



# BROADVIEW HEIGHTS

## MASTER PLAN

STEERING COMMITTEE #5

12/17/2019



# AGENDA

PLANNING PROCESS REVIEW  
RECOMMENDATIONS

HOUSING

COMMUNITY LIFE

ENVIRONMENT

PLANNING CONCEPT AREAS

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



# 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:  
**Dec, 2019**



Implementation

Target  
Completion:  
**Feb, 2020**

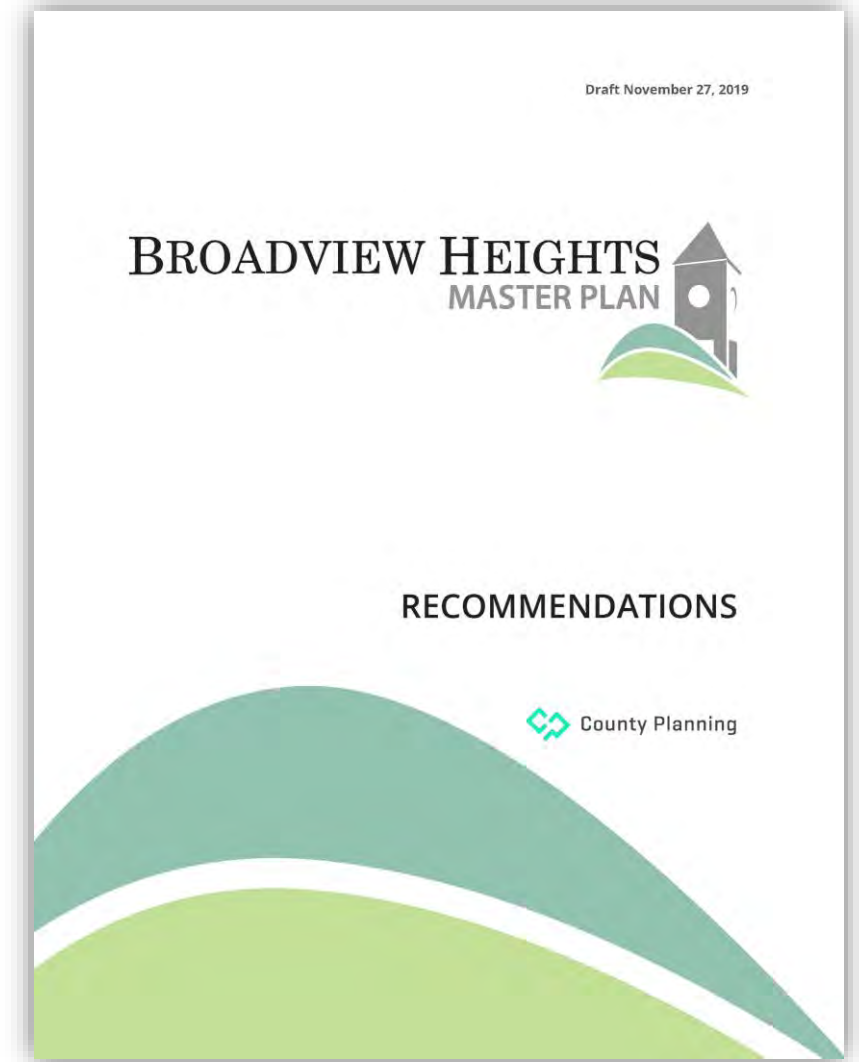


Draft Master  
Plan

Target  
Completion:  
**Mar, 2020**



# RECOMMENDATIONS







Source: County Planning



## GOAL 1 DEVELOP CONNECTIONS

### IN OUR WORDS

"I'd like to see the entire Blossom Hill facility, new school [Community Center] campus, and Metroparks all linked with safe paths for walking [and] biking."  
—Online Survey Respondent

"Improving the City's walkability and bike-ability is important to my family and my young children."  
—Online Survey Respondent

### WHAT WE ASPIRE TO

We aspire to be a community where residents can walk or bike from their neighborhoods along safe paths to the Community Center Campus, parks, and business districts.

Where roads are well-maintained and provide the capacity needed to move people efficiently; and

Where the design of streets conveys the values of our community and helps develop a sense of place and identity.

Broadview Heights is situated at the region's center approximately midway between Downtown Cleveland and Downtown Akron. The community is home to two highway interchanges and within close proximity to four others. It is also adjacent to the Cuyahoga Valley National Park and sits along the Valley Parkway trail, which connects Broadview Heights to the Cleveland Metroparks regional trail and park system. Beyond its central location, the City is home to parks, community spaces, and business districts.

Residents have expressed a desire to forge better connections to these key places whether driving a car, biking, walking, or taking a bus. Residents would like direct, safe, and comfortable connections between their homes and the places they want to go.

### MULTI-MODAL CONNECTIONS

Connecting people to places via sidewalks and trails has long been a City goal. Broadview Heights worked with Cleveland Metroparks to finish the Valley Parkway trail, built a trail connection from Valley Parkway to the Community Center Campus, and is constructing a trail as part of the Royalton Road expansion. These trails continue to provide safe and direct connections for residents on foot or bike.

Public input during the planning process showed a clear desire to expand the City's sidewalk and bikeway network in places where they can form the best connections. While nearly 60% of City streets have sidewalks and there are almost five miles of bikeways, residents want to fill critical network gaps and improve existing bikeways. Residents want to improve the walkability of destinations by ensuring sidewalks connect to the front doors of businesses. They also expressed the need for general enjoyment of places to walk around and emphasized a desire to better connect their homes and neighborhoods to parks and the Community Center Campus.

It is a clear community priority to fill missing gaps in the City's sidewalk and bikeway network. Beyond priority locations, the Broadview Heights Master Plan recommends linking to the regional trail network and adding amenities such as bike racks and benches. It is also a goal of the plan to enhance the street network with subdivisions that connect to adjacent neighborhoods.

### ROAD IMPROVEMENTS

Broadview Heights has grown dramatically in the past few decades, with the construction of many new subdivisions for a population that has more than tripled since 1960. Having been a largely rural community prior to this explosive



An all-purpose trail built at this time provided opportunity for running, walking, and biking.

Source: County Planning

## STRATEGIES & ACTIONS

### STRATEGY 1 Provide strategic bikeway and sidewalk connections between neighborhoods and key destinations including the Town Center, North End of Town, parks, schools, and the Community Center Campus

- Seek funding to construct bikeways and sidewalks according to the Trails & Bikeways Framework on page 19 and the Sidewalk Priority Framework on page 21
- Improve pedestrian access to businesses and places of interest by constructing and requiring complete and direct sidewalk access from the street to the front entrances of businesses
- Ensure safe bicycle parking by constructing bike racks and updating zoning to require bike racks in new developments
- Connect existing and proposed cul-de-sac streets where possible and limit new cul-de-sacs by requiring connected street patterns in new developments
- Partner with the Brecksville Broadview Heights School District to finalize and implement the Safe Routes to Schools Plan

### STRATEGY 2 Construct streets that balance the safety of all users and the capacity needed for efficient flow

- Continue to monitor traffic patterns for needed road improvements, especially the addition of turn lanes, according to the Road Improvement Framework on page 22
- Upgrade the Wallings Road overpass to provide additional road capacity as well as pedestrian bicycle access
- Partner with GCRTA to identify the most heavily used transit stops and improve them to provide comfortable waiting environments for transit riders
- Improve major pedestrian and bicycle crossings to ensure they are safe
- Update subdivision requirements in the Town Center to provide for grid pattern streets
- Coordinate with surrounding communities, NOACA, and the City Engineer to review timing of traffic signals (NOACA's Signal Timing Optimization Program) and the use of new traffic technologies to make the existing system more efficient

### STRATEGY 3 Improve the look, feel, and safety of major streets, especially Broadview and Royalton Roads

- Target streetscape improvements to Broadview and Royalton Roads according to the Road Improvement Framework on page 22
- Partner with NOACA to conduct TICI plans for areas with proposed Major Streetscapes
- Finalize and adopt specific streetscape standards and require their incorporation in new developments
- Partner with ODOT to consider noise-reduction strategies for neighborhoods along I-77

## MAJOR STREETScape

Major streetscape improvements entail large changes to existing infrastructure to incorporate features that can remake a street and improve the experience and safety of users, especially pedestrians. The goal of a streetscape is to make a place feel more inviting, welcoming, interesting, and safe in order for those on foot to feel comfortable walking around the area.

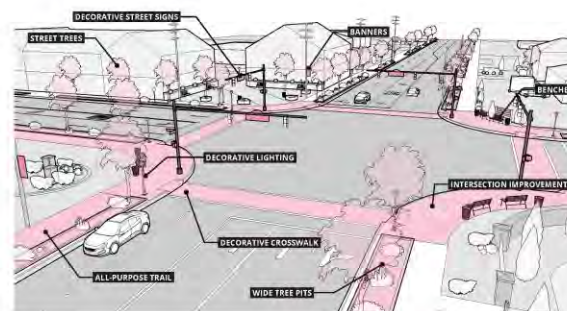
Because of the cost of a major streetscape, potential improvements are limited to the core of the City's major business districts. This includes the Town Center and the North End of Town.

The graphic below shows one conceptual design of what a major streetscape could include. The graphic depicts elements that significantly improve the pedestrian experience, including the following:

- Street trees to provide shade and reduce noise
- Wide tree pits to separate pedestrians from traffic
- Decorative lighting, benches, trash cans, and other amenities to provide a more enjoyable experience
- Decorative street signs and banners to form a district identity
- Decorative crosswalks to slow traffic and improve pedestrian safety
- Wider sidewalks to be used as all-purpose trails that connect to a citywide network

These elements work together to create a safer, more vibrant, and more economically viable area. The image below showcases this concept as it would work at the main intersection of Broadview and Royalton Roads.

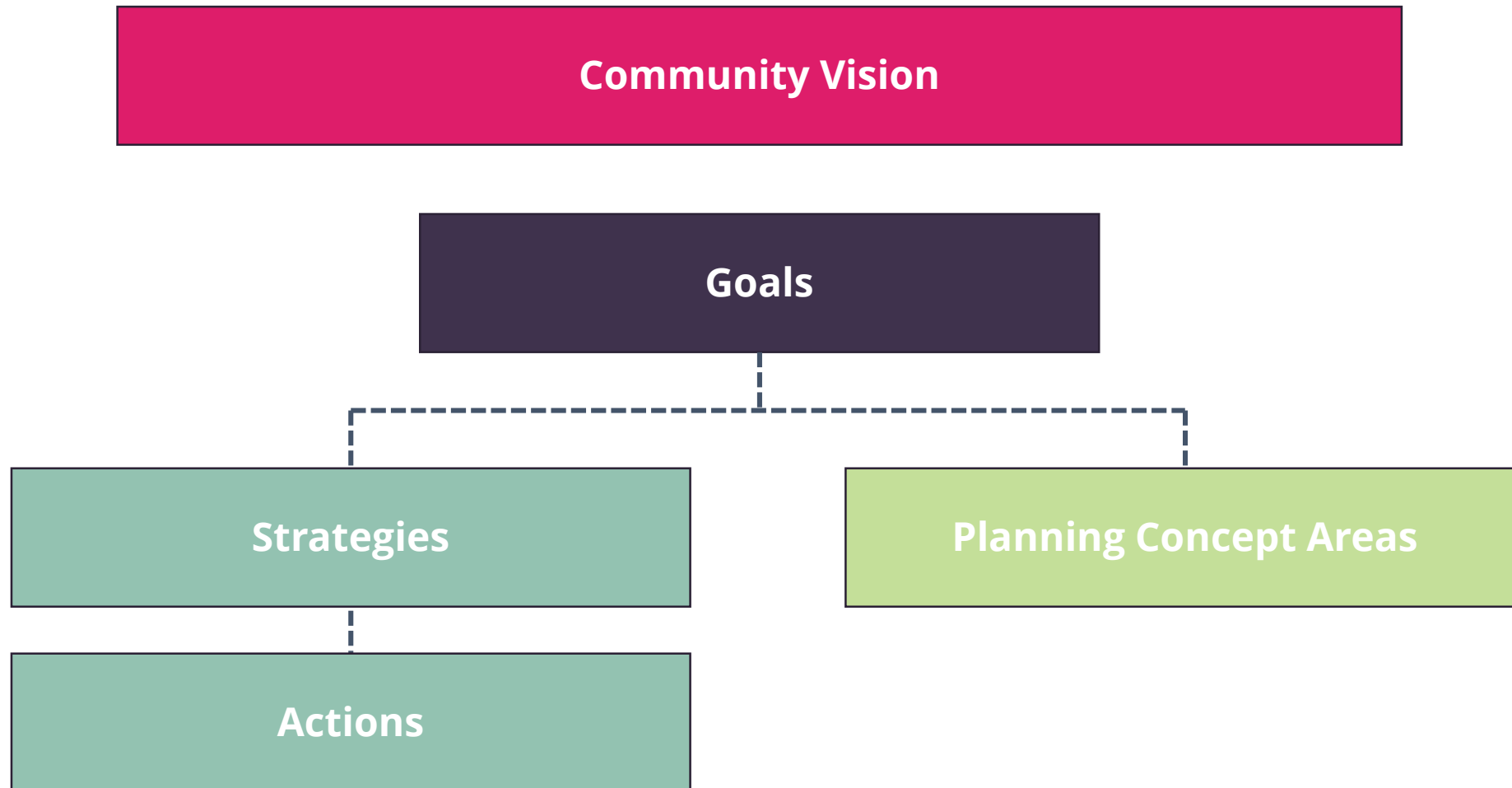
### CONCEPTUAL MAJOR STREETScape



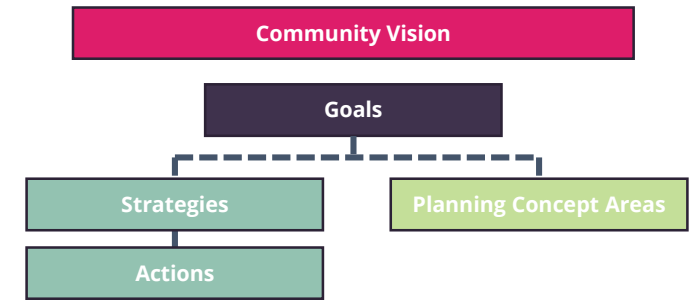
Source: County Planning



# DOCUMENT STRUCTURE



# GOALS



Goal 1: Develop Connections

Goal 2: Strengthen Neighborhoods

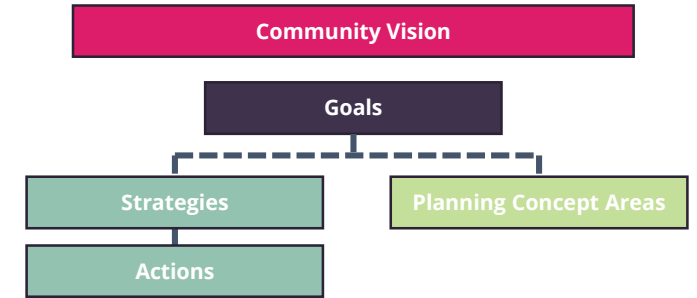
Goal 3: Enhance Community Life

Goal 4: Foster Quality Development

Goal 5: Embrace Environmental Assets



# GOALS



Goal 1: Develop Connections

Goal 2: Strengthen Neighborhoods

Goal 3: Enhance Community Life

Goal 4: Foster Quality Development

Goal 5: Embrace Environmental Assets



# 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*



# IMPLEMENTATION

- The Master Plan is designed to be implemented **over 10 years**
- Final actions and action priorities will be determined in the next phase
- Not everything can be pursued immediately, and **priorities may change**
- Some recommendations will be relatively easy to implement, while others **may take time** and even extend beyond the life of this Master Plan



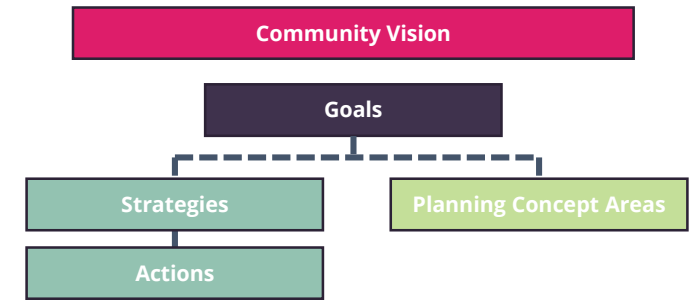


## GOAL 2

# STRENGTHEN NEIGHBORHOODS



# STRATEGIES



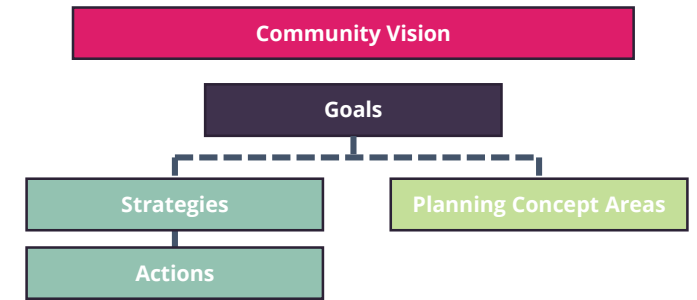
**Strategy 4:** Ensure existing and new single-family neighborhoods are well-designed and buffered from nearby uses

**Strategy 5:** Support the construction of townhouses, condos, and mixed-use residential buildings in limited areas to provide housing options for people of all ages, family structures, and abilities

**Strategy 6:** Encourage ongoing maintenance and reinvestment in housing as less vacant land is available



# STRATEGIES



**Strategy 4:** Ensure existing and new single-family neighborhoods are well-designed and buffered from nearby uses

**Strategy 5:** Support the construction of townhouses, condos, and mixed-use residential buildings in limited areas to provide housing options for people of all ages, family structures, and abilities

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## STRATEGY 5

**Support the construction of townhouses, condos, and mixed-use residential buildings in limited areas to provide housing options for people of all ages, family structures, and abilities**



# STRATEGY 5: ACTIONS

- **Action 5.1** Consider updating zoning requirements to allow a variety of housing types in and around the Town Center and North End of Town to support housing choice and walkable retail areas
- **Action 5.2** Update the City's B-1 Zoning District to allow the development of well-designed townhomes and condominiums in limited areas identified on the Residential Development Framework map





# STRATEGY 5: ACTIONS

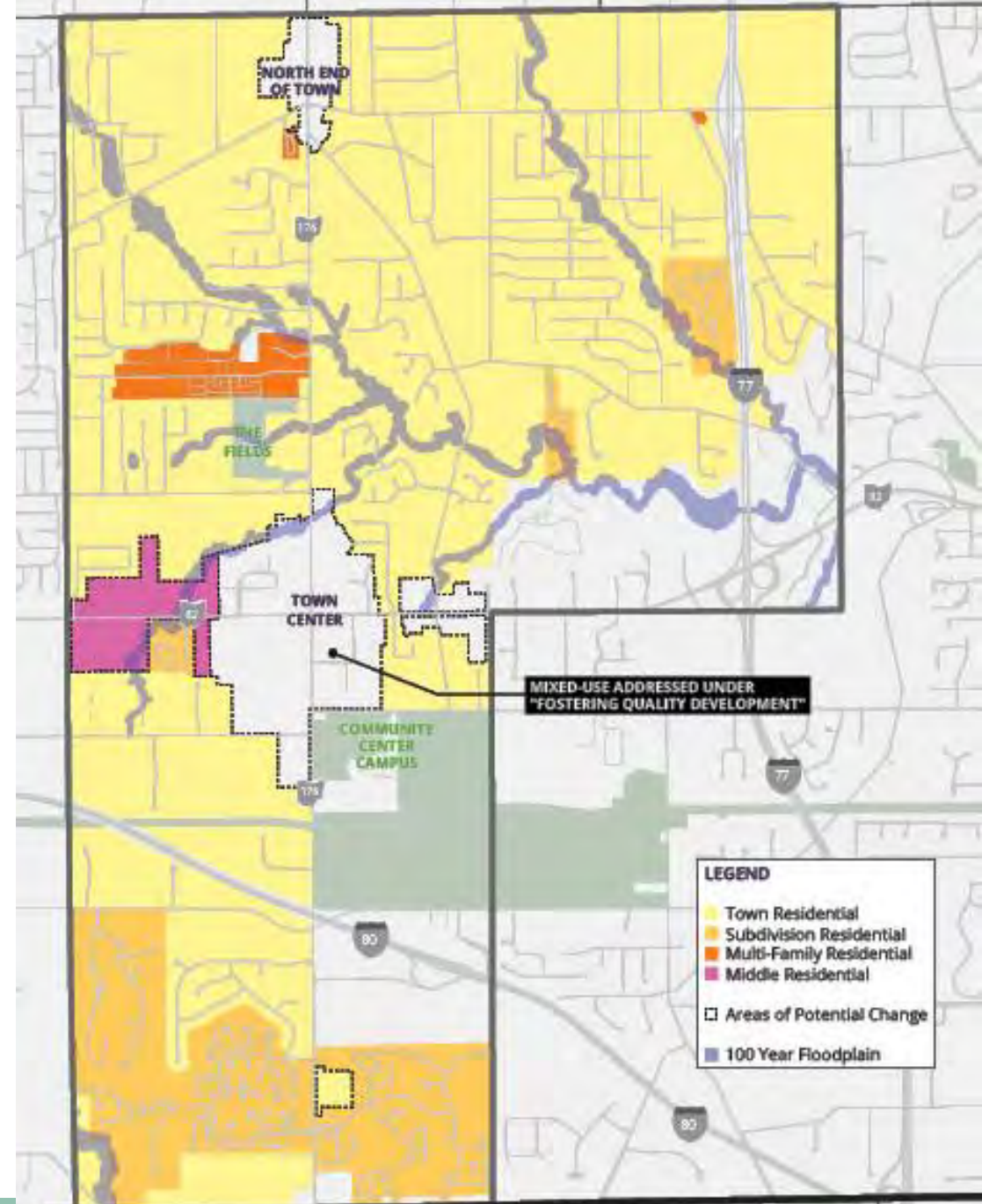
- **Action 5.3** Consider a cluster housing overlay to allow small scale cluster housing development
- **Action 5.4** Encourage development of universally designed homes that make aging in place possible, and review zoning and building codes to determine potential changes
- **Action 5.5** Partner with non-profits to assist seniors in remaining in their homes



# ACTION 5.2

## Residential Development Framework

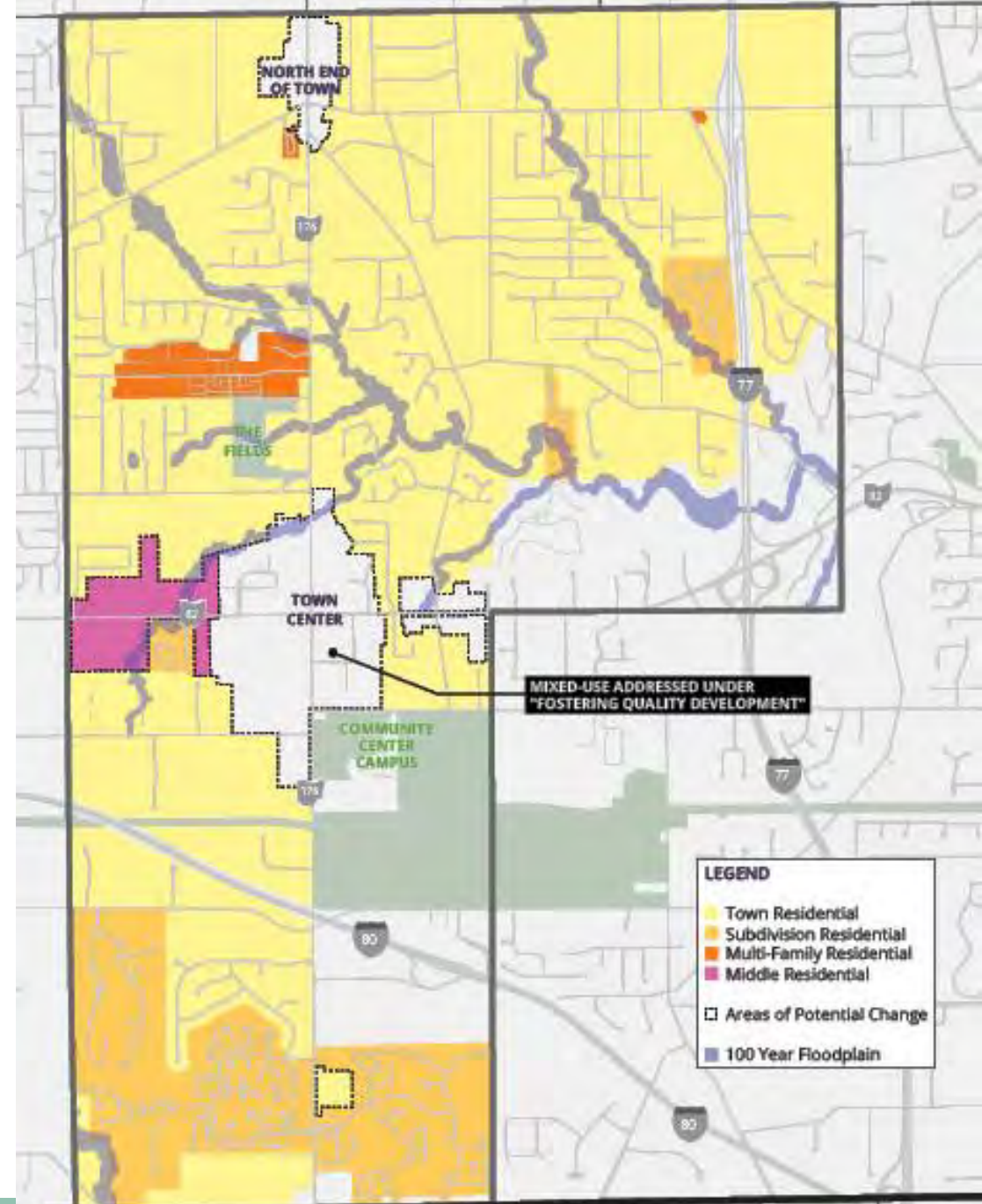
- Provide the basis for the type and layout of housing that will be most appropriate
- Helpful during potential rezonings, development reviews, or Zoning Code updates



# ACTION 5.2

## General Residential Development Principles

- Preserve the City's natural features by incorporating them into residential design
- Use high-quality materials and design
- Integrate new neighborhoods into existing neighborhood fabric
- Encourage sustainability features in new residential homes
- Complement the design character of the community and nearby homes

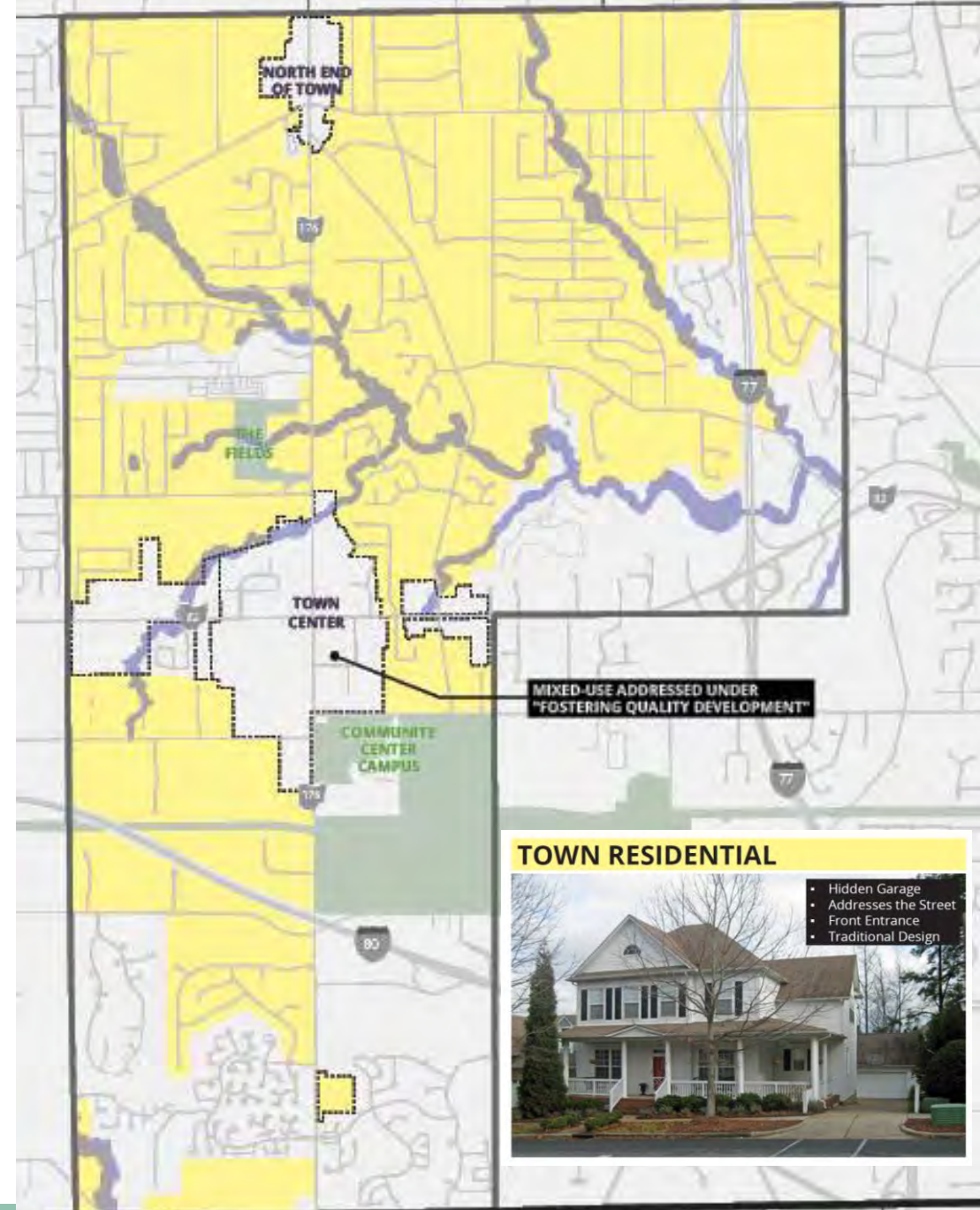




# ACTION 5.2

## Town Residential

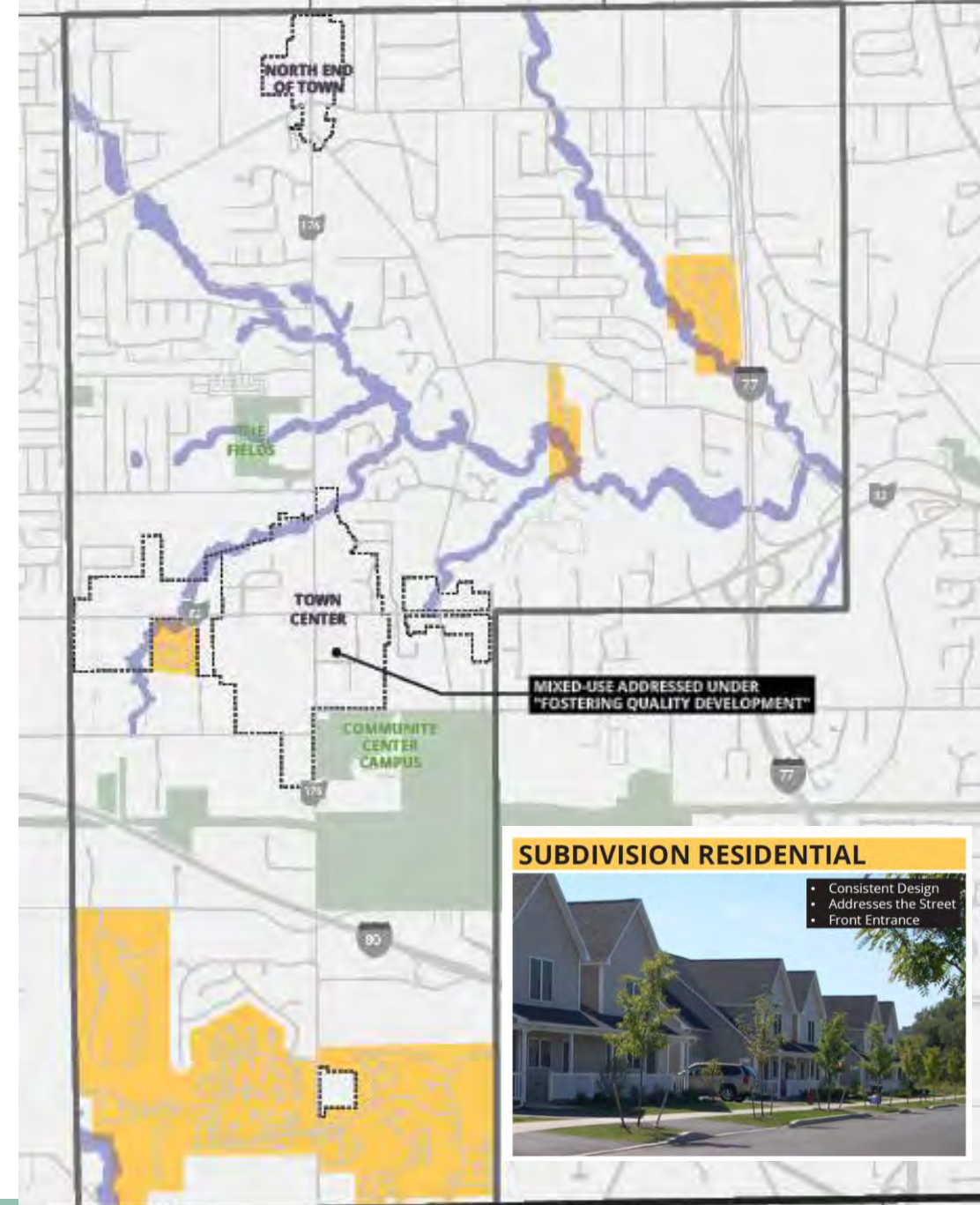
- Maintain as predominantly single-family
- Discourage cul-de-sacs
- Maintain right-of-way for future connections
- Promote cluster development
- Buildings should face and address the street
- Garages should be on the side or rear



# ACTION 5.2

## Subdivision Residential

- Maintain existing mix of single-family/attached
- Discourage cul-de-sacs
- Maintain right-of-way for future connections
- Maintain existing trails/sidewalks
- Promote cluster development
- Maintain existing green spaces
- Maintain the distinct characteristics of the subdivision

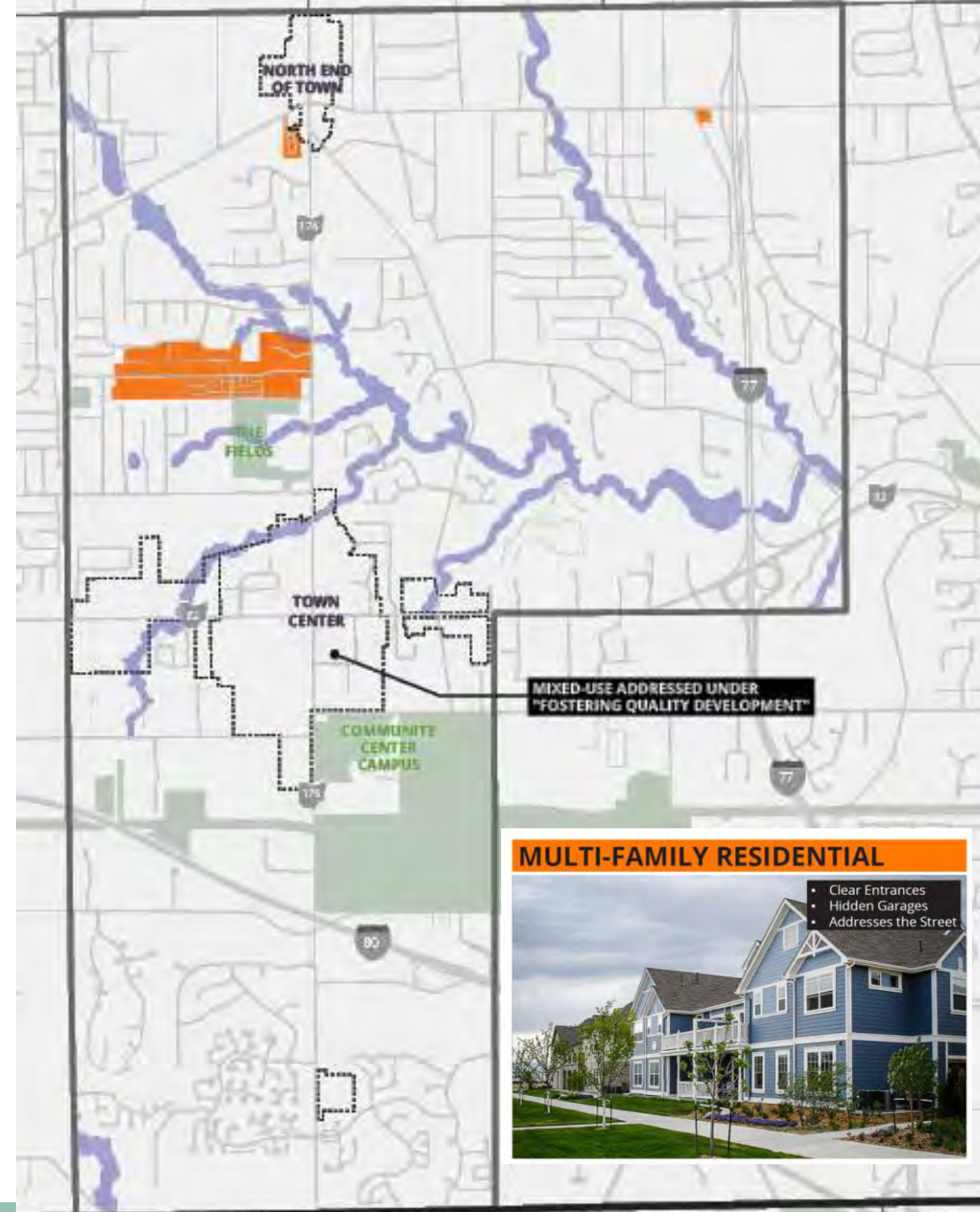




# ACTION 5.2

## Multi-Family Residential

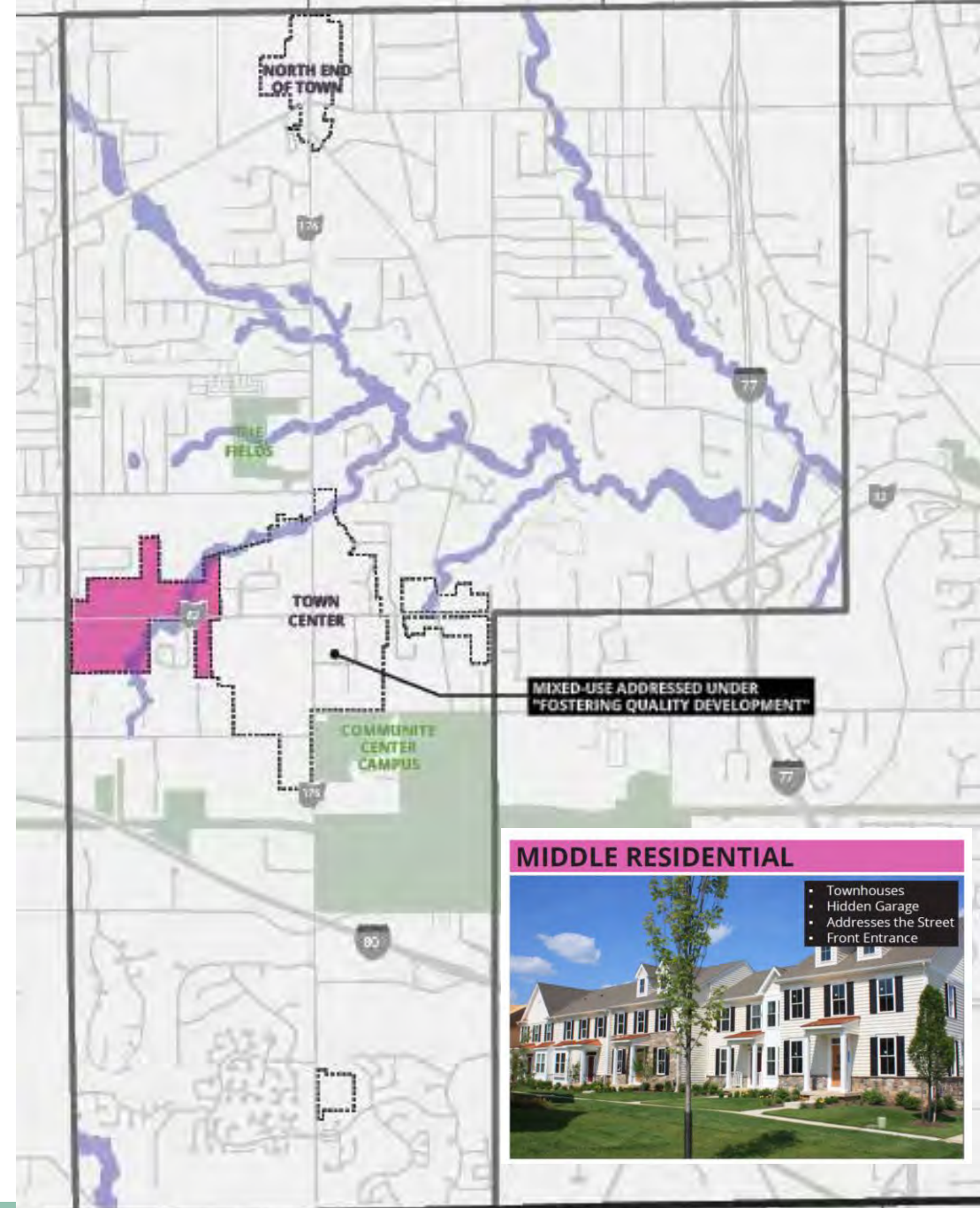
- Townhouses/two-family/small multi-family
- Discourage cul-de-sacs
- Maintain right-of-way for future connections
- Maintain existing trails/sidewalks
- Buildings should face and address the street
- Garages should be on the side or rear
- Green spaces should be central/publicly accessible



# ACTION 5.2

## Middle Residential

- Single-family housing or townhouses
- Discourage cul-de-sacs
- Interconnected street and trail systems
- Buildings should face and address the street
- Garages should be on the side or rear
- Green spaces should be central/publicly accessible

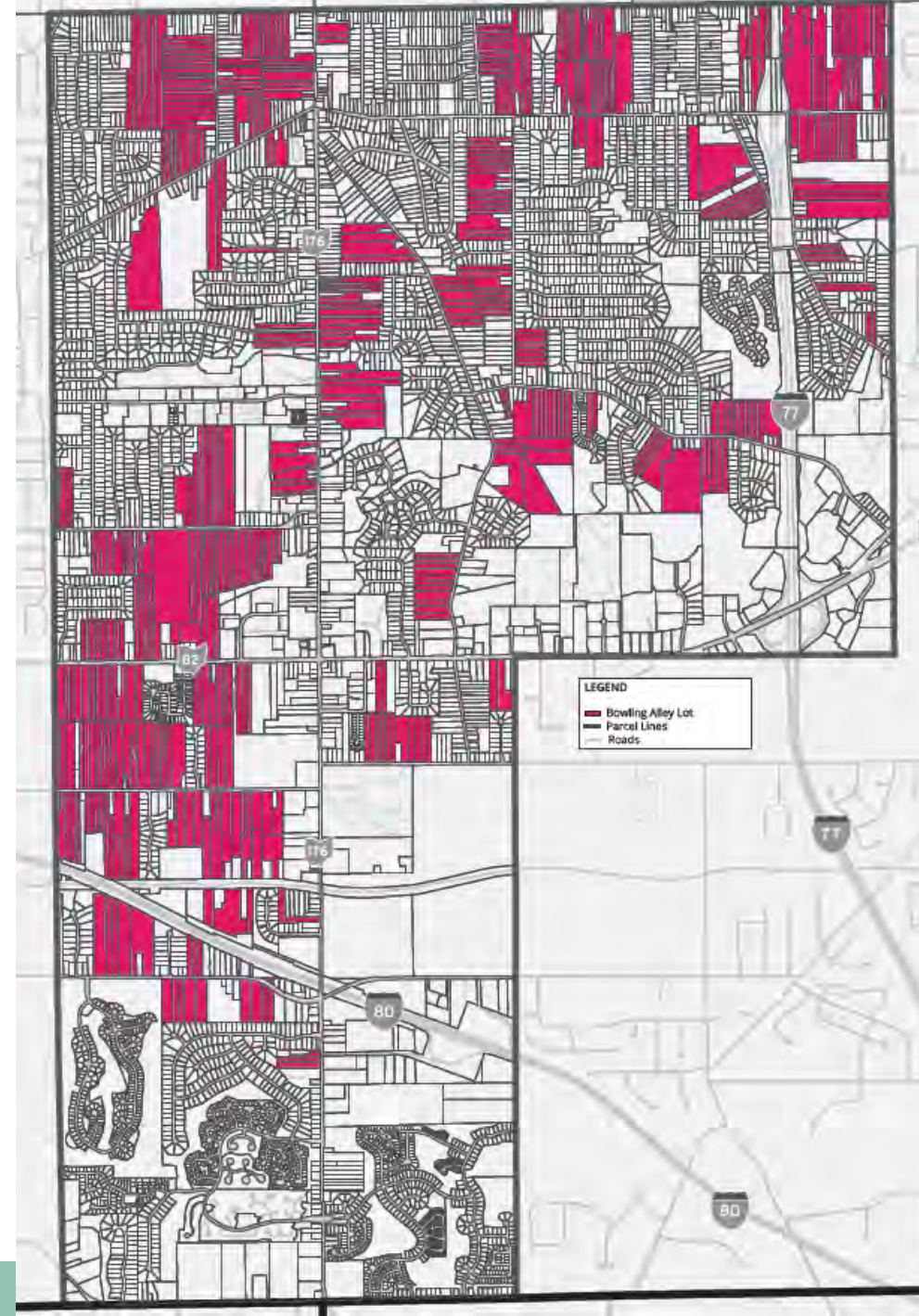




# ACTION 5.2

## Evaluation Criteria: Bowling Alley Lots

- 1) A lot that is deeper than it is wide AND is at least 750 feet deep (approximately)
- 2) Not in an existing subdivision and directly fronts primary or secondary roadways
- 3) Currently zoned as a residential use OR currently being used as residential (regardless of zoning)
- 4) Adjoins other similar lots to create cluster (development can only occur if consolidated)

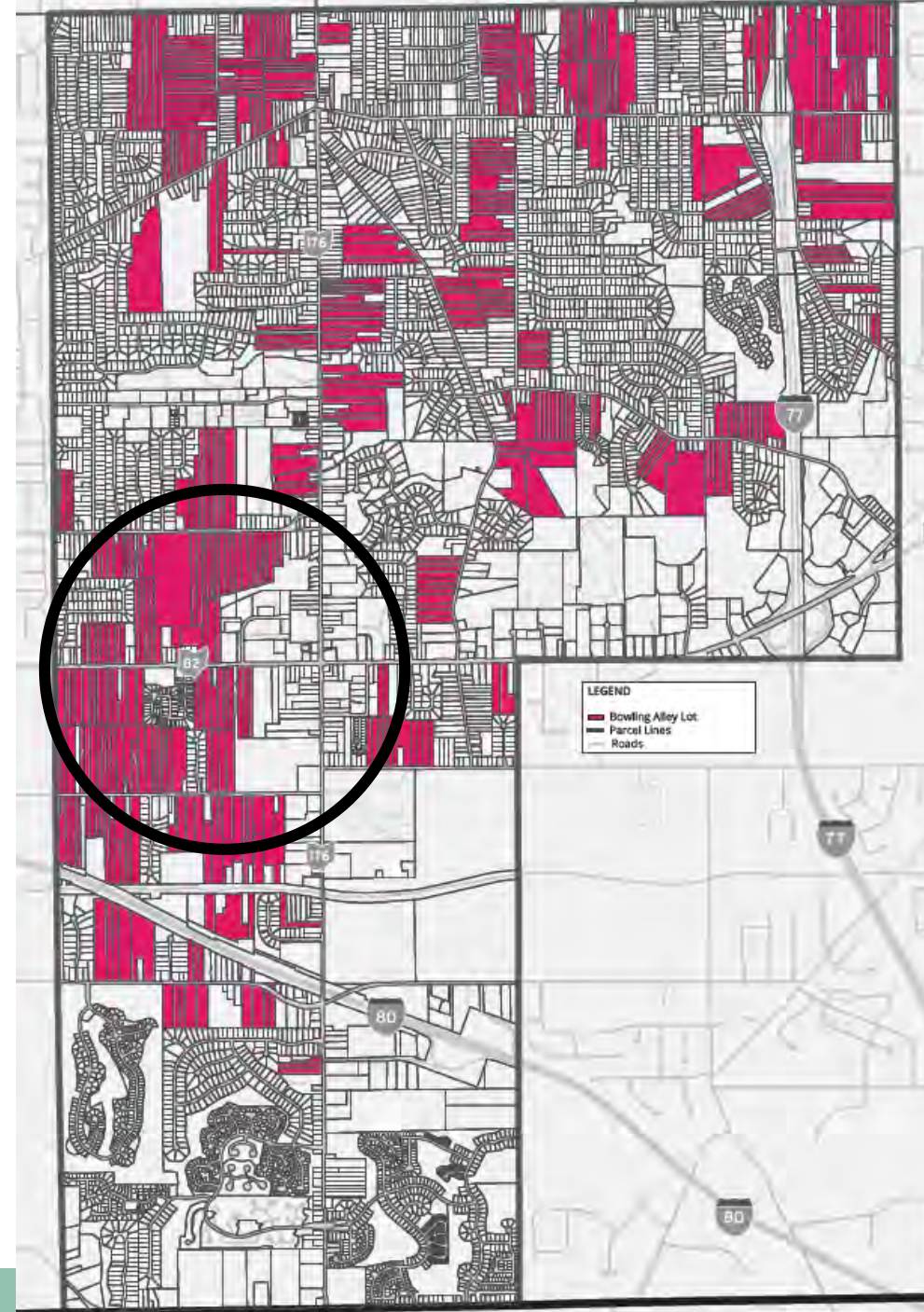




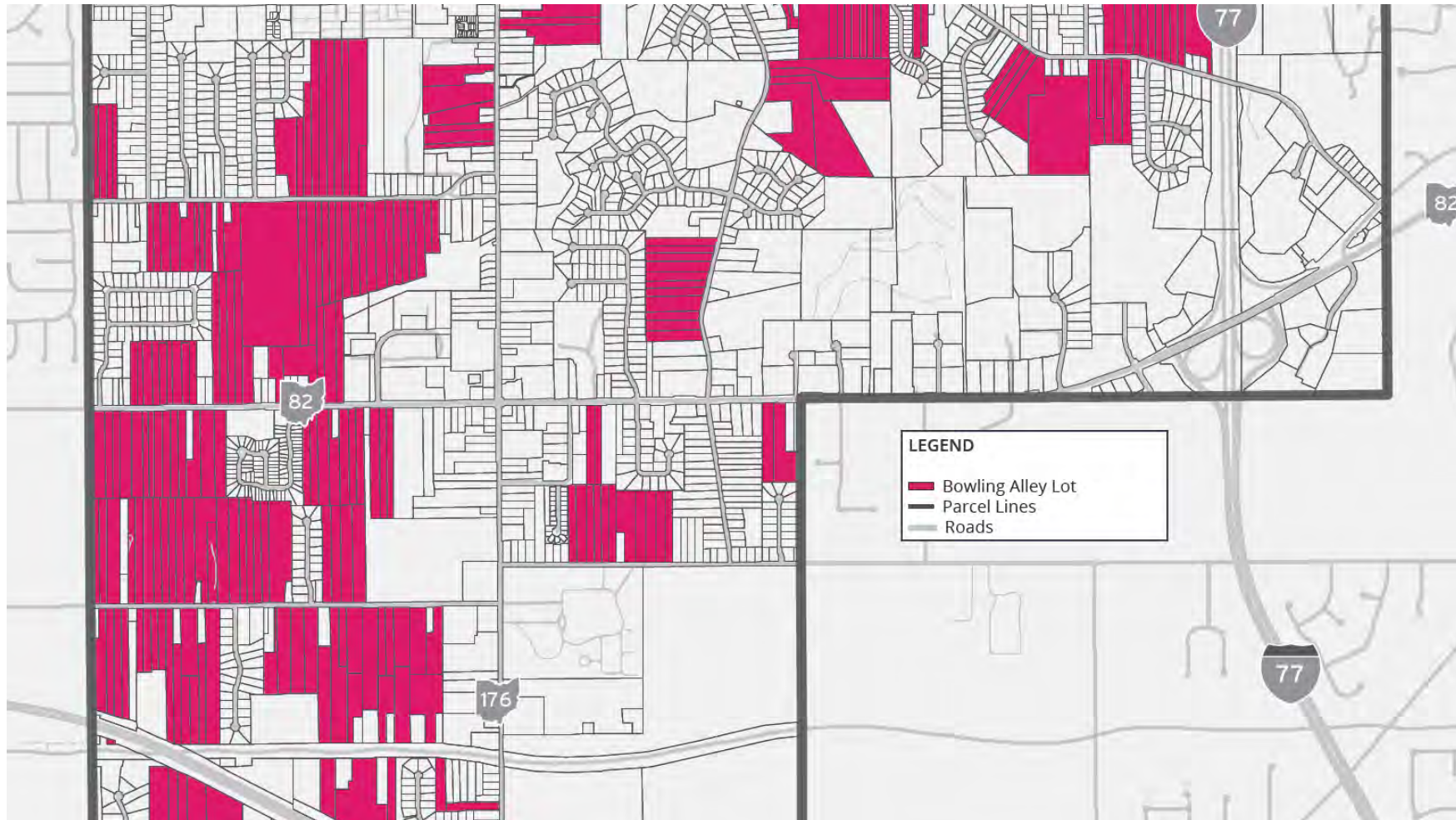
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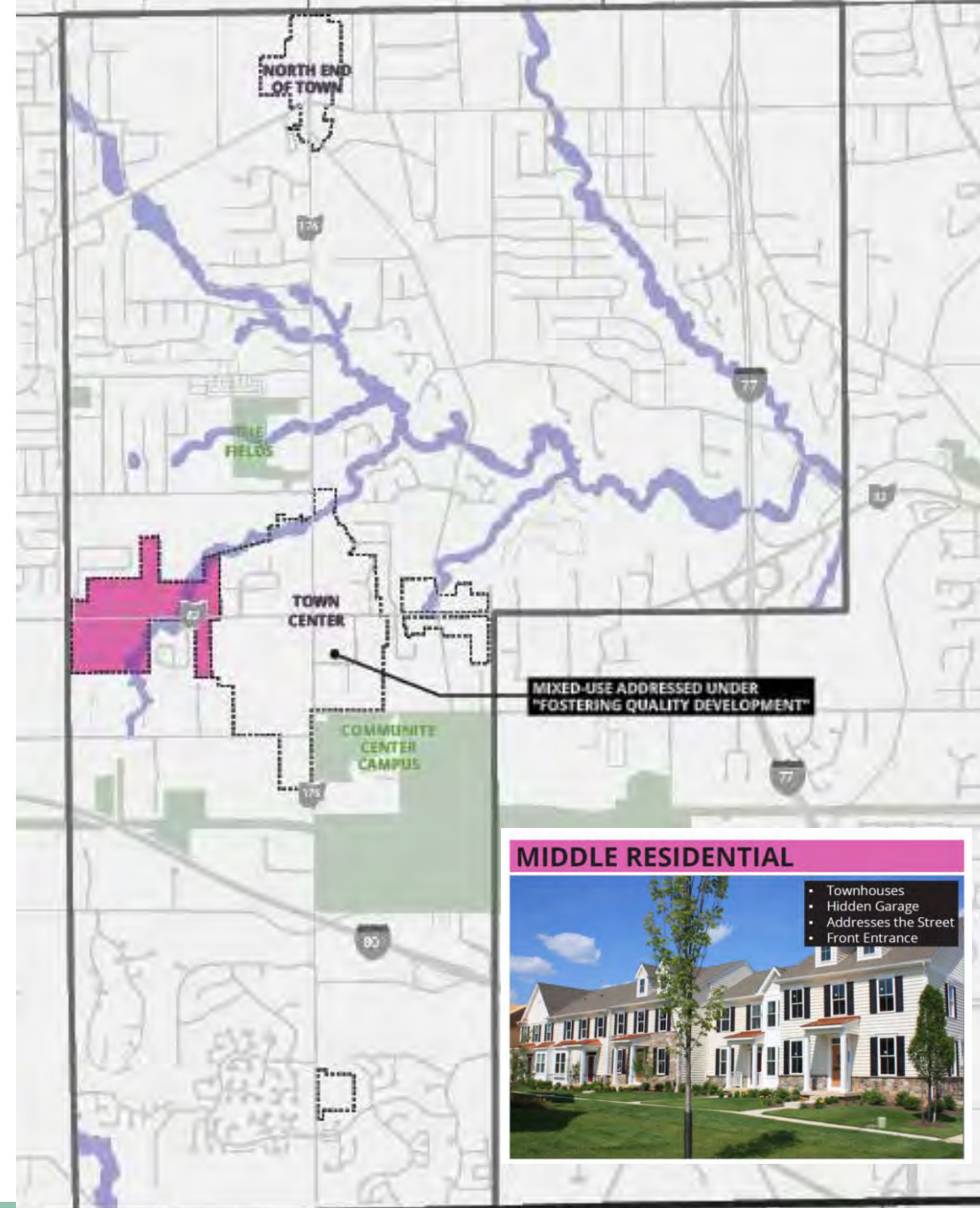




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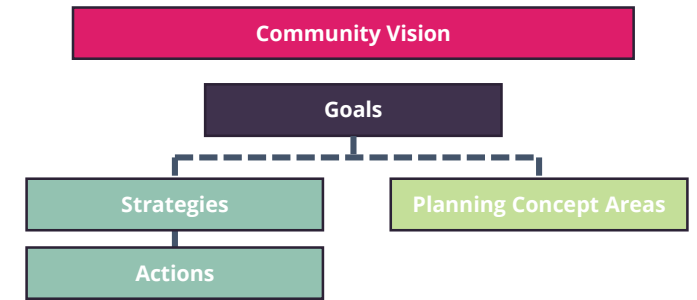


## GOAL 3

# ENHANCE COMMUNITY LIFE



# STRATEGIES



**Strategy 7:** Continue to enhance the Community Center Campus as the hub of the Broadview Heights community

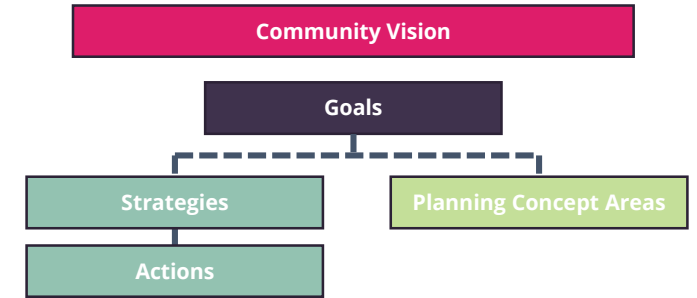
**Strategy 8:** Establish outdoor community spaces in the Town Center and North End of Town, and program them to meet the needs of residents and add vibrancy to business districts

**Strategy 9:** Communicate the Broadview Heights identity with the City's updated logo and expanded brand features

**Strategy 10:** Continue to develop community pride by providing amenities, services, and spaces for all residents and age groups



# STRATEGIES



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## STRATEGY 8

**Establish outdoor community spaces in the Town Center and North End of Town, and program them to meet the needs of residents and add vibrancy to business districts**



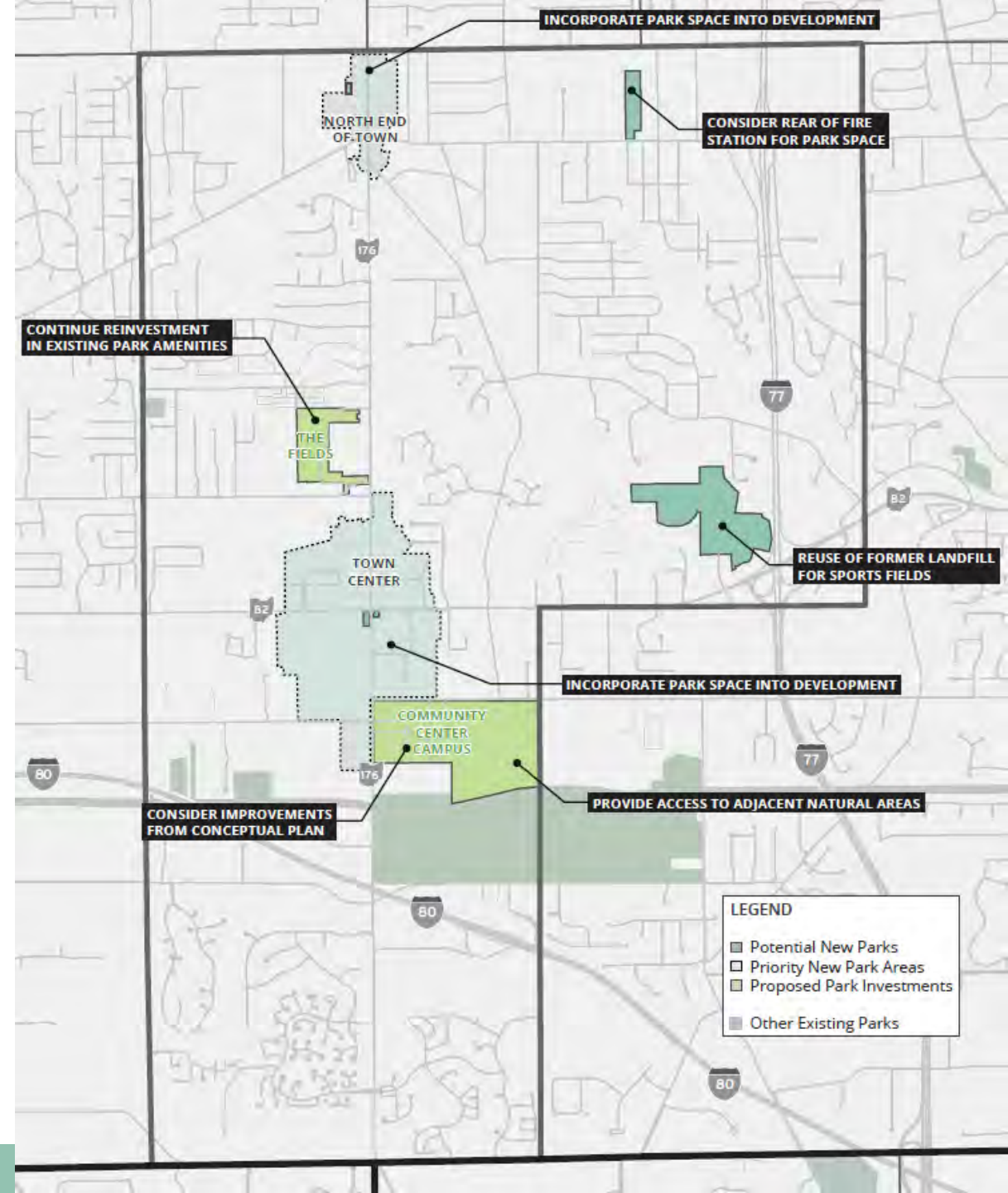
# STRATEGY 8: ACTIONS

- **Action 8.1** Add public spaces in the Town Center area and North End of Town that can act as community hubs for each district
- **Action 8.2** Use events to activate spaces and attract shoppers to business districts
- **Action 8.3** Consider ways to add park space in the northern half of the community





# ACTION 8.3

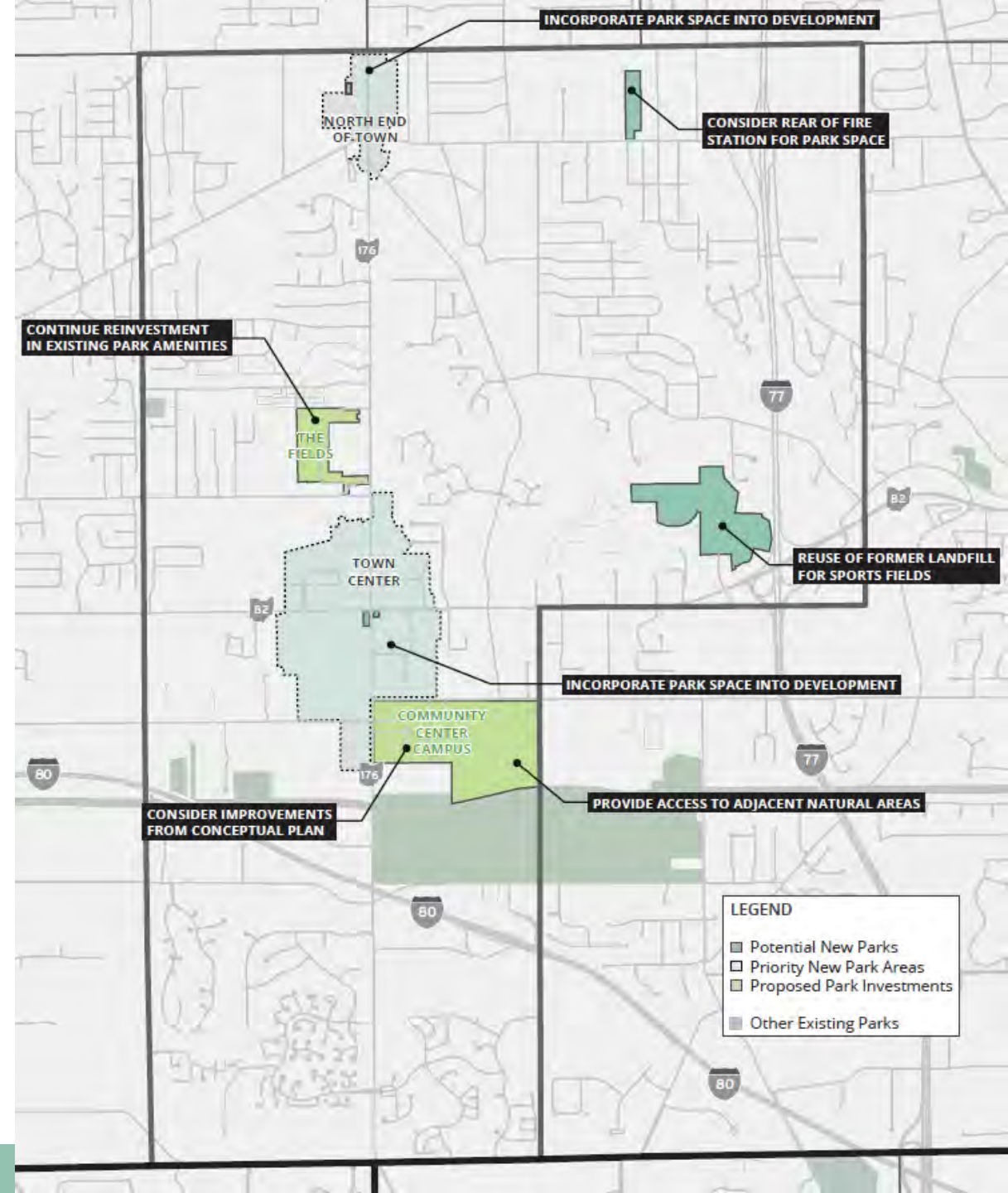


# ACTION 8.3

## Park Framework

Two potential new parks:

- 1) A park on the unused land behind Fire Station #1
- 2) A park on the former landfill area northwest of the Royalton Road and Interstate 77 interchange



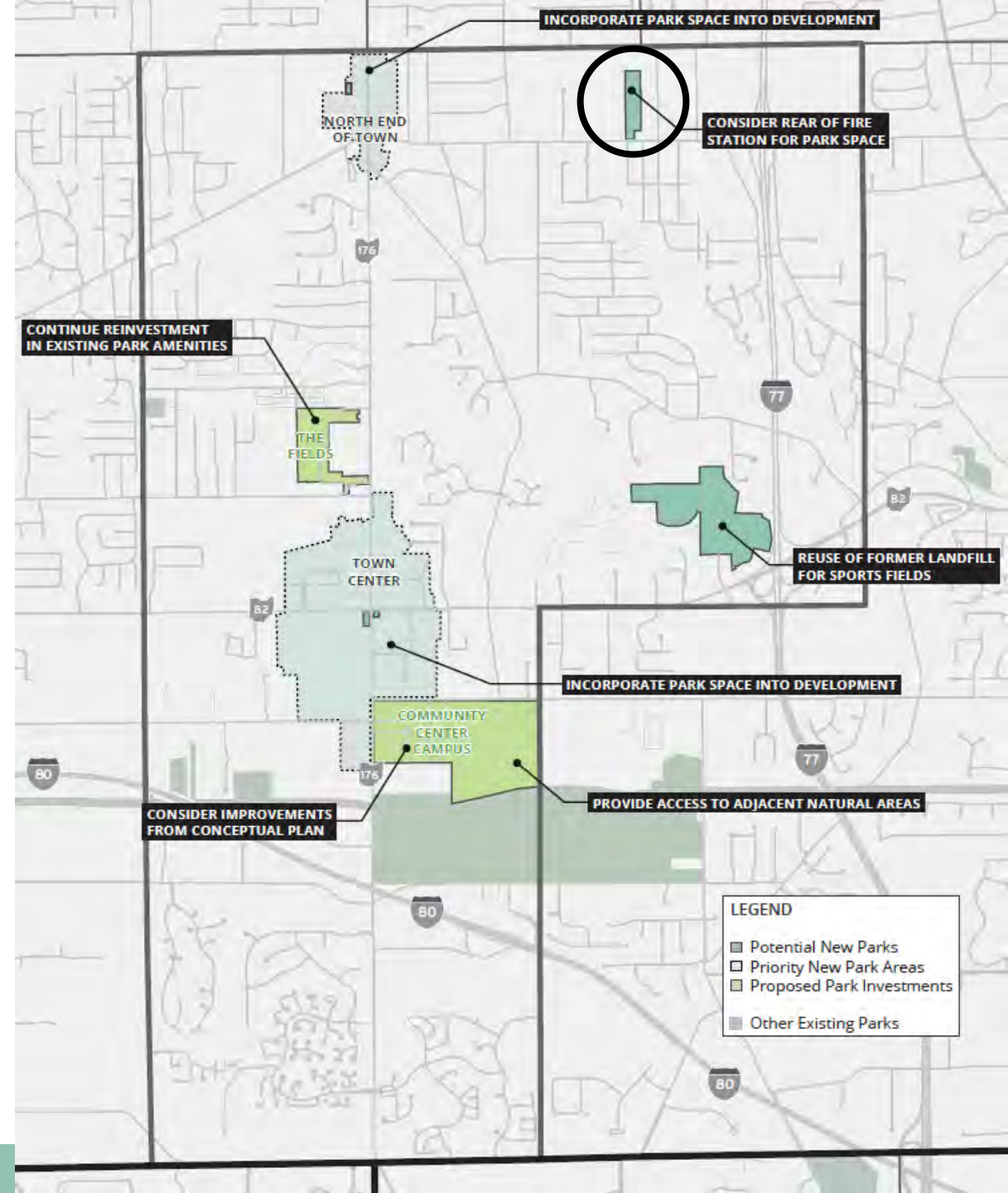


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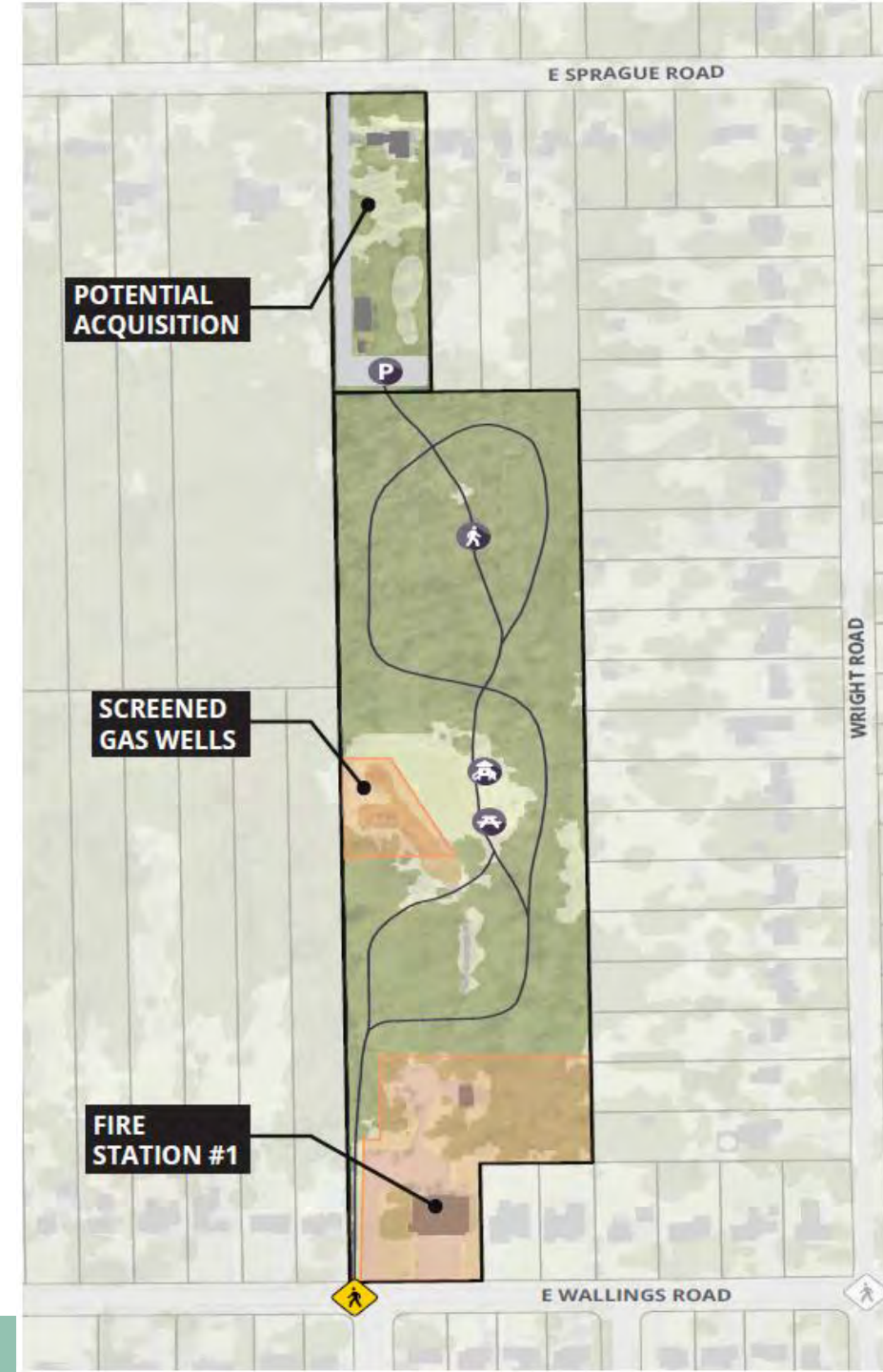
# ACTION 8.3



## ACTION 8.3

# Conceptual Fire Station Park

- Located behind Fire Station #1
- Could include natural walking trails, a small picnic area, and a playground
- Access from Sprague Road with vehicle parking
- Pedestrian access from Wallings Road to Sprague Road



## STRATEGY 9

**Communicate the Broadview Heights identity with the City's updated logo and expanded brand features**



# STRATEGY 9: ACTIONS

- **Action 9.1** Update existing gateway signage with the City's new logo
- **Action 9.2** Develop a brand for the Town Center, North End of Town, and major thoroughfares and incorporate it into infrastructure improvements
- **Action 9.3** Develop a Broadview Heights trail signage system in coordination with the Cuyahoga Greenways Plan
- **Action 9.4** Continue to use the community's logo and brand in other community materials and advertising





# ACTION 9.1





# ACTION 9.1





# ACTION 9.3



## STRATEGY 10

**Continue to develop community pride by providing amenities, services, and spaces for all residents and age groups**



# STRATEGY 10: ACTIONS

- **Action 10.1** Review public buildings, spaces, sidewalks, and parks to ensure they are accessible by everyone
- **Action 10.2** Evaluate population needs to determine if there are unmet needs among certain population groups, such as younger seniors
- **Action 10.3** Use Universal Design techniques to build accessible new community spaces



# STRATEGY 10: ACTIONS

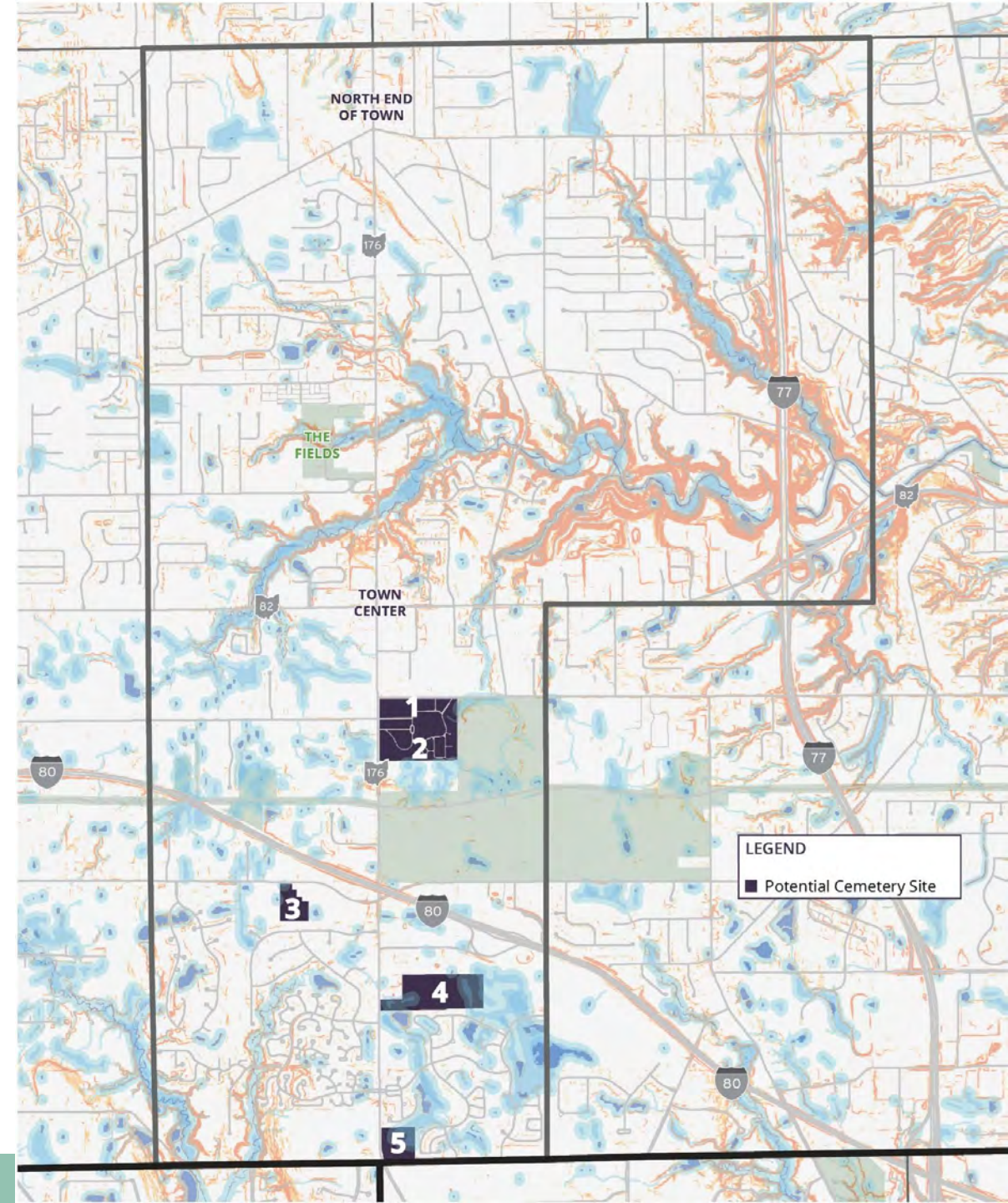
- **Action 10.4** Partner with the school districts on community access to recreational facilities on school properties
- **Action 10.5 Consider opportunities for a public cemetery within the community**



# ACTION 10.5

## Site Considerations

- Vacant or municipal land use
- 5-acre minimum usable space
  - Not prone to significant flooding
  - Limited to no steep slopes
- Good vehicular access
- City ownership preferred

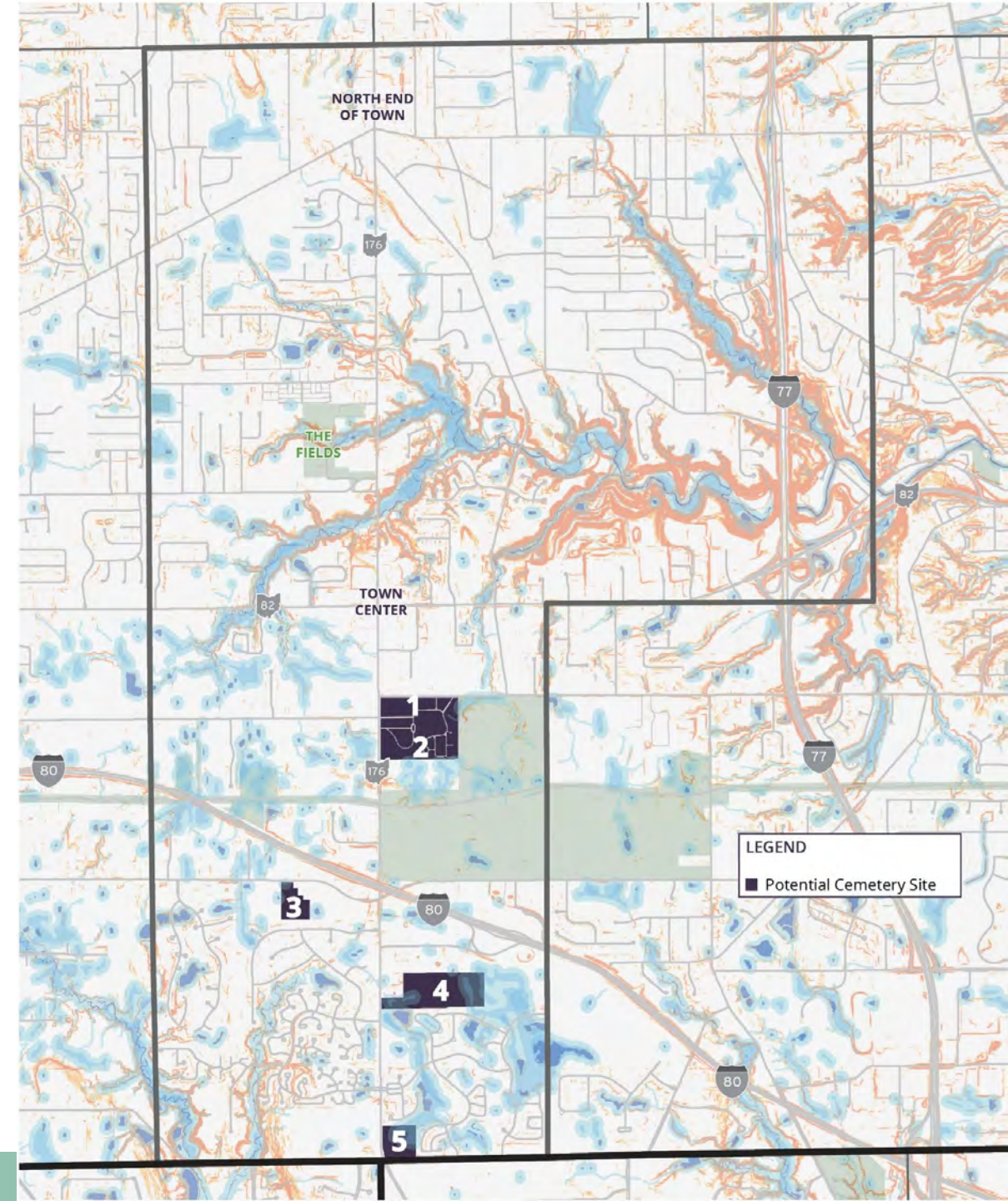




# ACTION 10.5

SITE	Total Land (Acres)	Usable Land (Acres)	Est. # of Plots
1) Community Center Campus N	-----	7	4,900
2) Community Center Campus S	-----	5	3,500
3) Edgerton Road	11.92	9.5	6,650
4) Broadview Road	42.28	22	15,400
5) Boston/Broadview Rd	15.11	7	4,900

- Usable acreage = without water features or steep slopes
- ~1,000 single person plots per 1 acre, calculated at using 70% of usable acreage for plots, the rest for roads, etc.





# ACTION 10.5

## Additional Zoning

- Gravesite setbacks:
  - ROW/property line: 25 to 100ft
  - Residential home: 200ft
- Building/Mausoleum setback: 100ft
- Water supply draw buffer: 800ft
- Screen/buffer with vegetation
- Address parking needs

## Operational Considerations

- Legal requirements for municipal cemeteries in the ORC
  - How to register and operate
- Can set rules and regulations
  - Headstone size and type
  - Decoration types and timeframes
  - Uses and hours

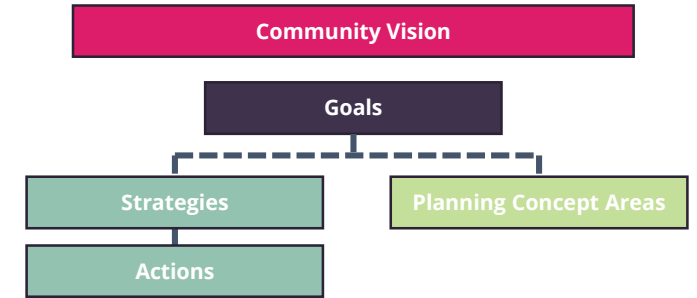


## GOAL 5

# EMBRACE ENVIRONMENTAL ASSETS



# STRATEGIES



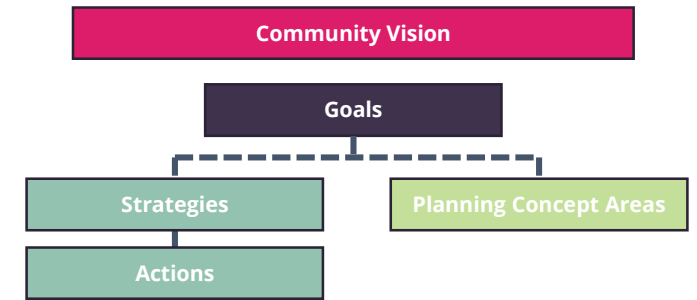
**Strategy 13:** Conduct a sustainability audit of existing codified ordinances to identify changes that could foster sustainable development

**Strategy 14:** Incorporate green features into existing neighborhoods, future development, and public improvements

**Strategy 15:** Protect the City's extensive environmental assets



# STRATEGIES



**Strategy 13:** Conduct a sustainability audit of existing codified ordinances to identify changes that could foster sustainable development

**Strategy 14:** Incorporate green features into existing neighborhoods, future development, and public improvements

**Strategy 15:** Protect the City's extensive environmental assets



## STRATEGY 14

**Incorporate green features into existing neighborhoods, future development, and public improvements**





# STRATEGY 14: ACTIONS

- **Action 14.1** Add green stormwater features where possible and as part of infrastructure improvements to reduce the burden on existing sewer and natural systems
- **Action 14.2 Partner with the Department of Sustainability to evaluate a solar field on former landfill sites**



# STRATEGY 14: ACTIONS

- **Action 14.3** Develop a citywide tree plan to expand the community's tree canopy
- **Action 14.4** Incorporate green features, such as bioswales, solar panels, and Electric Vehicle (EV) charging stations on City-owned land including the Community Center Campus and The Fields



CONCEPT FOR DISCUSSION

# SOLAR DEVELOPMENT GUIDEBOOK

## OVERALL GOAL OF THE GUIDEBOOK

**Produce an informational guide to the development of solar facilities that will establish and achieve goals and objectives related to this initiative**

## PROJECT GOAL

**Identify opportunities to develop facilities on publicly- and privately-owned properties, to include:**

- Cuyahoga County-owned buildings and lands
- Local government & public agency-owned buildings and lands
- Closed and capped landfills
- Parking facilities
- Shopping centers
- Private homes



## PROJECT GOAL

**Identify “Best Practices” to be applied to solar facilities development, to include:**

- Facilities Siting
- Establishment of Municipal Utilities
- Local Land Use and Zoning Regulations
- Tax Credits and Other Incentives

## CASE STUDY

# BROOKLYN LANDFILL SOLAR ARRAY



## PROJECT RESULTS

# BROOKLYN LANDFILL SOLAR ARRAY

- Built on former Cuyahoga County landfill (closed and capped)
- Includes more than 35,000 solar panels on 17 acres
- Expected power generation: **5 million kilowatts per year**
  - Array large enough to power the equivalent of **500 residential homes**
  - Will be used to offset **7-8% of the load for 14 County buildings**, and will **save approximately \$3 million over 25 years**
- Winner of *Solar Builder* magazine 2018 **Gold Project of the Year**



# PROPOSED CASE STUDY

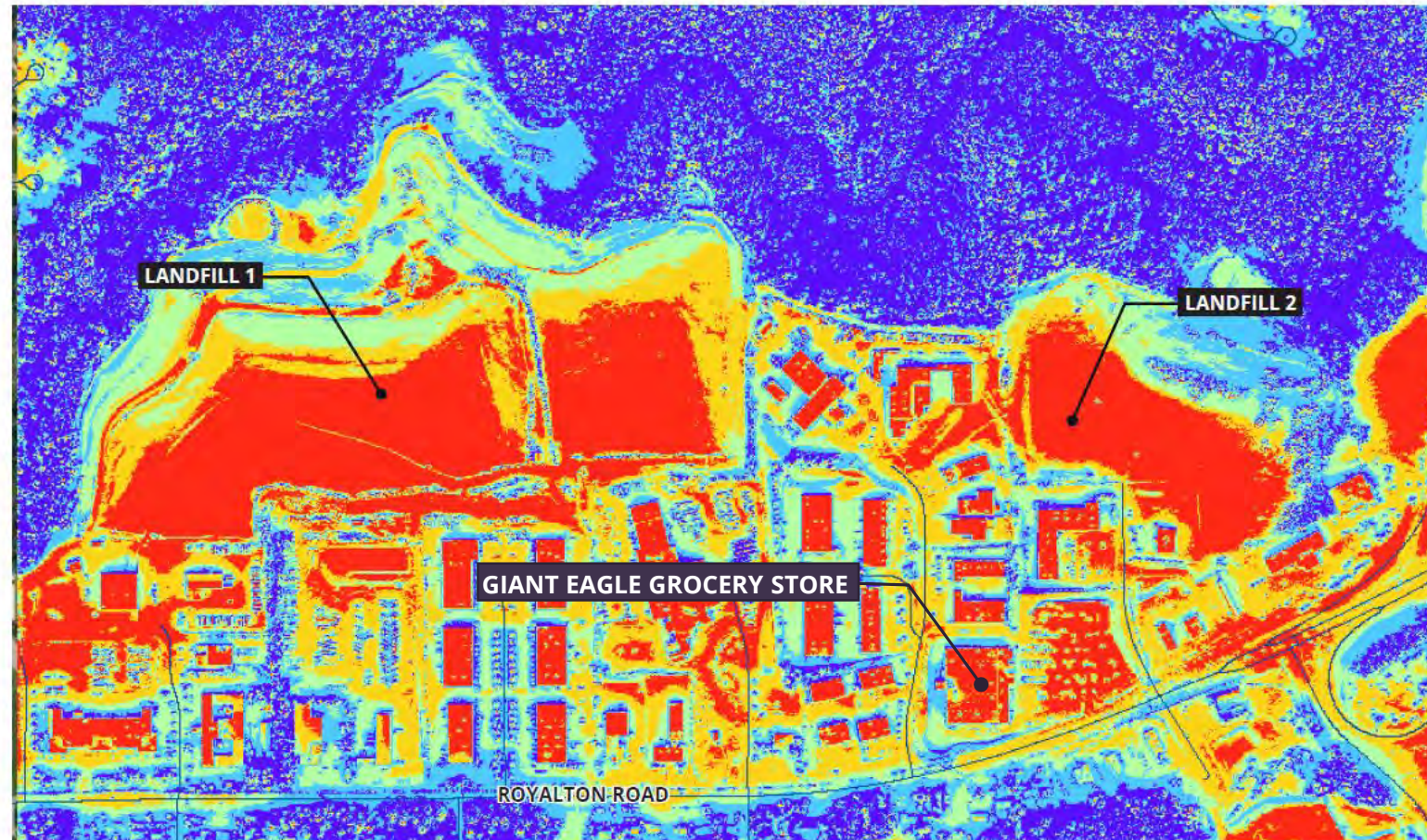
# BROADVIEW HEIGHTS LANDFILL SOLAR FEASIBILITY





## PROPOSED CASE STUDY

# BROADVIEW HEIGHTS LANDFILL SOLAR FEASIBILITY



## SECTION 4

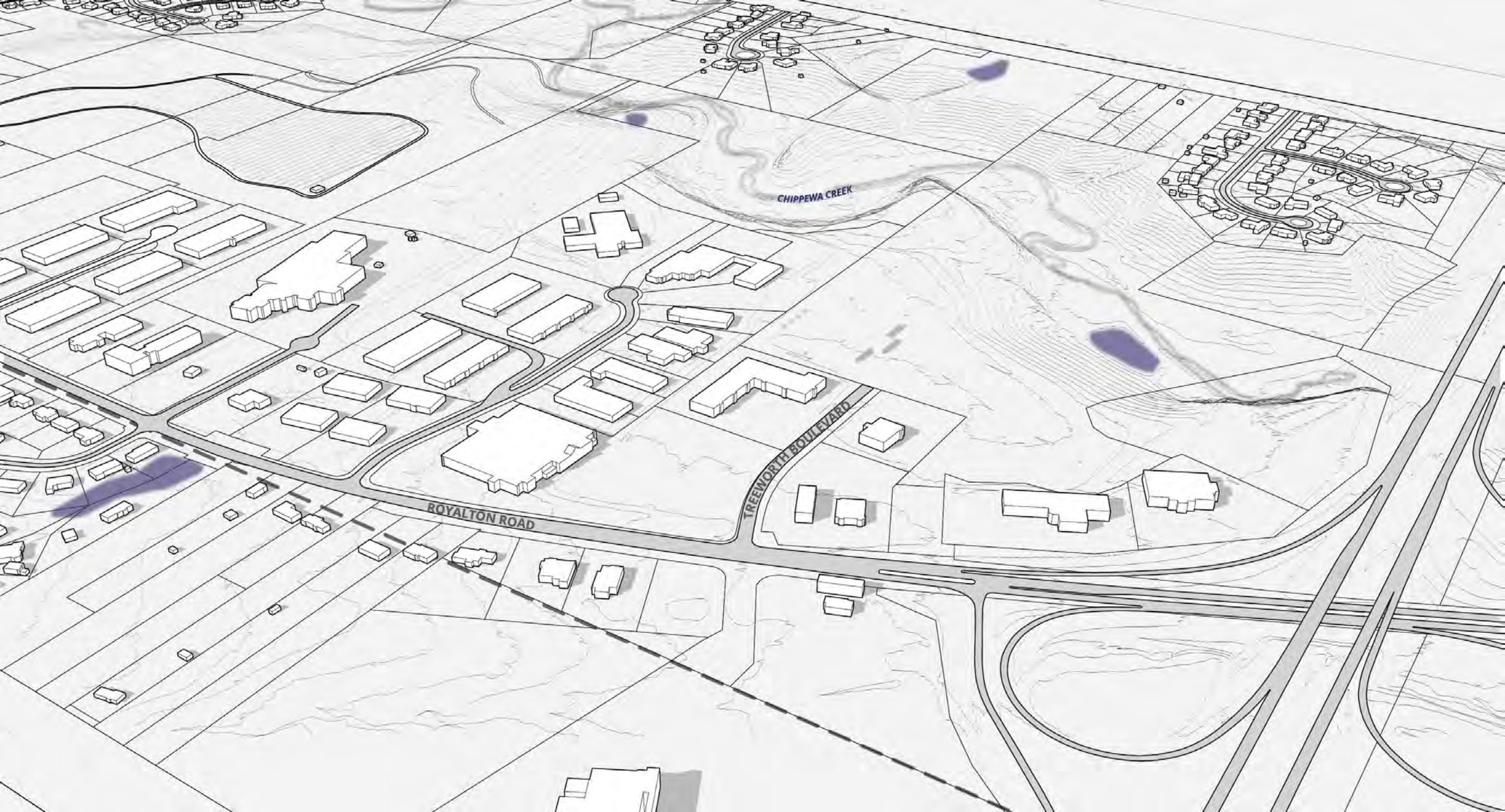
# PLANNING CONCEPT AREAS



PLANNING CONCEPT AREAS  
**ROYALTON ROAD EAST**



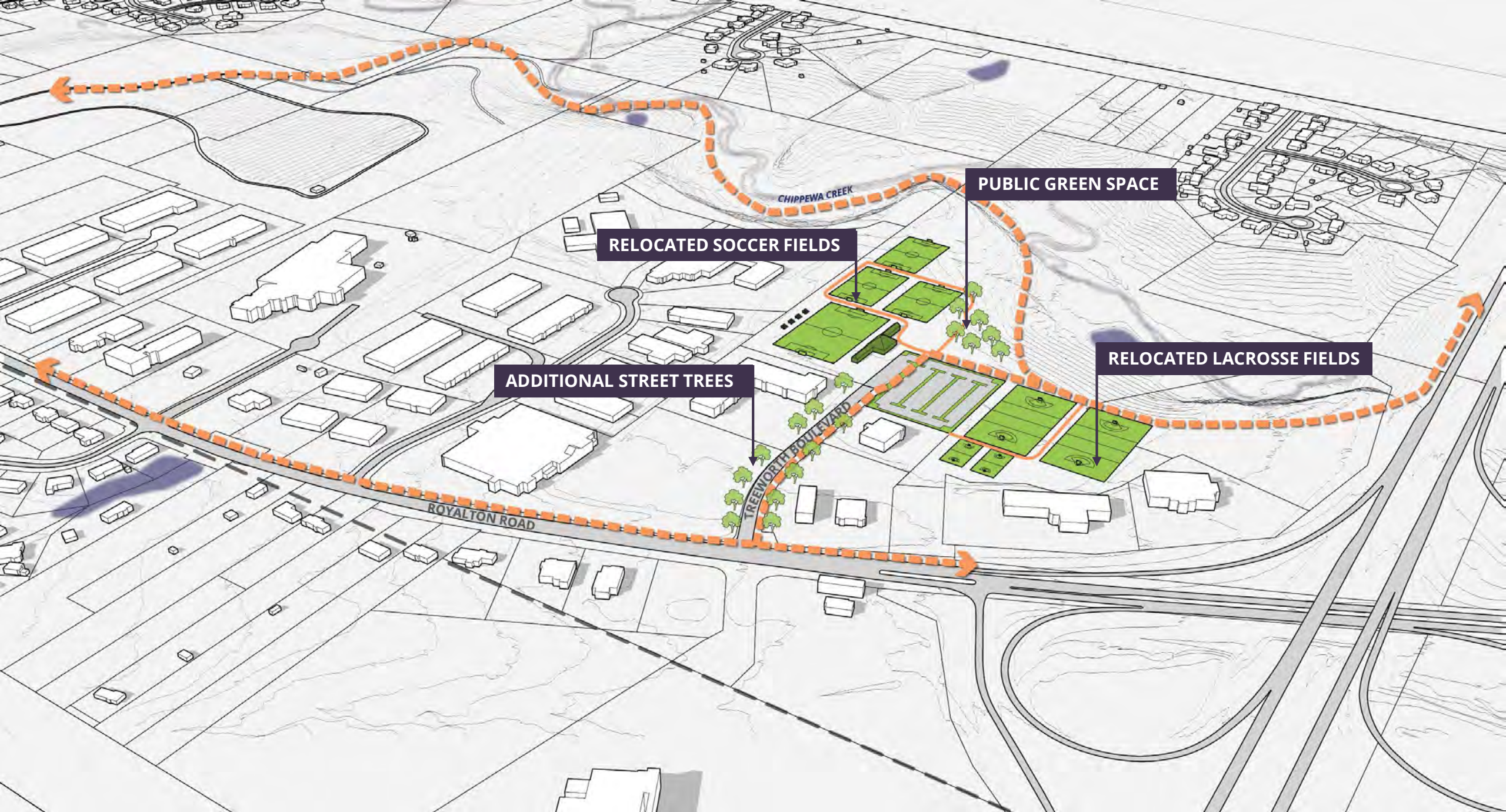














SOLAR DEVELOPMENT



PLANNING CONCEPT AREAS

# COMMUNITY CENTER CAMPUS



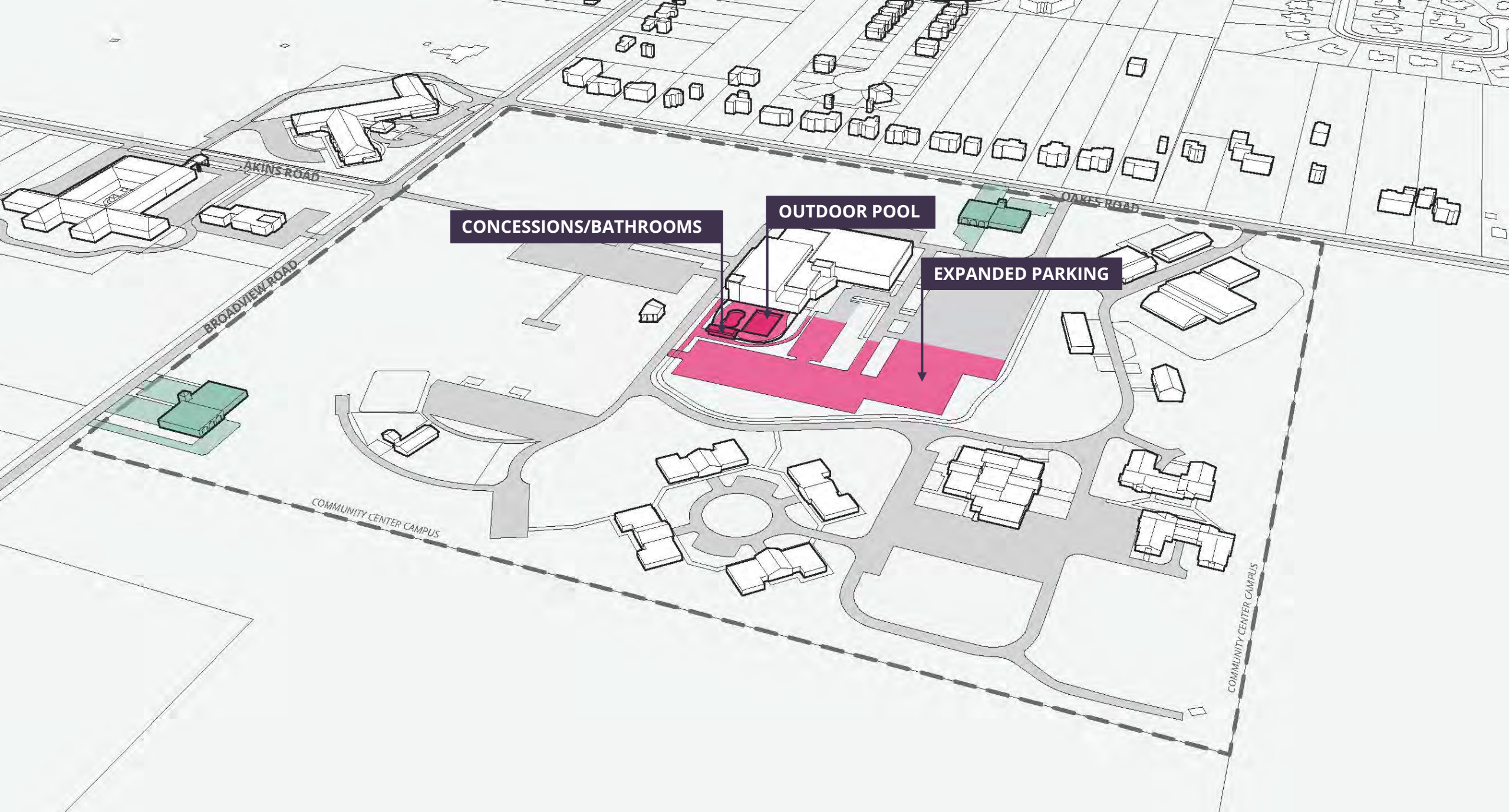








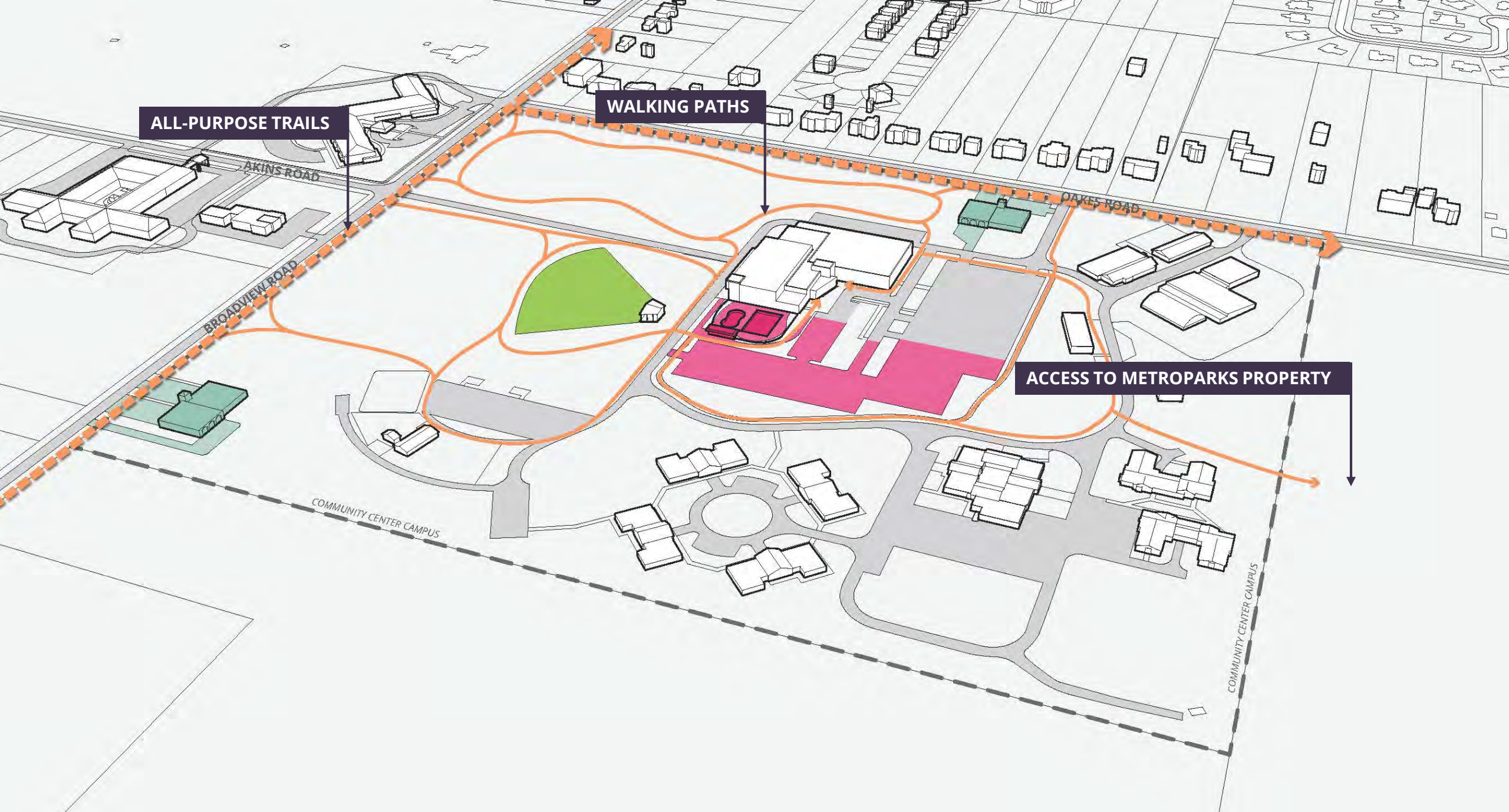










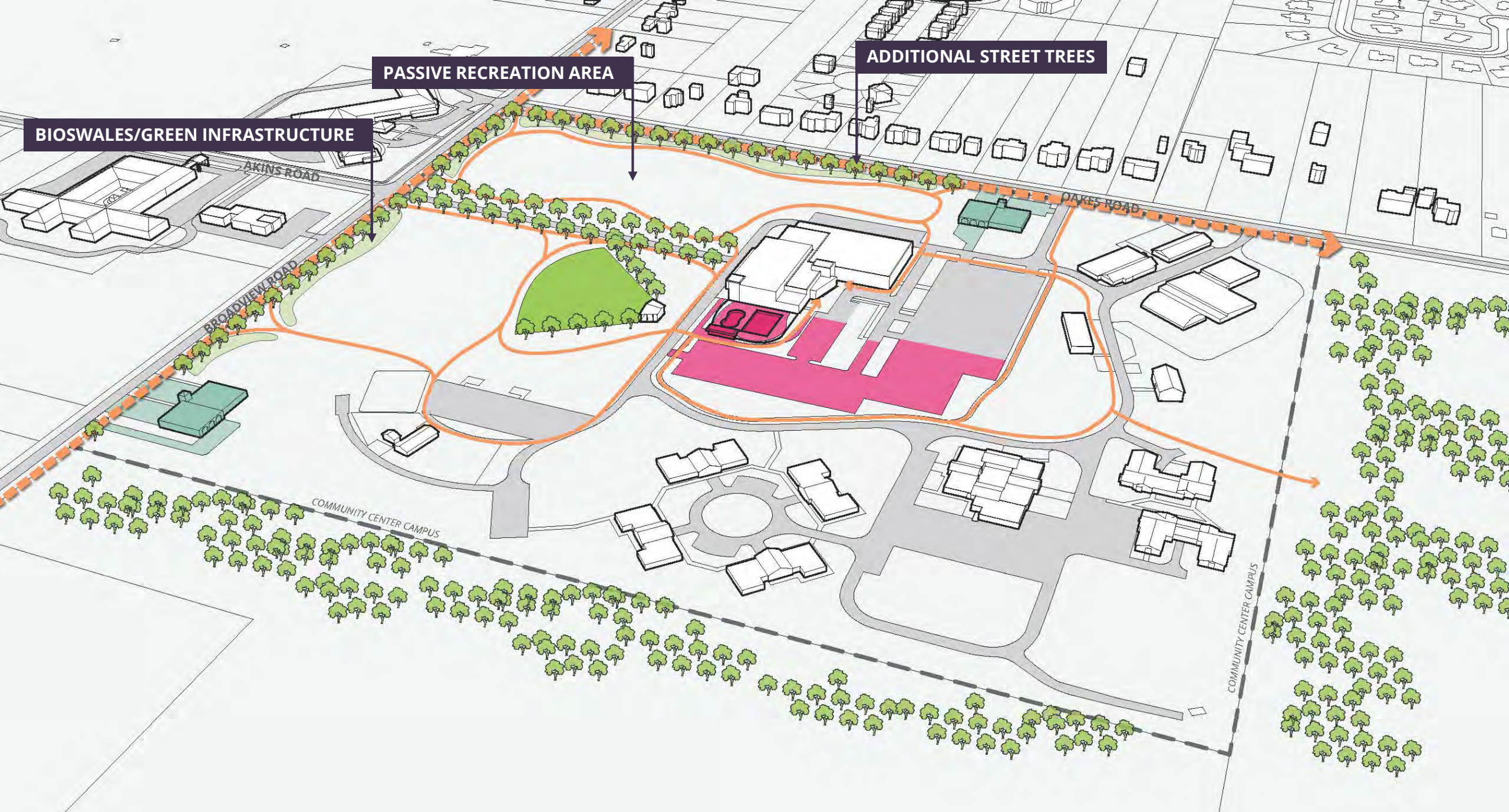


ALL-PURPOSE TRAILS

WALKING PATHS

ACCESS TO METROPARKS PROPERTY





PASSIVE RECREATION AREA

ADDITIONAL STREET TREES

BIOSWALES/GREEN INFRASTRUCTURE

AKINS ROAD

BROADVIEW ROAD

OAK ROAD

COMMUNITY CENTER CAMPUS

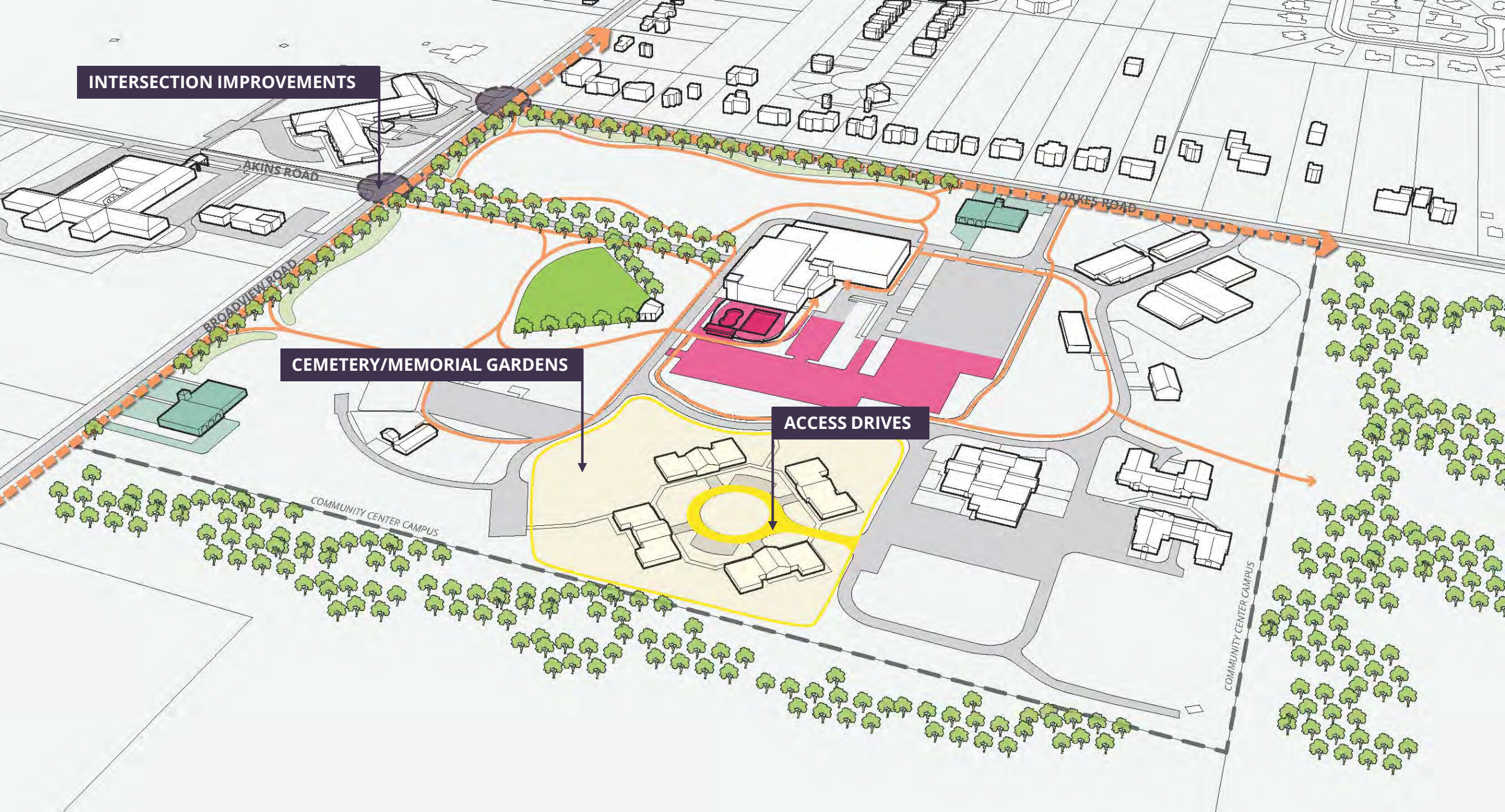
COMMUNITY CENTER CAMPUS



**INTERSECTION IMPROVEMENTS**

**CEMETERY/MEMORIAL GARDENS**

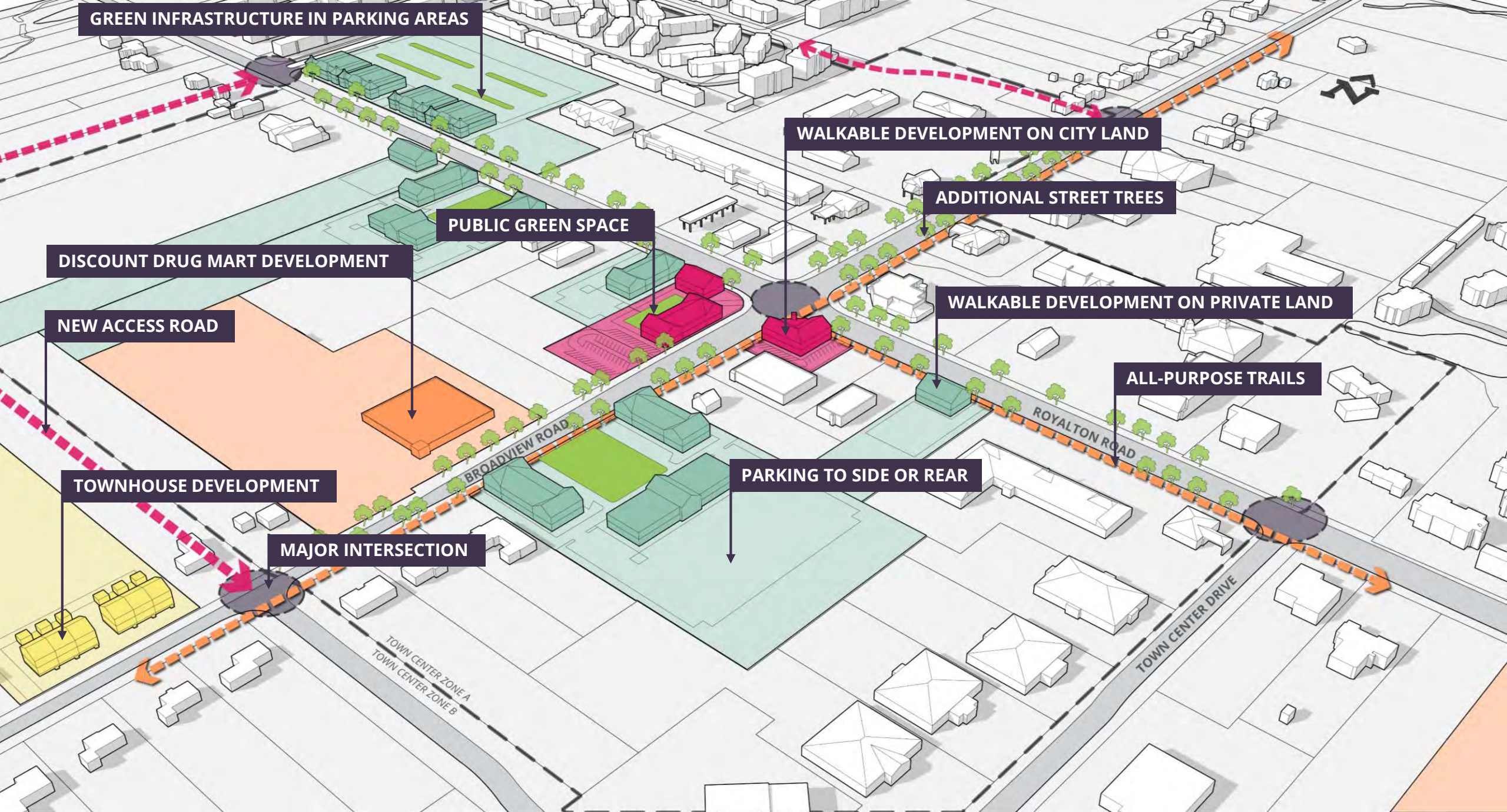
**ACCESS DRIVES**





# PLANNING CONCEPT AREAS PREVIOUS CONCEPTS





GREEN INFRASTRUCTURE IN PARKING AREAS

WALKABLE DEVELOPMENT ON CITY LAND

ADDITIONAL STREET TREES

PUBLIC GREEN SPACE

DISCOUNT DRUG MART DEVELOPMENT

NEW ACCESS ROAD

WALKABLE DEVELOPMENT ON PRIVATE LAND

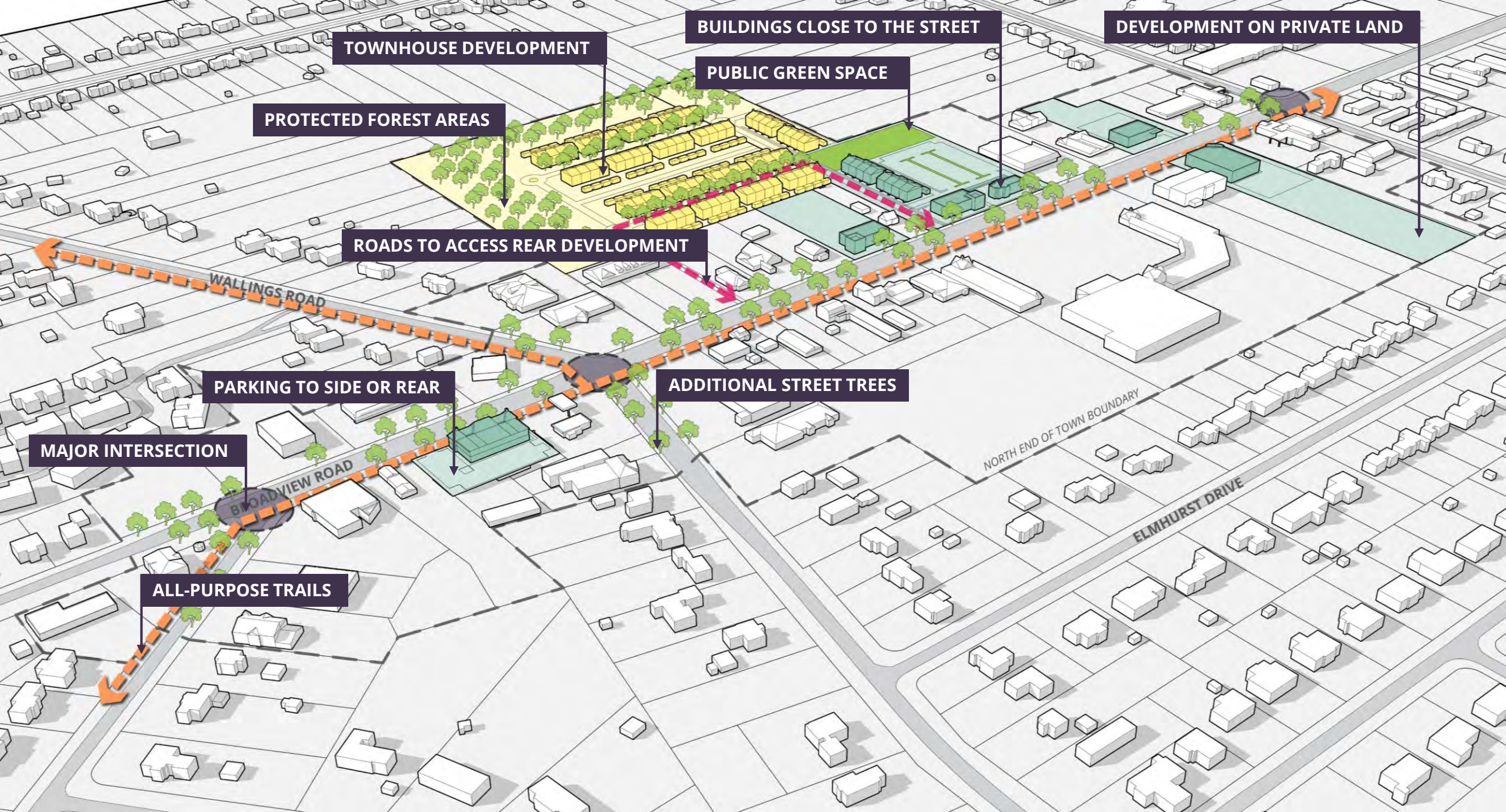
ALL-PURPOSE TRAILS

TOWNHOUSE DEVELOPMENT

PARKING TO SIDE OR REAR

MAJOR INTERSECTION





TOWNHOUSE DEVELOPMENT

BUILDINGS CLOSE TO THE STREET

DEVELOPMENT ON PRIVATE LAND

PUBLIC GREEN SPACE

PROTECTED FOREST AREAS

ROADS TO ACCESS REAR DEVELOPMENT

PARKING TO SIDE OR REAR

ADDITIONAL STREET TREES

MAJOR INTERSECTION

ALL-PURPOSE TRAILS

WALLINGS ROAD

BROADVIEW ROAD

NORTH END OF TOWN BOUNDARY

ELMHURST DRIVE



# WHAT'S NEXT



# 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

- **Public Meeting #2**  
Goals & Actions  
January 28, 2020





# NEXT STEPS



Current Conditions



Community Vision



Goals & Actions



Implementation



Draft Master Plan

## Implementation Questions

What is the best approach for implementation for Broadview Heights?

Who should partner on actions?

What are your priorities?



# 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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