

CITY OF MAPLE HEIGHTS

# EVOLVING SOUTHGATE AREA REDEVELOPMENT PLAN

## APPENDIX C: COMMUNITY MEETING #2 RESULTS REPORT

Accepted July 2, 2025



Cuyahoga  
**COUNTY PLANNING**  
Commission



# ACKNOWLEDGMENTS



Cuyahoga  
**COUNTY PLANNING**  
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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 #2 RESULTS

The City of Maple Heights Evolving Southgate Area Redevelopment Plan Community Meeting #2 Survey was conducted and available online from February 26, 2025 until March 7, 2025. 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 February 26, 2025 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 second Community Meeting, representatives from County Planning presented the draft best practices and recommendations for the Evolving Southgate Area Redevelopment Plan. Meeting attendees were instructed to review project boards that asked whether they agree or disagree with the proposed best practices and recommendations.

The online survey consisted of 14 questions that mirrored the Public Meeting activity boards and were arranged by topic: Safety Best Practices, (1 question); Short Term Strategies, (5 questions); Long Term Strategies, (3 questions); and About You, (4 questions). In total, there were **50 total respondents** (30 online survey, 20 meeting attendees) with approximately **16 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.

## SUMMARY OF RESPONSES & COMMON THEMES

Overall, respondents agreed with nearly all of the proposed recommendations and development scenarios. Respondents also noted a need for more greenspace and affordable, senior housing within Southgate area. 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 update, add, or remove any recommendations, as well as identify top priorities and actions to guide implementation for the Evolving Southgate Area Redevelopment Plan. An implementation guide will be developed that outlines potential funding sources, groups, and partners that can assist, and detail any relative costs.

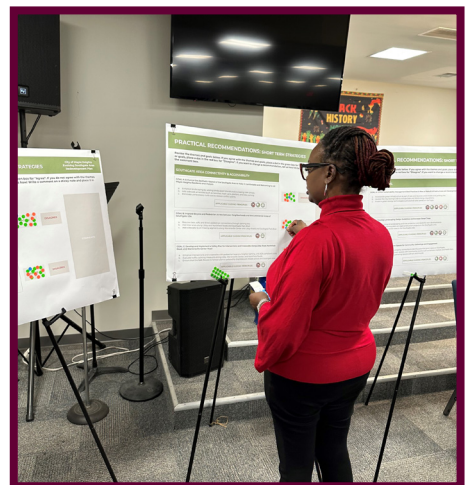
County Planning will then present the Evolving Southgate Area Redevelopment Draft Plan to Maple Heights Planning Commission, as well as City Council within the coming months.



Source: County Planning



Source: County Planning



Source: County Planning

# PRACTICAL DEVELOPMENT - SAFETY BEST PRACTICES

## QUESTION 1

Respondents were asked “Do you agree with the following Safety Best Practices strategies for the Southgate Area?”

### Natural Surveillance

- **Goal A:** Increase Exterior Lighting
- **Goal B:** Support Natural Surveillance Around the Southgate Area
- **Goal C:** Foster a Culture of Security Awareness Among Residents and Businesses

### Territorial Reinforcement

- **Goal A:** Reinforce Boundaries of Southgate Site

### Access Control

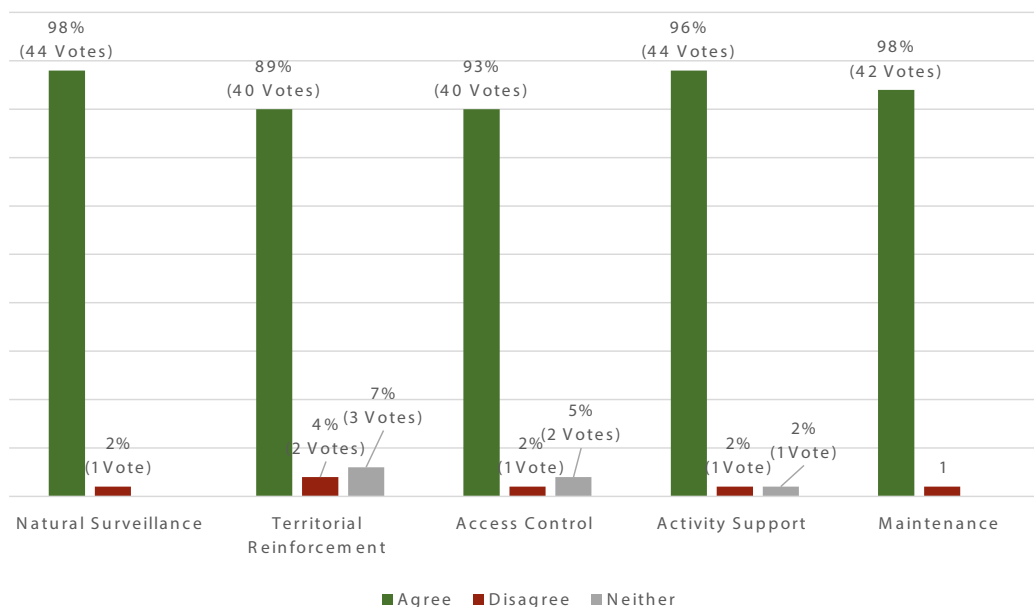
- **Goal A:** Manage and Control Access to Spaces to Reduce the Opportunities for Crime

### Activity Support

- **Goal A:** Foster More Activity in Public Areas through Events, Programs, and Organizations
- **Goal B:** Develop Partnerships between Public and Private Sectors

### Maintenance

- **Goal A:** Establish a Routine Maintenance Schedule to Ensure a Clean Environment



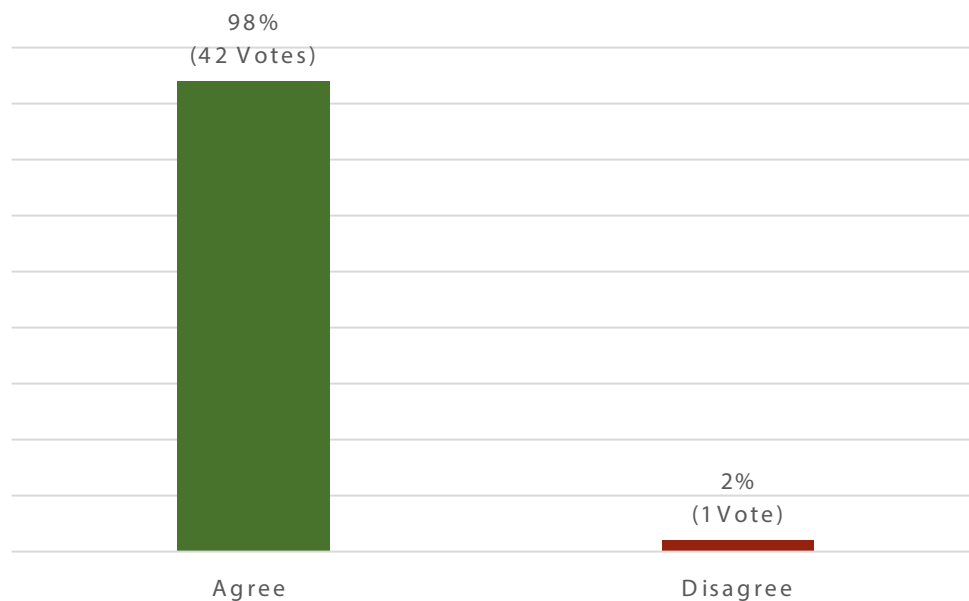
# PRACTICAL DEVELOPMENT - SHORT TERM STRATEGIES

## QUESTION 2

Respondents were asked “Do you agree with the following Southgate Park Boulevard Recommendations?”

**Goal A: Improve the Look, Feel and Usability of Southgate Park Boulevard.**

- **a.** Continue to add bus shelters along Southgate Park Boulevard.
- **b.** Fill in missing sidewalk gaps along Southgate Park Boulevard.
- **c.** Install gateways around the Southgate USA site.



QUESTION 3

Respondents were asked “Do you agree with the following Southgate Area Connectivity & Accessibility Recommendations?”

Goal A: Enhance the Aesthetic Appeal of the Southgate Area to Make it Comfortable and Welcoming for All Maple Heights Residents and Visitors

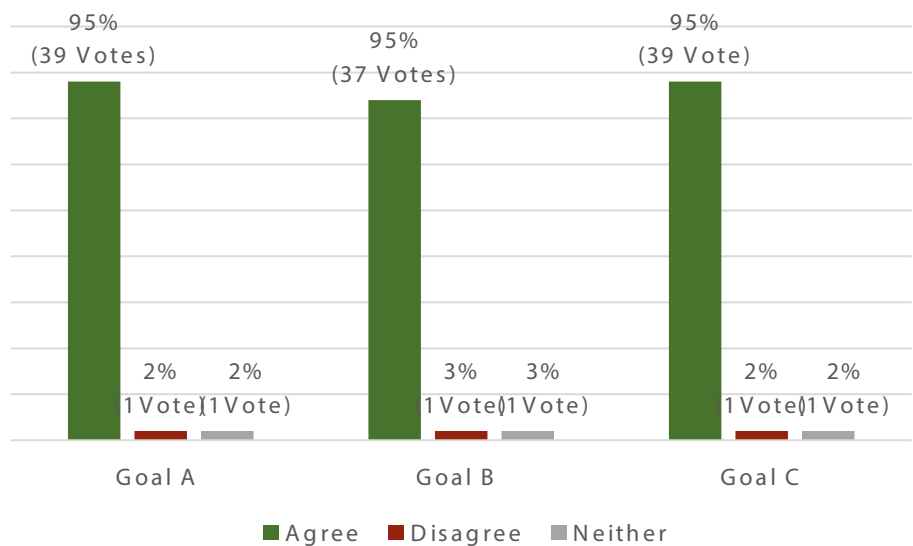
- **a.** Enhance landscaping by adding landscaped islands and increasing tree canopy.
- **b.** Add sidewalk amenities such as benches, trash cans, planters, and bike parking.
- **c.** Eliminate unnecessary curb cuts to reduce conflict points.

Goal B: Improve Bicycle and Pedestrian Access between Neighborhoods and the Commercial Areas of Southgate USA

- **a.** Require clear, safe, and direct pedestrian connections through parking lots.
- **b.** Add bike lanes along Libby and Northfield Roads, and Southgate Park Blvd.
- **c.** Add sidewalks to all missing segments along Warrensville Center and Libby Roads, and Southgate Park Blvd.

Goal C: Develop and Implement a Safety Plan for Intersections and Crosswalks Along Libby Road, Northfield Road, and Warrensville Center Road

- **a.** Enhance intersections and crosswalks with pedestrian beacons, brighter lighting, and ADA-compliant curbs.
- **b.** Evaluate traffic calming measures along Libby, Warrensville Center, and Northfield Roads.
- **c.** Ensure that the Safe Routes to School plan is updated for the Milkovich Middle school and Southgate area.





## QUESTION 4

Respondents were asked **“Do you agree with the following Environmental Recommendations?”**

### Goal A: Utilize Sustainability Management Best Practices in New or Rebuilt Infrastructure and Development

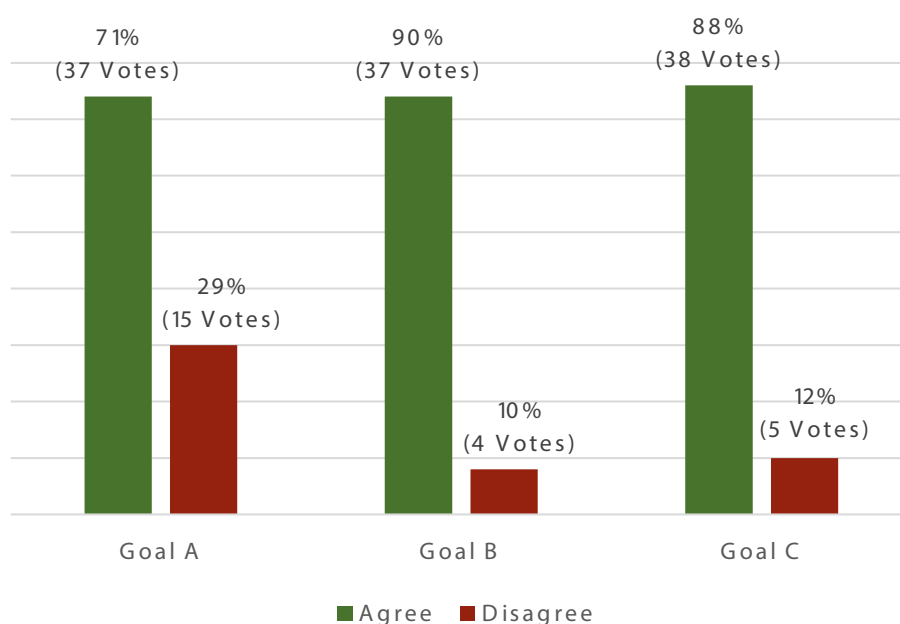
- **a.** Incorporate green infrastructure as part of new and reconstructed streets parking lots.
- **b.** Update the City Zoning Code to include Solar and Wind-energy regulations.
- **c.** Invest in green energy technologies such as small solar panels on roof tops.

### Goal B: Develop Landscaping Design Guidelines and Increase Street Trees

- **a.** Require parking lot landscaping and tree protection standards for new developments.
- **b.** Include tree planting plans on road construction projects in the Southgate area.
- **c.** Consider adding street trees in the Southgate area.

### Goal C: Build Green and Open Spaces for Community Gatherings and Engagement

- **a.** Partner with Southgate property ownership to identify potential green space at Southgate.
- **b.** Program the proposed green spaces with community events such as farmers markets and health fairs.
- **c.** Enliven the community gathering spaces with art and murals.

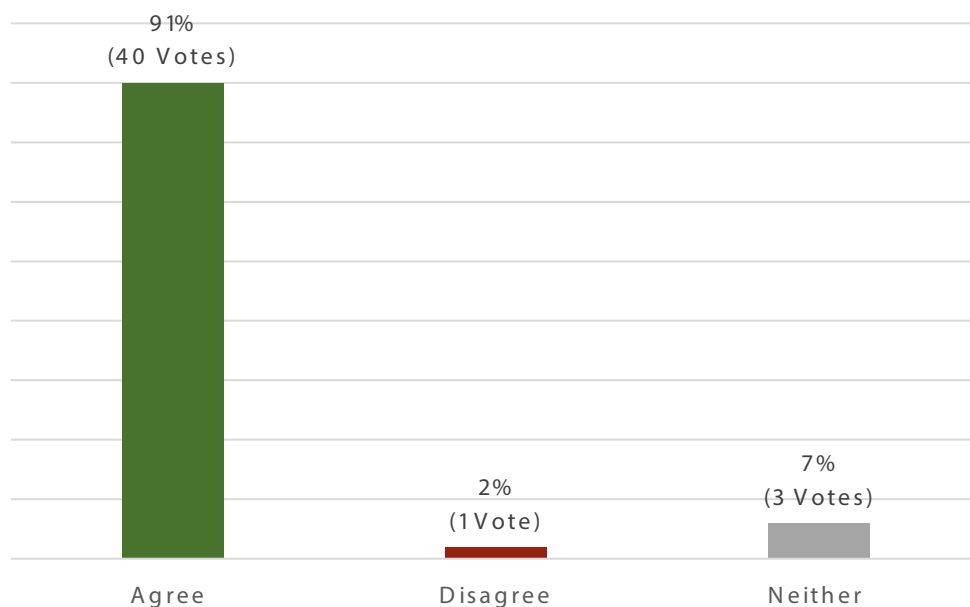


## QUESTION 5

Respondents were asked “Do you agree with the following Mixed-Use and Economic Development Recommendations?”

### Goal A: Attract New Businesses and Development to the Southgate Area

- **a.** Consider a fund to support small businesses, start-ups, and restaurants at Southgate.
- **b.** Work with Southgate USA to host pop-up businesses in vacant storefronts.



## QUESTION 6

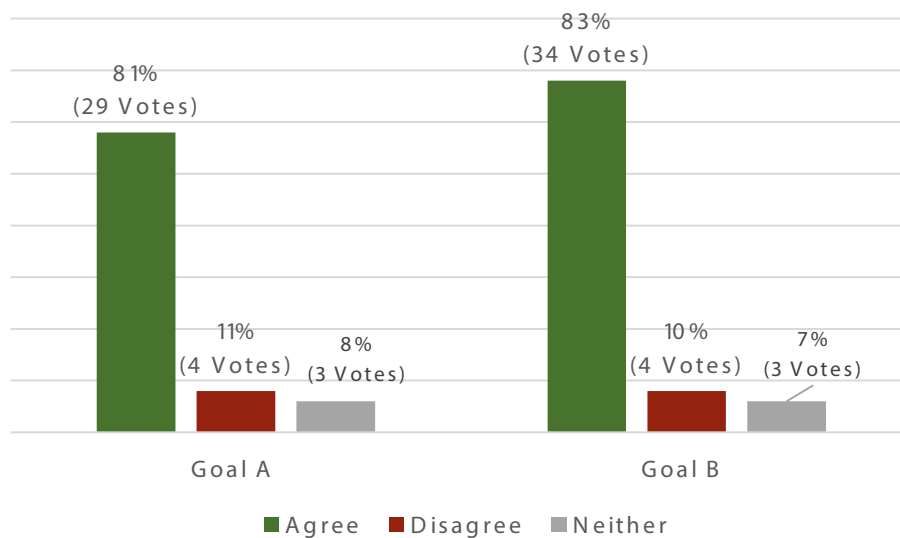
Respondents were asked **“Do you agree with the following Neighborhood Development & New Housing Opportunities Recommendations?”**

### Goal A: Continue to Maintain and Preserve Existing Housing in the Southgate Area

- **a.** Practice tax incentives to invest in existing and new homes.
- **b.** Continue to track neighborhood investment and maintenance through building permits data.
- **c.** Advertise infill housing opportunities to developers.

### Goal B: Incorporate Housing including Both Market Rate and Affordable Housing Options at Southgate USA

- **a.** Update zoning to allow a variety of residential uses desired by residents and to support further development at Southgate.
- **b.** Support the development of high-quality senior living facilities and workforce housing options in the Southgate area.

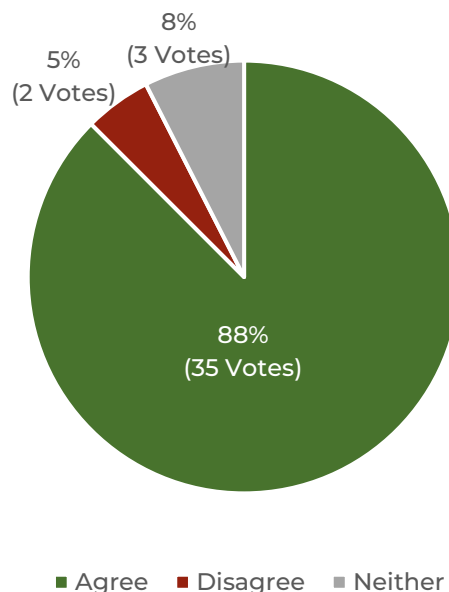


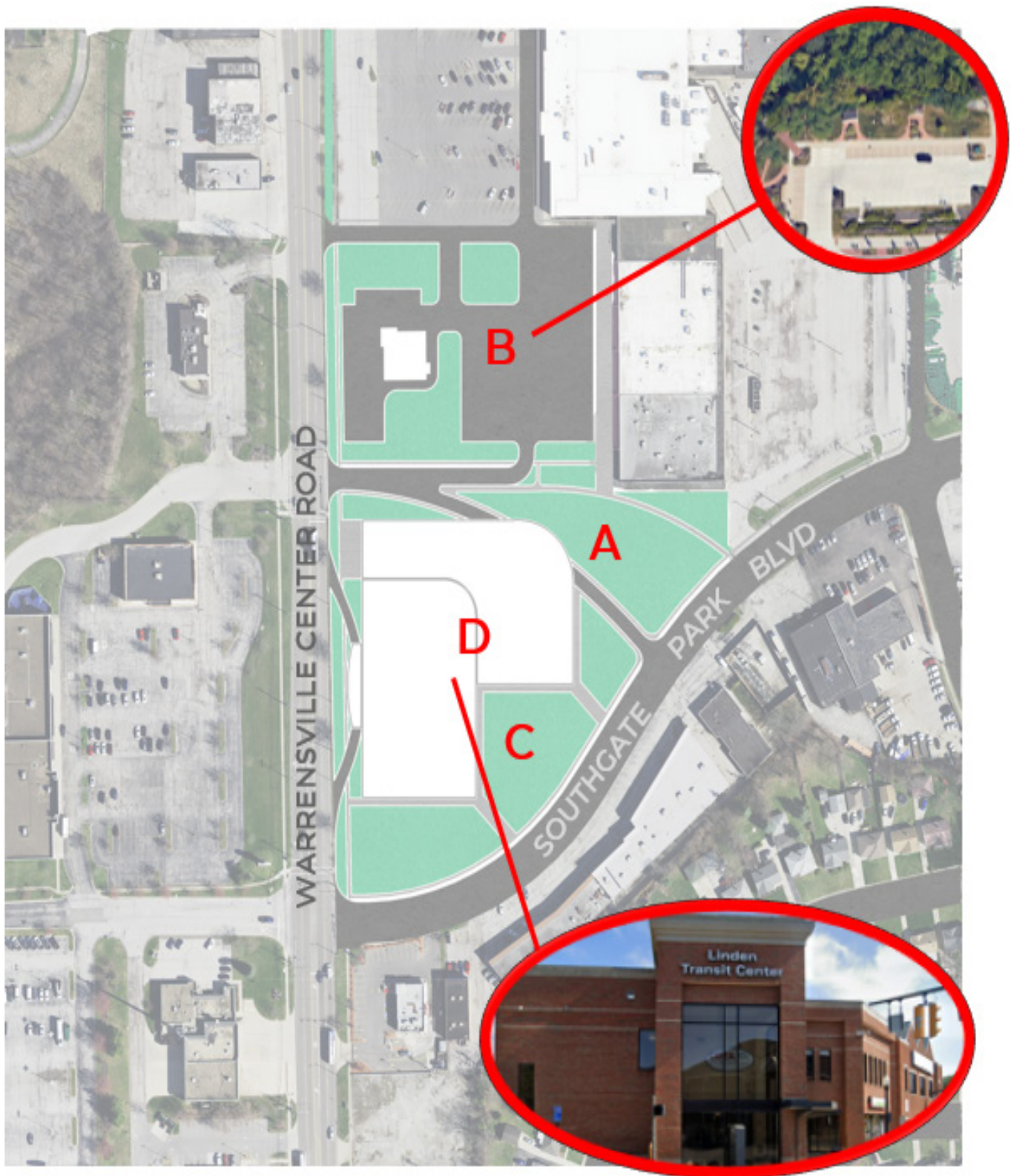
# VISIONARY DEVELOPMENT - SOUTHGATE TRANSIT CENTER AREA REDEVELOPMENT

## QUESTION 7

Respondents were asked **“Do you agree with the Southgate Transit Center Area Redevelopment Sites Recommendations?”**

- A.** Partner with Southgate USA to relocate existing businesses within Southgate.
- B.** Consider short-term improvements that consolidate parking.
- C.** Replace parking areas and enhance existing spaces with green areas that include seating, walking paths, and lighting.
- D.** Consider redevelopment of the Southgate Transit Center and immediately adjacent commercial parcels.



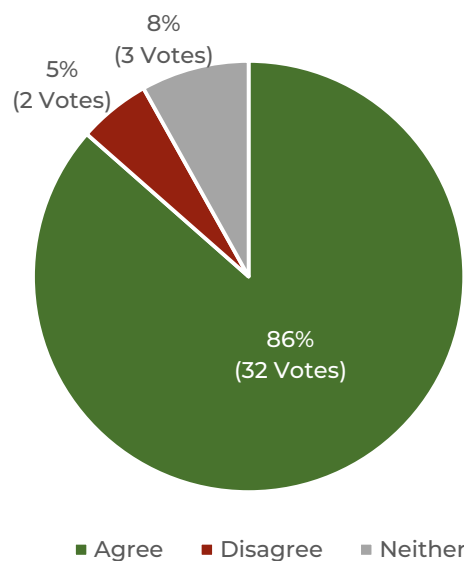


## VISIONARY DEVELOPMENT - MAJOR CORRIDORS

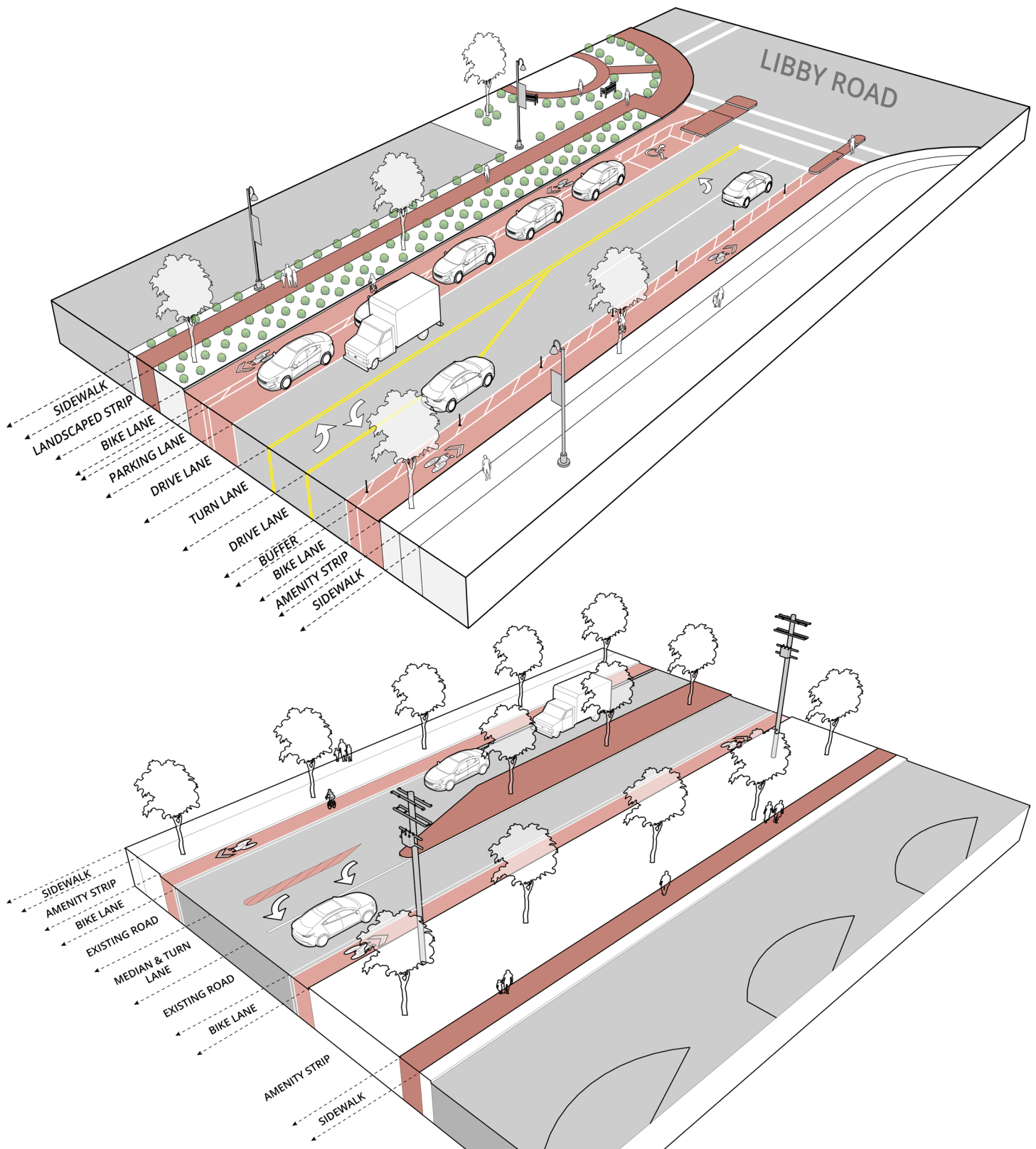
### QUESTION 8

Respondents were asked **“Do you agree with the Major Corridors Recommendations?”**

- A.** Reimagine Libby, Northfield, and Warrensville Roads as slower, pedestrian-friendly streets that incorporate trees, landscaping, signage, wayfinding, and amenities for pedestrians, bicyclists, and transit-users.
- B.** Partner with Bedford Heights on any future reimagining of Northfield Road.
- C.** Incorporate a new grid pattern of streets on major redevelopments of Southgate USA.



One written comment stated, *“No island and no single lane”*.





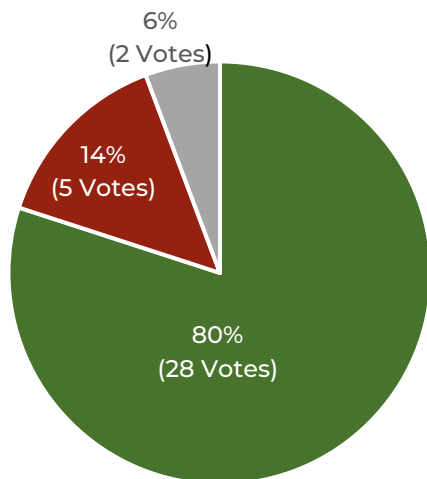
# VISIONARY DEVELOPMENT - EASTERN AREA REDEVELOPMENT

## QUESTION 9

Respondents were asked **“Do you agree with the Eastern Area Redevelopment Sites Recommendations?”**

**A.** Work with current or future Southgate USA ownership to attract mixed-use development to targeted development sites.

**B.** Incorporate a public plaza, green spaces, and open space with new development through phased development.



■ Agree ■ Disagree ■ Neither

### Phase 1

1. Build mixed-use buildings.
2. Retain and upgrade greenspace.

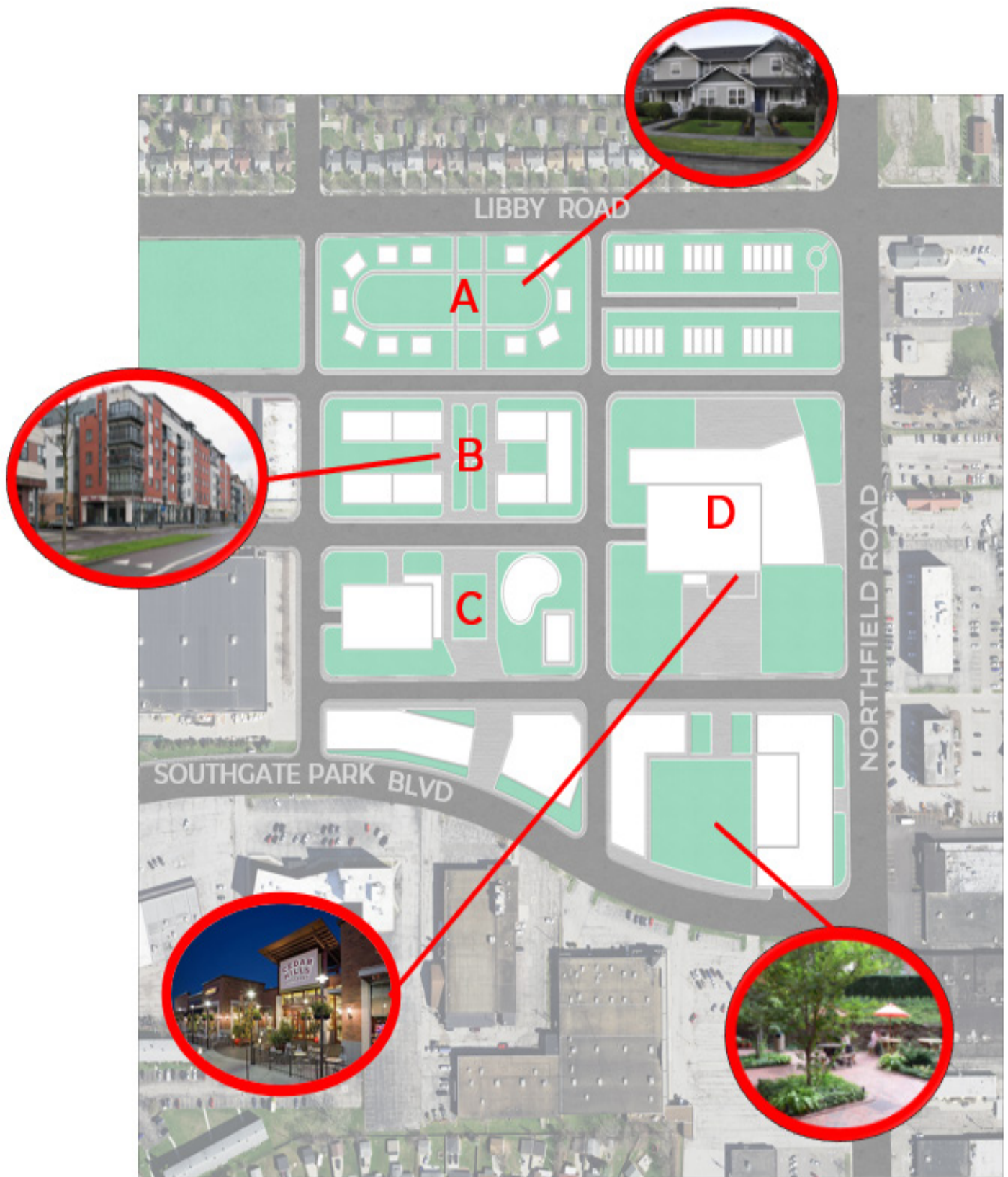
### Phase 2

3. Build town homes to northeast at Libby and Northfield Roads.
4. Develop internal street grid system.
5. Add greenspace to northwest.

### Phase 3

6. Build cottage courts in the top north block
7. Build small, low-rise apartments in the center north block.
8. Add community facilities in the bottom north block.
9. Develop mixed-use district in the center east block.

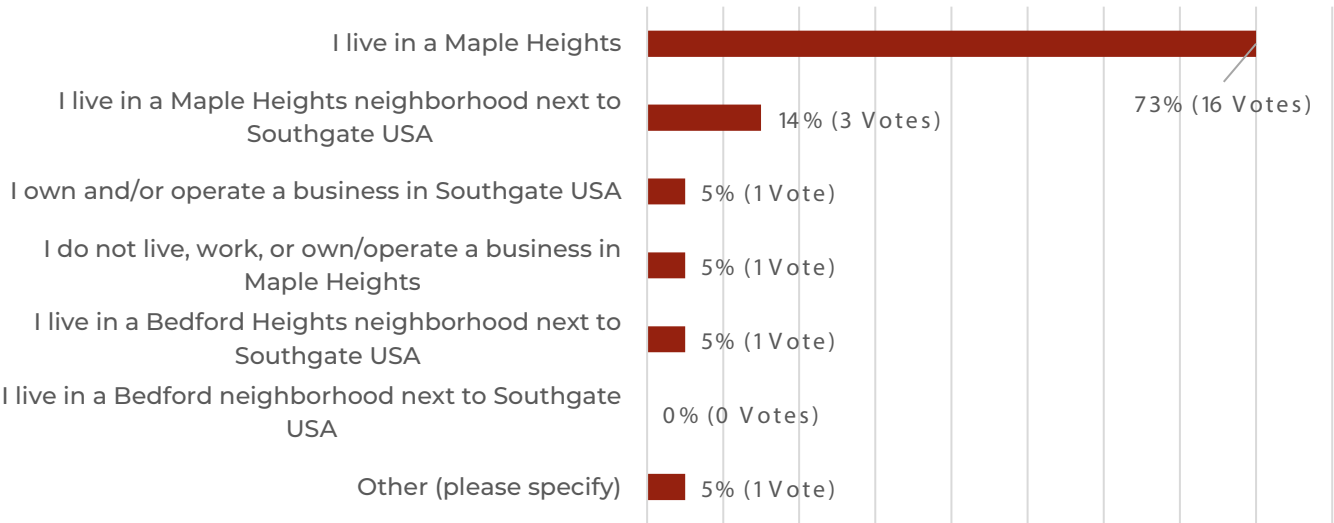




# ABOUT YOU

## QUESTION 10

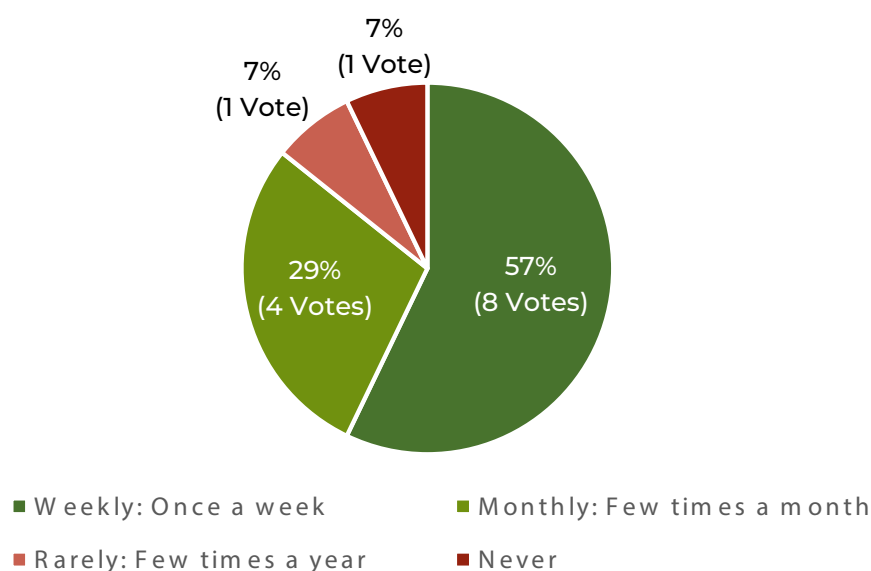
Respondents were asked **“What is your relationship to Maple Heights?”**



The one “Other” respondent stated, *“I work at Southgate USA”*.

## QUESTION 11

Respondents were asked “**How often do you visit the businesses in the Southgate Area?**”



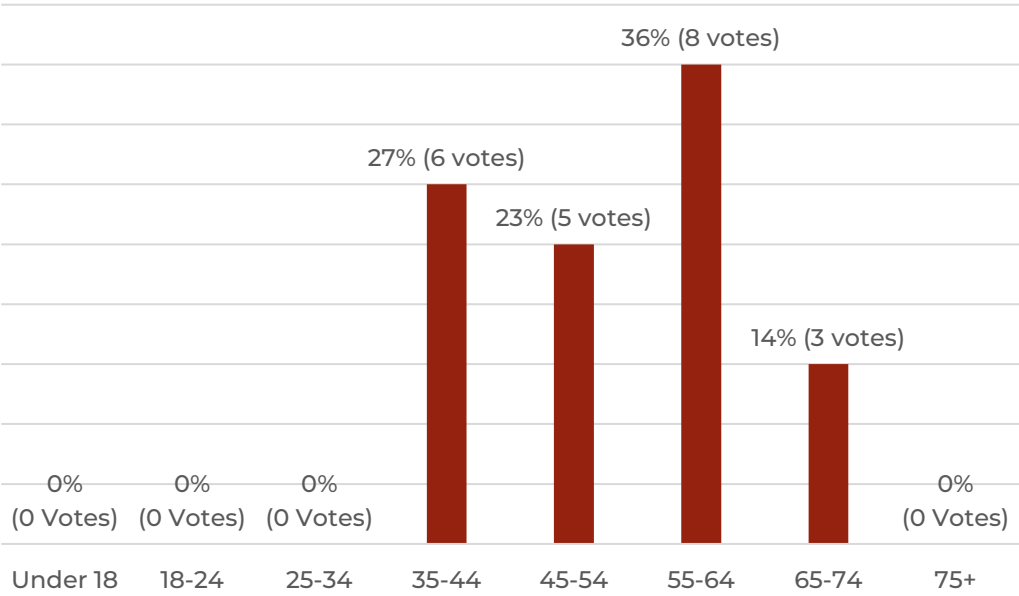
Respondents were also asked to explain why they **did not visit** the businesses in the Southgate Area if they answered **rarely** or **never**. There were a total of **eight** written responses, although there were only **two** respondents that selected that they **rarely** or **never** visit the businesses in Southgate.

The written responses included the following reasons: *Poor Shopping Options, Dilapidated Buildings, Stores and Restaurants Are Unappealing, Crime, Poorly Run Businesses, and Feeling Unsafe.*

# ABOUT YOU

## QUESTION 12

Respondents were asked “What is your age?”



All respondents were adults over the age of 34 years old, with **majority** of respondents being **55-64 years old**.

## QUESTION 13

Respondents were asked to share any **additional comments, ideas, or questions**. There were **seven** additional comments.

Those comments are summarize below:

*Will there be grants offered for small business owners who want to open a business in Southgate?*

*What about store fronts?*

*Add affordable housing to Southgate and nearby areas to boost income levels and attract retailers. Establish an education and career hub to equip residents with skills for higher-paying jobs.*

*Southgate needs improvement, but its long-standing crime issues and safety concerns may deter older adults and others from visiting.*

*Prioritize affordable, safe senior housing in Maple Heights in upcoming residential plans.*

*Fix Southgate Park Boulevard.*

*Incorporate more greenspace within the Eastern Area Development Site.*

