

CITY OF MAPLE HEIGHTS

EVOLVING SOUTHGATE AREA REDEVELOPMENT PLAN

APPENDIX B: COMMUNITY MEETING #1 RESULTS REPORT

Accepted July 2, 2025



Cuyahoga
COUNTY PLANNING
Commission



ACKNOWLEDGMENTS



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OUR VISION

Inspiring all of our communities to thrive

OUR MISSION

To advance Cuyahoga County's social, economic, and environmental health through equitable community planning



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EXECUTIVE SUMMARY

THE CITY OF MAPLE HEIGHTS EVOLVING SOUTHGATE AREA REDEVELOPMENT PLAN COMMUNITY MEETING #1 RESULTS

The City of Maple Heights Evolving Southgate Area Redevelopment Plan Community Meeting #1 Survey was conducted and available online from October 30, 2024 until November 13, 2024. The survey was open to all residents that wanted to provide additional input or were not able to attend the Public Meeting which occurred on October 30, 2024 from 6:00 pm to 7:30 pm at the Hope Alliance Bible Church located at 5050 Stanley Avenue. Notices about the public meeting, survey, and the opportunity for public input and comment were made available on the City's website, County Planning website, and social media. In all methods of notification and at the end of the questionnaire itself, the public was made aware of the opportunity to convey their opinion and input in writing, beyond the limitation of the survey questionnaire, to an email address specific to this planning project.

At the first Community Meeting, representatives from County Planning introduced residents to the planning process, discussed the purpose of the Evolving Southgate Area Redevelopment Plan, and presented an overview of Current Conditions in the Southgate area. Meeting attendees were instructed to review project boards that asked for their preferred development and improvement options and provide their input on the overall vision for future redevelopment in and around the Southgate USA area.

The online survey consisted of 18 questions that mirrored the Public Meeting activity boards and were arranged by topic: Vision and Guiding Principles, (5 questions); Favorite and Least Favorite Places, (2 questions); Development Types, (8 questions); and About You, (3 questions). In total, there were **57 total respondents** (32 online survey, 25 meeting attendees) with approximately **138 additional written comments**.

This Results Report outlines the common themes from respondents' on redevelopment in and around the Southgate USA areas. Meeting and survey results are combined and presented as total responses.

COMMON THEMES

Some respondents' individual comments were categorized by theme. The common themes are described on the following pages.

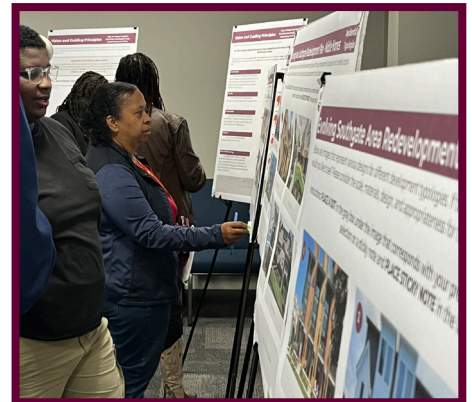
NEXT STEPS

This document, as well as the specific comments provided by respondents, will be used to develop the Community Vision and Guiding Principles, recommended goals and proposed strategies that would help the City to prioritize rezoning, infrastructure improvements, and other community needs and priorities that support future development and redevelopment opportunities in and around the Southgate USA area. This document will also be used to set priorities and guide implementation for the Evolving Southgate Area Redevelopment Plan.

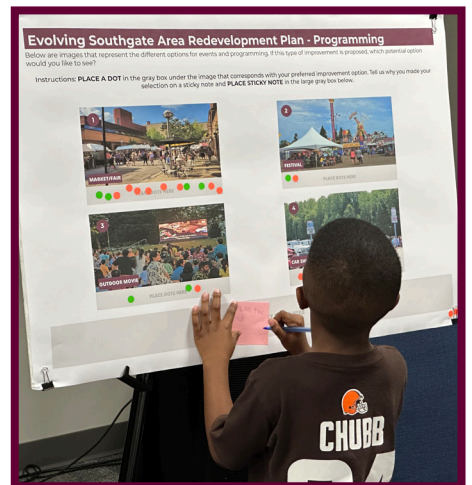
There will be opportunities for additional public comment and community input at future Community Meetings.



Source: County Planning



Source: County Planning



Source: County Planning

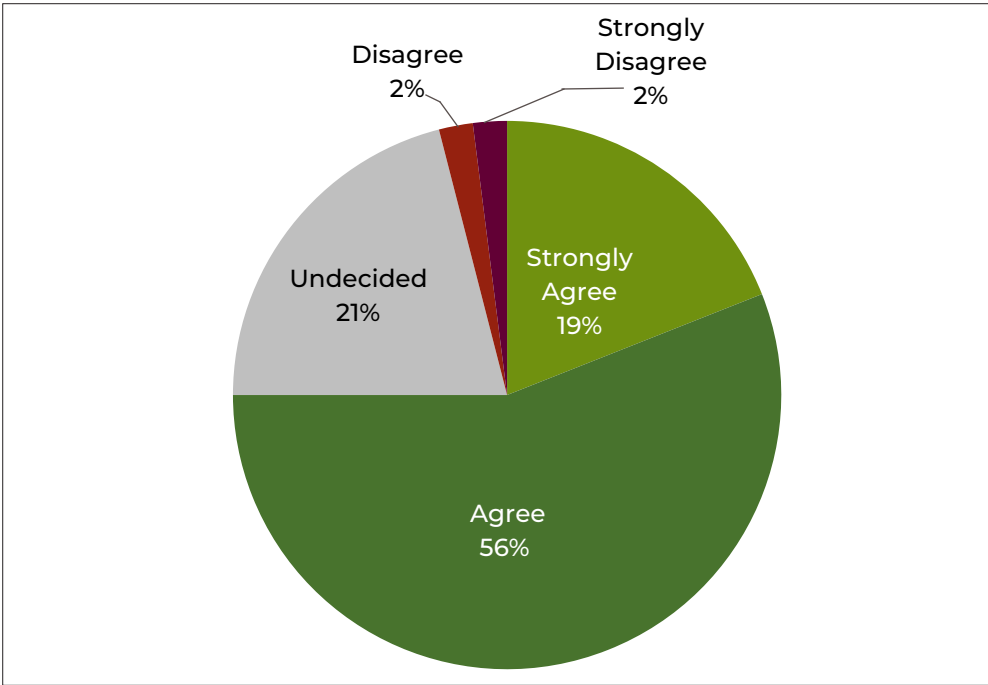
VISION AND GUIDING PRINCIPLES

QUESTION 1

Respondents were asked “Does this vision statement for the Southgate Area match your vision for the area?”

Evolving Southgate Area Vision

The Southgate Area will be revitalized to become an accessible, **connected**, and walkable mixed-use district that: enhances the shopping experience; incorporates **sustainable** practices; provides **livable** and diverse housing options; and creates a **vibrant, safe & welcoming** area for all.



Of the 48 responses, **19%** of the respondents reported that they “**Strongly Agree**”, **56%** “**Agree**”, **21%** were “**Undecided**”, **2%** “**Disagree**”, and **2%** “**Strongly Agree**”, with the vision for the Southgate area.

QUESTIONS 2 & 3

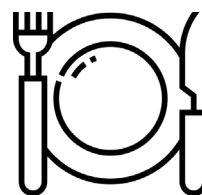
Respondents were asked “**What three words best describe your vision for the Southgate Area?**”



Safety - 15



Shopping - 10



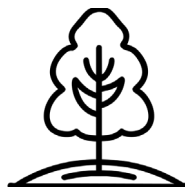
Dining - 5



Community - 4



Sustainability - 4



Green Space - 3



Diversity - 3

Out of the 29 respondents, **Safety** consistently emerged as a top priority for the future of Southgate, with 15 respondents explicitly mentioning it as a key component of their vision. **Shopping** and **Dining** followed closely as significant themes, receiving 10 and five (5) mentions, respectively. **Community** and **Sustainability** each garnered four (4) mentions, while **Green Space** and **Diversity** were identified by three (3) respondents as important aspects of Southgate's vision.

When asked, “**Is there anything missing or you would change in the Vision Statement?**”, respondents stated they would like to see an emphasis on **Safety, Economic Opportunity, Mixed-use Development**, and finding ways to bring the community together - such as a **Community Garden**. Others stated they would like to stay away from an “**Urban**” identity, **Residential Development**, and **High-rise buildings**.

QUESTION 4

Respondents were asked “Do the Guiding Principles for the Southgate Area match your principles for the future of the area?”.

Evolving Southgate Area Guiding Principles

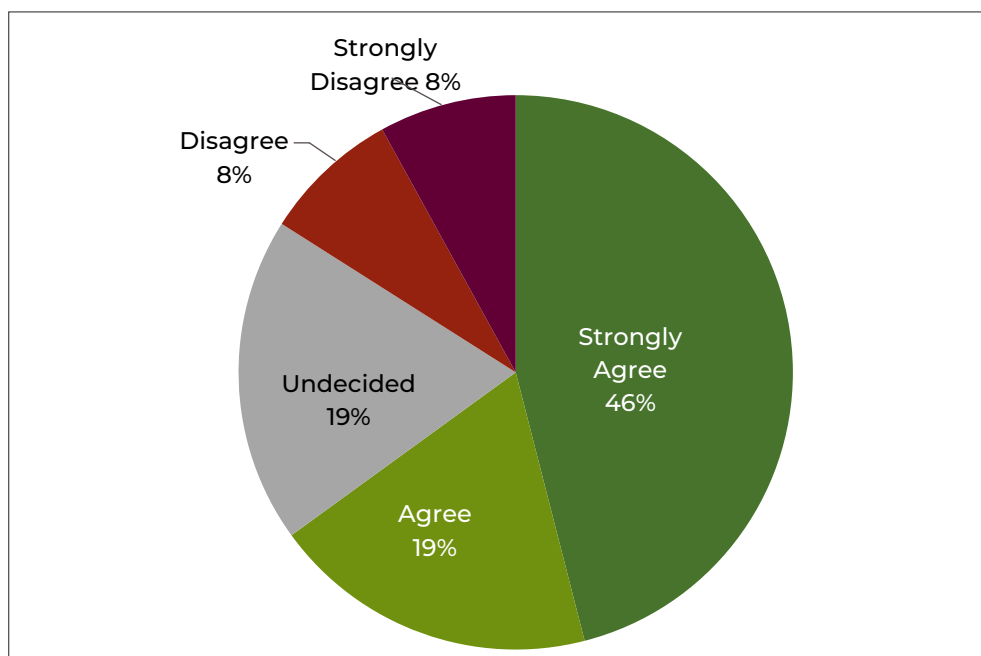
Connected - to the surrounding communities with accessible and safe pedestrian and bicycle paths, more enjoyable transit stations, clearer wayfinding, and safer streets for all users.

Livable - for families and households of various incomes, sizes, and arrangements.

Sustainable - for the environment with greater investment in green infrastructure and open spaces for public gatherings, and well-maintained landscaping.

Vibrant - with more local businesses, programming, and events

Safe & Welcoming - for residents and visitors through enhanced safety and comfort elements such as increased security, inclusive and ADA-accessible streetscape amenities and gathering places, and improved development design guidelines.



Of the 26 responses, **46%** of the respondents reported that they “**Strongly Agree**”, **19% “Agree”**, **19%** were “**Undecided**”, **8% “Disagree”**, and **8% “Strongly Agree”**.

QUESTION 5

When asked “**Is there anything missing or you would change in the Guiding Principles?**”, respondents stated that in the Guiding Principles they would like to see the inclusion of **Community spaces, Diverse shopping options, and Economic opportunity**. Others stated they would like to stay away from **Alternative transportation options (such as bike lanes and buses), community gathering places, and community events**.

Respondents also outlined concerns about **Mixed-income housing and a visible police presence**.

The results from respondents on Question 4 and Question 5 display some contradictions; however, analysis of the responses show a need for further discussions from community members on the guiding principles they would like to see support the vision for future development in and around the Southgate area.

FAVORITE AND LEAST FAVORITE PLACES

QUESTION 6

We asked “What are your favorite places in the Southgate Area? (Businesses, Intersections, Parks, Restaurants etc.)”, and had respondents mark on a map which locations they feel are most favorable.



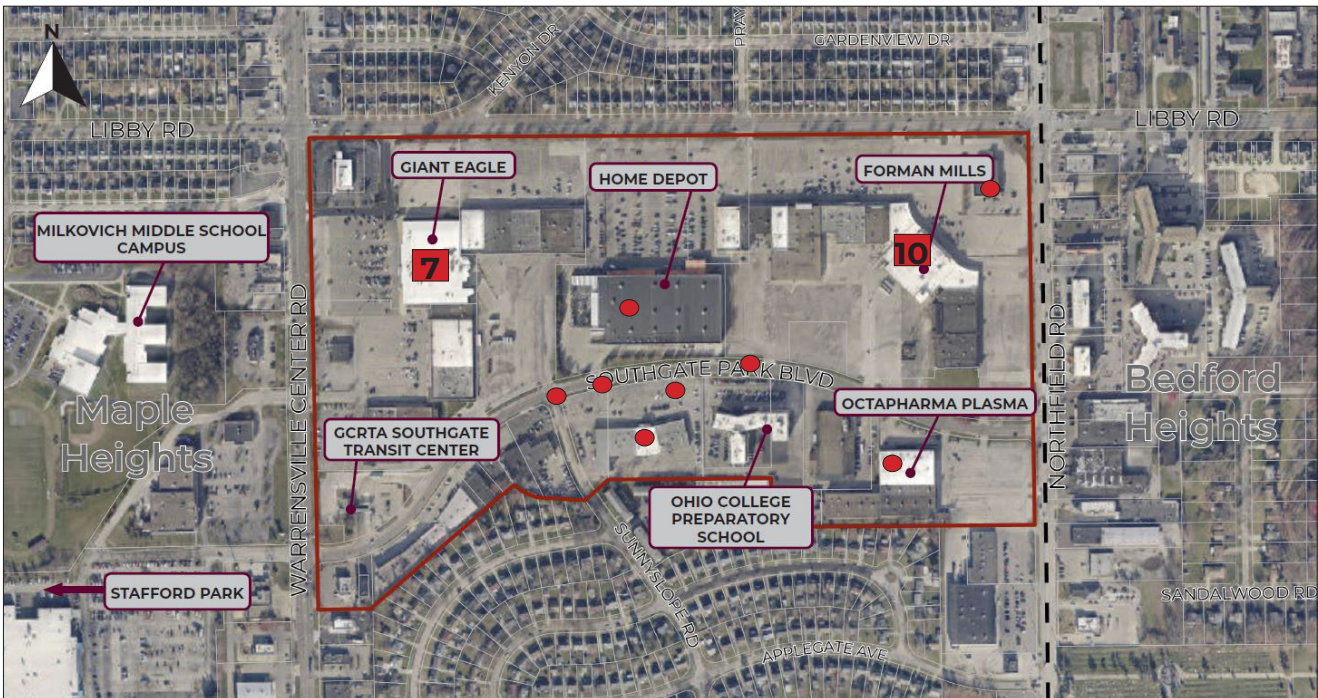
Home Depot, Stafford Park, and the GCRTA Southgate Transit Center have the **three (3)** highest number of votes as “Favorite Place” in the Southgate Area.

These are places that anchor Southgate USA and Maples Heights overall.

Favorite Places	
Location	Count
Home Depot	17
Stafford Park	7
Southgate Transit Center	5
Milkovich Middle School, Giant Eagle	4
Star Beauty, Fish Market	2
Save A Lot, Mr. Chicken, Manic Vanity, Forman Mills, One Dollar Only	1

QUESTION 7

We asked “What are your least favorite places in the Southgate Area? (Intersections, Vacant lots you want to see redeveloped, other)”, and had respondents mark on a map which locations they feel are least favorable.



Forman Mills, Empty Storefronts, and Giant Eagle have the three (3) highest number of votes as “Least Favorite Place” in the Southgate Area.

These are places people would like to see improved or redeveloped in and around the Southgate area.

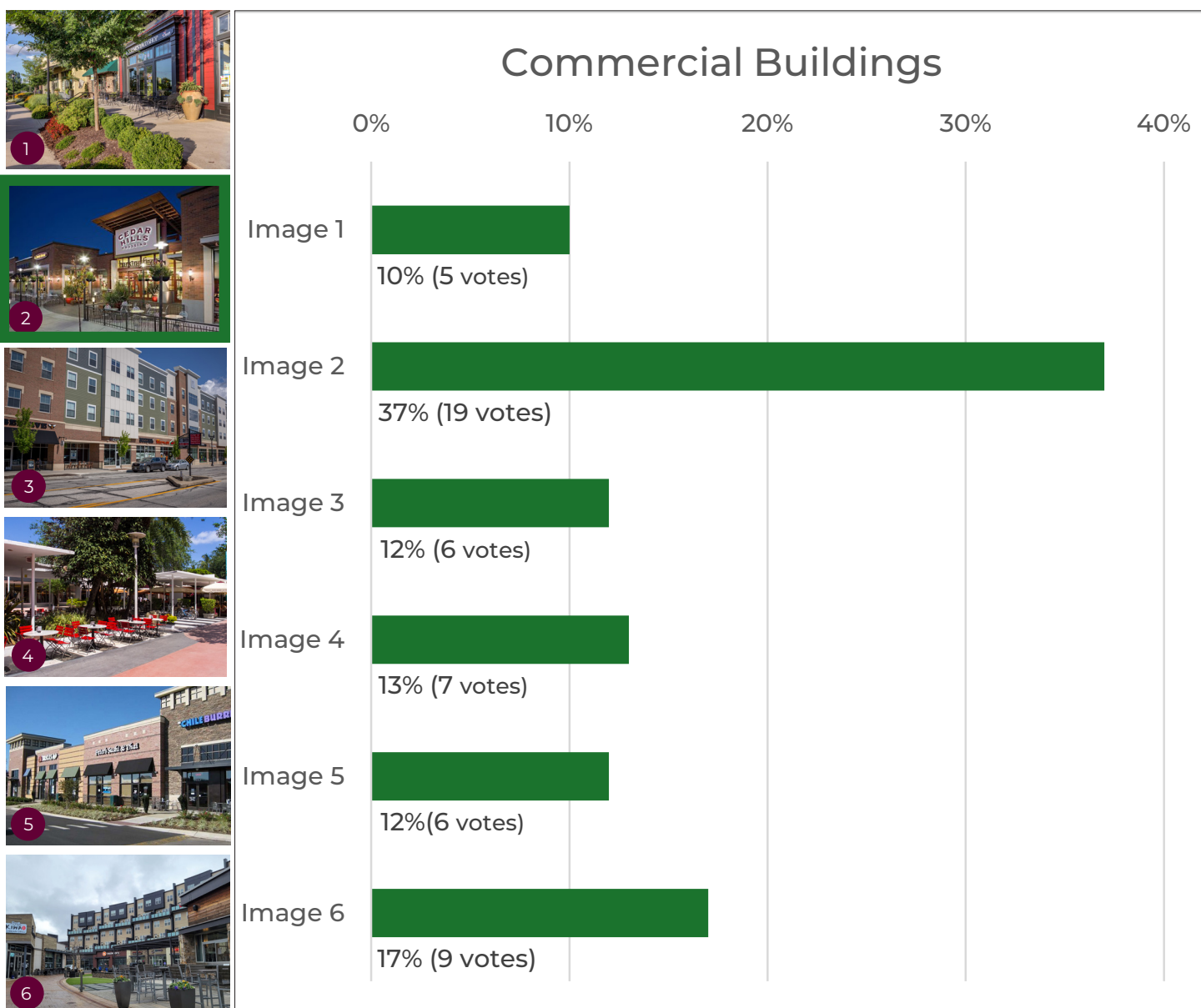
*Specific locations of the empty storefronts were not indicated; however, were identified as a top least favorite place in the Southgate area.

Least Favorite Places	
Location	Count
Forman Mills	10
Empty Storefronts*	8
Giant Eagle	7
Southgate Park Blvd	3
Discount Stores	2
Rite Aid Building, Southgate Transit Center, Home Depot, Octapharma Plasma	1

DEVELOPMENT TYPES

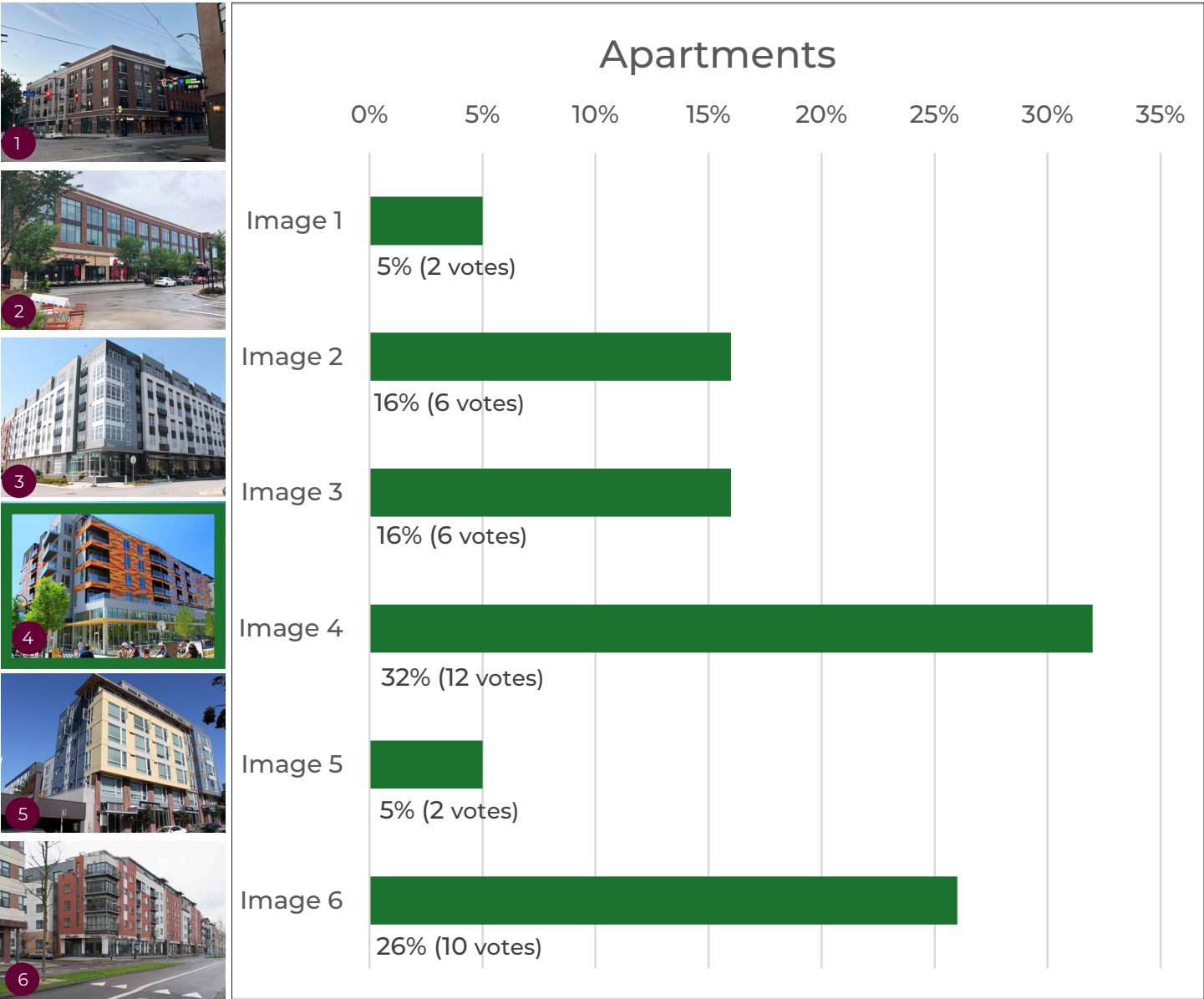
QUESTION 8

When asked “If Commercial Buildings are proposed, which potential design would best fit in the Southgate Area?”, **Image 2** received the highest number of votes (19 out of 52 total votes) or **37%** of the votes.



QUESTION 9

When asked “If Apartments are proposed, which potential design would best fit in the Southgate Area?”, **Image 4** received **32%** of the votes - 12 out of 38 total votes.



QUESTION 10

When asked “If Townhouses are proposed, which potential design would best fit in the Southgate Area?”, **Image 1** received **32%** of the votes - 13 out of 41 total votes.



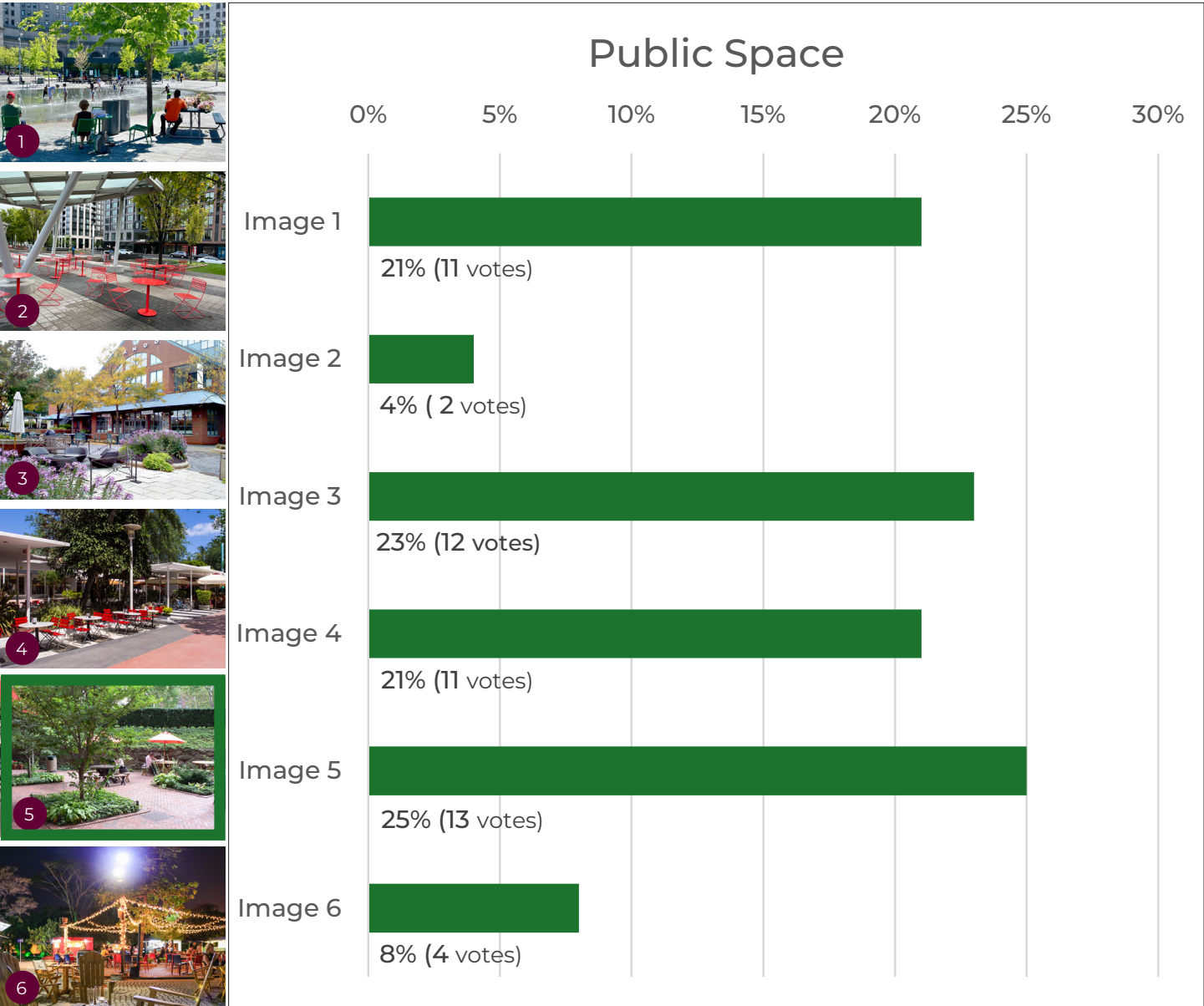
QUESTION 11

When asked “If Middle Homes are proposed, which potential design would best fit in the Southgate Area?”, **Image 5** received **41%** of the votes - 17 out of 41 total votes.



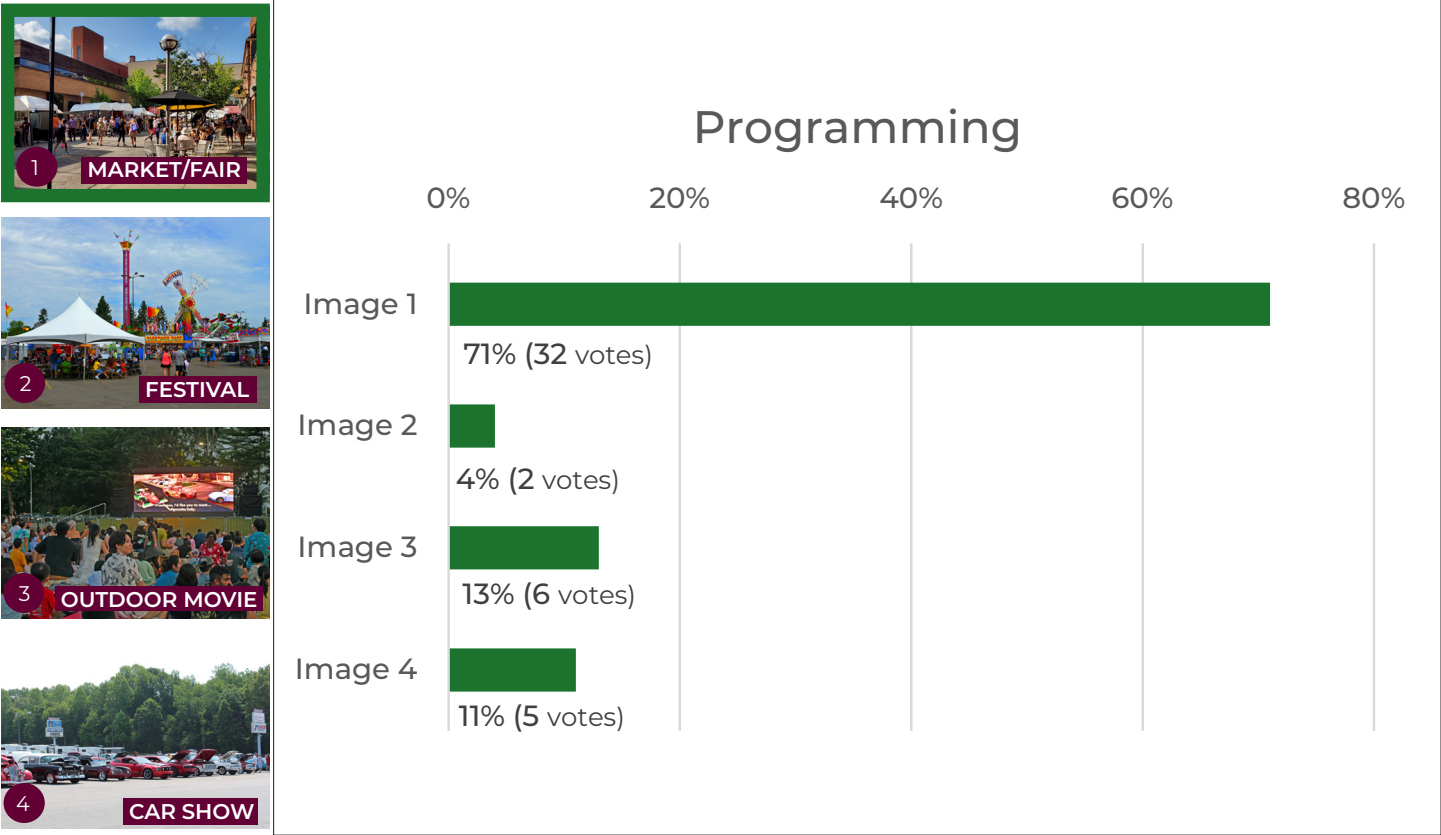
QUESTION 12

When asked “If Public Space is proposed, which potential option would best fit in the Southgate Area?”, **Image 5** received **25%** of the votes - 13 out of 53 total votes. Image 3 received 23%, the second highest votes with 12 out of 53 total votes.



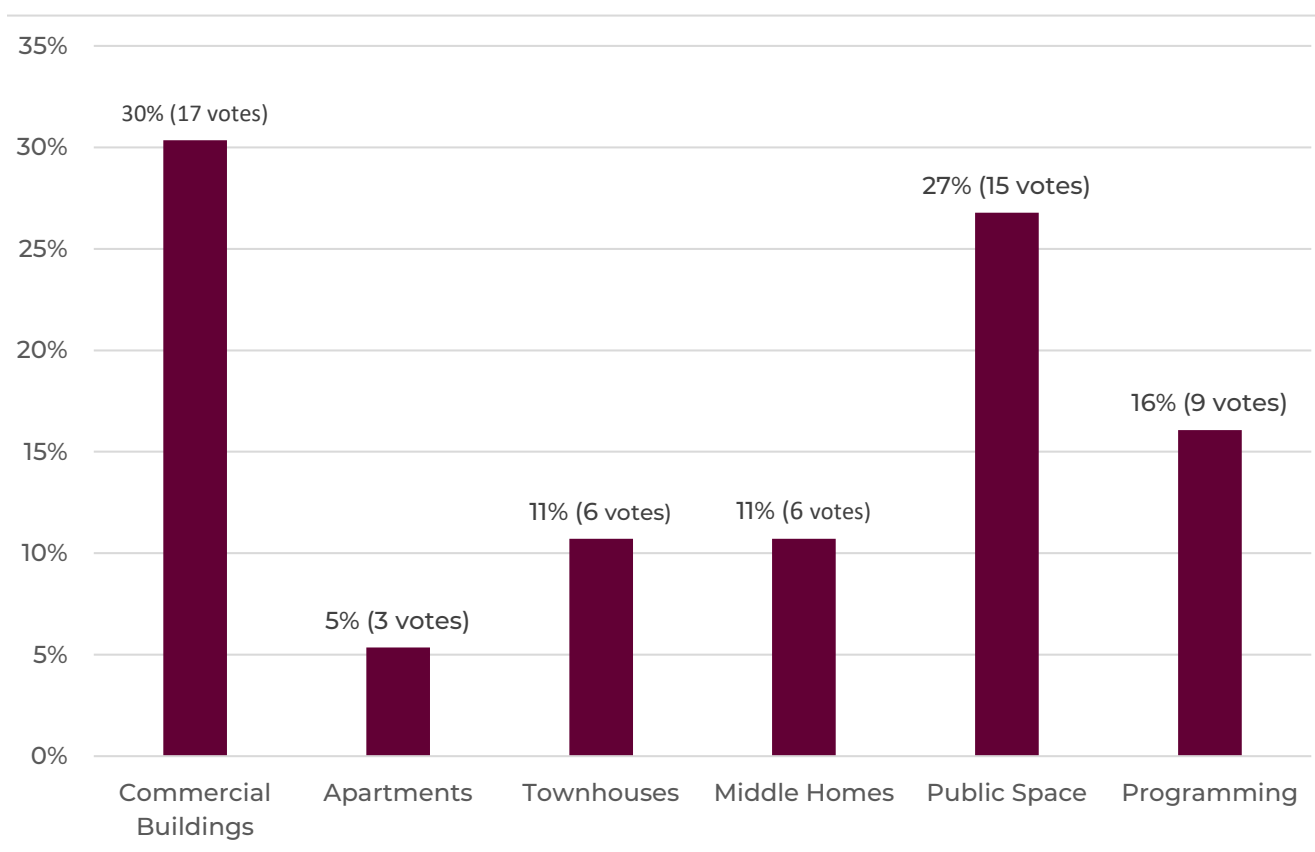
QUESTION 13

When asked “If Programming is proposed, which potential option would best work in the Southgate Area?”, **Image 1** received the majority of the votes (**71%**) with 32 out of 45 total votes cast by respondents.



QUESTION 14

When asked to **select up to 3 options for what type of development or improvements they want to see most**, the results showed that **30%** of the votes were for **Commercial Buildings**, **29%** of the votes were for **Public Space**, and **16%** of the votes were for **Programming/Events**.



QUESTION 15

When asked to “**Tell us why you picked the ones you selected and if there are any other development and/or improvement options you would like to see?**”, the responses included the mention of **Updating decaying buildings, More shopping options, Affordable housing, and Bike lanes and racks.**

Respondents also emphasized the need for more **Community spaces** and **Amenities** such as **a Recreation center, Roller skate rink, Movie theater, Green space, Sports facilities, and Access to a community kitchen.**

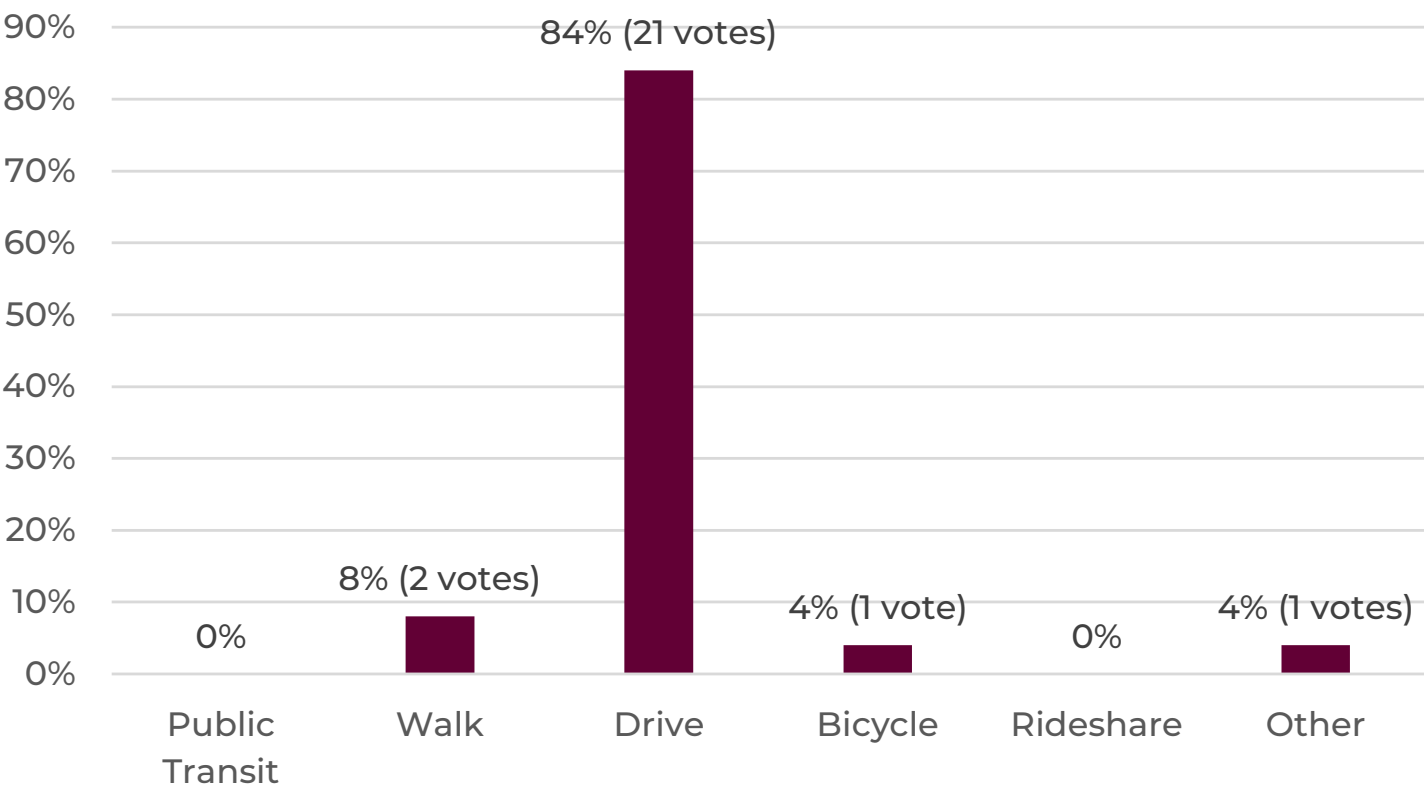
Others responded that they would like to limit **Low-income housing** or have **No housing development at all.**

ABOUT YOU

QUESTION 16

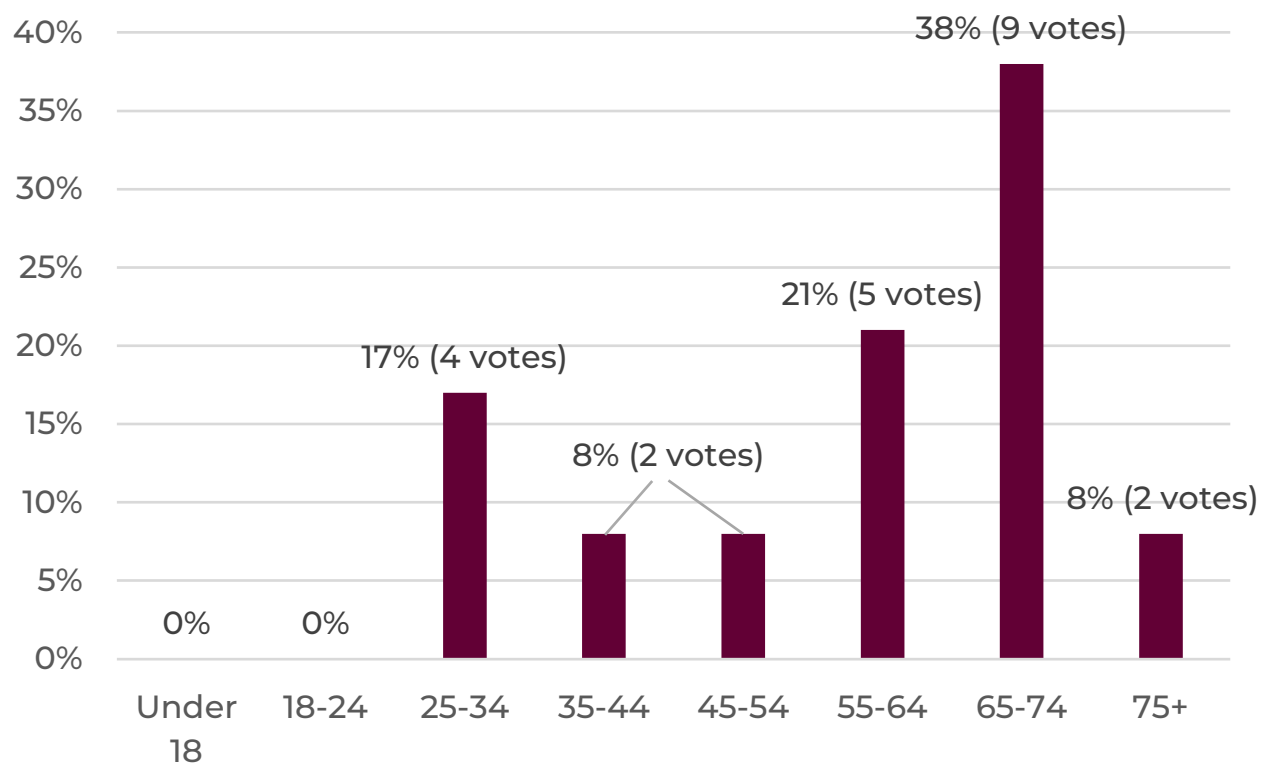
When asked “How do you typically get to the Southgate Area?”, responses showed that **84%** of respondents travel to the Southgate Area using a “**Vehicle**”, **8%** reported they “**Walk**”, **4%** reported they use a “**Bicycle**”, and **4%** specified “**Other**” as their means of traveling to the Southgate area.

The main means of transportation for community members was to use or drive a vehicle, while a few others stated that they walked or rode a bike instead.



QUESTIONS 17 & 18

When asked “What is your age?”, 38% respondents reported they were in the 65-74 years age group, 21% were in age group 55-64 years, and 17% were in the 25-34 years age group.



When asked “Do you or any member of your household have any physical or cognitive disabilities that may affect your ability to cross the street or access the storefronts within the Southgate Area”, less than a quarter of respondents (24%) reported “Yes” while approximately 76% of respondents reported “No” they or any member of their household did not have any physical or cognitive disabilities that may affect the ability to access storefronts or cross the street.

