



# The Village of **WOODMERE** MASTER PLAN

JULY 14, 2020 | PLANNING & ZONING COMMISSION PRESENTATION

# **AGENDA**

- ✓ ABOUT COUNTY PLANNING**
- ✓ PLANNING PROCESS REVIEW**
- ✓ PUBLIC INVOLVEMENT**
- ✓ WHAT'S NEXT?**

# **ABOUT COUNTY PLANNING**

# OUR TEAM

- ✓ **Patrick Hewitt**, AICP, Interim Executive Director
- ✓ **James Sonnhalter**, Manager, Planning Services
- ✓ **Rachel Novak**, Planner, Project Lead
- ✓ **Nichole Laird**, Planner

# OUR ORGANIZATION

The Cuyahoga County Planning Commission is a **public agency** that provides professional planning services to the cities, villages, and townships of Cuyahoga County

# OUR MISSION

“To **inform and provide services** in support of the **short and long term** comprehensive planning, quality of life, environment, and economic development of Cuyahoga County and its cities, villages and townships.”

# MUNICIPAL PLANNING GRANTS

- ✓ This program **funds professional planning services**, performed by County Planning staff, for various projects proposed by applicant communities
- ✓ In the 2018 program funding cycle, the **Village of Woodmere applied for and received** an award of professional planning services to update the Village's Master Plan
- ✓ The Village of Woodmere and County Planning entered into a **Memorandum of Understanding on September 25, 2018**



County Planning

# **PLANNING PROCESS REVIEW**



# WHAT IS A MASTER PLAN?

- ✓ A **long-term plan** for how the community wants to grow and develop in the future
- ✓ Inventories what **exists today** and outlines a **community's vision** for the future
- ✓ Describes **concrete action steps** to achieve the vision

# PLANNING VS ZONING

## 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 Village, residents, or partners
- A **flexible document** that is intended to be interpreted as conditions change

## POLICY GUIDE

VS

## 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 Village unless specifically waived
- Relatively **rigid set of regulations** that can only be changed by a legal process

## LAW

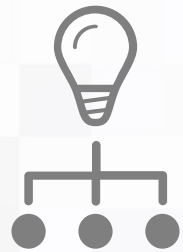
# HOW DO WE PLAN?

- ✓ Establish a **current snapshot** of the community
- ✓ **Outline a vision** that will drive the Plan forward and shape policies
- ✓ **Formulate goals and actions** that help the community achieve its vision
- ✓ **Prioritize goals** to assist Village officials in allocating resources for future endeavors

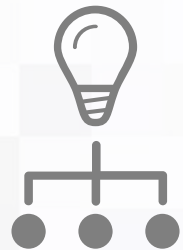
# WHY PLAN?

- ✓ Provides the opportunity for **community input**
- ✓ **Prepares the Village**, residents, and businesses for the future
- ✓ **Shapes future development** to match your priorities
- ✓ Gives a **competitive advantage** when applying for grants and funding

# WOODMERE MASTER PLAN | FIVE STEPS



# WOODMERE MASTER PLAN | STEP ONE



## Current Conditions

Developed demographic, land use, and housing overview

# STEP ONE | CURRENT CONDITIONS

- ✓ Established a **current snapshot of the community**
  - ✓ Identified local, regional, and national trends
  - ✓ Gathered data about where the Village is today
  - ✓ Sought local expertise, opinions, and history
- ✓ **Six (6) Profiles of Woodmere**
  - ✓ Community
  - ✓ Health
  - ✓ Housing
  - ✓ Transportation & Infrastructure
  - ✓ Land Use Profile
  - ✓ Community Services

## 6.6 LAND USE PROFILE

### LAND USE

Land use is a broad term describing how land within any given municipality is currently being utilized. Types of uses typically include broad categories such as industrial, residential, commercial, and open space.

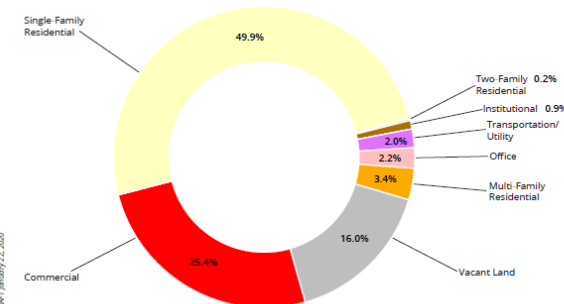
As determined by land use categories from the Cuyahoga County Auditor's tax information and updated with Village data, the majority of the Village of Woodmere is dedicated to residential land uses. Single-family land use comprises nearly half (49.9%) of the Village's total land, by far the largest land use in the Village. All 139 single-family parcels are located south of Chagrin Boulevard. There are six (6) separate residential parcels that make up the additional residential land uses categorized in the Village: Two-Family Residential (one parcel), located south of Chagrin Boulevard on Roselawn Road and Multi-Family Residential (five parcels), located north of Chagrin Boulevard between W. Brainard and E. Brainard Roads. These residential land

uses are not as robust as Single-Family Residential, as they combine for a total of 3.6% of the land use in the Village.

Retail Commercial uses are the second largest land use (25.4%) encompassing 47.3 acres of the Village. Retail and Commercial businesses such as a grocery store, local and national retail chains and restaurants, hardware stores, and hospitals are concentrated near the northern border of the Village, along both the northern and southern sides of Chagrin Boulevard.

The third largest land use which comprises of a total of 32 parcels or 29.9 acres of Village land is scattered throughout the Single-Family Residential areas. At 16.0% of the land use, the vacant land is mostly concentrated along the western border of the Village on Belmont, near the Woodman Wastewater Treatment Facility.

Figure 84  
Land Use Coverage Percentage, 2018



DNV7 January 22, 2020

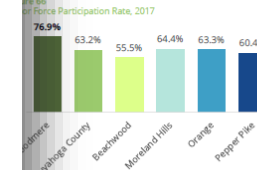


Figure 85  
Force Participation Rate by Age Group, Woodmere 2017

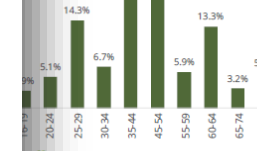
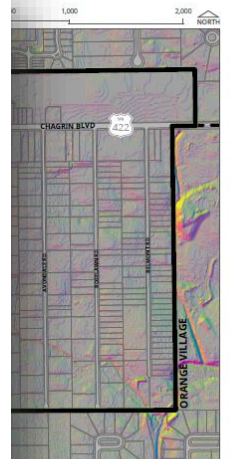
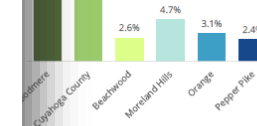
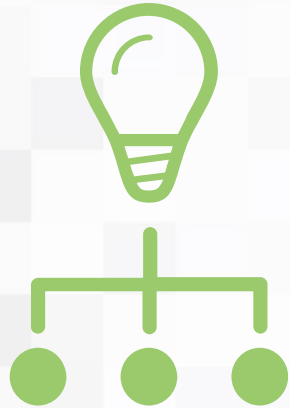


Figure 86  
Employment Rate, 2017



# WOODMERE MASTER PLAN | STEP TWO



## Community Vision

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

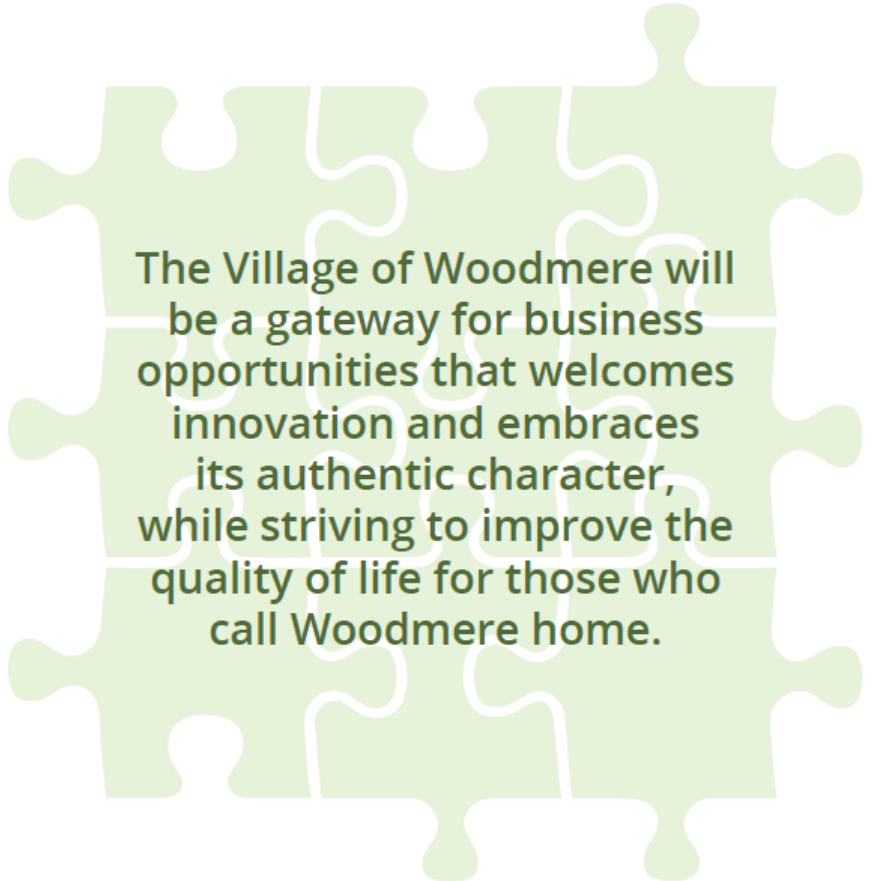


# STEP TWO | COMMUNITY VISION

- ✓ **Outlined a vision that drove the Plan forward and *shaped policies***
  - ✓ Gathered community feedback and opinions on the Village's future
  - ✓ Reflected these ideas within the Plan and its policies
- ✓ **Included profiles of Investment Areas and Corridors**
  - ✓ Village Square & I-271 Interchange
  - ✓ Chagrin Boulevard & Brainard Road Intersection
  - ✓ Chagrin Boulevard
  - ✓ Brainard Road

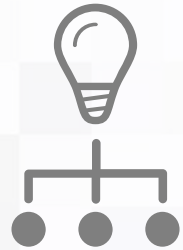
## VISION FOR THE FUTURE

OVER THE NEXT TEN YEARS....



The Village of Woodmere will be a gateway for business opportunities that welcomes innovation and embraces its authentic character, while striving to improve the quality of life for those who call Woodmere home.

# WOODMERE MASTER PLAN | STEP THREE



## Goals & Actions

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

# STEP THREE | GOALS & ACTIONS

- ✓ **Formulate goals that help the community achieve its vision**
  - ✓ Organize actionable items that can help reach the overall vision for the future
- ✓ Developed with data from the Current Conditions document, input from the Master Plan Project Team and Steering Committee, and public input
- ✓ **Divided into five (5) topic areas**
  - ✓ Housing, Branding, Marketing, Mobility, and Wellness

## 4.1 STRATEGIES FOR HOUSING

### STRATEGY 1.3 WORK WITH CUYAHOGA COUNTY AND PROPERTY OWNERS SOUTH OF CHAGRIN BOULEVARD TO CONSOLIDATE ADJACENT PROPERTIES

The Village of Woodmere was fully incorporated into Cuyahoga County in 1994, but much of the original platted land has changed over its 75-year history. Originally, the Village was largely residentially focused with a combination of standard lot sizes ranging from 50 feet wide to well over 200 feet wide and about 200 feet deep. As the community became more developed and retail began to dominate much of Kinsman Road (now Chagrin Boulevard) residents were forced to move to the areas south of Chagrin Boulevard. As time went on and land became more scarce, developers and residents began to purchase what land they could to expand their own properties. However, much of this land has not been consolidated and homes continue to be passed down through families, transfers, or are a result of survivorship. This is an issue because the way land

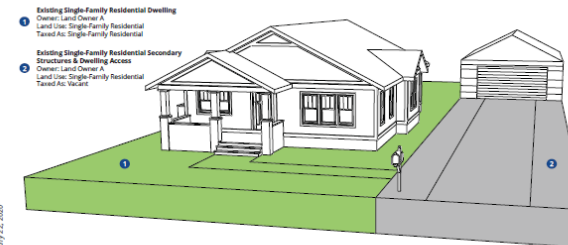
is physically being used is not accurately reflected in taxing jurisdictions and records.

Many of these "land use" constrained areas occur in a similar fashion as the image demonstrates below. For example, Land Owner A owns two separate, but adjacent lots. One has a single family dwelling constructed on the property, while the other has driveway access and mail delivery for that home. Both of these lots are being utilized for a single family purpose, but only one is being taxed as single family, while the other is being taxed as vacant.

#### THE BENEFITS OF LOT CONSOLIDATION

There are many reasons to consider consolidating adjacent plats of land. However, the two largest reasons to consolidate land are: 1) Increased accuracy with property valuations; and 2) The value of real property can be expected to rise and generate more revenue. These two benefits alone can greatly improve the community's taxing structure for more accurate and reliable property valuations based on current land uses and common ownership.

Figure 5  
Existing Land Use Constrained Lots Example



DMRF January 22, 2020

The above graphic is for demonstrative purposes only and is not drawn to scale. Further analysis and study will be needed to determine a preferred form of action to address this issue. The image is meant to guide ideas and provide the Village with concepts to think towards the future.

MAP 11 — POTENTIAL NEIGHBORHOOD TRAIL  
ALIGNMENT | OPTION A



MAP 10 — POTENTIAL NEIGHBORHOOD TRAIL  
ALIGNMENT | OPTION B



Implementation Difficulty: Moderate\*  
amenities: Walking/Biking Trails, Playgrounds, Bicycles  
Length: Approximately 2.5 miles



Further analysis and study will be needed to determine preferred locations and

VILLAGE OF WOODMERE MASTER PLAN 87

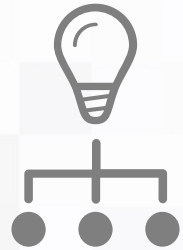
ended Regional Bike Route (Cuyahoga Greenways)  
ended Key Bike Route (Cuyahoga Greenways)  
all Continuances Outside of Woodmere  
d All-Purpose Trail (Option A)  
d All-Purpose Trail (Option B)\*\*  
d All-Purpose Trail (Option C)\*\*  
Owned Vacant Land  
Owned Vacant Land

if land. Moderate Difficulty: may require more resources, land  
require the most resources, land acquisitions and easements  
require community-wide effort for approval. This could include  
time options will provide a secondary pedestrian network  
maps are designed to spur conversation and ideas. Further  
purpose trail.

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# WOODMERE MASTER PLAN | STEP FOUR



## Implementation

Identified partners, priorities, and responsibilities for undertaking actions

# STEP FOUR | IMPLEMENTATION

- ✓ Prioritized goals that **assist Village officials** in allocating funds for future endeavors
  - ✓ Includes tables that correspond to each strategy from previous phases
  - ✓ Includes estimated cost ranges, priority levels, and a list of potential partners and responsible parties for undertaking each strategy
  - ✓ A list of available funding sources is also provided

### 5.3 IMPLEMENTATION TABLES

#### POTENTIAL PARTNERS

Village of Woodmere	Other Governmental Agencies
Woodmere Village Government — General	Cleveland Metroparks
B Building & Inspection	County Planning
ED Economic Development	Cuyahoga Arts and Culture
F Finance	Cuyahoga County Board of Health
L Law	Cuyahoga County Department of Development
Orange City School District	Cuyahoga County Land Bank
Police and Fire	Cuyahoga County Public Works
<b>Private and Non-Profit Entities</b>	Cuyahoga Soil and Water Conservation District
Akron Cleveland Association of Realtors	Greater Cleveland Regional Transit Authority
Bicycling Advocates	<b>Neighboring Communities</b>
Business District Merchant Associations	BW City of Beachwood
Chagrin Valley Chamber of Commerce	PP Village of Pepper Pike
Chagrin Valley Dispatch	MH Village of Montclair Hills
Chagrin Valley Watershed Partners	OV Orange Village
Cleveland Urban Design Collaborative	Northeast Ohio Airwide Coordinating Agency
Community Development Corporation	Northeast Ohio Regional Sewer District
Cuyahoga County Public Library	Ohio Department of Health
Headquarters Highway	Ohio Department of Natural Resources
Higher Education Institutions	Ohio Department of Transportation
Home Repair Resource Center	Ohio Development Services Agency
Local Businesses	TBO TeamNEO
Neighborhood Groups	<b>Priority Level</b>
Orange Community Education & Recreation	Highest Priority
Private Property Owners/Developers	Medium Priority
Qualified Design Professionals	Lowest Priority
Qualified Non-Profits	
Regional Institutions	
Transit Advocates	
Western Reserve Land Conservancy	
Woodbrun Wastewater Treatment Facility	

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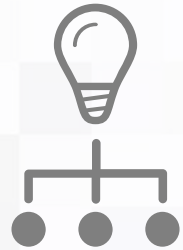
### 5.4 POTENTIAL FUNDING SOURCES

#### AND COMMUNITY ASSETS FOR

Responsible Parties & Partners	Est. Cost	Status/ Date Complete
— ED, F, L	Low	
— BW, MH, PP, OV	Low	
— ED	Low	
— ED, F	Low	
— B, ED, F, L, VE	Low	
— L, VE	Low	
— ED, L, VE	Medium	
— ED, F, L, VE	Low	
— B, ED, F, L	High	
— BW, MH, PP, OV	High	
— B, ED, F, L, VE	High	
— ED, F, L, VE, TBO	High	
— BW, MH, PP, OV	High	

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# WOODMERE MASTER PLAN | STEP FIVE

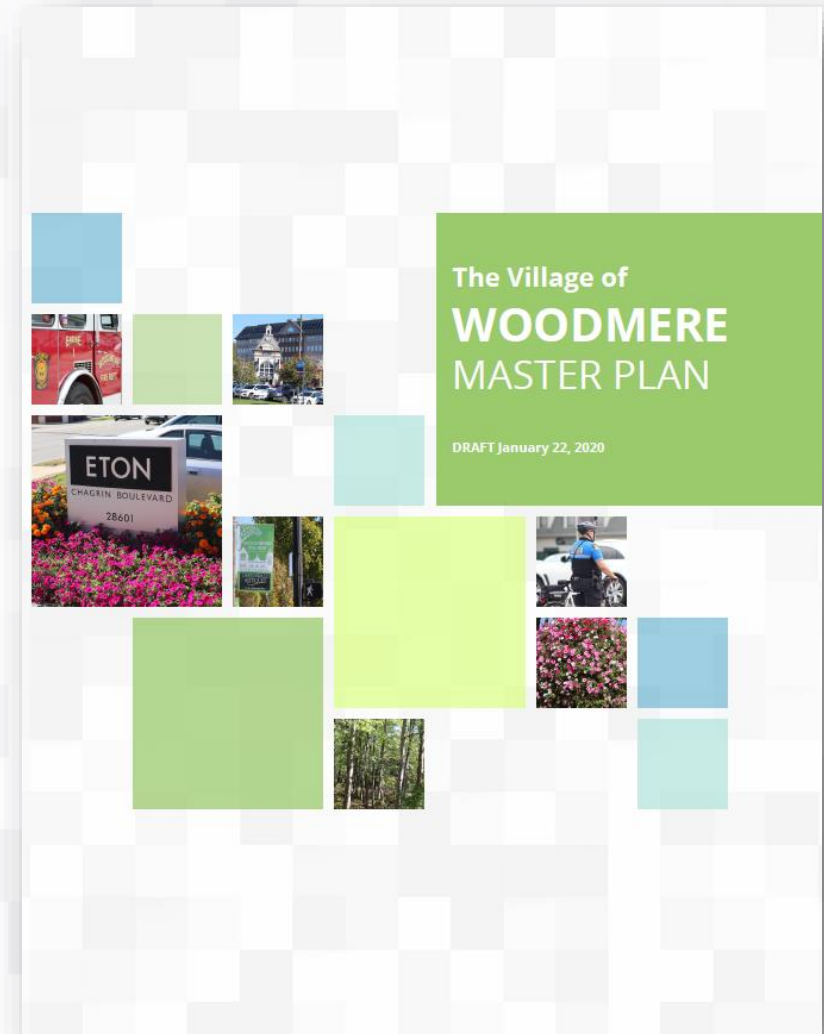


## **Draft Master Plan**

Combined and completed Master Plan document

# STEP FIVE | DRAFT MASTER PLAN

- ✓ **Combined all previous phases** and sections into a complete and comprehensive Master Plan to be adopted by the Village
- ✓ **Includes Six (6) Sections**
  - 1) Introduction
  - 2) Current Conditions, Significant Findings
  - 3) Community Vision
  - 4) Recommendations
  - 5) Implementation
  - 6) Appendix A (Complete Current Conditions Analysis)





# **PUBLIC INVOLVEMENT**



# PUBLIC INVOLVEMENT | INVOLVED GROUPS



## PROJECT TEAM

Public officials  
and Village staff



## STEERING COMMITTEE

Larger group of  
involved residents,  
businesses, and  
civic leaders



## THE PUBLIC

All interested  
residents,  
business owners,  
or stakeholders  
that have unique  
perspectives  
within the  
community



## COUNTY PLANNING

Staff of the Cuyahoga  
County Planning  
Commission

# MASTER PLAN | TIMELINE



# COMMUNITY OUTREACH

- ✓ **Three Public Meetings** were held during the planning process
- ✓ **Each included** a presentation, a question and answer session with County Planning, an in-person activity, and an online survey
- ✓ Each was **advertised at least 2 weeks** prior to the meeting date
- ✓ Online surveys were **open for at least two weeks** following each meeting
- ✓ A **“Results Report”** was prepared for each Public Meeting



The flyer features a header with four colored squares (blue, green, light green, and teal) and the Village of Woodmere logo. The main title is "PUBLIC MEETING VILLAGE OF WOODMERE" in green, followed by "MASTER PLAN | COMMUNITY VISION" in grey. The event details are listed in bold: "Public Open House & Presentation Tuesday, March 5, 2019 at 6:30PM Pepper Pike Board Room (PPLC) at Orange Community Education & Recreation 33500 Chagrin Blvd, Pepper Pike, Ohio 44124". A paragraph describes the meeting's purpose, and another encourages resident participation. The footer includes a link to learn more about the plan.

**PUBLIC MEETING**  
**VILLAGE OF WOODMERE**

MASTER PLAN | COMMUNITY VISION

**Public Open House & Presentation**  
Tuesday, March 5, 2019 at 6:30PM  
Pepper Pike Board Room (PPLC) at Orange Community Education & Recreation  
33500 Chagrin Blvd, Pepper Pike, Ohio 44124

The Village of Woodmere and County Planning will be hosting a Public Meeting to kick-off the Woodmere Master Plan. At the meeting, County Planning will give a brief overview of who we are, discuss the process, and outline what has been accomplished thus far in the Master Planning process. Then, the public will have an opportunity to provide feedback on the community's vision for the future through an interactive exercise and discussion with County Planning representatives.

Residents are encouraged to provide feedback on the vision and suggest their own ideas for the direction of the Village. Your input is vital! Please take some time to attend the meeting and help shape this plan for the future of Woodmere.

**LEARN MORE ABOUT THE PLAN**  
Follow the plan at [www.CountyPlanning.us/Woodmere](http://www.CountyPlanning.us/Woodmere)

# WHAT WE LEARNED | KEY TAKEAWAYS

- ✓ Woodmere residents, elected officials, Village staff, and stakeholders all **deeply value the community** and share common goals for the future





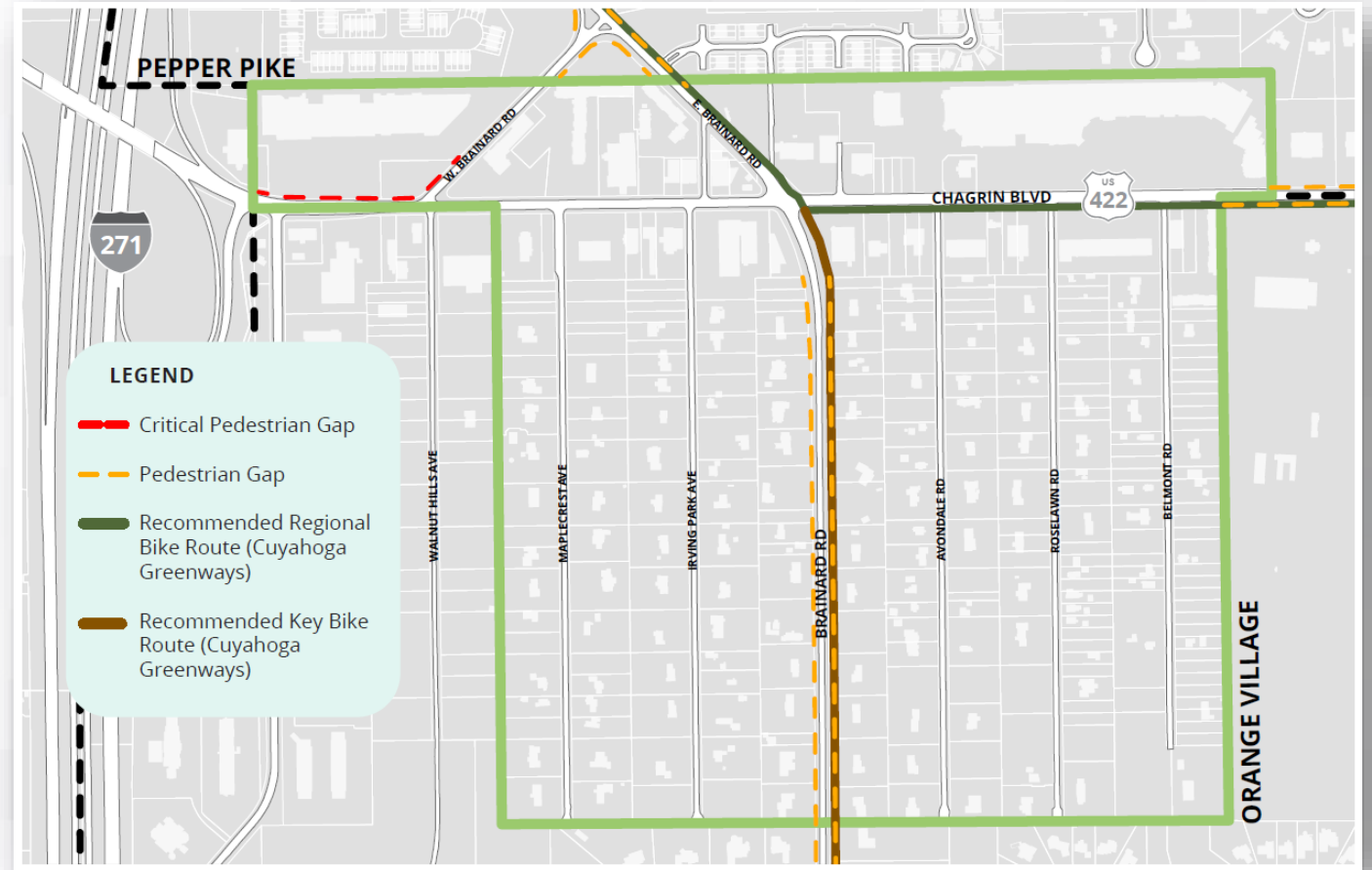
# WHAT WE LEARNED | KEY TAKEAWAYS

- ✓ Residents strongly desire that the **character of single-family residential areas be maintained** into the future



# WHAT WE LEARNED | KEY TAKEAWAYS

- ✓ Residents agree that they would like **outlets for recreation and connectivity** throughout the community



# WHAT WE LEARNED | KEY TAKEAWAYS



**Level of Implementation Difficulty:** Minimal\*

**Potential Amenities:** Walking/Biking Trails

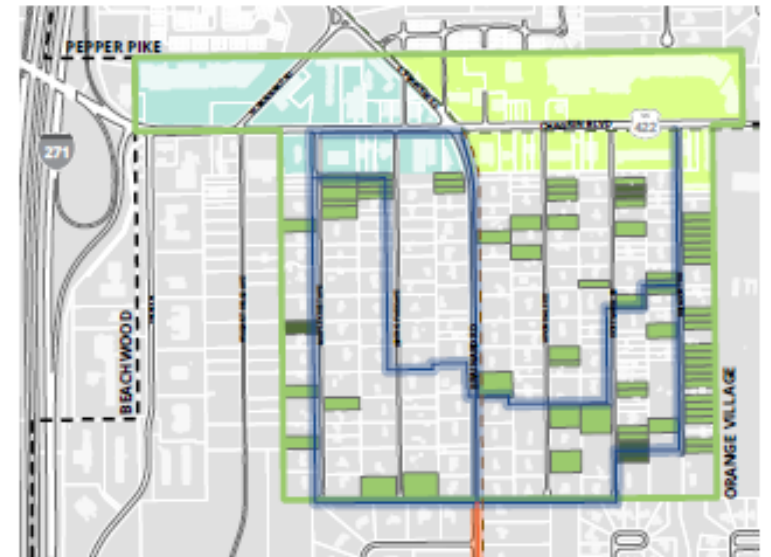
**Total Trail Length:** Approximately 1.0 mile



**Level of Implementation Difficulty:** Moderate\*

**Potential Amenities:** Walking/Biking Trails, Playgrounds, Exercise Stations

**Total Trail Length:** Approximately 2.5 miles



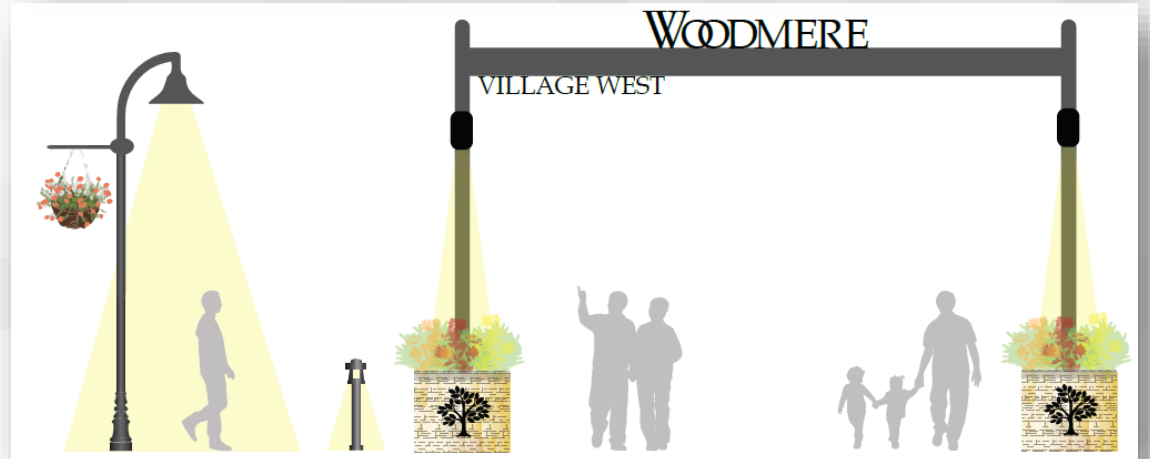
**Level of Implementation Difficulty:** Ambitious\*

**Potential Amenities:** Walking/Biking Trails, Playgrounds, Exercise Stations, Community Garden, Picnic Areas

**Total Trail Length:** Approximately 3.0 miles

# WHAT WE LEARNED | KEY TAKEAWAYS

- ✓ Residents would like to see **visual improvements along Chagrin Boulevard:** storefronts, wayfinding/signage, and landscaping





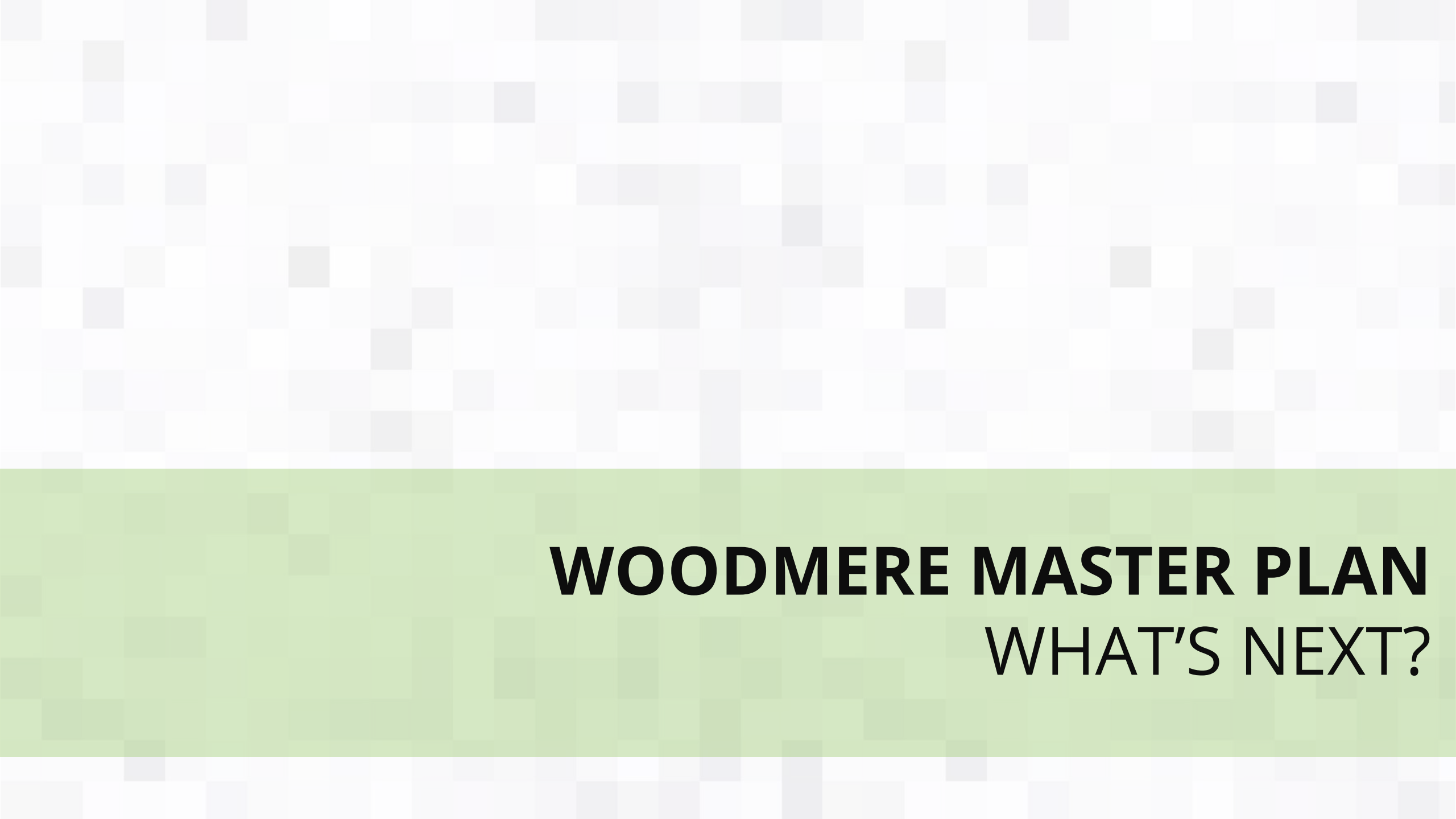
# WHAT WE LEARNED | KEY TAKEAWAYS



# WHAT WE LEARNED | KEY TAKEAWAYS

- ✓ Residents want to be **involved and engaged** during planning and community decisions










# **WOODMERE MASTER PLAN**

## WHAT'S NEXT?

# IMPLEMENTING THE PLAN

## COMMUNITY GOAL 4

ENCOURAGE ALTERNATIVE MOBILITY OPTIONS THROUGH SAFE CONNECTION POINTS, ENHANCED LIGHTING, AND COMPLETING CRITICAL PEDESTRIAN GAPS

Strategy	Priority Level	Years to Complete	Responsible Parties & Partners	Est. Cost	Status/ Date Complete
Community Topic: Mobility					
<b>Strategy 4.1</b> (Strategy Type: Responsive) Install pedestrian scale lighting along key corridors and businesses (page 86)	★★★	3-5 Yrs	 — F, L, VE     	Medium	
<b>Strategy 4.2</b> (Strategy Type: Proactive) Collaborate with regional neighbors to create a safe and complete transportation network (page 88)	★★★	Ongoing	 — S, VE      — BW, MH, PP, OV	High	
<b>Strategy 4.3</b> (Strategy Type: Responsive) Work with local businesses and property owners to increase pedestrian safety along primary corridors (page 88)	★★★	Ongoing	 — ED, S    	Medium	
<b>Strategy 4.4</b> (Strategy Type: Proactive) Encourage inclusive sustainability best practices for businesses (page 89)	★★	Ongoing	 — E, ED, L   	Low	

# SAMPLE IMPLEMENTATION TABLE

POTENTIAL PARTNERS				
COMMUNITY GOAL 4				
FIVE MOBILITY OPTIONS THROUGH SAFE CONNECTION AND COMPLETING CRITICAL PEDESTRIAN				
Years to Complete				
Responsible Parties & Partners				
Est. Cost				
Status/Date Complete				
★★★	3-5 Yrs	Woodmere — F, L, VE PW DOT	Medium	
★★★	Ongoing	Woodmere — S, VE DOT PW — BW, MH, PP, OV	High	
★★★	Ongoing	Woodmere — ED, S PW	Medium	
★★	Ongoing	Woodmere — E, ED, L PW	Low	



# SAMPLE IMPLEMENTATION TABLE

Estimated Cost Range	
High Cost	Over \$500,000
Medium Cost	\$100,000 to \$500,000
Low Cost	Up to \$100,000

	Est. Cost	Status/Date Complete
	Medium	
	High	
	Medium	
	Low	

## POTENTIAL FUNDING SOURCES

### ABANDONED GAS STATION CLEANUP GRANT OHIO DEVELOPMENT SERVICES AGENCY

Funding to assess and cleanup Bureau of Underground Storage Tank Regulations (BUSTR) Class C sites  
Health, safety, environment, economic development  
[https://development.ohio.gov/cs/cs\\_agsc.htm](https://development.ohio.gov/cs/cs_agsc.htm)

### ALTERNATIVE FUEL TRANSPORTATION OHIO DEVELOPMENT SERVICES AGENCY

Provides financial assistance to businesses, non-profit organizations, school districts, and local governments for the purchase and installation of alternative fuel refueling, blending, or distribution facilities or terminals  
Transportation  
[https://development.ohio.gov/bs/bs\\_altfueltrans.htm](https://development.ohio.gov/bs/bs_altfueltrans.htm)

### ALTERNATIVE STORMWATER INFRASTRUCTURE LOAN PROGRAM OHIO DEVELOPMENT SERVICES AGENCY (ODSA)

Below-market rate loans for the design and construction of green infrastructure as part of economic development projects in currently or previously developed areas  
Infrastructure, Environment  
[www.development.ohio.gov/cs/cs\\_alstromwater.htm](http://www.development.ohio.gov/cs/cs_alstromwater.htm)

### BARK FOR YOUR PARK GRANT PETSAFE

An annual grant program that awards eight communities with the funding to break ground on a new dog park, tailored to the needs and desires of the community. Additionally, the grant program awards five existing dog park communities with funding for maintenance and improvement of their current dog park  
Infrastructure, Recreation  
<https://barkforyourpark.petsafe.com>

### BROWNFIELD FUND OHIO DEVELOPMENT SERVICES AGENCY

A collection of funding sources that can be used to help plan, assess, and remediate brownfields throughout the state  
Economic development, community, environment  
[https://development.ohio.gov/cs/cs\\_brownfield.htm](https://development.ohio.gov/cs/cs_brownfield.htm)

# IMPLEMENTING THE PLAN

- ✓ Begin with the top actions and **assign personnel and organizations** responsible for those actions
- ✓ Form a **Plan Implementation Committee** that meets regularly to review progress
- ✓ Publish an **Annual Results Report** detailing accomplishments

This is the **COMMUNITY'S** plan





# HOW DO WE USE THE PLAN?

The Master Plan is meant to outline the goals and aspirations of the community

- ✓ **ADOPT** the Plan to make it an official policy guide
- ✓ **USE** the Plan as a tool and reference when considering actions and applying for grant funding
- ✓ **UPDATE** the Plan over time and when circumstances change

# MASTER PLAN RESOURCES



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

**Thank you** to the public, Project Team, Steering Committee members, community stakeholders, and everyone who was involved during the **Master Plan process!**



# THANK YOU!



Questions? Call or write us an email:

**Rachel Novak, Planner, Project Lead**  
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# County Planning

FOR OUR COMMUNITY  
FOR OUR REGION  
FOR OUR FUTURE