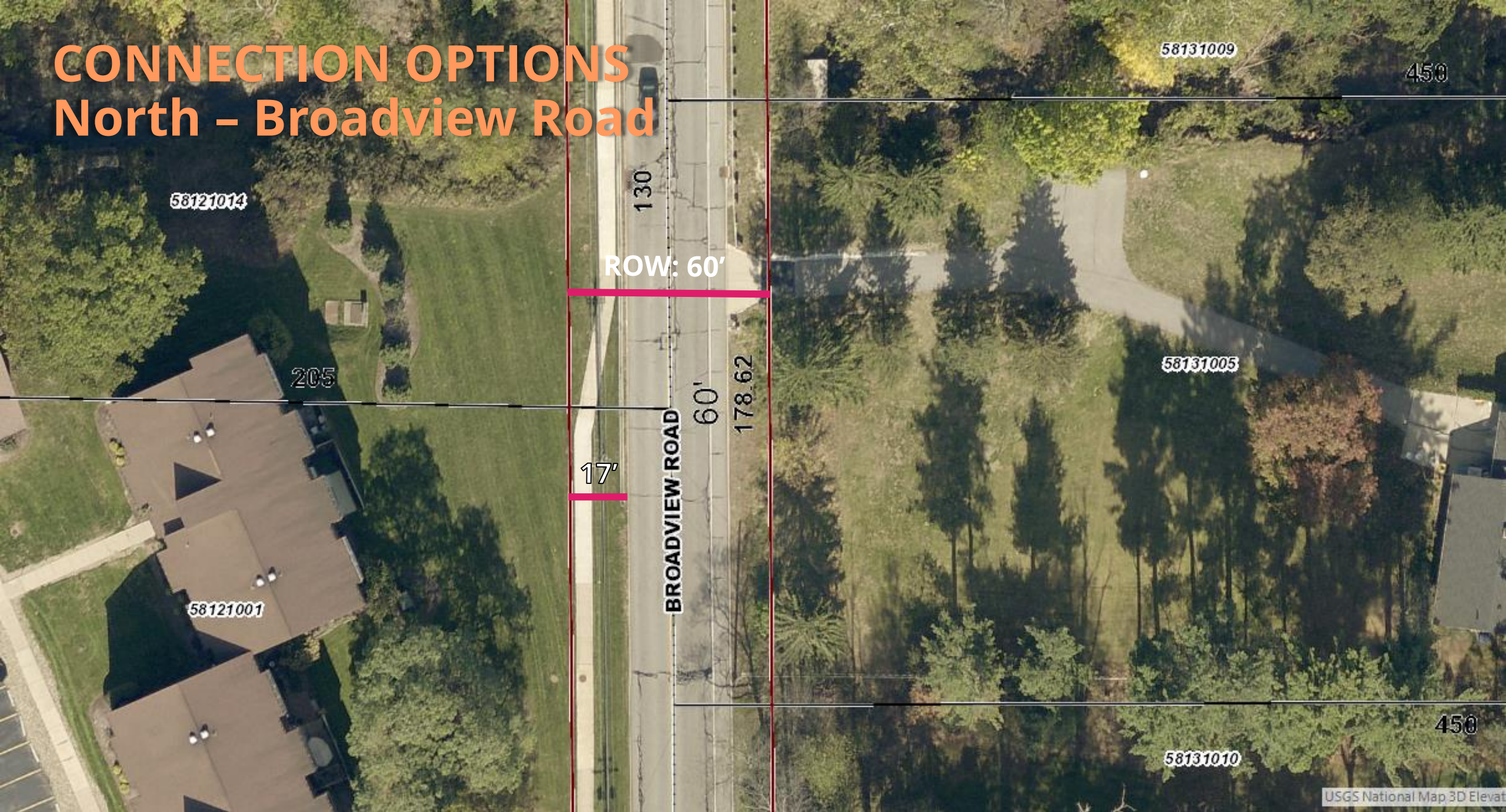
## North – Broadview Road





# CONNECTION OPTIONS

## North – Broadview Road





# CONNECTION OPTIONS

## North – Avery Road





# CONNECTION OPTIONS

## North – Avery Road





# CONNECTION OPTIONS

## North - Avery Road

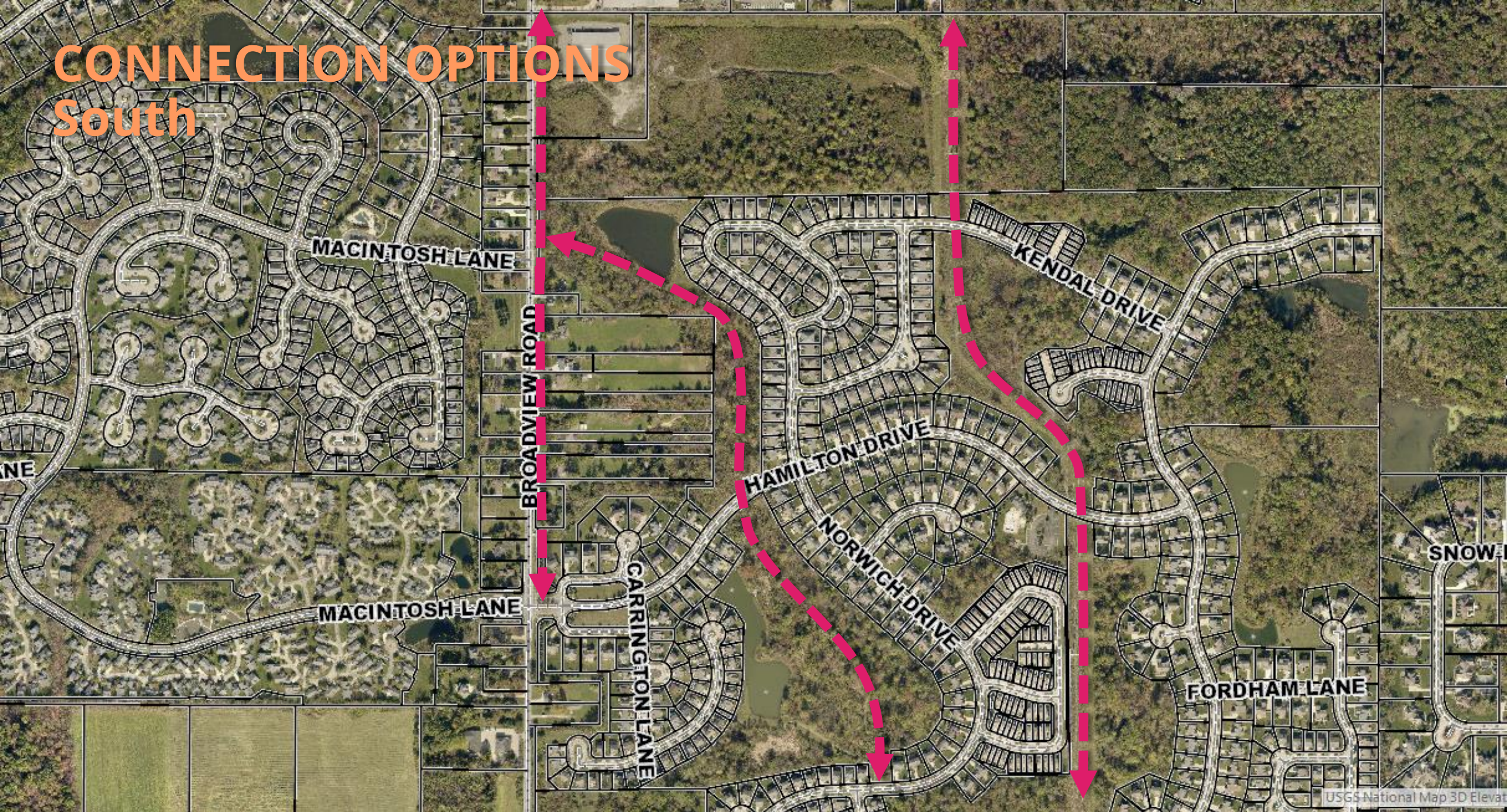


USGS National Map 3D Elevat



# CONNECTION OPTIONS

## South

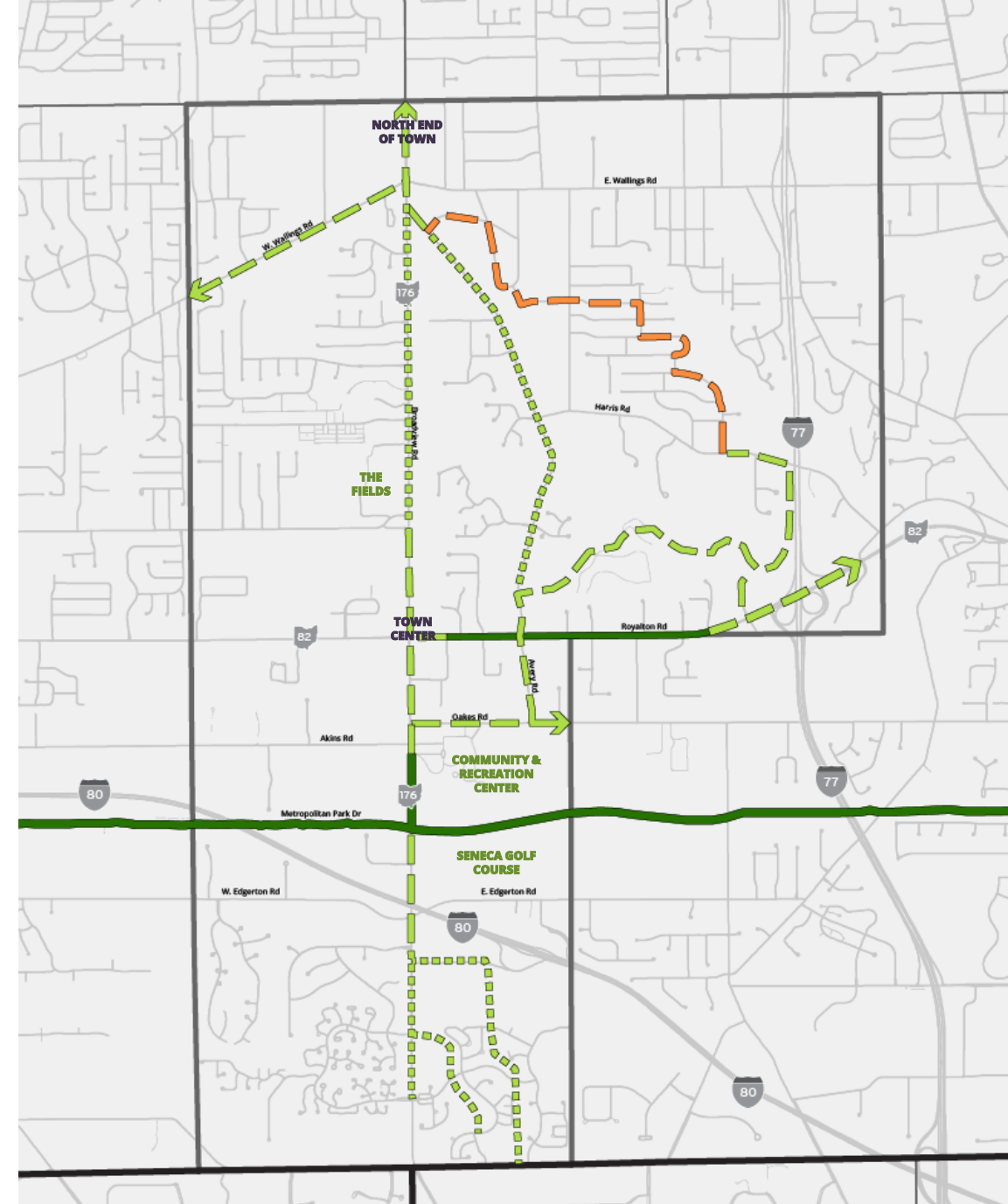


USGS National Map 3D Elevat



# CONNECTIONS PLAN

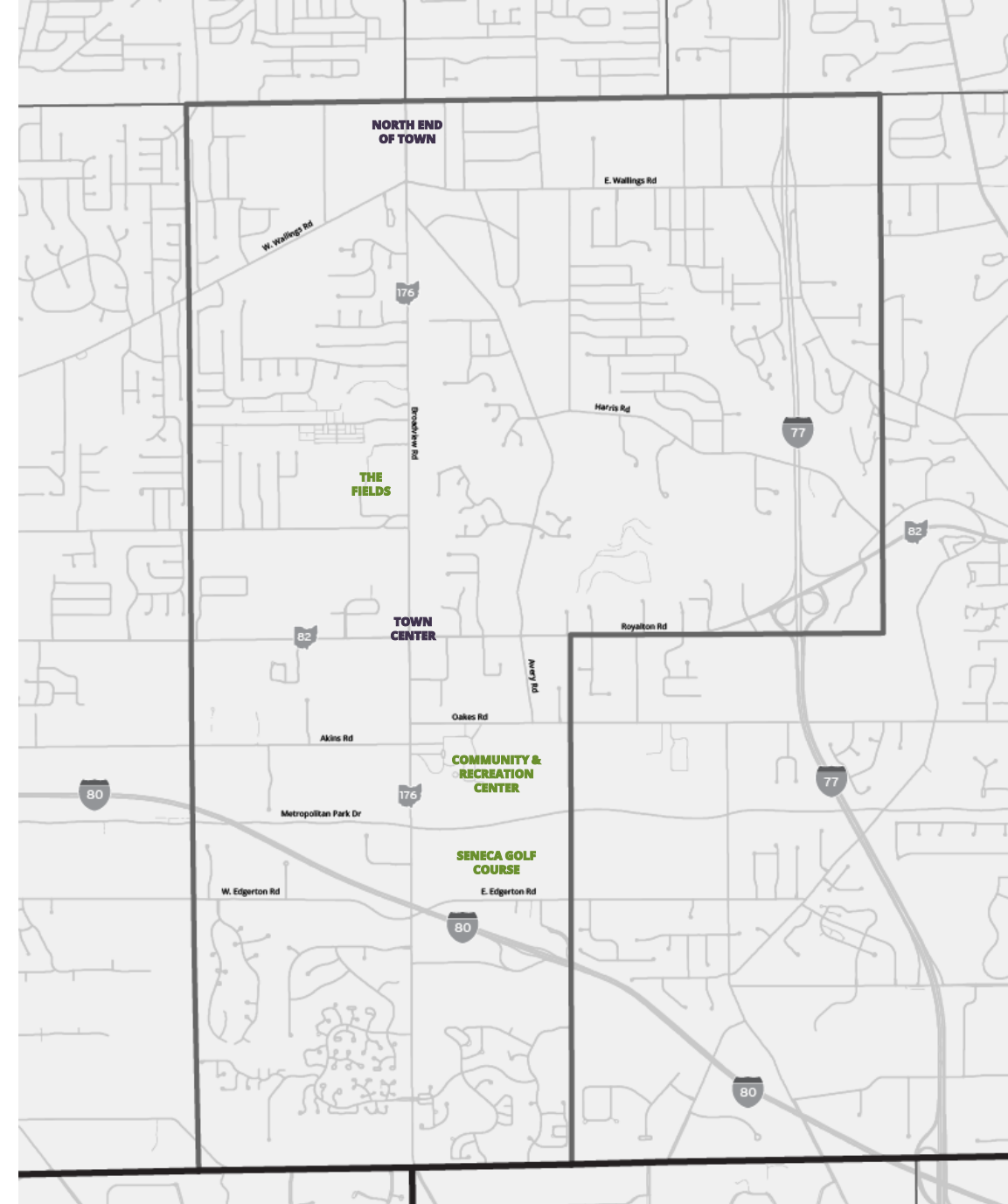
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# SIDEWALKS PLAN

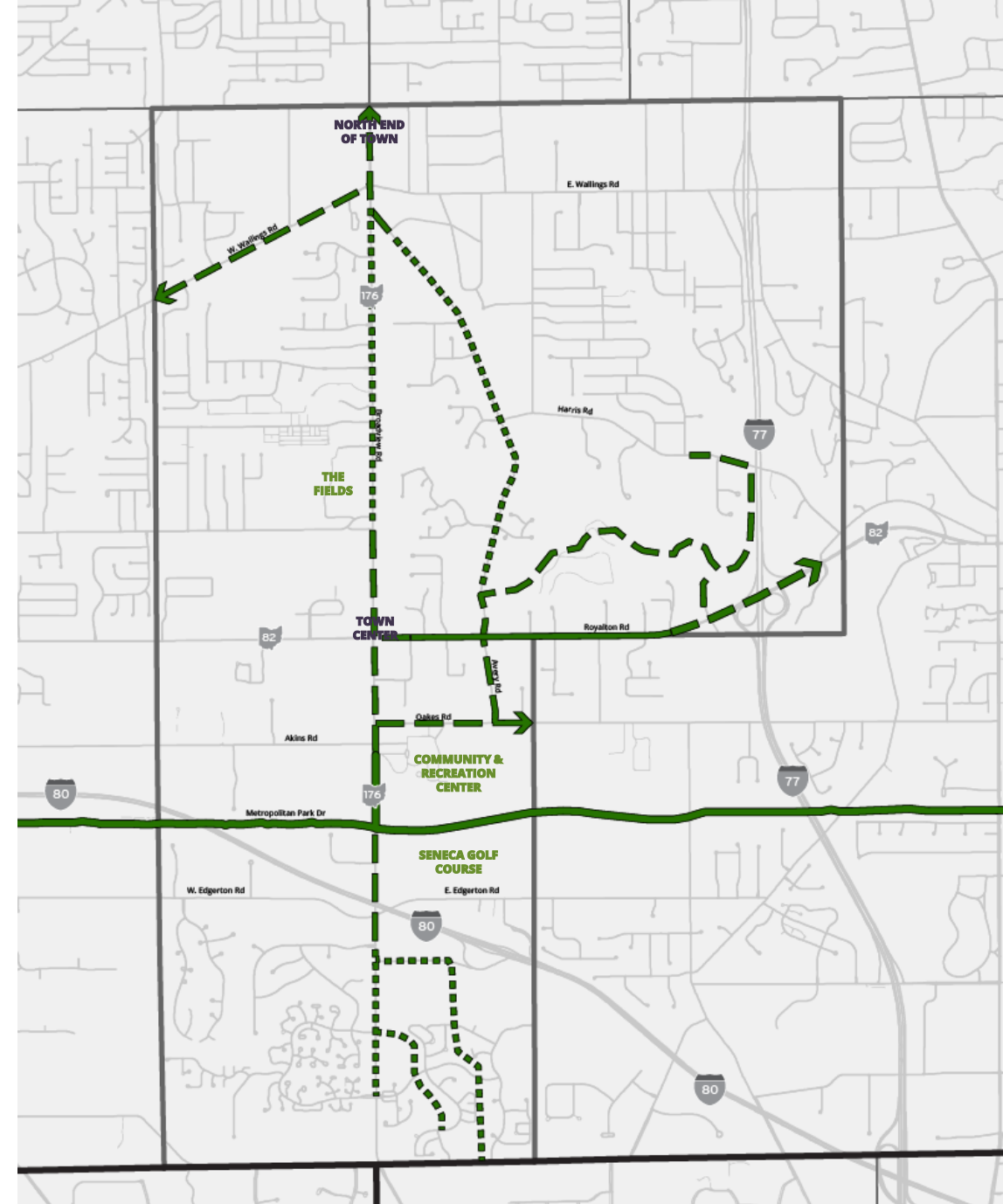
- Existing and Proposed Trails
- Under Construction Sidewalks
- Existing Complete Sidewalks
- Priority Sidewalks
- Not Priority Areas





# SIDEWALKS PLAN

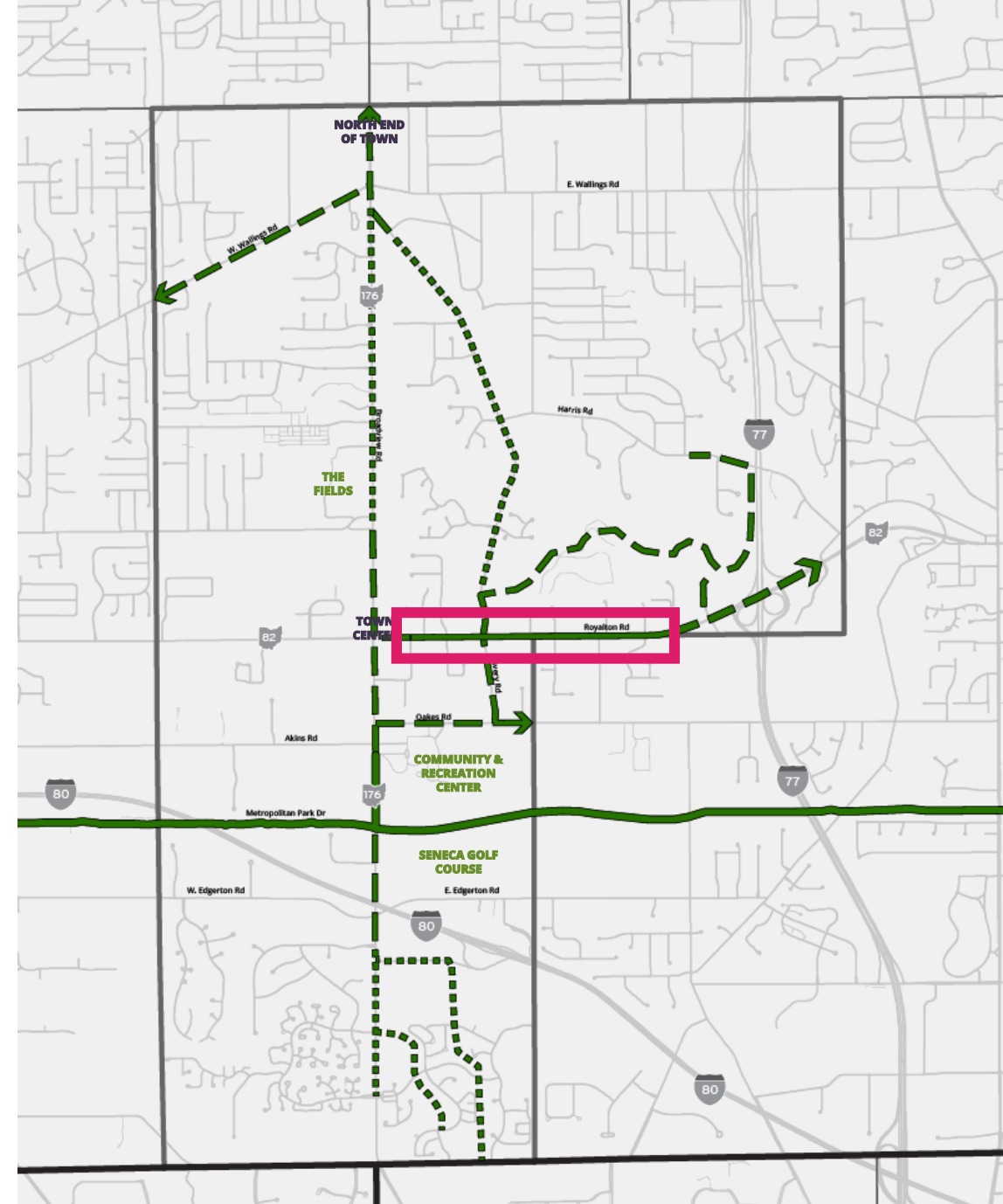
- Existing and Proposed Trails
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- Not Priority Areas





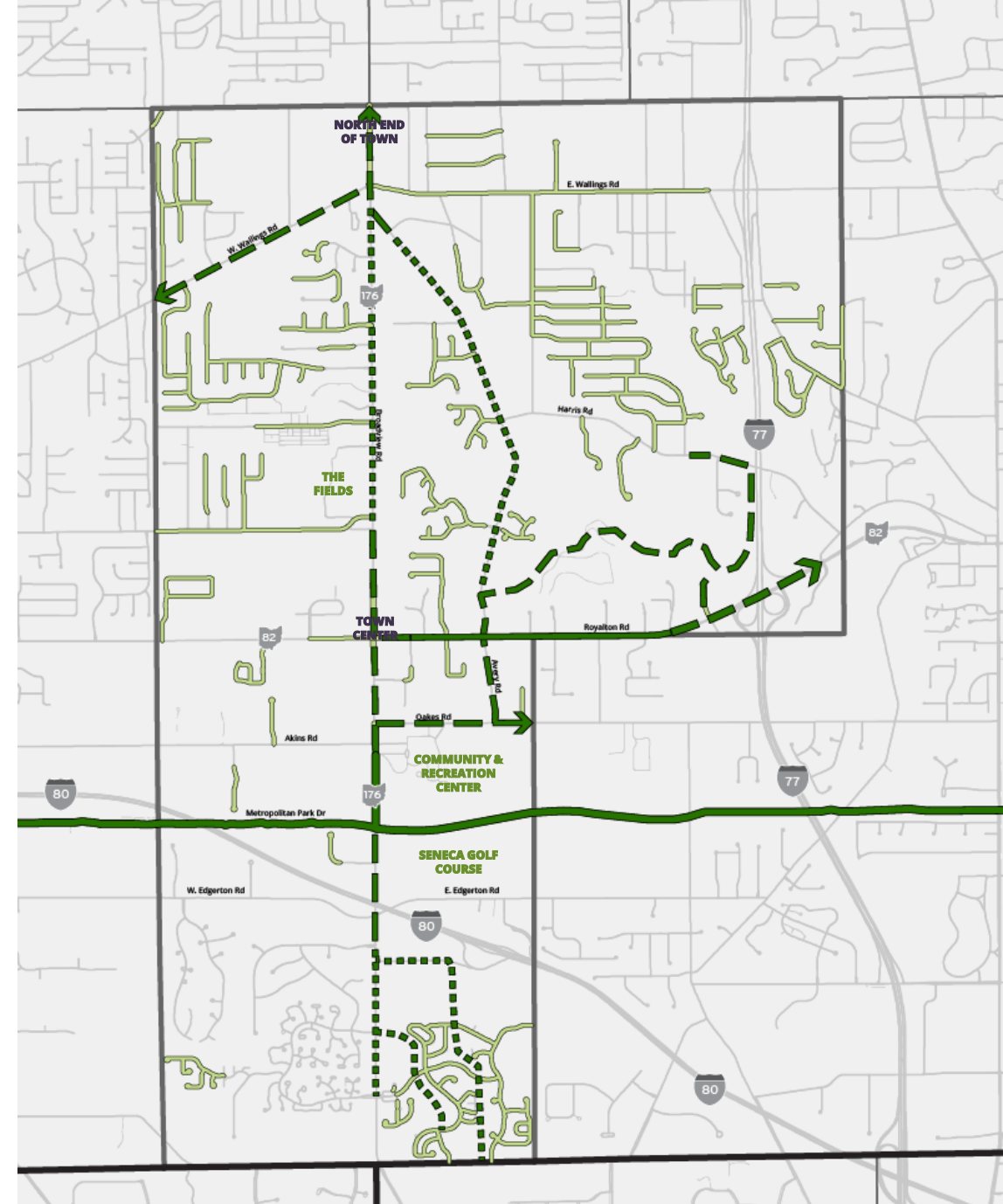
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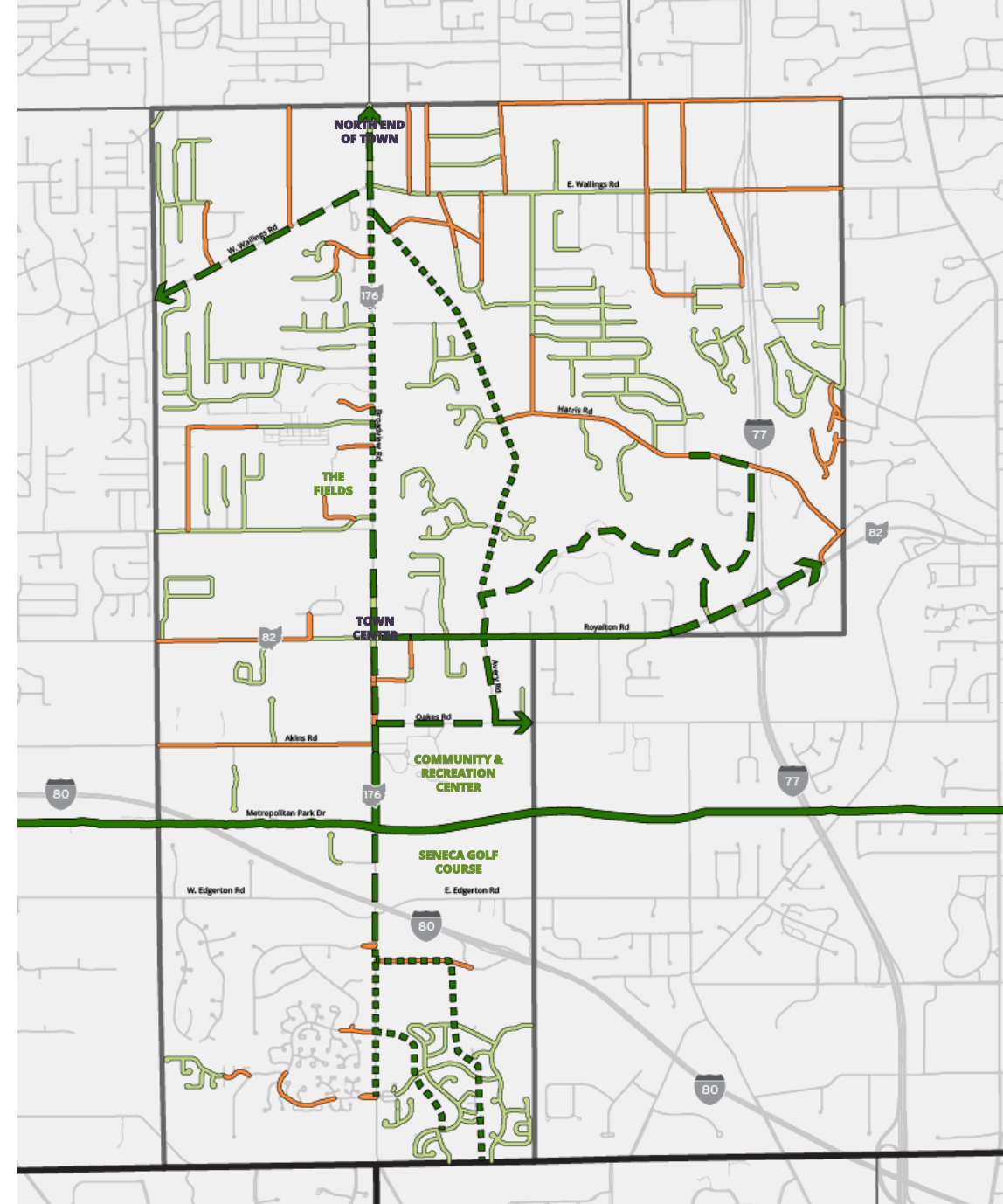
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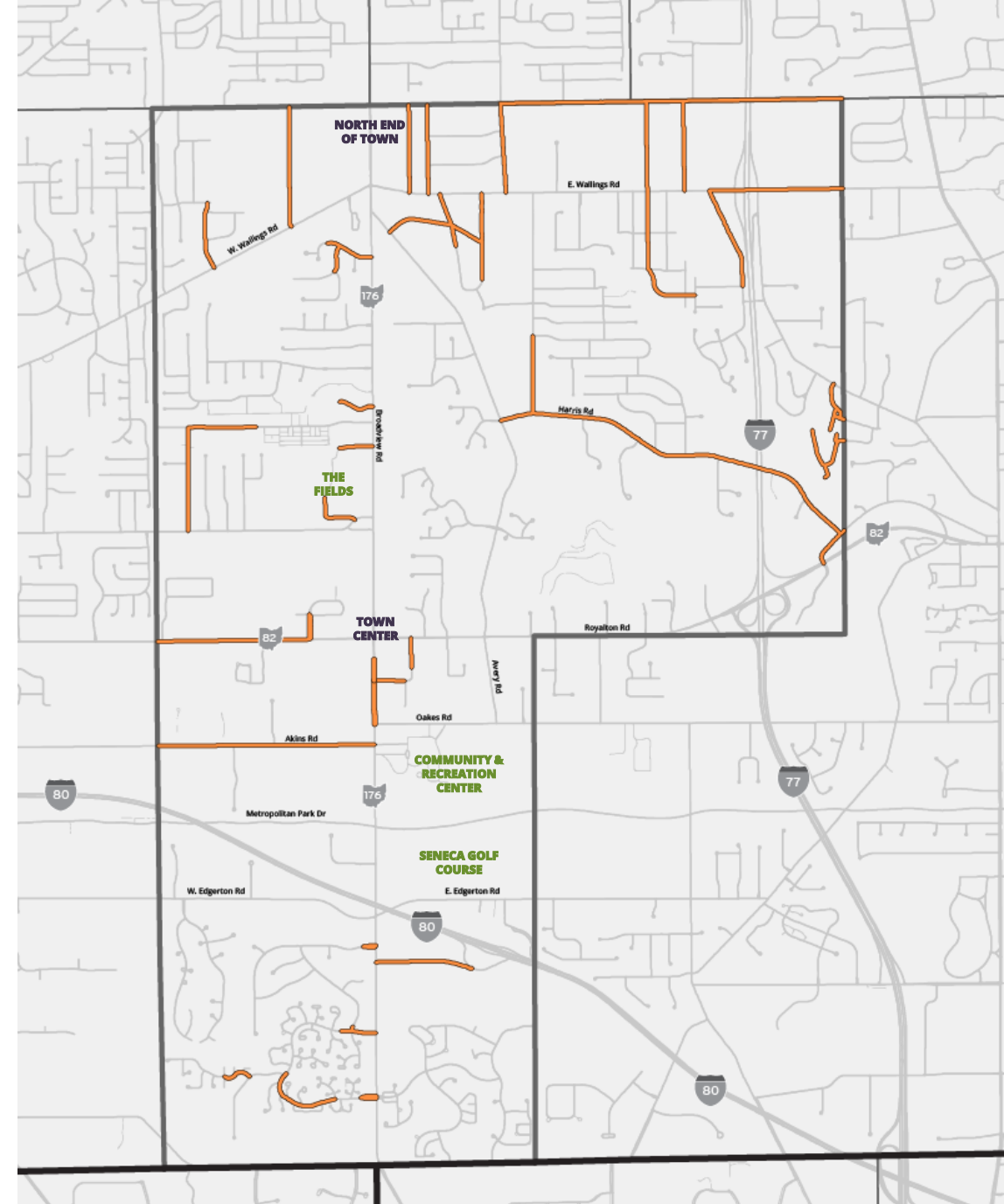
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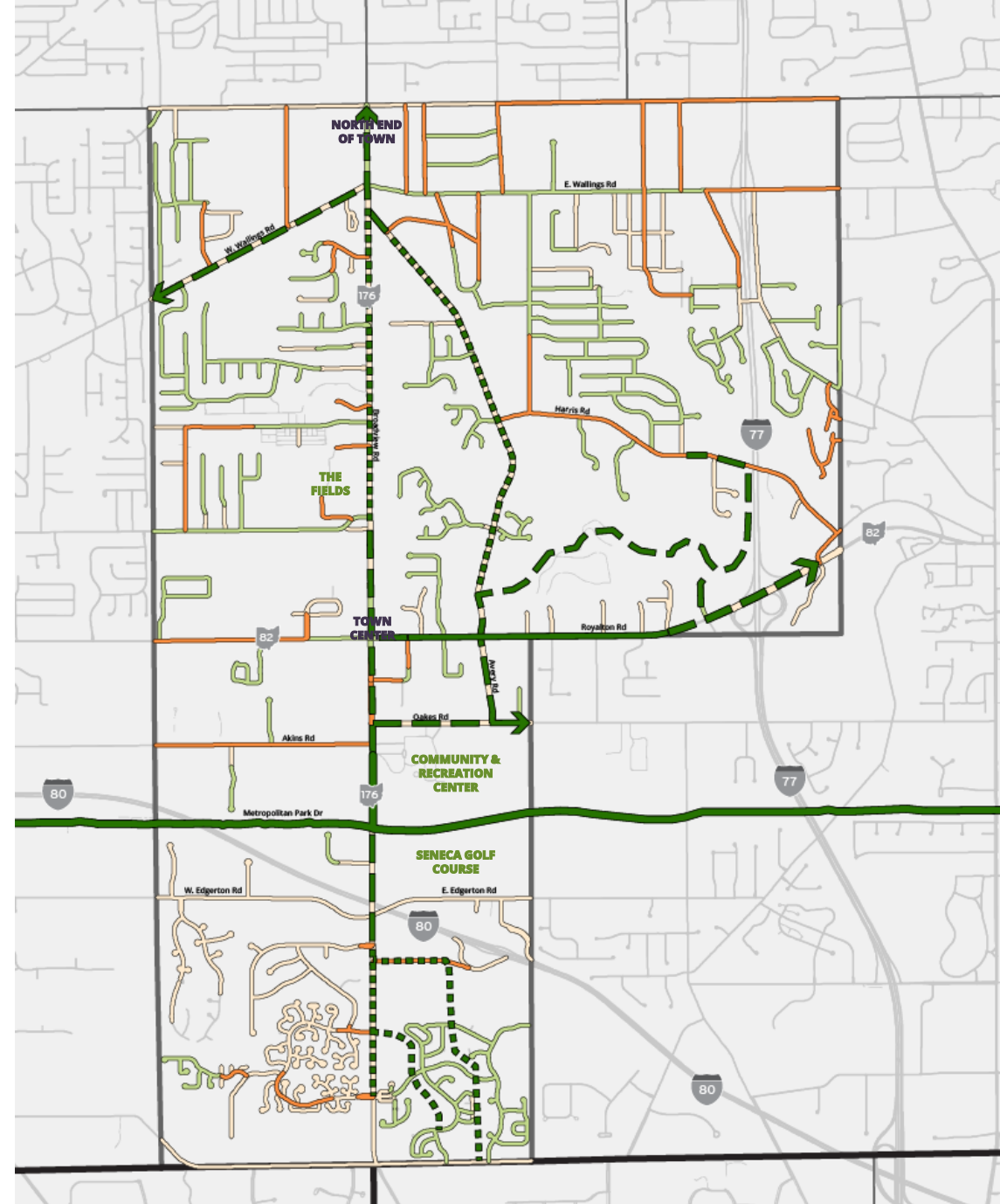
- Priority Areas
  - Near Schools
  - Near Parks
  - Near Business Districts
  - Along Major Streets
  - Residential Connector Street





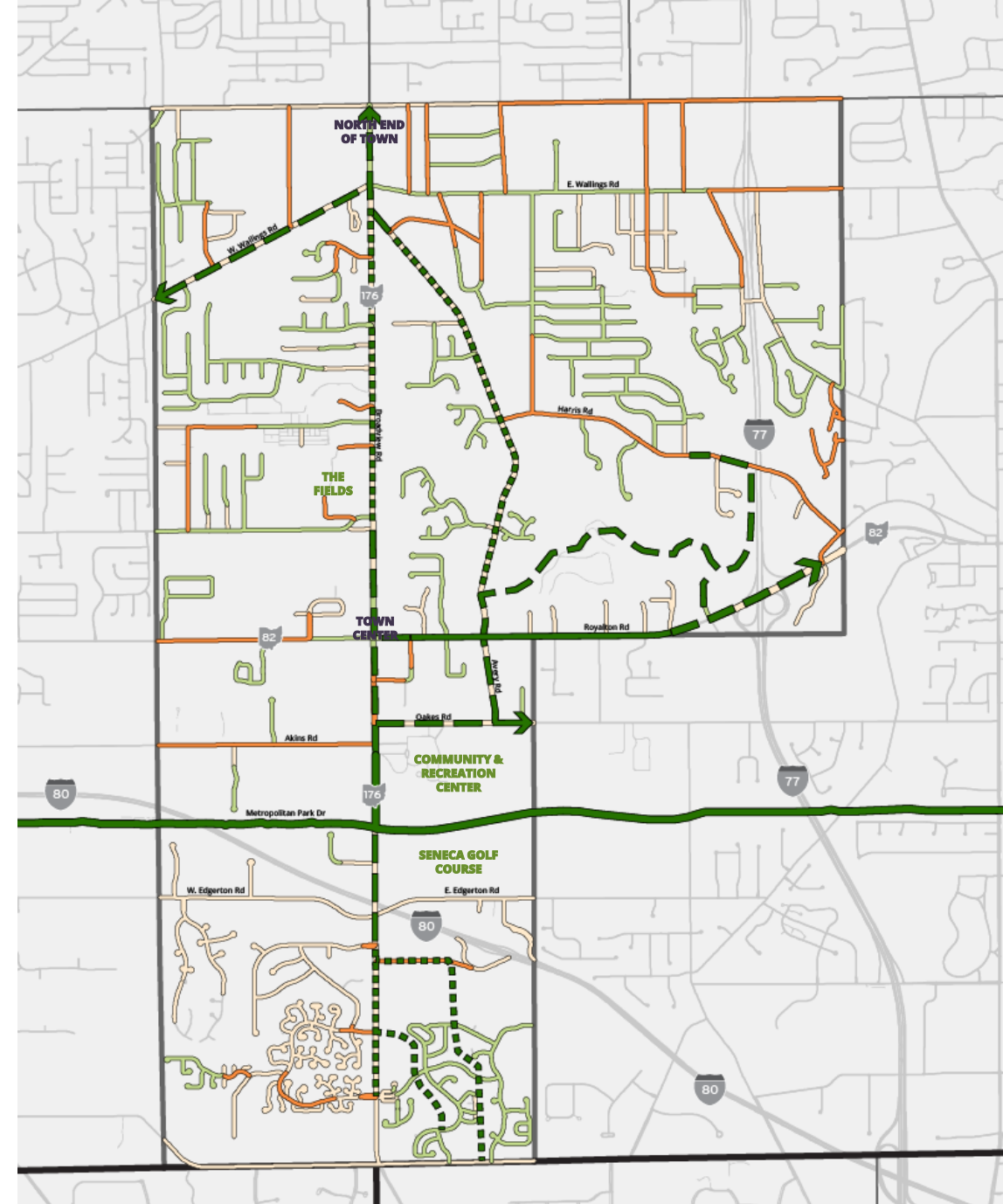
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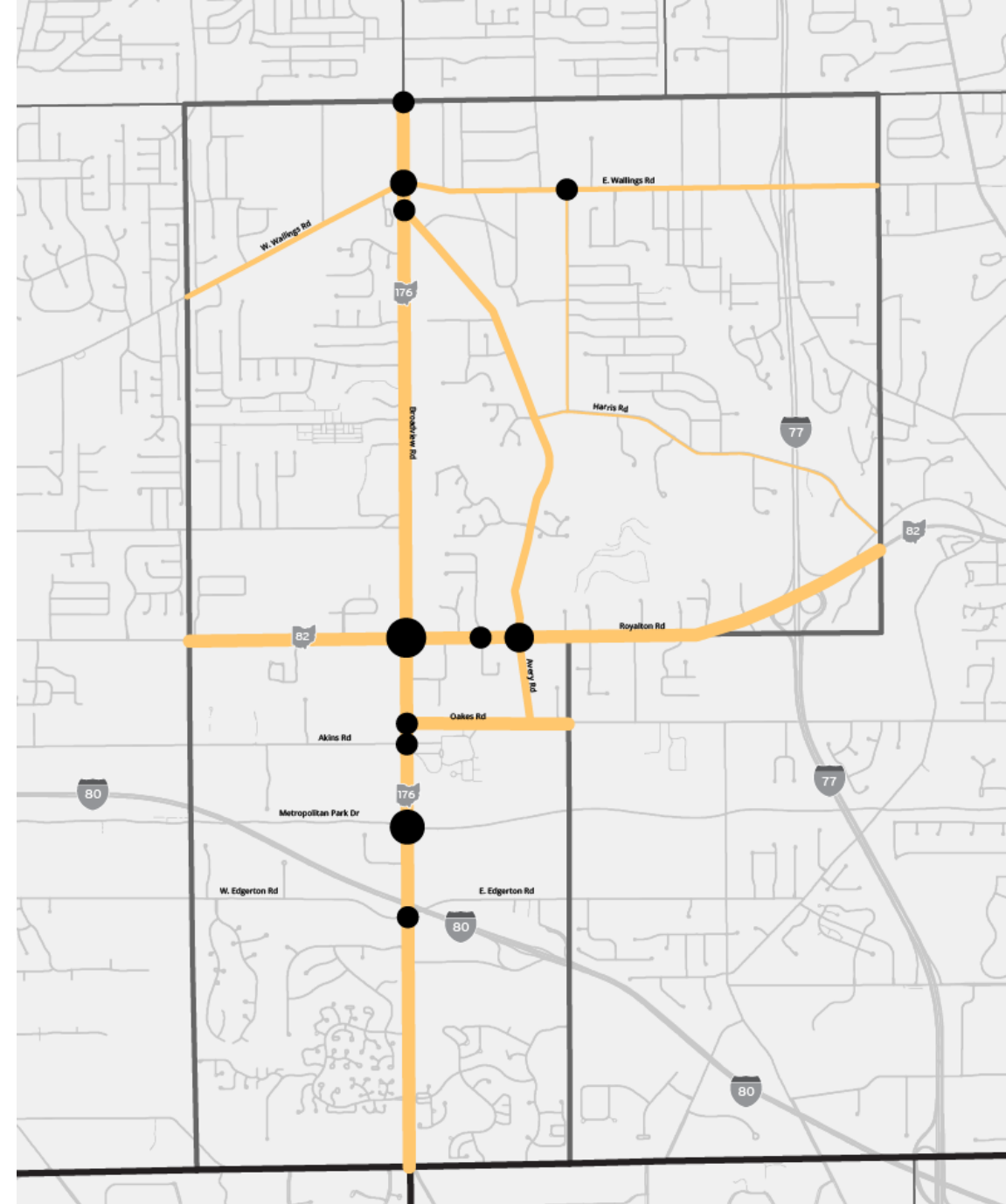
- Not Priority Areas
  - Highway Area
  - One Side Sufficient
  - Broadview Heights Side Has Sidewalks
  - Small Cul-De-Sac
  - Does Not Connect Any Destinations





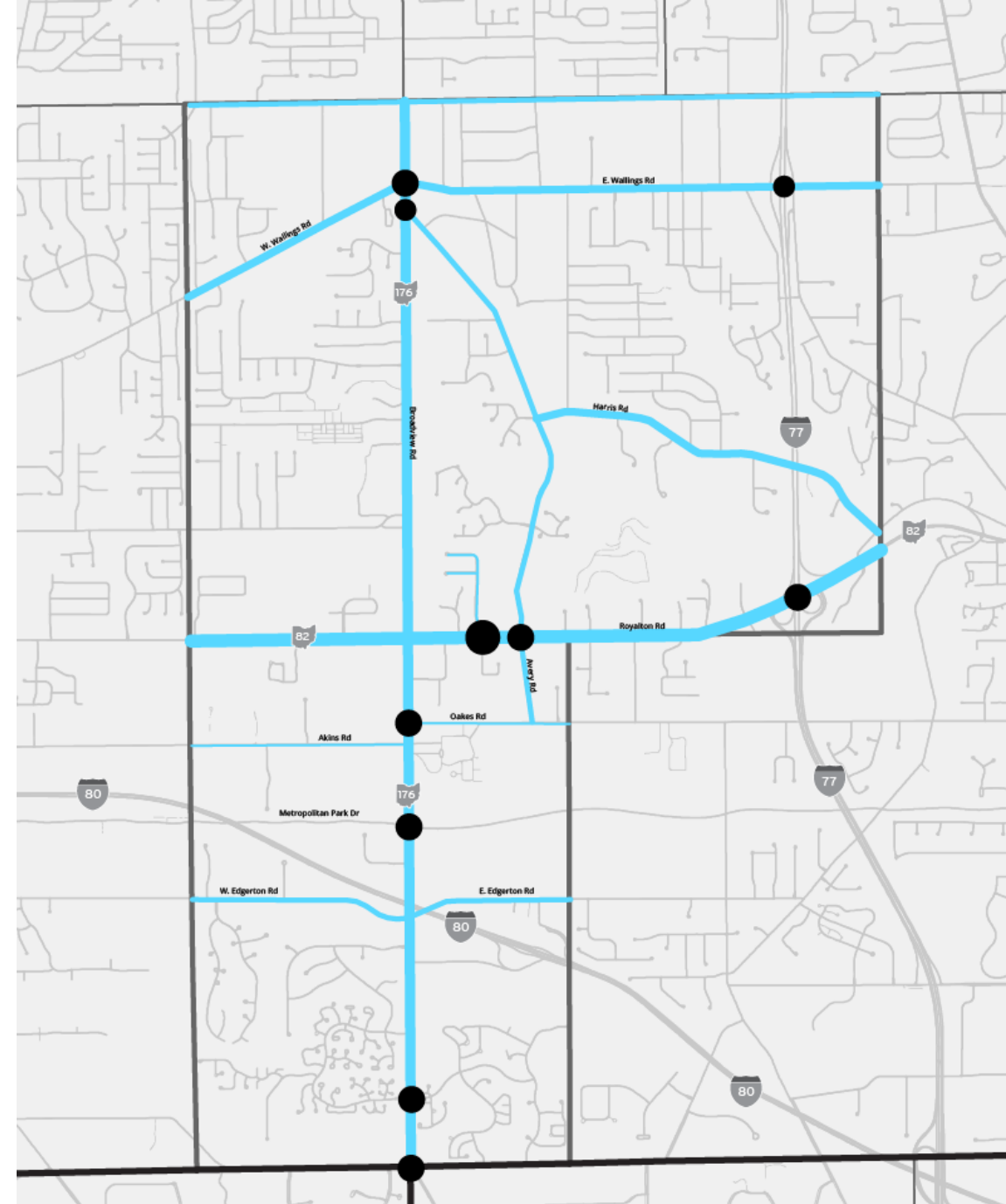
# ROAD IMPROVEMENTS PLAN

- Pedestrian Issues



# ROAD IMPROVEMENTS PLAN

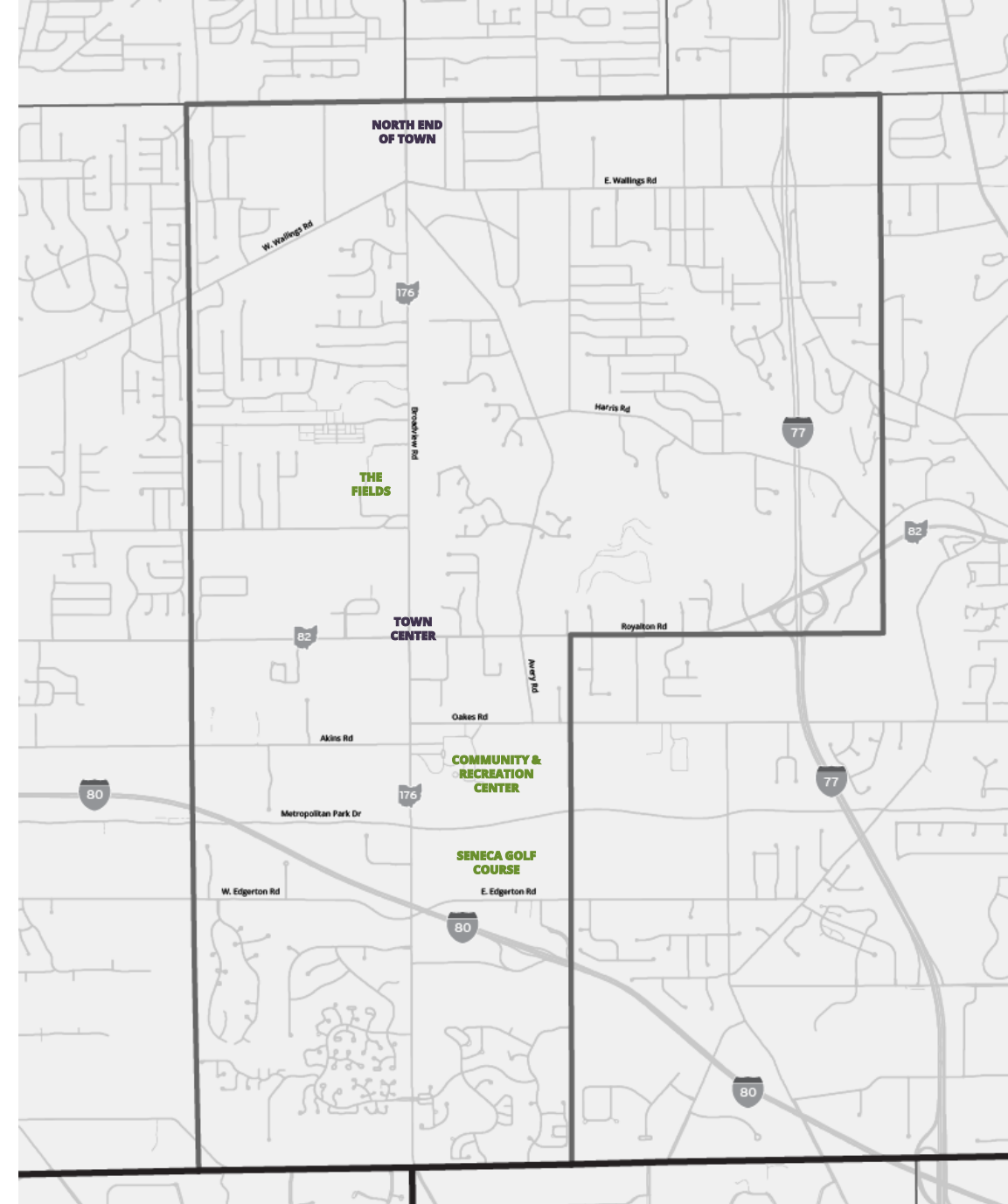
- Vehicular Issues





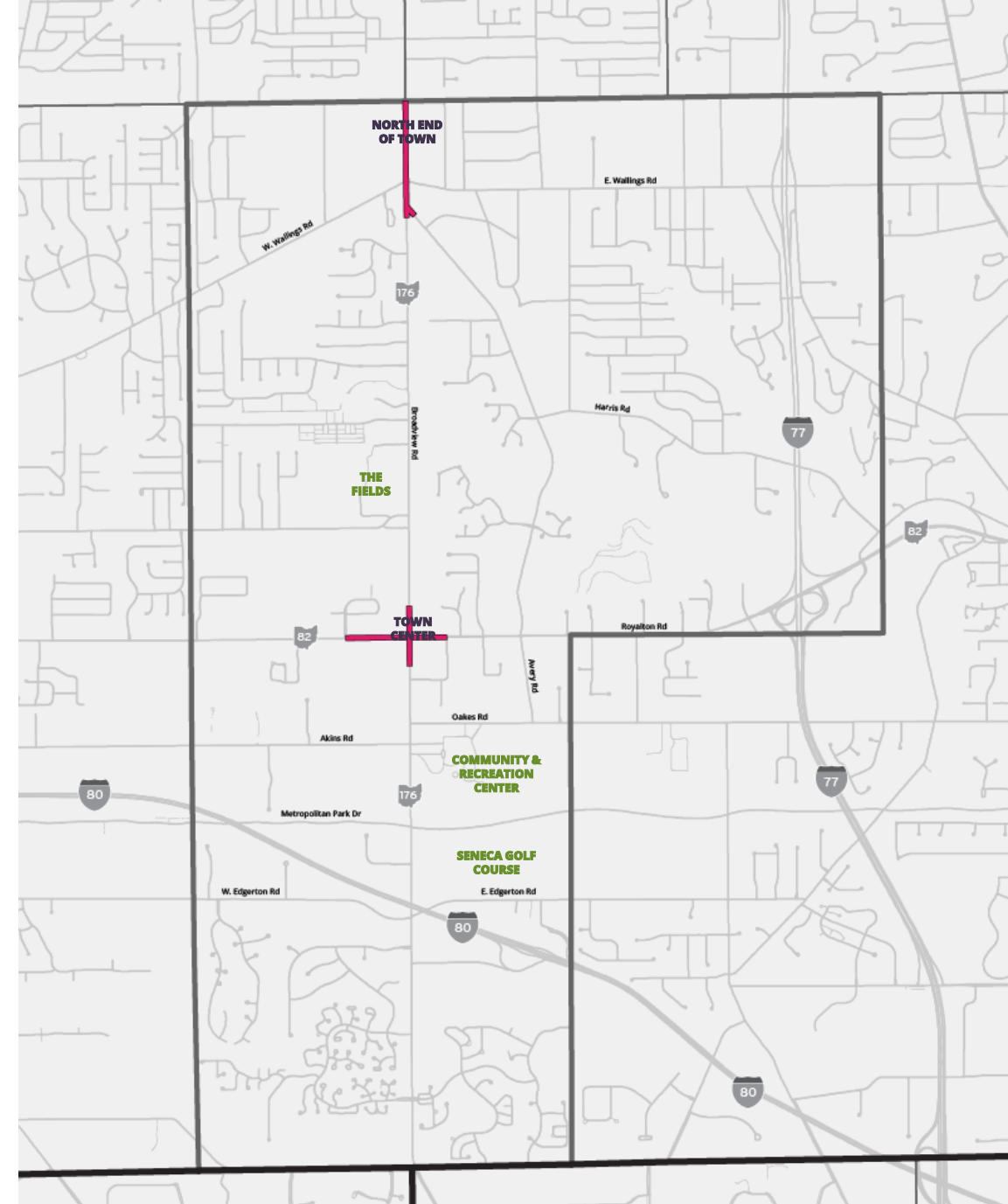
# ROAD IMPROVEMENTS PLAN

- Major Streetscape Improvements
- Minor Streetscape Improvements
- Proposed New Streets
- Major Roadway Changes
- Problem Intersections



# ROAD IMPROVEMENTS PLAN

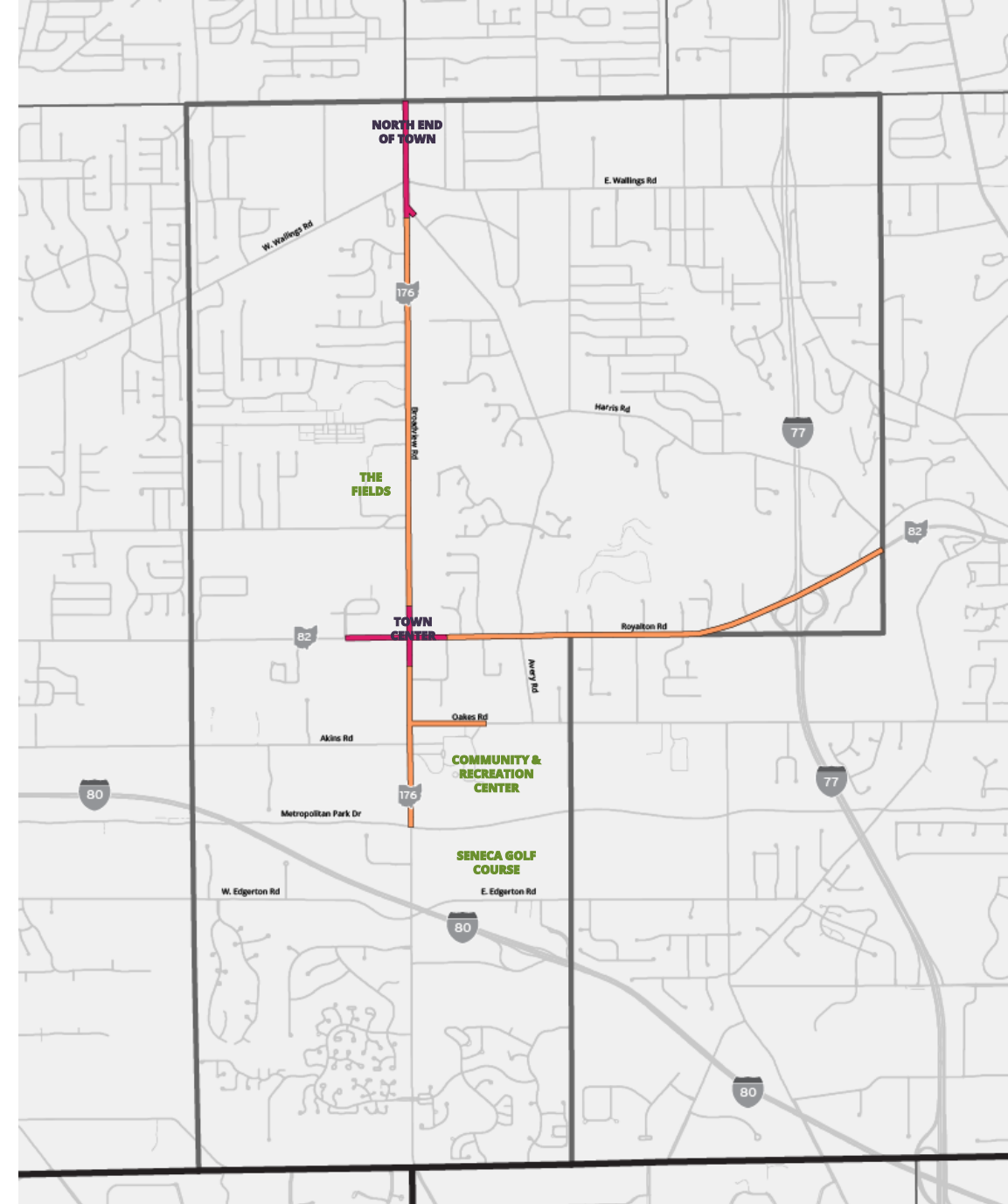
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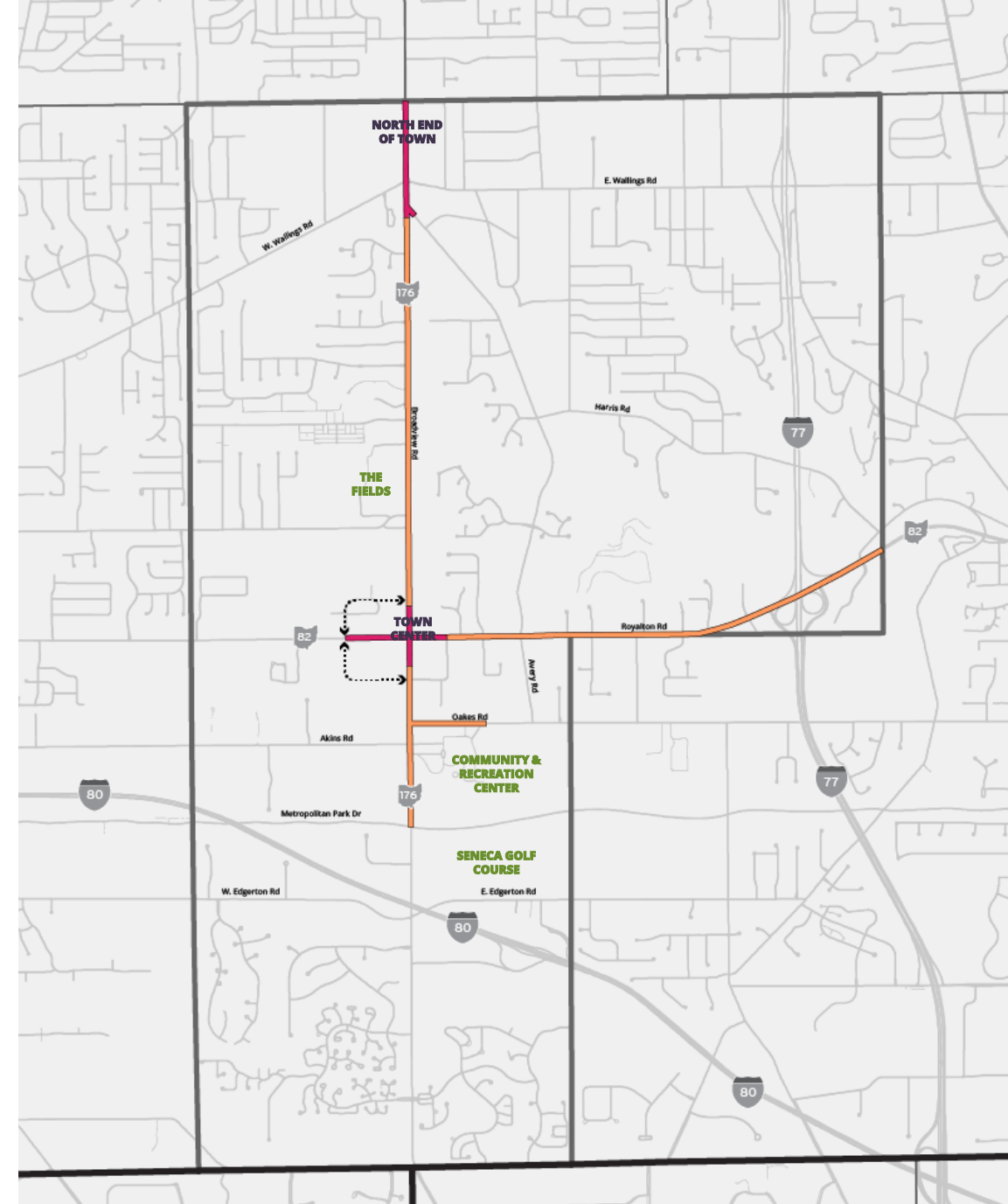
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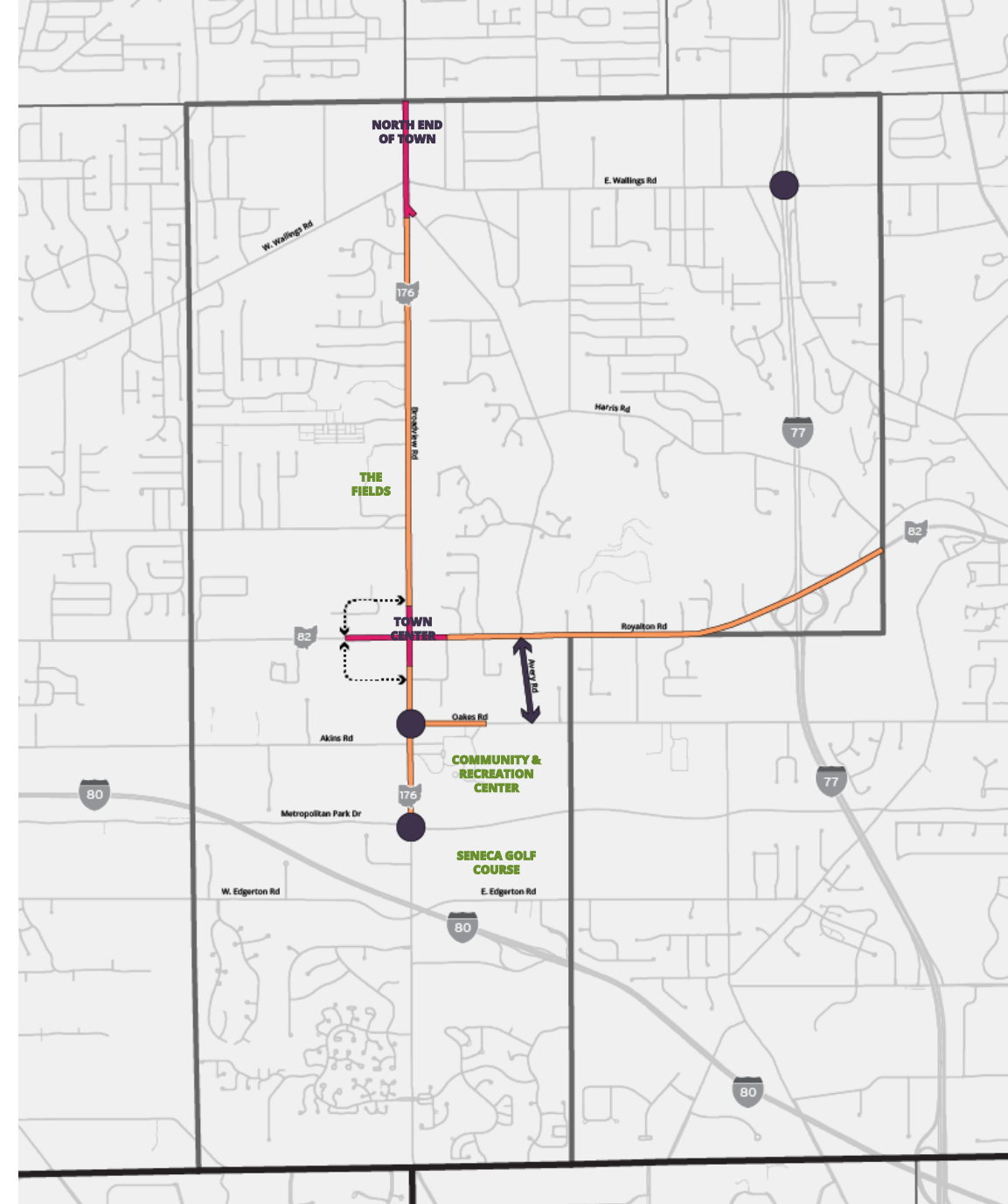
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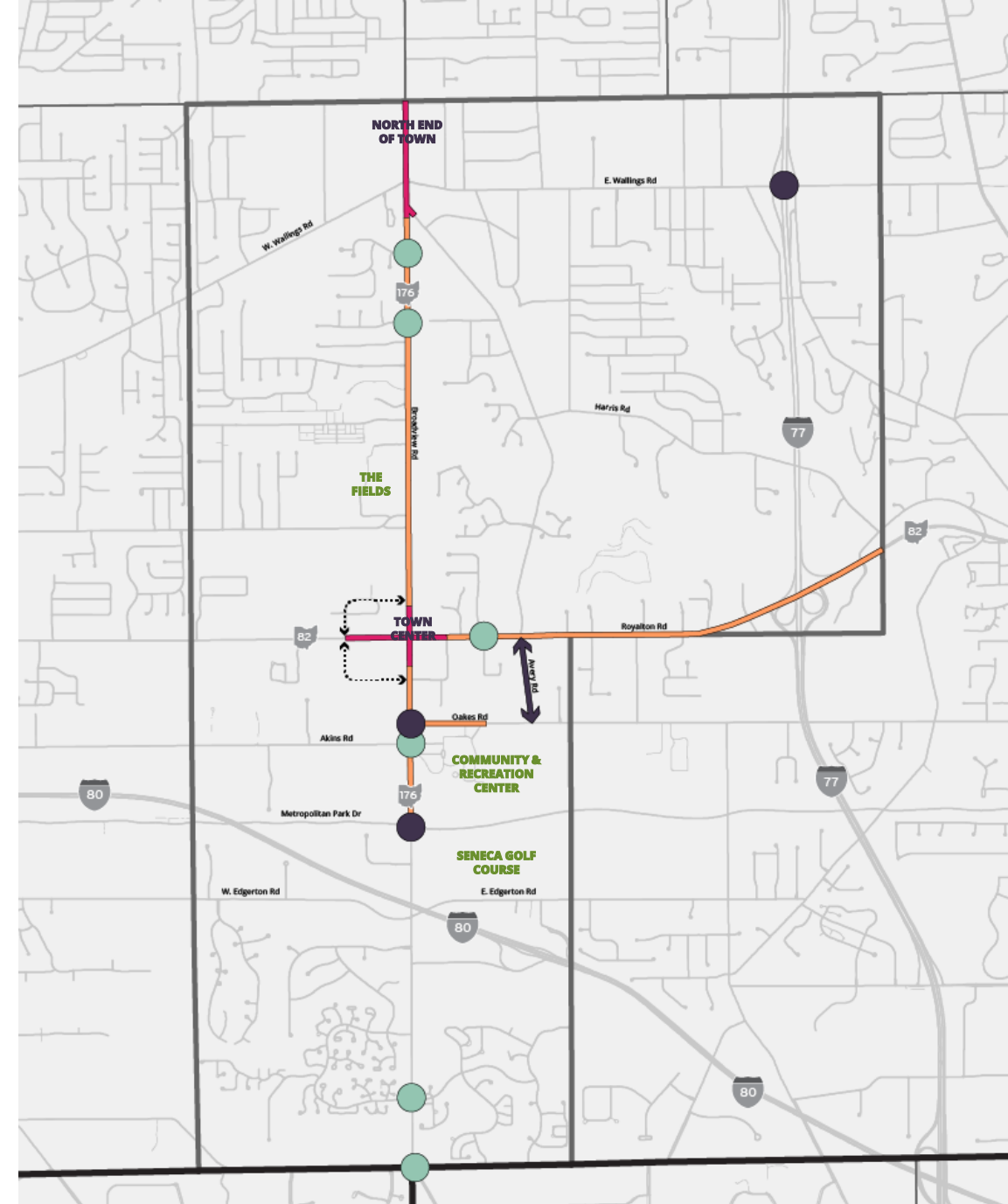
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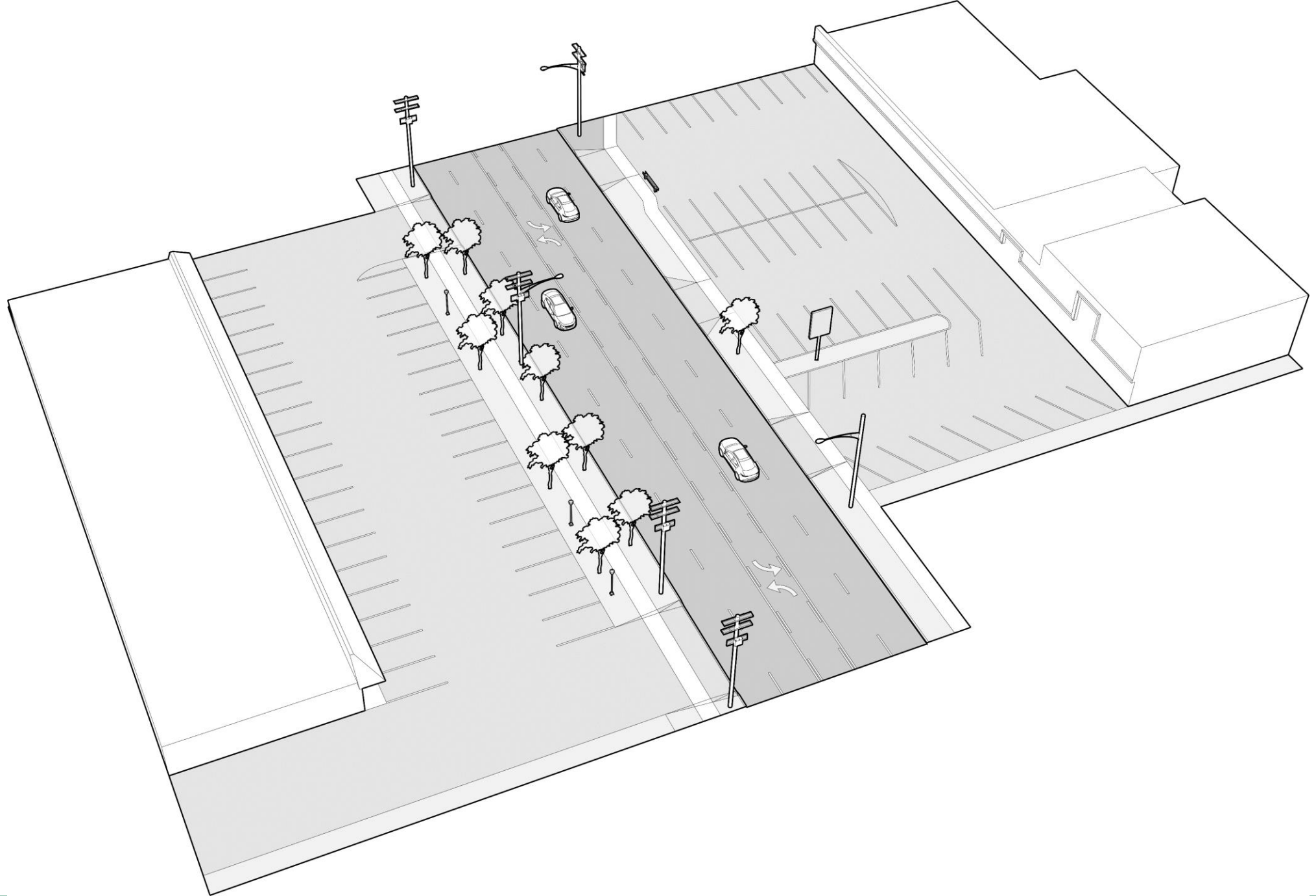


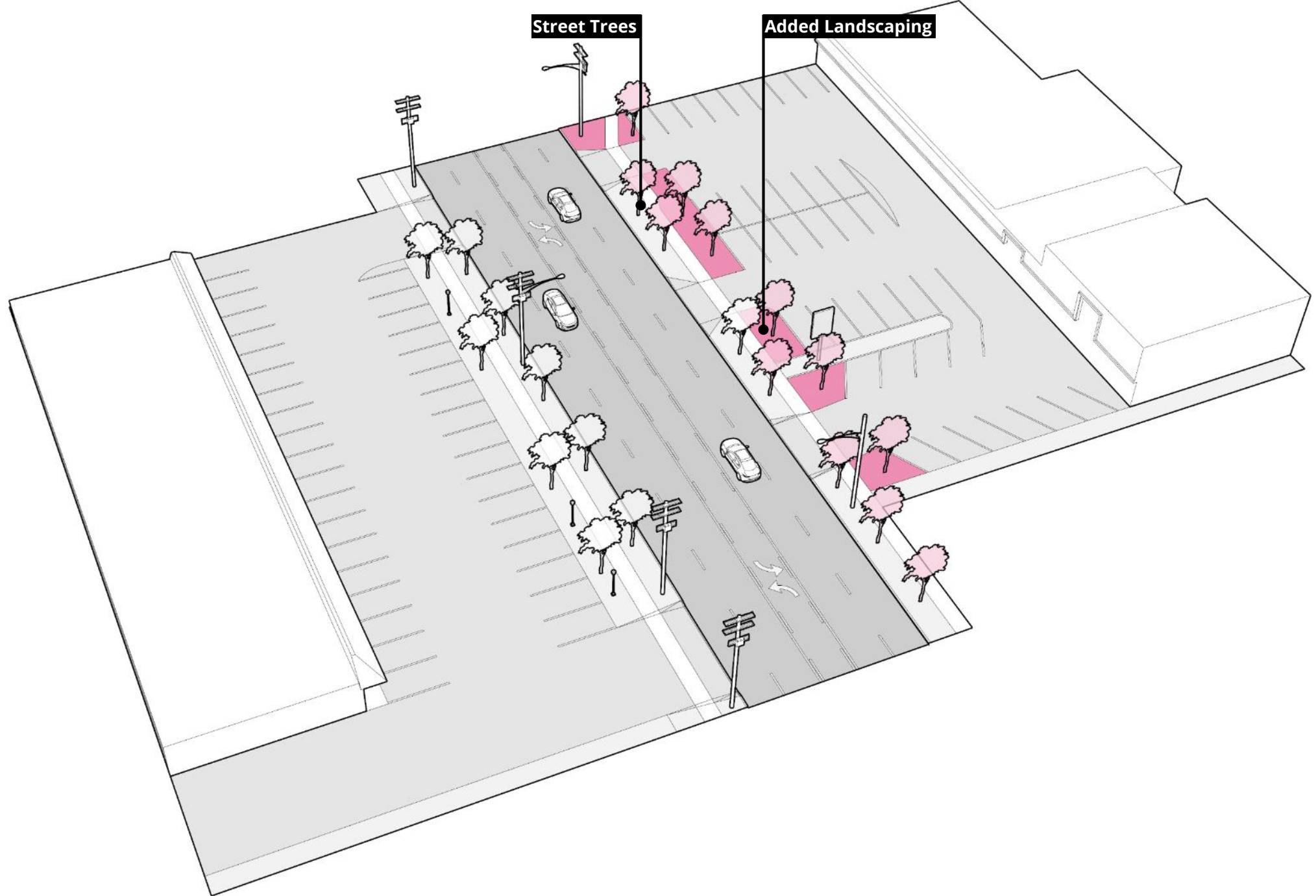
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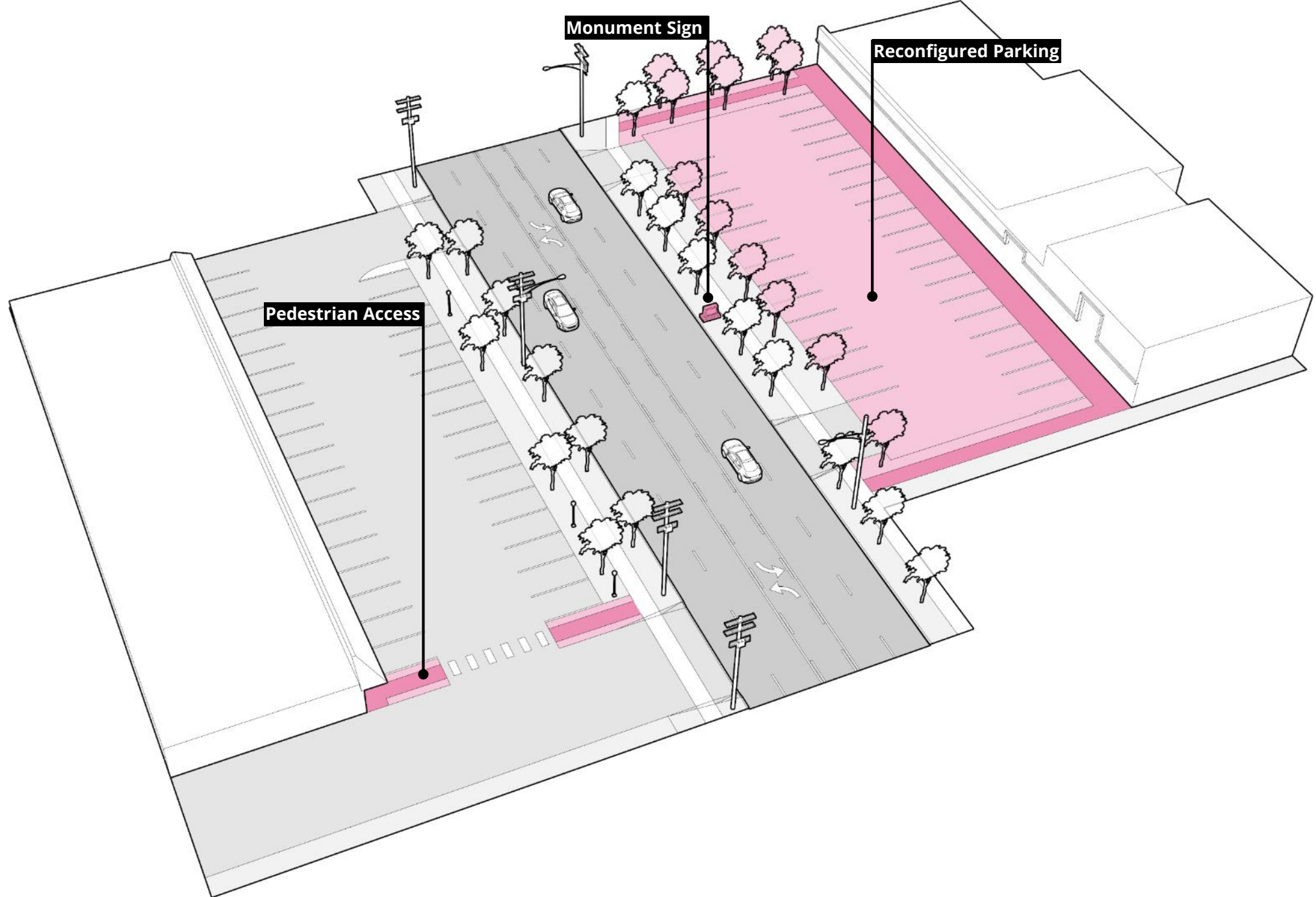


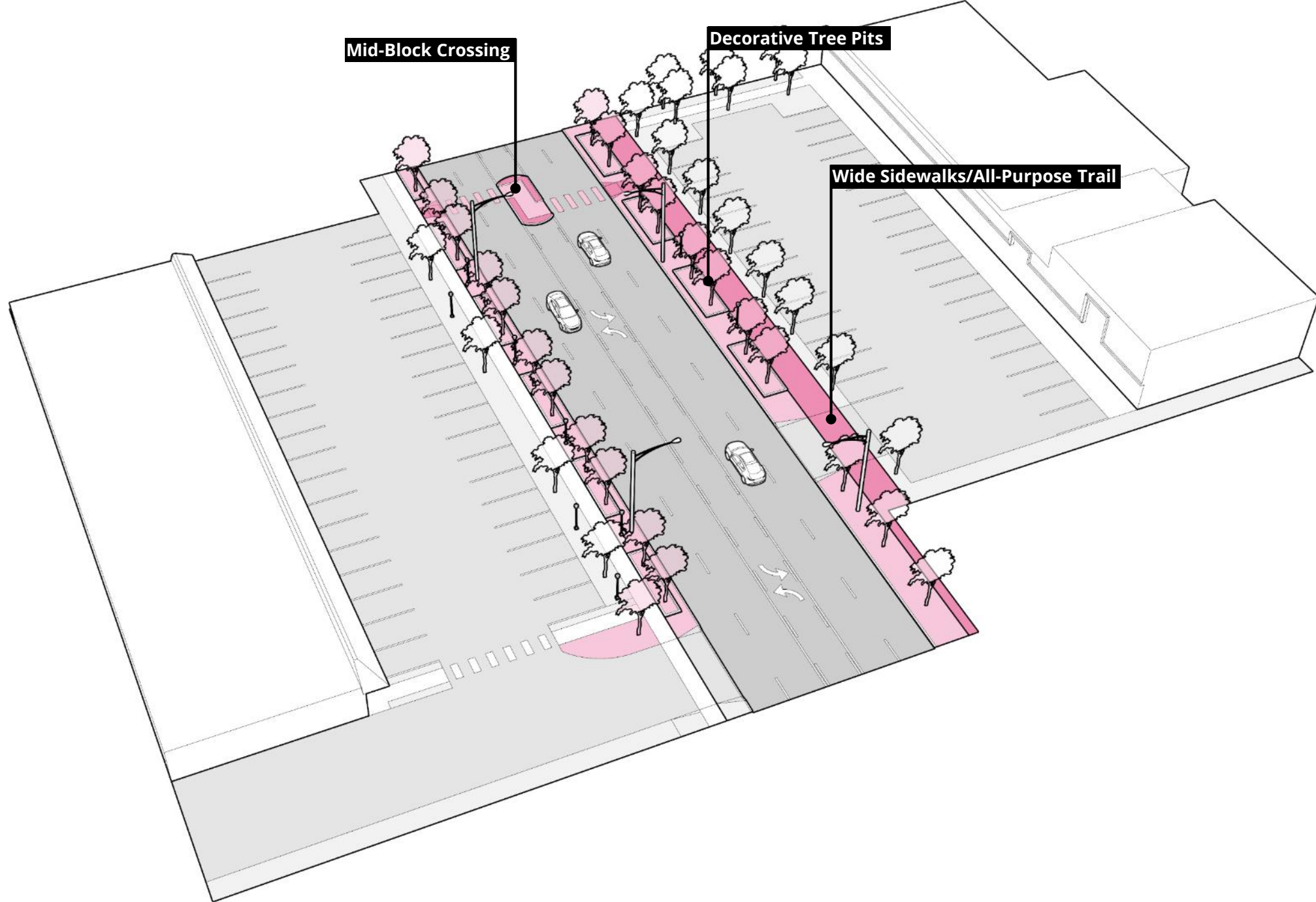




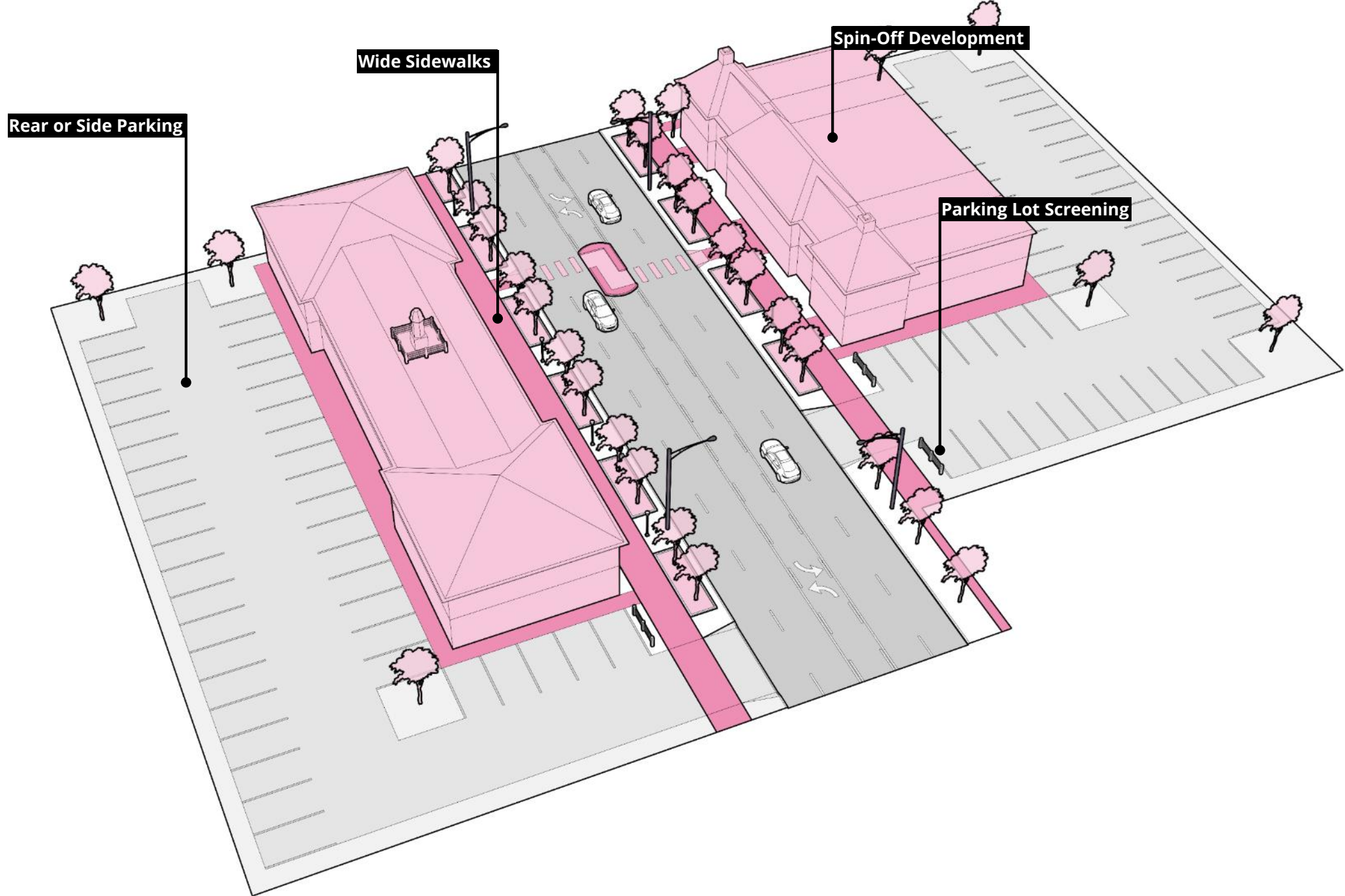




















# NEXT STEPS





# NEXT STEPS



Current Conditions



Community Vision



Goals & Actions



Implementation



Draft Master Plan

Goals & Actions Continued

Completed Draft Document



# NEXT STEPS



Current Conditions



Community Vision



Goals & Actions



Implementation



Draft Master Plan

- **Project Team**  
Goals & Actions 2  
October, 2019
- **Steering Committee**  
Goals & Actions 2  
October - November, 2019





# 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 on the **comment sheets** provided





# THANK YOU

## Write us an email!

- Patrick Hewitt, AICP, Senior Planner  
phewitt@cuyahogacounty.us
- Rachel Novak, Planner  
rnovak@cuyahogacounty.us



County Planning

FOR OUR COMMUNITY  
FOR OUR REGION  
FOR OUR FUTURE





## County Planning

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FOR OUR REGION  
FOR OUR FUTURE

