The City Of BRECKSVILLE MASTER PLAN

ACKNOWLEDGMENTS



CUYAHOGA COUNTY PLANNING COMMISSION

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CITY OF BRECKSVILLE

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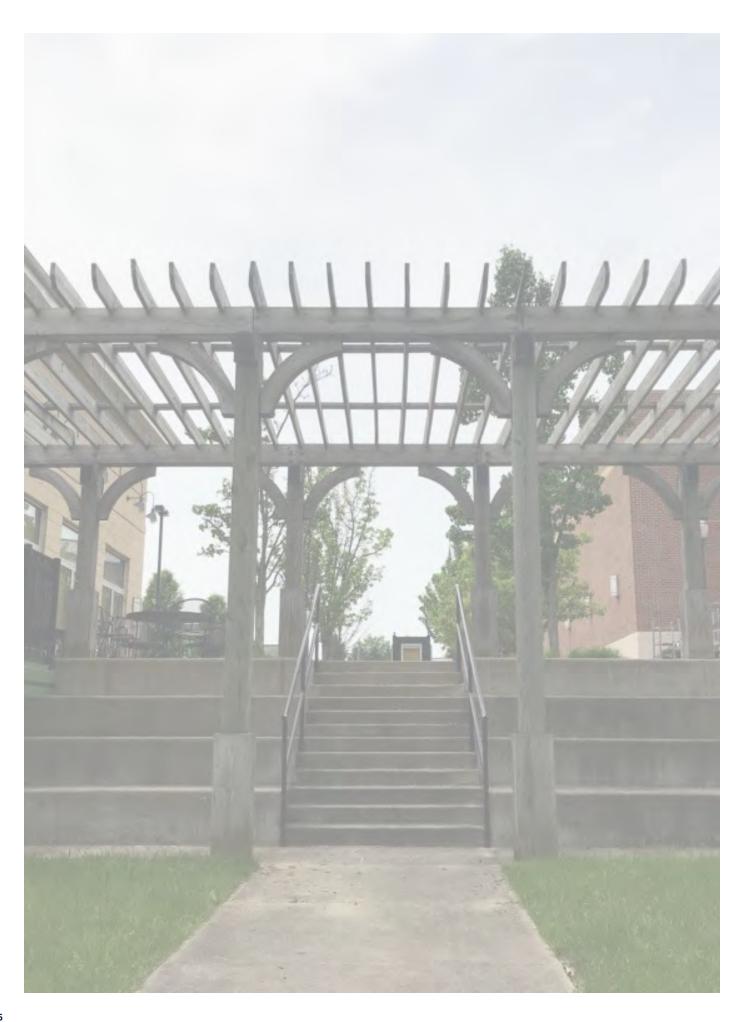
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1.0 Introduction

WELCOME TO THE MASTER PLAN

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

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

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

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

1.1 WHAT IS A MASTER PLAN

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

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

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

MASTER PLAN AND ZONING

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

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

MASTER PLAN

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



ZONING ORDINANCE

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

PHASES OF THE MASTER PLAN

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

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

PROCESS



CURRENT CONDITIONS



RESIDENT SURVEY



COMMUNITY VISION



GOALS & ACTIONS



IMPLEMENTATION



MASTER PLAN DOCUMENT

1.2 HISTORY OF BRECKSVILLE

EARLY ESTABLISHMENT

Brecksville, a community of the Western Reserve, was founded in 1811 after the land was purchased by Colonel John Breck and several partners. The land was originally occupied by the Chippewas until it was taken over by the Connecticut Land Company. Seth Payne, one of the men sent to survey the land, and his family became the first non-native people to settle in the Brecksville area in June of 1811, with six other families following them. Although the land is named after him, Colonel Breck never actually lived in Brecksville, but his three sons and their families did.

Following the War of 1812, a slight increase in settlers, mostly farmers, came to Brecksville. The early life for the settlers was difficult because the area consisted of mostly wilderness that was inhabited by bears, rattlesnakes, mountain lions, and Native Tribes.

THE OHIO AND ERIE CANAL

The Ohio and Erie Canal, originally proposed by George Washington in 1788, was constructed in 1826 with the intent of connecting the Ohio River to Lake Erie. The Canal ran alongside the Cuyahoga River and followed the eastern boundary of the City, which provided an opportunity for

agricultural commerce, development, and settlement. Also, due to the Chippewa Creek and connecting streams neighboring the community, many mills were built and used for agricultural purposes.

PUBLIC SQUARE

The construction of the canal caused an outbreak of illnesses, leading to the first medical facility being built on Brecksville's Public Square. The Public Square served as the hub of activity, where the first blacksmith, merchants, and the mill were placed within the community. In 1872, the town legislature allocated \$4,522 to construct a town hall there.

THE VALLEY RAILROAD

After completion in 1880, the Valley Railroad made canal usage obsolete, and the small development alongside the canal in Brecksville was mostly cleared for farming. The train depot in Brecksville provided easy access for freight shipments and connected people to the City of Cleveland. This led to many residents of Cleveland and surrounding areas visiting the Cuyahoga Valley and the abundant natural environment of Brecksville for recreational and



John Harris and Bert Harris in front of the 1911 centennial log cabin on the square.

Source: Brecksville Historical Association



The Squire Rich House is one of the oldest homes in Brecksville. It was built by Charles and Ann Rich in approximately 1842.

Source: Brecksville Historical Association

educational activities. In the following decades, Brecksville preserved much of its rural character while maintaining steady growth in population. In 1921, Brecksville became incorporated as a Village under the state laws of Ohio.

CUYAHOGA VALLEY NATIONAL PARK

From the 1950's to the 1960's, the population in Brecksville doubled, increasing to over 5,000 residents, which led to Brecksville lawfully becoming a City in 1960. By this decade, suburbanization had reached the Cuyahoga Valley, as many families sought the amenities and offerings of suburban life. The Ohio Turnpike, I-271, high-tension power lines, housing development, a proposed dam, and other elements of development threatened the natural environment of the Valley.

Due to the mass altering of land, John Seiberling, the Cuyahoga Valley Association, and conservation groups protested the potential urbanization of the area. In March 1971, Seiberling, a U.S. Representative at the time, introduced a bill to create a National Park in the Cuyahoga Valley to preserve the natural environment. The bill initially did not receive much support, but many groups began to publicly rally for this to be passed. In 1973, the bill was re-introduced, approved, and signed by President Ford.



The Cuyahoga Valley Scenic Railroad is a major feature of the National Park, and it runs directly through Brecksville.

Source: National Park Service

BRECKSVILLE TODAY

Today, Brecksville is home to over 13,000 residents and is still defined by its scenic woodlands, ravines, and natural environment. Many of Brecksville's thriving neighborhoods are located near the Cleveland Metroparks Brecksville Reservation and the Cuyahoga Valley National Park. Onethird of the City is parkland with facilities for picnics, ball games, horseback riding, golf, hiking, cross-county skiing, and many other recreational activities.

1.3 PLANNING CONTEXT

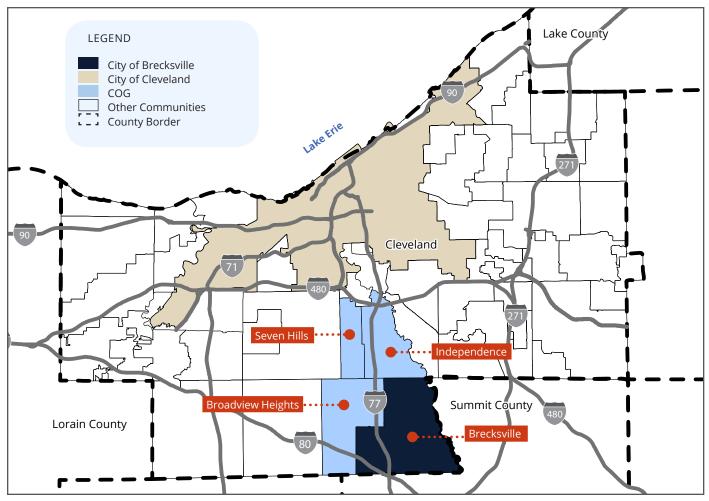
REGIONAL CONTEXT

The City of Brecksville is shown in navy blue on the map below. Brecksville is located in the southeastern corner of Cuyahoga County and borders Broadview Heights, Seven Hills, Independence, Valley View, Sagamore Hills, Richfield, and Hinckley.

The map also showcases three peer communities: Broadview Heights, Seven Hills, and Independence. These peer communities border the City of Brecksville and are particularly good comparisons for the community as they are located in the same section of the County and share many of the same characteristics. Additionally, Brecksville, Independence, Seven Hills, and Broadview Heights all make up a Council of Governments (COG) that coordinates regional efforts amongst their respective communities.

Throughout the Brecksville Master Plan, comparisons are made between the City, its peer communities (COG), and the County as a whole.

MAP 1 REGIONAL CONTEXT

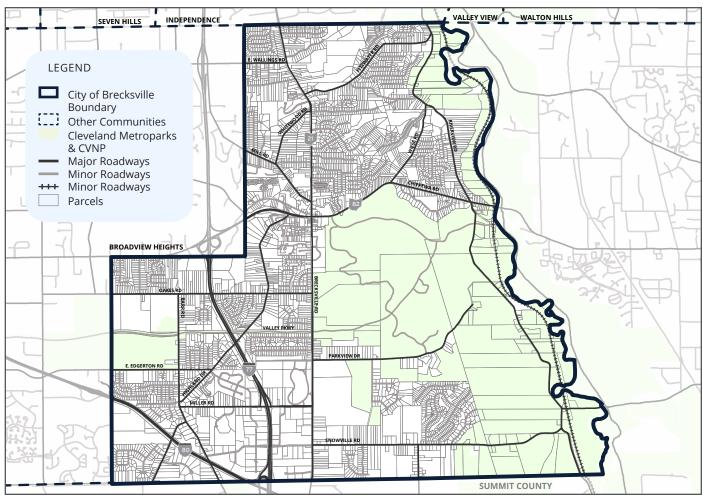


CITY CONTEXT

The City of Brecksville is shown in the map below. Interstates I-77 and I-80 (the Ohio Turnpike) run directly through the western portion of the community from Broadview Heights, south into Richfield. Along the eastern border, the Cuyahoga Valley Scenic Railroad travels through the Cuyahoga Valley National Park from the Akron Northside Station to the Rockside Station in Independence.

Brecksville Road (State Route 21) is the major north-south spine in the City, running the length of Brecksville and connecting most neighborhoods, commercial areas, and job centers. Royalton Road (State Route 82) traverses the City from east to west, and connects Brecksville to Sagamore Hills (Summit County), Broadview Heights, and I-77. The intersection of Brecksville and Royalton Roads defines today's Public Square and the Town Center.

MAP 2 PLANNING CONTEXT



1.4 PREVIOUS PLANNING: 1980 MASTER PLAN

1980 BRECKSVILLE MASTER PLAN

The 1980 Master Plan served as an update to the City's 1967 Master Plan. The update was undertaken to ensure established policies and standards would be subjected to periodic review and re-evaluation as a response to changing conditions. The Plan was completed over the course of four years by the City's Planning Commission, City Council, and consultants.

This plan focused on changes in development, refinement and sharpening of community objectives, and the creation of a comprehensive outline of development policies. According to the document, the 1980 Plan represented a realistic appraisal of the 1967 Plan, and it estimated that the total population of the community would be a maximum of 23,500 persons—down from the 30,000 persons estimated from the previous plan.

Given the changes and trends examined in the Master Plan, recommendations for development were outlined. The Plan document itself included an overall Goal and set of Objectives that underscored the primary initiatives of the City. The Goal and Objectives, described in the box at right, describe a future for the City that engages residents, builds the foundation for a strong tax base, and preserves the character of the community.

The overall structure of the Plan and its recommendations are described on the following page while detailed descriptions of the various development policies are outlined on page 16 and 17.

While the Plan itself provides a strong basis for understanding the community and its hopes for the future, the success of the Plan are key to its importance for the City. These successes can be seen across the Brecksville in the development pattern and character of the community.

GOAL & OBJECTIVES

GOAL

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

OVERALL OBJECTIVES

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

INTRODUCTION

The Master Plan Introduction covered the history of planning in Brecksville, including the City's founding, slow initial growth, and development into a suburban municipality. Beyond the general development of the City, the Introduction also covered major planning decisions, such as the founding of the Planning Commission and the adoption of major Zoning Code amendments.

Finally, this section outlined the idea that the Master Plan was a basic guide for the City that would require ongoing study and work to accomplish.

CONTEXT FOR PLANNING

The Context for Planning section provided the existing conditions of the City of Brecksville at that time. Of particular note in this section was the description of physical features including topography, vegetation, soils, and roads. Brecksville was ahead of its time in identifying the environmentally sensitive areas that would be impacted by future development.

The section also analyzed existing land uses, land that could accommodate growth, and the characteristics of the City's residents.

GENERAL DEVELOPMENT POLICIES

The General Development Policies section described the Citywide priorities for future development. The section included an overall Goal and Objectives, which are listed on the previous page.

Beyond general policies, this section broke out five more specific areas: a Design Concept, Residential Plan, Business Plan, Industrial Plan, and Community Facilities Plan. Each of these areas included context, objectives, existing conditions, polices, and development criteria. A summary of the four plans is included on the following pages.

APPLICATION OF DEVELOPMENT POLICIES

The Master Plan applied the general development policies from the previous section to specific areas of the City in the Application of Development Policies section. The plan grouped the City into nine smaller Planning Areas within which the policies of the previous section could be applied.

APPLICATION OF DEVELOPMENT POLICIES TO ZONING

In order to fully incorporate the general policies of the Plan into concrete regulations, this final section of the Master Plan described the proposed updates for the City's Zoning Districts. For each district, the Plan included a general objective, the types of permitted uses, and the locations within which these regulations should be applied. The specificity of these recommendations allowed the City to more easily update its Zoning Code to match the recommendations of the Plan.

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1.4 PREVIOUS PLANNING: 1980 MASTER PLAN

1.

RESIDENTIAL PLAN

The Residential Plan guided development of new housing in the City by providing specific development policies and criteria for variety, quality, density, and location of housing.

RESIDENTIAL OBJECTIVES

- 1) To create and maintain safe, attractive residential areas in which to live and raise a family.
- To maintain the spacious atmosphere of the community and provide sufficient space for each family to pursue its activities without infringing upon their neighbor's privacy.
- 3) To provide a variety of high quality housing to meet the different housing requirements of its citizens with varied ages and needs.
- 4) To take full advantage of the natural amenities of the landscapes.
- 5) To encourage new development along the ridges in areas of rugged "irregular" topography.
- 6) To both leave the valleys and steep slopes in their natural state and to maintain most of the existing tree cover.
- 7) To encourage the clustering of new residential development on generally open and level areas in order to realize a separation among individual residential areas and thus preserve the open sylvan character of the City.

POLICIES & DEVELOPMENT CRITERIA

The Plan identified overall policies as well as policies for specific densities. Major policies from the plan included maintaining Brecksville as a predominantly single-family community while allowing a limited number of higher-density developments that make up no more than 15% of total units and 2% or 3% of total land area. This higher-density development was targeted near the Town Center in order to support walkable retail.

Specific criteria for new development outlined the need for quality design, ample space, and the grouping similar types of housing. Of particular note is criteria that led to modern development patterns in Brecksville: cul-de-sacs, streets running with the slope of the land, property lines along environmental features, and use of Planned Development Areas.

2.

BUSINESS PLAN

The Business Plan guided development of commercial establishments based on the availability and suitability of land, as well as market need for retail.

BUSINESS OBJECTIVES

- To provide within the City of Brecksville a wide range of goods and services primarily to meet the convenience needs of residents.
- 2) To promote the development of business facilities offering a wide choice of regularly purchased goods and services.
- 3) To increase the accessibility and availability to the most frequently purchased goods and services for the City's residents.
- 4) To maintain and strengthen Brecksville Center as the primary shopping and business area within the community.
- 5) To meet business needs by providing attractive, vital and efficient shopping areas which are consistent with the residential objectives and overall quality of the community.

POLICIES & DEVELOPMENT CRITERIA

The Plan used an analysis of projected business demand completed by the Regional Plan Commission to determine that there was an over-supply of existing land zoned for retail in the City. Based on this and an analysis of existing retail areas, the Plan identified polices and development criteria that included maintaining the Town Center as the primary shopping area, exerting control over the design of new developments, and relying on regional shopping areas outside of Brecksville for major shopping destinations.

Specific criteria for new development included the provision of parking for retail areas, but also forward-thinking ideas that included reduced setbacks from the street and rear parking to encourage walkable development.

3.

INDUSTRIAL PLAN

The Industrial Plan guided development of industrial facilities that could provide employment and leverage transportation assets while seeking to maintain the City's character.

INDUSTRIAL OBJECTIVES

- To encourage the type of industrial development that will be compatible with the City's spacious, residential character and will result in no loss of quality of the City's residential area.
- 2) To provide industrial opportunities which will broaden and increase the City's tax base.
- 3) To provide attractive, efficient and well-serviced industrial locations within the City that will attract quality industrial development such as light manufacturing, distribution, research and business operations.
- 4) To concentrate all industrial activity in one general area.

POLICIES & DEVELOPMENT CRITERIA

The Plan outlined policies that aimed to balance the need for employment with any negative aspects of significant industrial development, such as smells, noise, traffic, or pollution. The policies included permitting facilities that did not produce any noticeable disturbances, limiting any heavy manufacturing uses, and restricting industrial facilities to large lots at the south end of the City.

Specific criteria for new development included large minimum lot sizes, deep setbacks, parking, and ample buffers between other uses.

4.

COMMUNITY FACILITY PLAN

The Community Facility Plan guided development of a variety of facilities including municipal, private, educational, utility, and recreational facilities.

COMMUNITY FACILITY OBJECTIVES

- To provide the type of facilities which complements private development in scale and in quality with the overall spacious and sylvan residential character of the City while minimizing the impact on adjacent residential areas.
- 2) To increase the accessibility to the frequently-used facilities and enable them to be reached easily and safely from all areas of the city.
- 3) To control the location of new and relocation of existing facilities to maximize their value to the City and create a sense of place and local identity. The City will consider its objectives, design, and physical development as well as the efficiency to operate, maintain, and control these facilities.

POLICIES & DEVELOPMENT CRITERIA

The Plan outlined policies and development criteria for municipal, educational, and open space facilities.

For municipal facilities, the Plan called for the City to set the tone for private developers by locating and designing structures that fit the character of Brecksville. Other policies included providing recreational areas in new subdivisions, sharing recreational facilities with the School District, and developing a comprehensive bikeway network.

For educational facilities, the City largely relied on the School District for facility design, but sought to work proactively by providing information on proposed developments to the District.

For parks, the City sought to work cooperatively with the Metroparks and National Park to maintain consistency of facilities, coordinate traffic policies, and add amenities to the parks.

1.4 PREVIOUS PLANNING: 1980 MASTER PLAN

PLAN OUTCOMES

The 1980 Master Plan for Brecksville resulted in specific, substantive changes to the development patterns of Brecksville. This was accomplished through code updates, City initiatives, and ongoing coordination through the Planning Commission. While not every component of the 1980 Plan was completed, the City's layout, character, and connections were shaped by the recommendations of the Plan.

Below are some of the major outcomes of the Plan.

COMMERCIAL CONCENTRATION

The 1980 Master Plan directly addressed the need for commercial facilities, in light of a regional analysis of retail needs. This analysis showed that the City's shopping and business needs could largely be met by the existing commercially zoned areas, generally in the Town Center. Larger, suburban-style shopping districts were determined to be unnecessary for the City because they could be covered by shopping centers in surrounding communities.

As a result, the Master Plan called for concentrating and strengthening shopping and business within Brecksville Center. This has largely been maintained over time as new retail and office developments have been clustered in and around the intersection of 82 and 21.

ADJACENT MUNICIPAL FACILITIES

In general, the City's Plan for municipal facilities coincided with the policy to concentrate commercial activity in Brecksville Center. Most municipal facilities were intended to be concentrated in and near Brecksville Center to reinforce it as the focus of population, business, and activity. This was intended to support commercial development by clustering activity in the area.

The City's ongoing efforts to build municipal facilities along Brecksville Road corresponds to this overarching theme. The development of the community center, police station, and forthcoming aquatic facility all reflect the desire to concentrate these facilities. Furthermore, the Plan saw municipal facilities as setting the tone for the design theme of the community. The use of traditional styles with brick and cupolas in the Western Reserve tradition has been used for most community facilities. This style has underscored the styles desired in the Town Center.

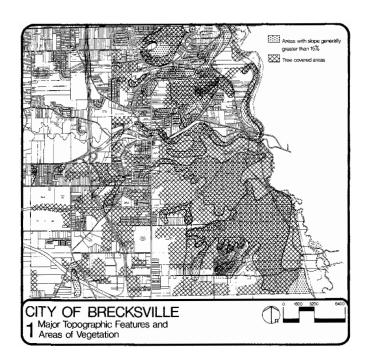
INDUSTRIAL DEVELOPMENT

Planners in the 1980 Plan had the foresight to see that industrial development could positively affect the City's tax base and provide jobs for residents. Likewise, planners saw that industrial development can have negatives such as light, pollution, or noise.

The Plan called for growing industrial employment in a concentrated area at the City's southern end. It also outlined the need to limit the types of industry to cleaner forms of industrial development with large setbacks and landscaped areas. Today, these policies can be seen in the industrial area at the south end of Brecksville, where research and manufacturing buildings exist in large lots set back from the street. This development has provided tax income and jobs to the City.

RESIDENTIAL CHARACTER

The 1980 Master Plan identified the need to plan for future residential growth because of the ongoing suburbanization of Cuyahoga County. The Plan sought to provide a variety



of housing options on large lots within which to live, raise a family, and age in the City.

To allow for this, the City outlined an overall density policy that called for maintaining the City as a largely single-family detached housing community with a small number of apartments, generally in and around Brecksville Town Center.

Largely, the Plan's recommendations were followed including calls for cul-de-sac development and the grouping of similar types of housing.

PROTECTION OF ENVIRONMENTAL FEATURES

The Plan rightly saw that over-development of Brecksville could harm the City's natural features and change the character of the City.

To protect this residential character, the Plan outlined the general policy of focusing on single-family development in an open, green environment. To accomplish this, the Plan called for updated regulations that would maintain the spacious environment, limit development



along steep slopes and near waterways, and encourage the preservation of trees. The Plan has largely been successful in this aim. By focusing on cul-de-sac style developments that follow the natural contours of the City, new development was able to fit within the environmental constraints of the City and reinforce the wooded feel of the community.

ZONING CODE REVISIONS

The primary way much of the Plan's developments were accomplished was through updates to the City's Zoning Code. The Plan outlined specific ways the Zoning Code could be rewritten to reflect the goals of the Master Plan such as limiting housing to large, single-family homes and restricting development near steep slopes and waterways.

The revisions to the Zoning Code enshrined the Plan's recommendations into regulations that have been applied to new developments in the ensuing decades.

BICYCLE PLAN

One of the City's bolder recommendations from 1980 was the suggestion of a Citywide bicycle network. The Plan called for the development of trails along major spines across the City to ensure that residents could easily connect to Brecksville Town Center and other points of interest.

While the recommendations were forward-thinking, a variety of factors led this bicycle network to go un-built. The lack of a dedicated funding stream, issues with topography, and limited land availability were some of the factors that stopped the development of bikeways in Brecksville.

ONGOING RELEVANCE

The success of the 1980 Master Plan underscores its ongoing relevance to the City. Many of the goals, objectives, and policies need not be changed because they continue to serve the City as it develops, grows, and changes over the course of the coming years.

1.5 PREVIOUS PLANNING: OTHER RELEVANT PLANS

BLOSSOM HILL PARK MASTER PLAN (2015)

This plan provided a program needs assessment, overall site design guidelines, recommended changes and improvements, and cost estimates for Blossom Hill Park — a 185-acre property owned by the City of Brecksville. The plan focused on the addition of amenities including a dog park, vegetable garden, cemetery, playground, and sports and aquatic facilities to the property that currently includes ballfields, a service garage, a school, and other buildings.

Currently, the City is in discussions with the Brecksville-Broadview Heights City School District to offer a portion of the Blossom Hill site as a centralized school campus, in exchange for the Central School property and Stadium Drive Athletic Field.

FURNACE RUN WATERSHED PLAN (2011)

The 2011 Furnace Run Watershed Plan was a Balanced Growth Initiative (BGI) Plan—a type of plan that seeks to balance the need for development with conservation of critical and valuable natural resources in a watershed. The Plan identified the location of vital natural resources to showcase the land most suited for conservation and for development.

The Furnace Run Plan found that the Run is one of the healthiest and most intact streams in the larger Cuyahoga River watershed, largely because major portions of the watershed are within park districts.

To complete the Plan, various map layers were placed on top of one another to determine the locations of critical environmental features and vacant land to show those areas of vacant land that are presently constrained by environmental features. The map at right showcases the composite of these environmental features with streams, wetlands, riparian areas, flood zones, critical soils, and steep slopes highlighted in various colors. By analyzing vacant areas for the presence of these environmental features, the Plan showcased which were best suited for conservation, for development, or for agriculture.

In the Furnace Run Plan, 35 vacant areas were identified and analyzed against these environmental constraints. This analysis identified 21 areas that were prioritized for conservation, 11 that were prioritized for development, and 3 that were prioritized for agriculture.

Figure 1
Schematic Blossom Hill Site Plan

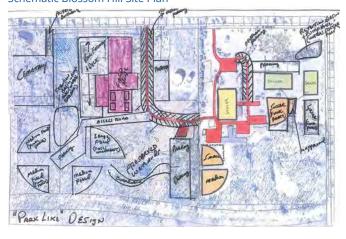
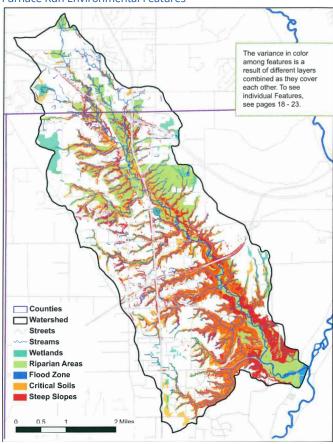


Figure 2
Furnace Run Environmental Features



CHIPPEWA CREEK WATERSHED PLAN (2008)

The 2008 Chippewa Creek Watershed Plan was also a Balanced Growth Initiative (BGI) Plan, and it followed a similar process to the later Furnace Run Plan. The Chippewa Creek Plan included a much larger portion of the City of Brecksville. Running through the center of the City, the Chippewa Creek watershed accounts for the largest portion of the City of Brecksville.

As with the Furnace Run Plan, the Chippewa Creek Plan layered environmental features with vacant areas to determine priority locations for conservation and development. Many of the largest development areas in Brecksville lie in this watershed including the vacant land to the west of the VA site and much of the area around Blossom Hill.

Figure 3 Chippewa Creek Environmental Features

