

Broadview



Commons

CATAN FASHIONS

Pucher's

FLOORS • PAINT
WINDOW COVERINGS

Cozumel
Mexican Restaurant

NEW HEIGHTS
IN HAIR

SWORD FURS
& Fine Outerwear

SECTION 5

PLANNING CONCEPT AREAS

To visualize how actions from the previous section can impact the community of Broadview Heights, the Planning Concept Areas section provides renderings of potential development scenarios for four major areas in the City.

WHAT'S IN THIS SECTION

This section includes conceptual designs for areas in Broadview Heights which were a focus of the planning process: the Town Center, the North End of Town, the Community Center Campus, and Royalton Road East. Each conceptual design shows potential development scenarios for the four areas and outlines key principles to consider when making improvements or reviewing development proposals.

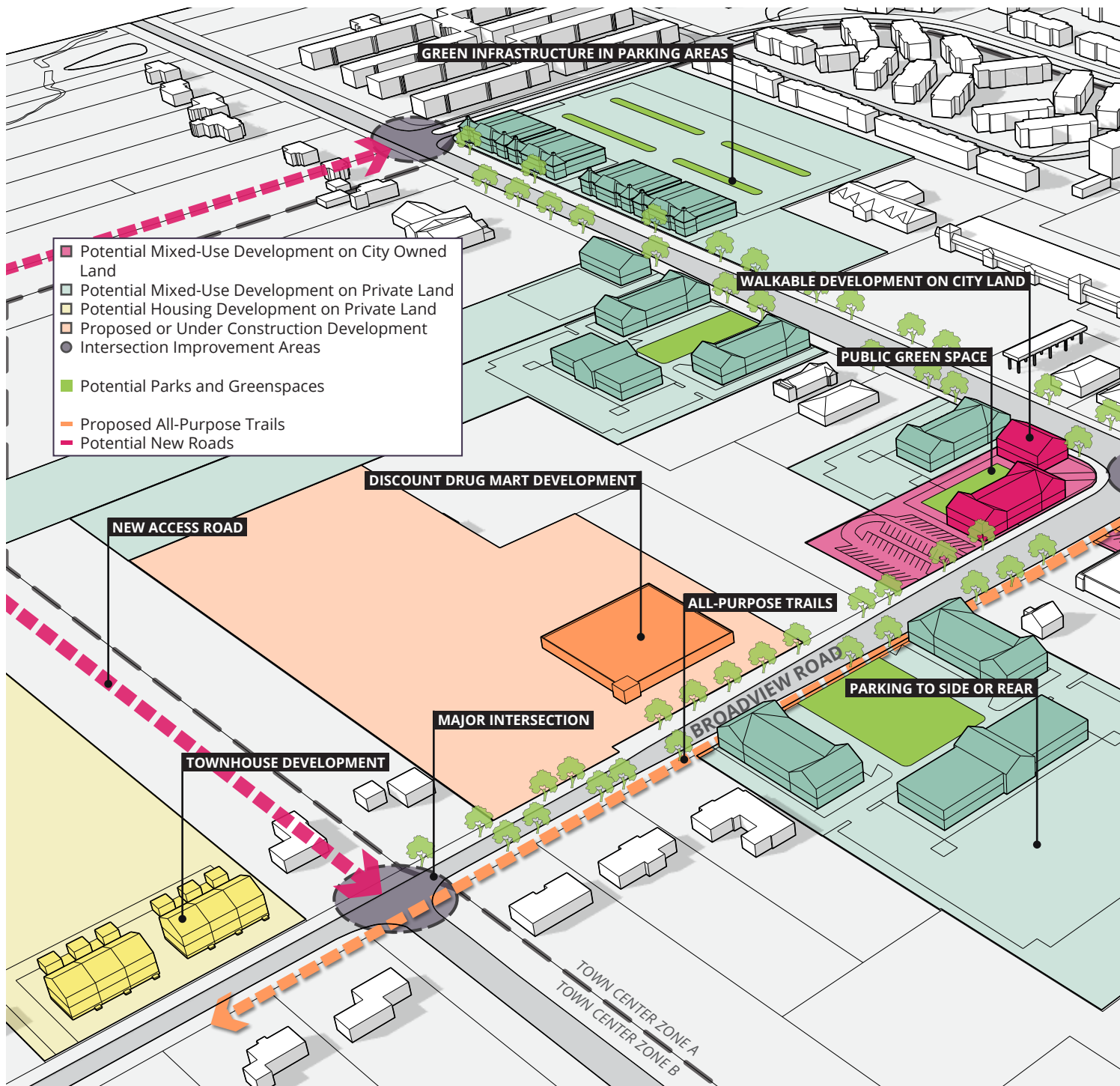
It is important to note that the conceptual designs are not final designs. Rather, these conceptual designs are meant to illustrate how ideas discussed throughout the planning process could be achieved. Each spread includes development principles that should be used to guide development, and the conceptual designs reflect just one example of how these principles could be applied.

HOW DO I USE IT?

The Planning Concept Areas section showcases how four key areas in Broadview Heights could take shape over time. It should be used as an example of how best practices could be applied.

PLANNING CONCEPT AREA

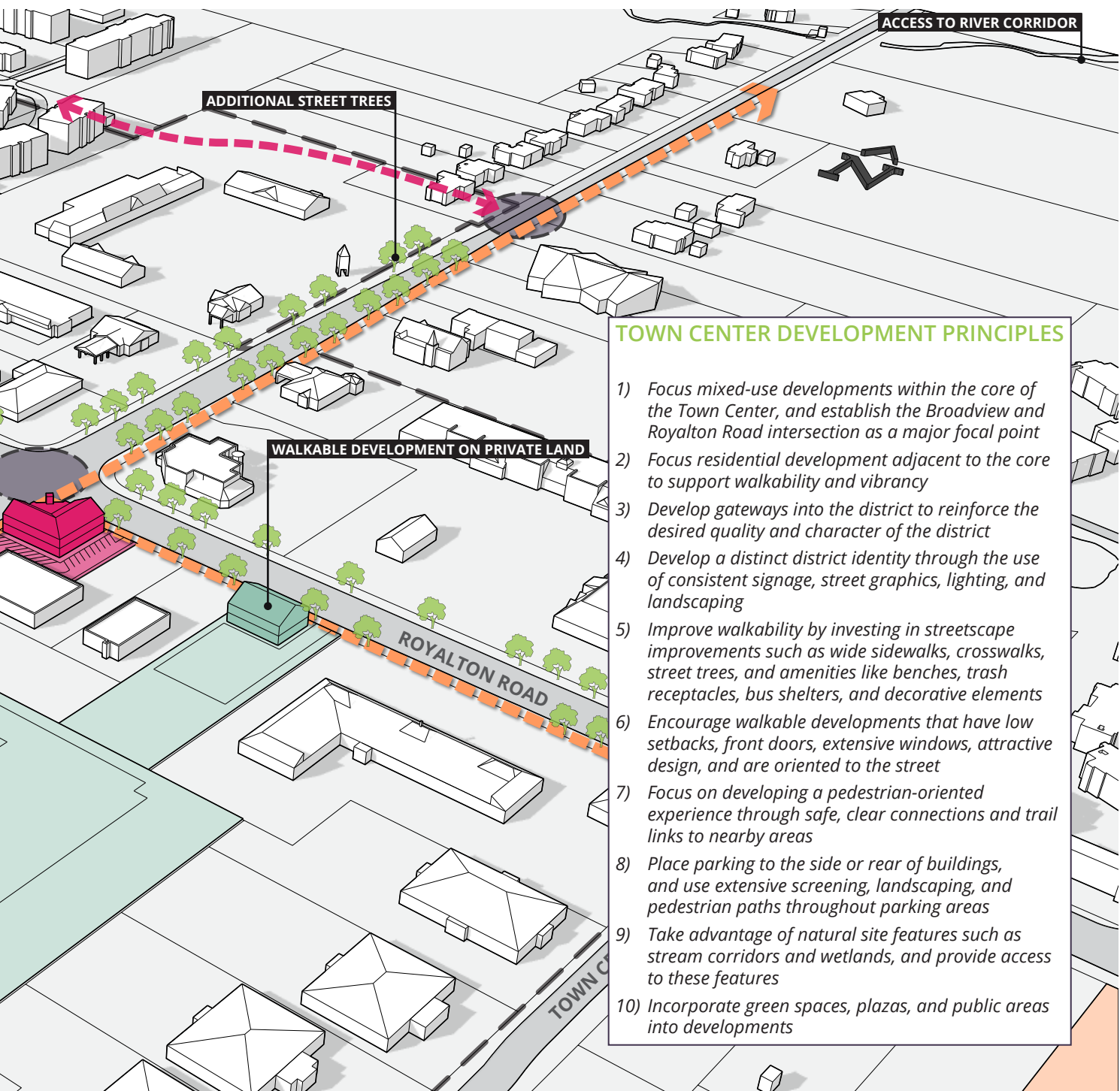
TOWN CENTER



Source: County Planning

This conceptual plan for the Broadview Heights Town Center shows how walkable development on City-owned land and on privately owned vacant land could come together with new trails and streetscapes to form the basis of a vibrant, walkable district that acts as a community gathering space for all.

The designs and developments below are conceptual and are intended to display how developments *could* be arranged to form a walkable Town Center district.

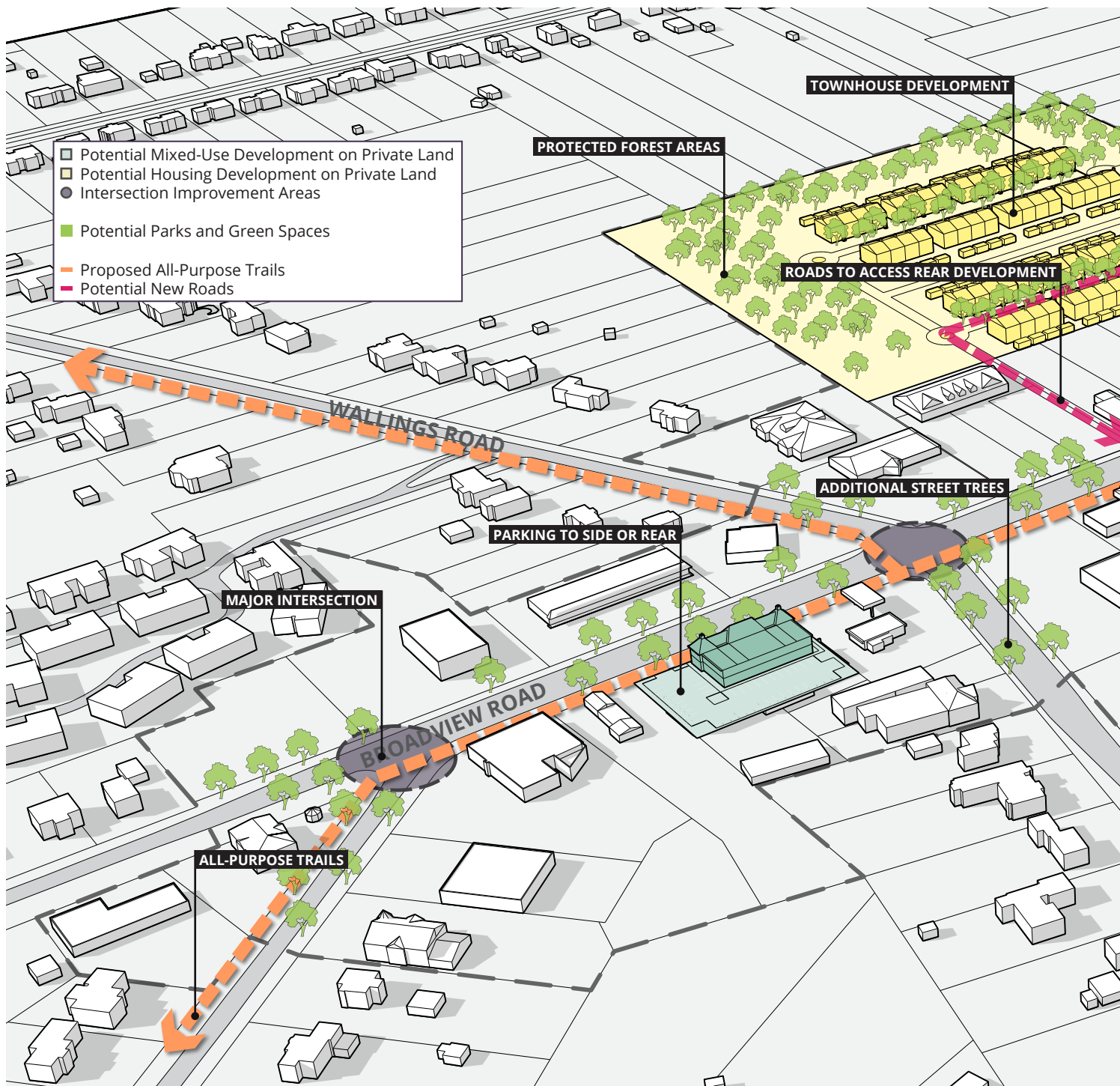


TOWN CENTER DEVELOPMENT PRINCIPLES

- 1) Focus mixed-use developments within the core of the Town Center, and establish the Broadview and Royalton Road intersection as a major focal point
- 2) Focus residential development adjacent to the core to support walkability and vibrancy
- 3) Develop gateways into the district to reinforce the desired quality and character of the district
- 4) Develop a distinct district identity through the use of consistent signage, street graphics, lighting, and landscaping
- 5) Improve walkability by investing in streetscape improvements such as wide sidewalks, crosswalks, street trees, and amenities like benches, trash receptacles, bus shelters, and decorative elements
- 6) Encourage walkable developments that have low setbacks, front doors, extensive windows, attractive design, and are oriented to the street
- 7) Focus on developing a pedestrian-oriented experience through safe, clear connections and trail links to nearby areas
- 8) Place parking to the side or rear of buildings, and use extensive screening, landscaping, and pedestrian paths throughout parking areas
- 9) Take advantage of natural site features such as stream corridors and wetlands, and provide access to these features
- 10) Incorporate green spaces, plazas, and public areas into developments

PLANNING CONCEPT AREA

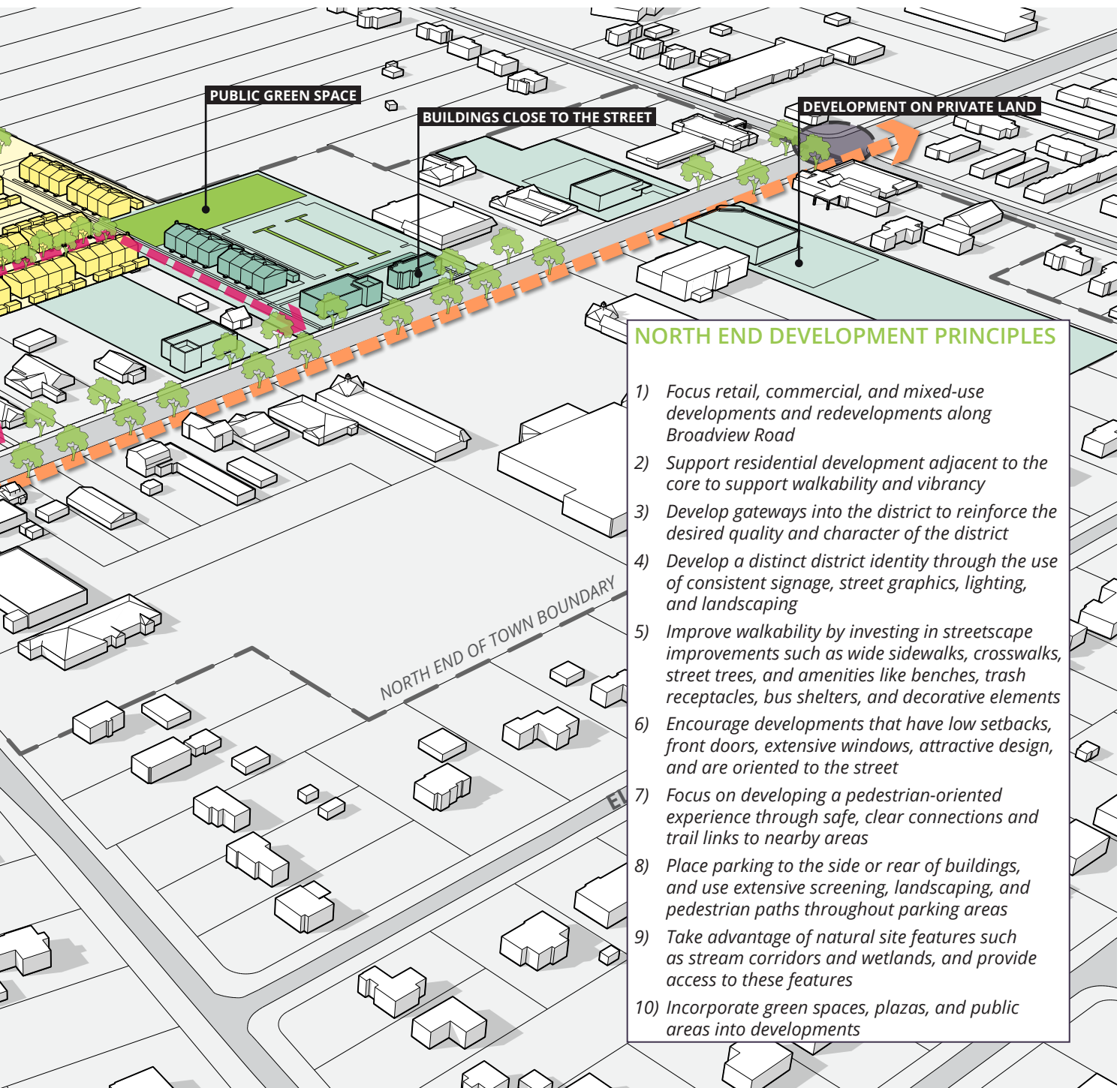
NORTH END OF TOWN



Source: County Planning

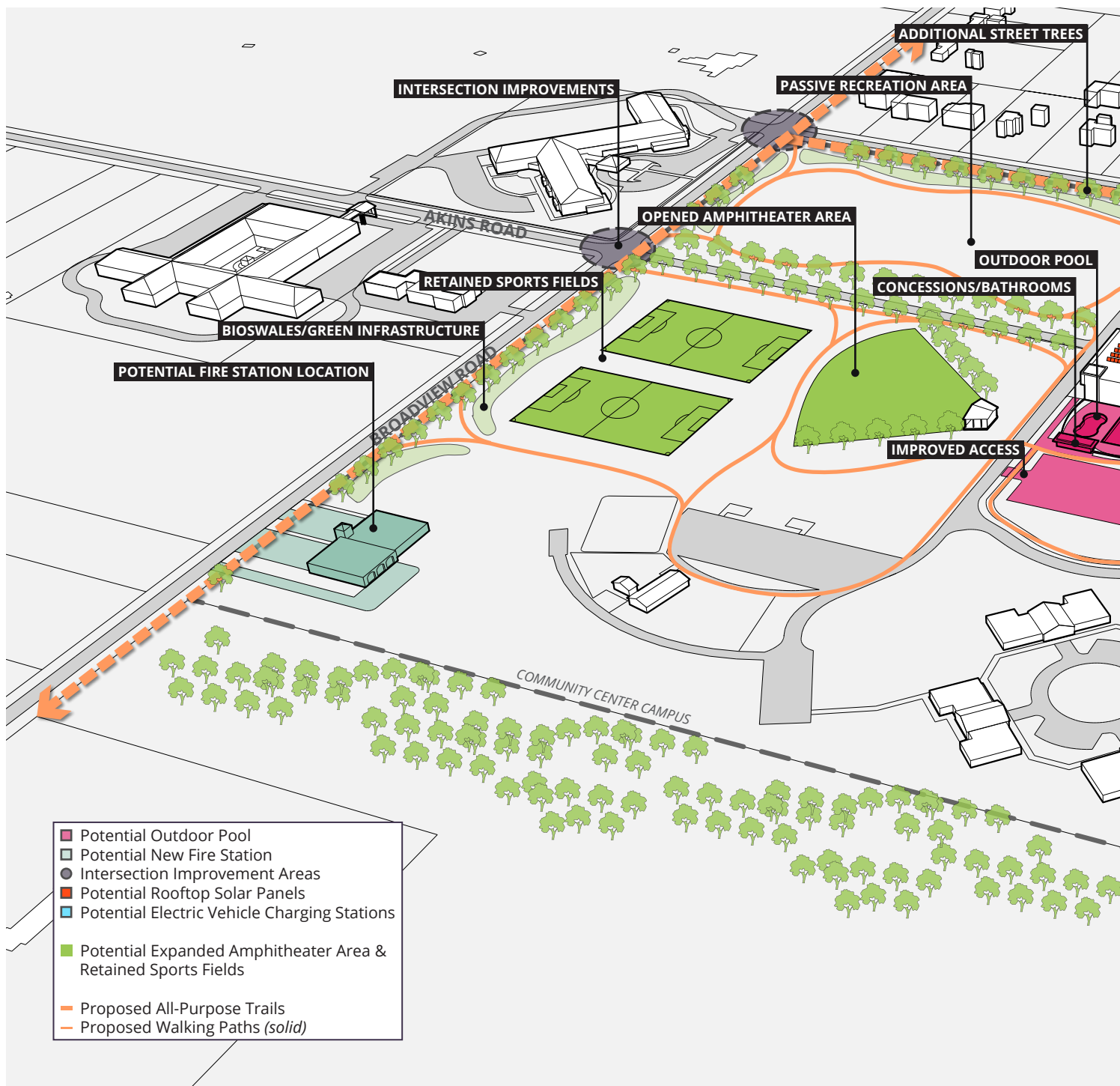
This conceptual plan for the North End of Town shows how updated zoning regulations could support more walkable development along Broadview Road, while opening access to rear parcels for townhouse development. Combined with streetscapes, trails, and intersection improvements, these changes could facilitate the development of a more cohesive district.

The designs and developments below are conceptual and are intended to display how developments *could* be arranged to form a cohesive North End of Town district.



PLANNING CONCEPT AREA

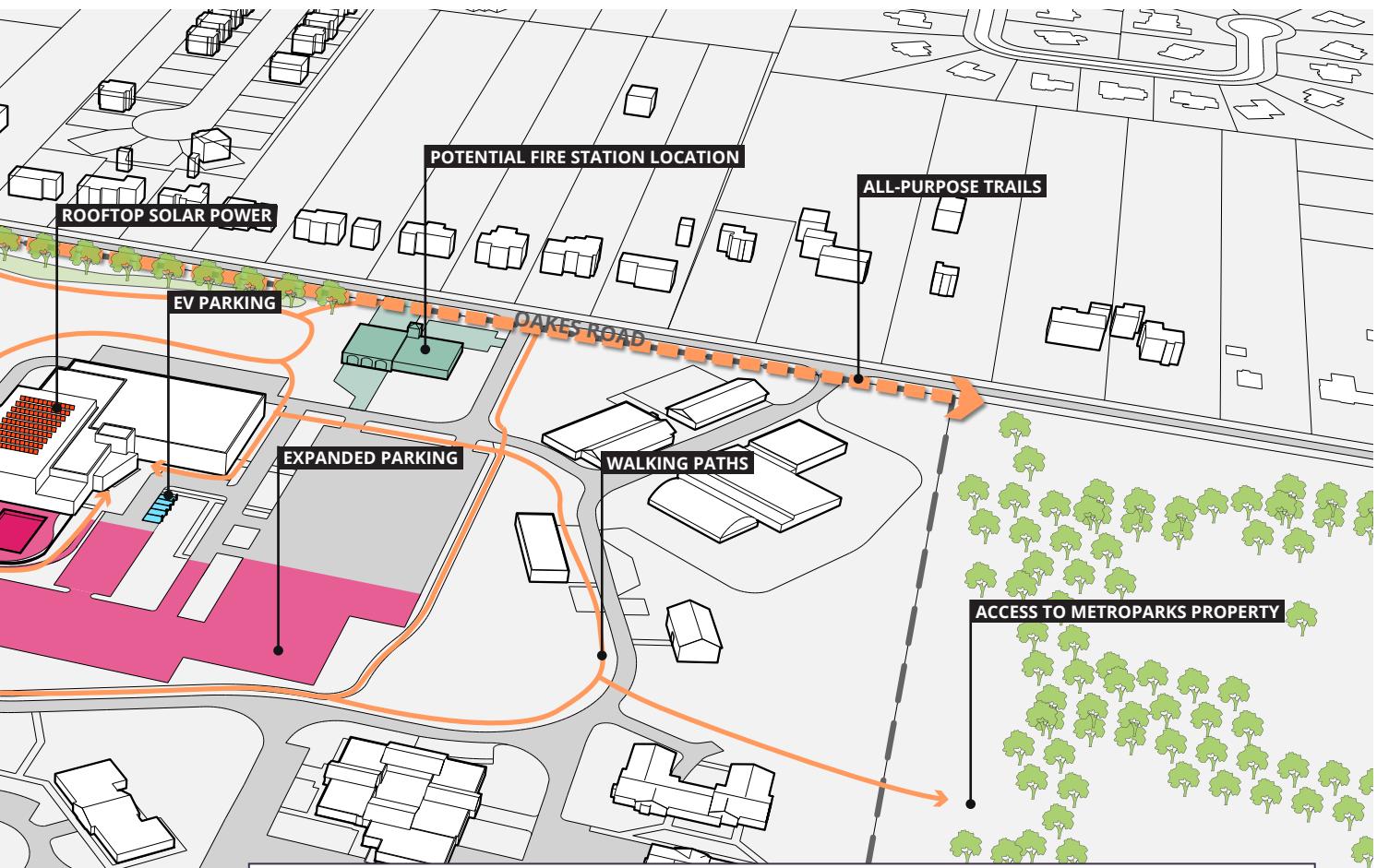
COMMUNITY CENTER CAMPUS



Source: County Planning

This conceptual plan for the Community Center Campus shows how moving some of the sports fields off the Community Center Campus and relocating the existing Fire Station could allow for a better arrangement of passive recreational uses on the western half of the Community Center Campus.

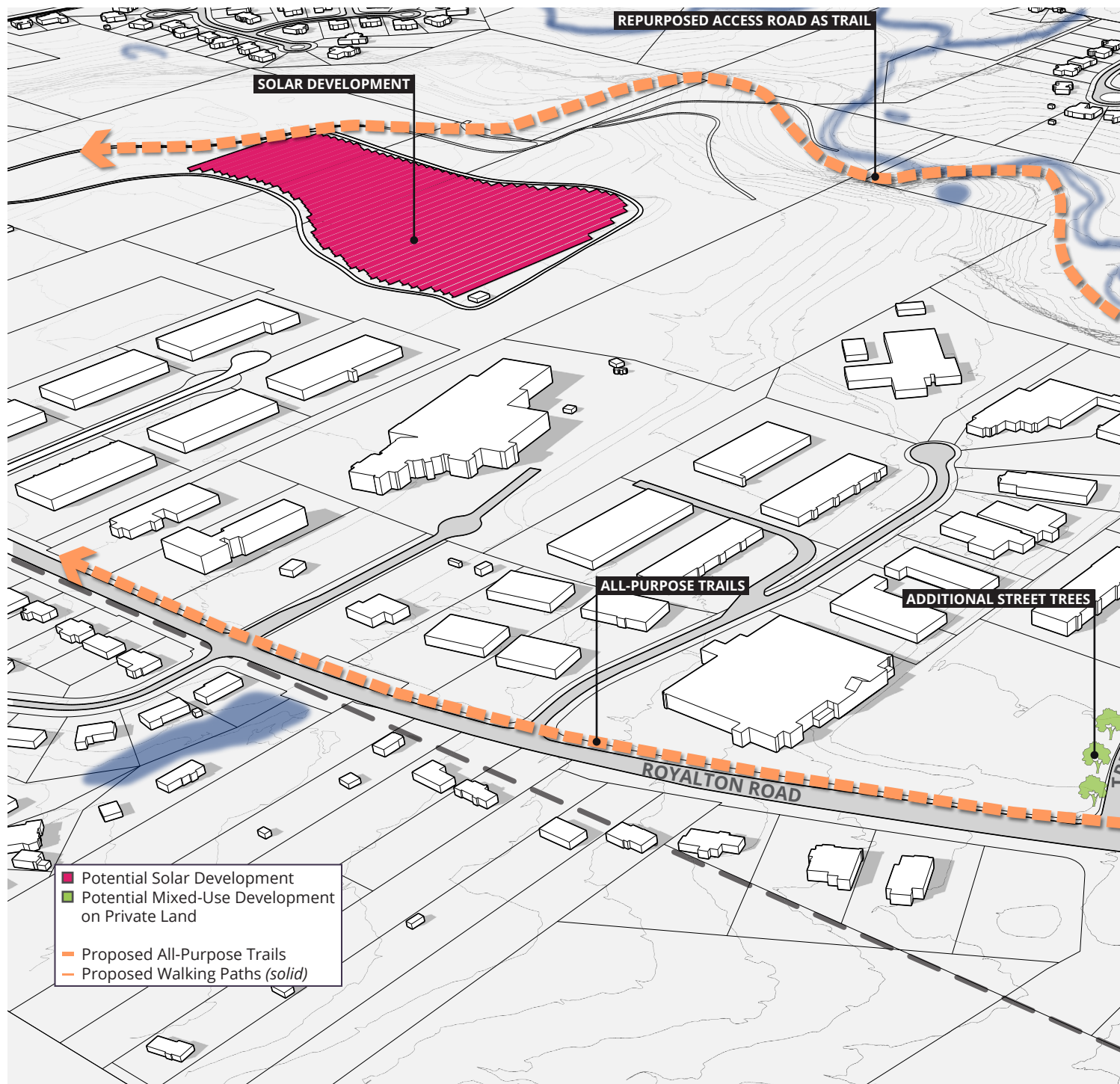
The designs and developments below are conceptual and are intended to display how developments *could* be arranged to form a cohesive Community Center Campus.



COMMUNITY CENTER CAMPUS DEVELOPMENT PRINCIPLES

- 1) Consider relocating some of the active recreation uses such as soccer and lacrosse fields away from the campus to allow for more passive recreation
- 2) Exemplify environmentally sensitive development principles by investing in improvements such as bioswales, electric vehicle charging stations, and solar panels
- 3) Consider relocating and expanding Fire Station #2 to open sight lines and expand open space opportunities
- 4) Continue evaluating an outdoor pool with concessions and bathrooms that can be used by the pool area and amphitheater area
- 5) Develop a comprehensive landscaping plan that incorporates green infrastructure, trees, and passive recreation spaces into a coherent campus
- 6) Focus on developing trail connections along Broadview Road and Oakes Road, while connecting the campus with an internal network of walking paths

PLANNING CONCEPT AREA ROYALTON ROAD EAST



Source: County Planning

This conceptual plan for the Royalton Road East area shows how former landfills could be reused for park space and solar fields, while linking these amenities with nearby neighborhoods and business districts via trails.

The designs and developments below are conceptual and are intended to display how developments *could* be arranged to reuse former landfill sites.

