



Cuyahoga  
**COUNTY PLANNING**  
Commission



# BEDFORD MASTER PLAN

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Public Meeting

February 24, 2026



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# INTRODUCTION

# ABOUT US



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

# ABOUT US



- 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

- OUR CORE VALUES

- Inclusion, Collaboration, Communication, Accountability, Respect, and Excellence

# ABOUT US



## MANAGEMENT

Mary Cierebiej, AICP  
Patrick Hewitt, AICP

Executive Director  
Planning Manager, Strategy & Development

## PLANNING

Alex Long, AICP  
Nichole Laird, AICP  
Luke Ols  
Justin Finney

Principal Planner & Project Lead  
Senior Planner  
Planner  
Planning Intern

## INFORMATION/RESEARCH

Dan Meaney, GISP  
Kevin Leeson  
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Manager, Research & Information  
Research and Information Specialist  
GIS Analyst



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# AGENDA

- Project Overview
- Current Conditions
- Outreach & Engagement
- Community Vision
- Gathering Feedback

**Public Meeting**

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# PROJECT OVERVIEW

# PROJECT BACKGROUND

## Spring 2025

The City of Bedford applied for and was awarded professional planning services for a new Master Plan through County Planning's **Community Planning Services Program** (CPSP).

## July 7, 2025

Bedford City Council approved the City's Master Plan expenditure request, which is 10% of the total project cost; County Planning is covering 90% of the cost.

## July 10, 2025

The Cuyahoga County Planning Commission Board approved County Planning's contract resolution.

## July 16, 2025

The City of Bedford and County Planning officially started the project.

# MASTER PLANNING

- A long-term plan for how the community wants to develop into the future
- Examines what exists today and clarifies the community's vision for tomorrow
- Considers recommendations based on needs, wants, best practices, and feasibility
- Outlines concrete action steps to achieve the vision



# MASTER PLANNING

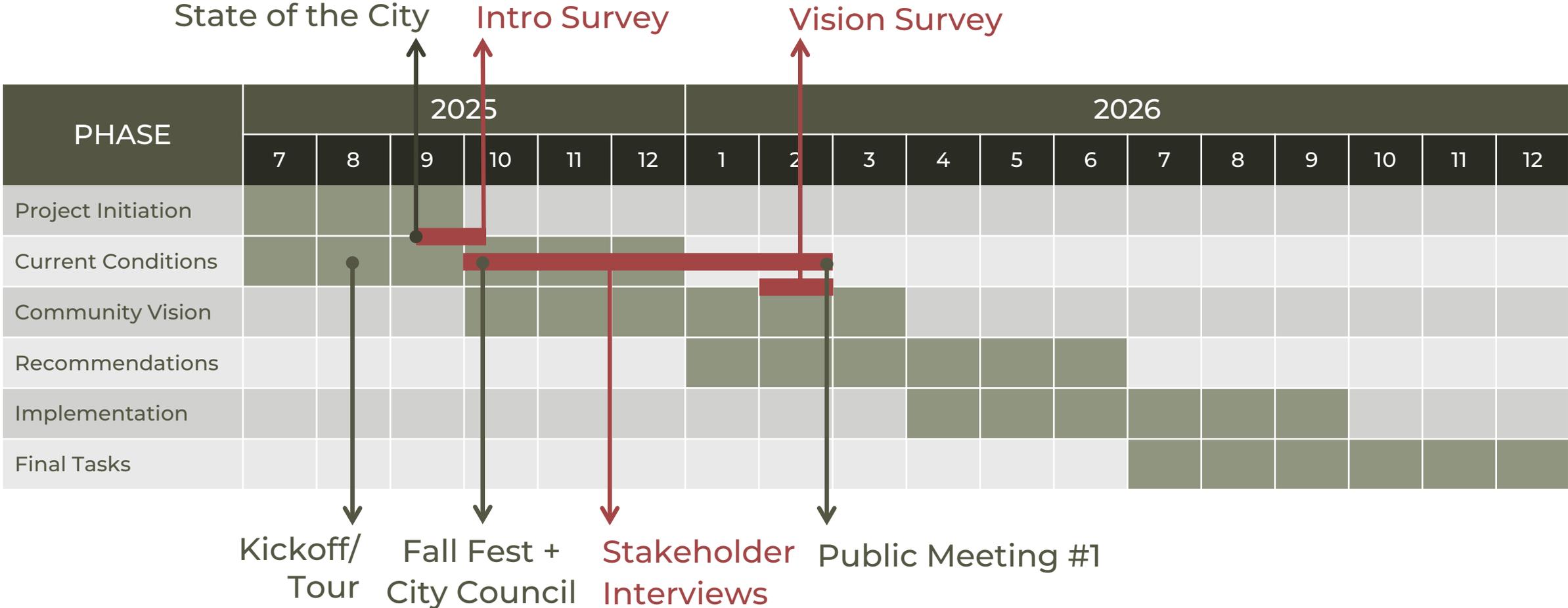
- Master Plans and Zoning Codes are closely related but **not the same**
- A plan is a **guide**, while codified ordinances are **laws**
- Master Plans are **not mandatory** for municipalities in Ohio
- In Bedford, City Council must **officially adopt** a Master Plan (see Section 1915.36 of Codified Ordinances)



# PROJECT PHASES



# PROJECT TIMELINE





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# CURRENT CONDITIONS





# CURRENT CONDITIONS

- Community
- Economy
- Housing
- Land

# COMMUNITY

- Intro survey was open 9/16 through 10/7 (3 weeks)
- Received 159 responses

## Q1: What do you like about Bedford?

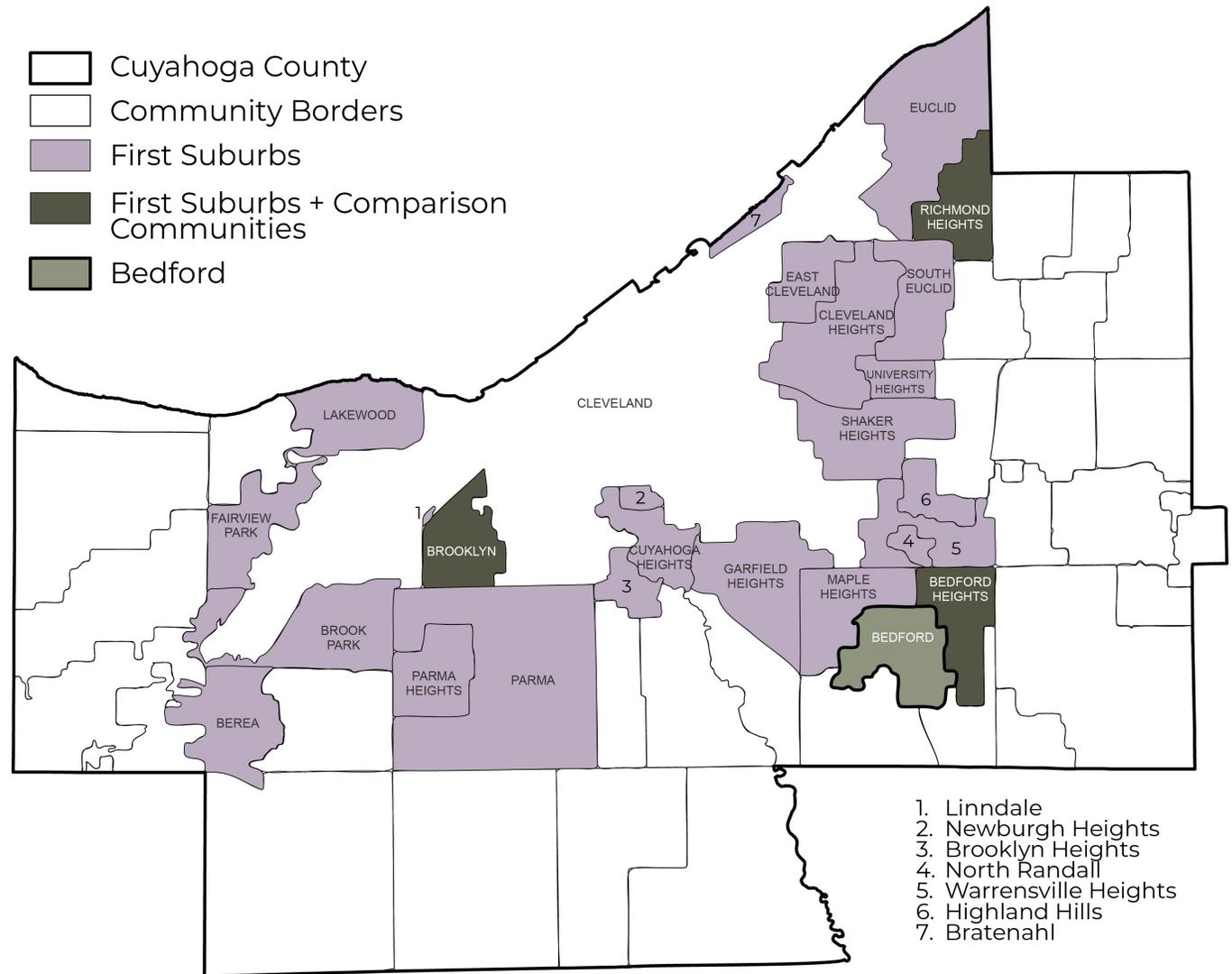
TOP 5 THEMES	COUNT
1. Small Town Character	31
2. Downtown Area	30
3. Community Events	22
4. Parks and Rec Spaces	19
5. Metroparks	14

## Q2: What would you like to see changed or improved?

TOP 5 THEMES	COUNT
1. Small Biz Development	33
2. More Retail and Dining	26
3. Downtown Revitalization	24
4. Improve School System	22
5. Improve Infrastructure	21

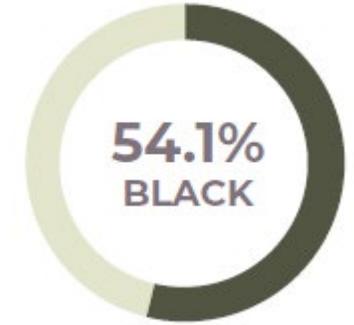
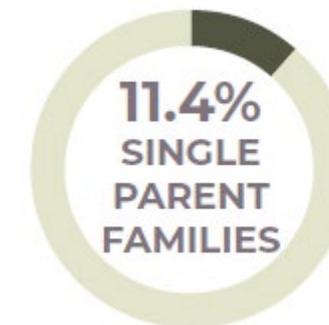
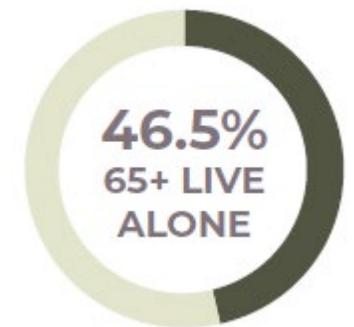
# COMMUNITY

In many instances, Bedford was compared to either the County as a whole, other first-ring suburbs (purple + green), or communities with similar characteristics (dark green) – often called “peer communities” – to gain a better understanding of the City’s conditions.

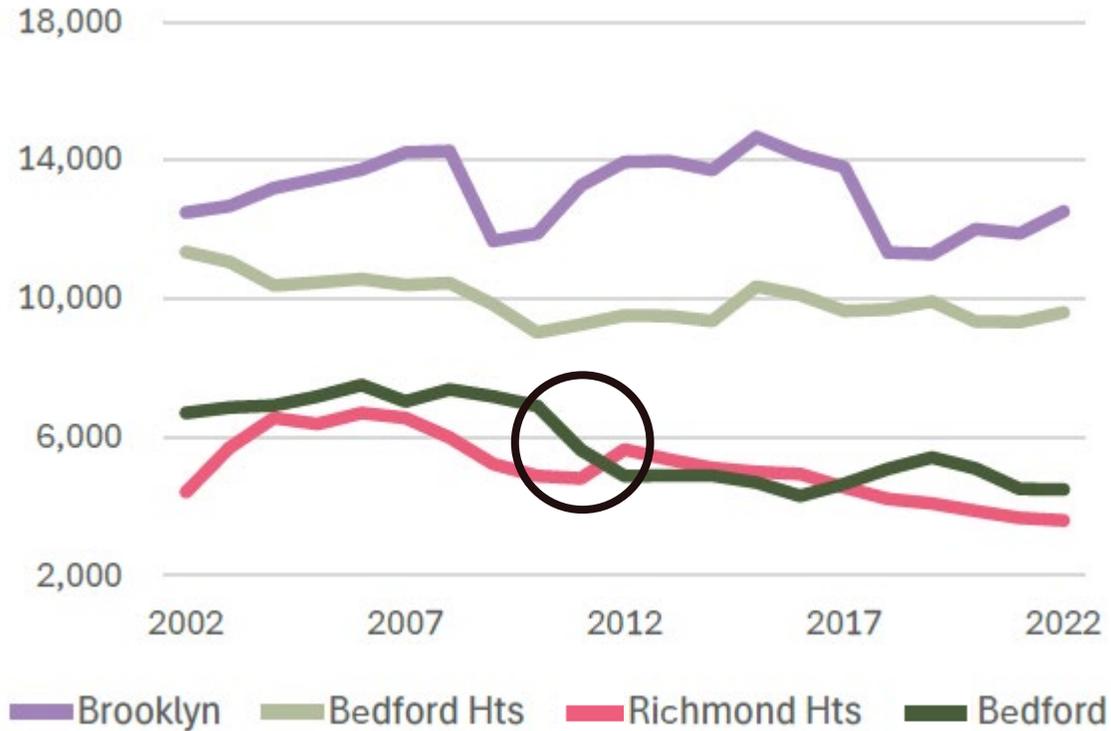


# COMMUNITY

- **Population:** Modest decline (-2.8%) from 2013-2023 – slightly better than the inner-ring suburbs average (-3.6%) and the County overall (-3.4%).
- **Age:** Median age of 42.6 is slightly older than the state (39.6) and County (40.5), but still younger than about 2/3 of Cuyahoga County municipalities.
- **Households:** Total households (6,015) have remained stable for at least a decade, only shifting an estimated +/- 60 units between 2013-2023.
- **Diversity:** 11<sup>th</sup> highest in Diversity Index among all 59 communities within Cuyahoga County.



# ECONOMY

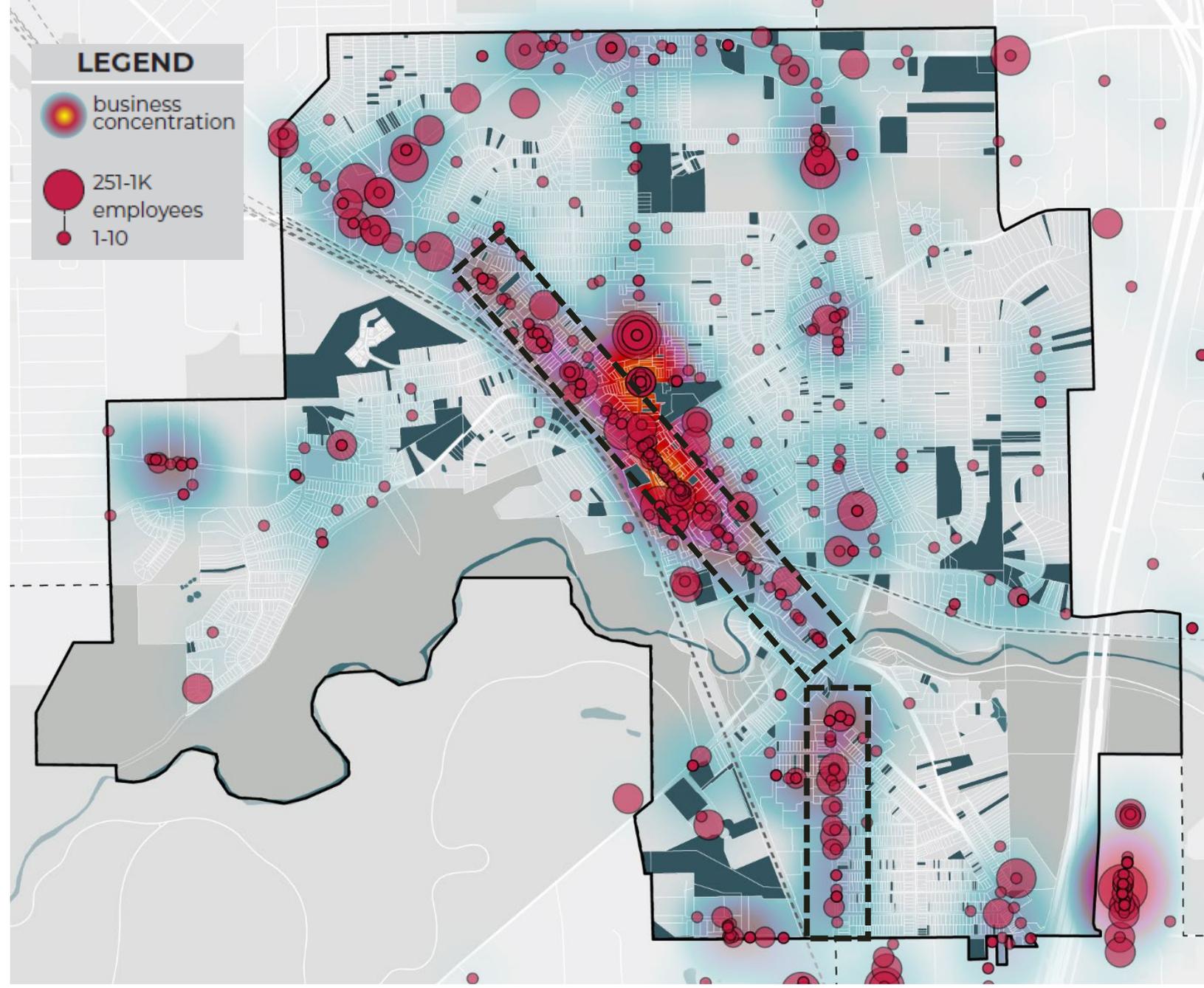


TOTAL EMPLOYMENT

- In 2022, there were 4,486 people employed within the City
- From 2002-2022, Bedford's total number of employees declined; since 2012 it has steadied
- Bedford Heights and Brooklyn have similar total population and land area but more jobs
- Bedford has a lot of land that is not developable – for example, 18% of Bedford's land area is within Bedford Reservation

# ECONOMY

- Small businesses (1-10 employees) are prevalent along Broadway and Northfield
- Major intersections with larger employers tend to receive more concentrated and substantial investment
- In 2025, more than \$10 million of taxable building value was added in Bedford



# HOUSING

- Bedford had 6,941 total units in 2023
- From 2018-2023, homeownership increased in the City
- Although high, nearly all vacancy is relegated to the rental market rather than for-sale homes/units

**TABLE 2: UNITS IN STRUCTURE**

TYPE	BED	BHTS	BKLN	RHTS	CUYC
1 (detached)	61.5%	44.6%	67.0%	57.7%	59.5%
1 (attached)	3.7%	2.6%	3.1%	4.4%	5.3%
2 units	2.6%	0.8%	4.4%	0.0%	7.4%
<b>3 to 9 units</b>	<b>19.0%</b>	<b>7.3%</b>	<b>4.9%</b>	<b>3.5%</b>	<b>7.6%</b>
<b>10+ units</b>	<b>13.2%</b>	<b>36.6%</b>	<b>20.5%</b>	<b>35.6%</b>	<b>19.6%</b>
Mobile home	0.0%	8.0%	0.2%	0.0%	0.6%

**BED** = Bedford

**BKLN** = Brooklyn

**BHTS** = Bedford Heights

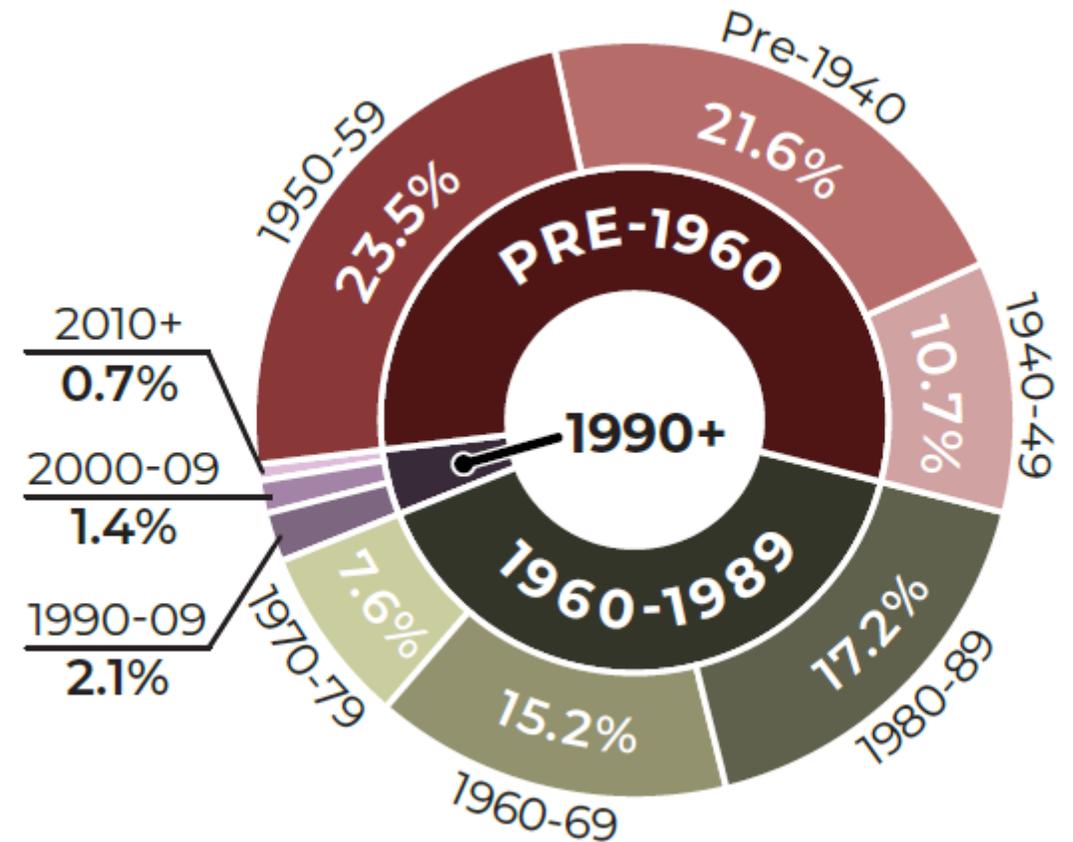
**RHTS** = Richmond Heights

**CUYC** = Cuyahoga County

# HOUSING

- 95.8% of Bedford's residential structures were built prior to 1990
- Over 55% of residential structures in the City were built prior to 1960
- Nearly 20% of all residential structures were built over a century ago (1925 or earlier)
- There has been very little new construction since 1990

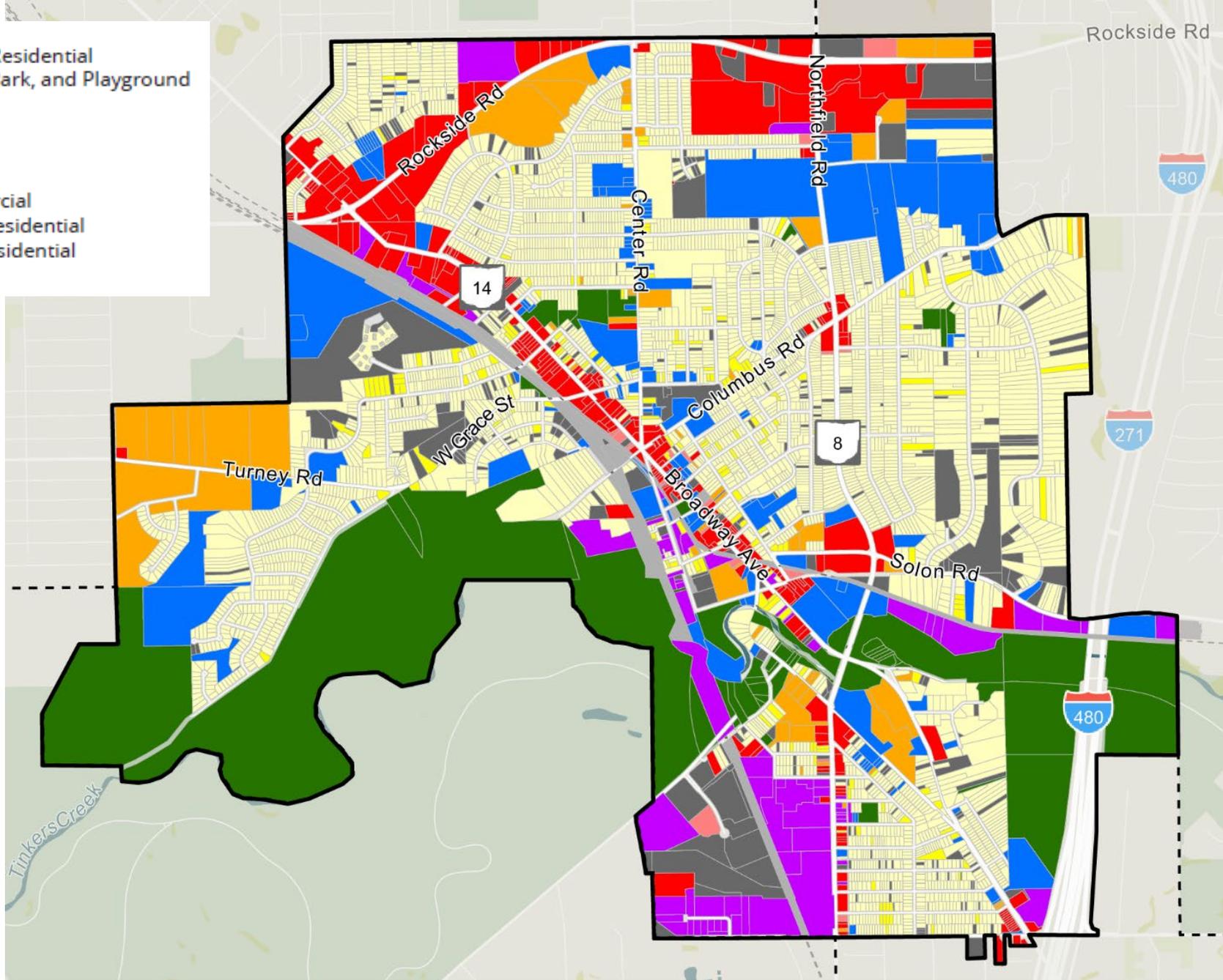
YEAR STRUCTURE BUILT



# LAND

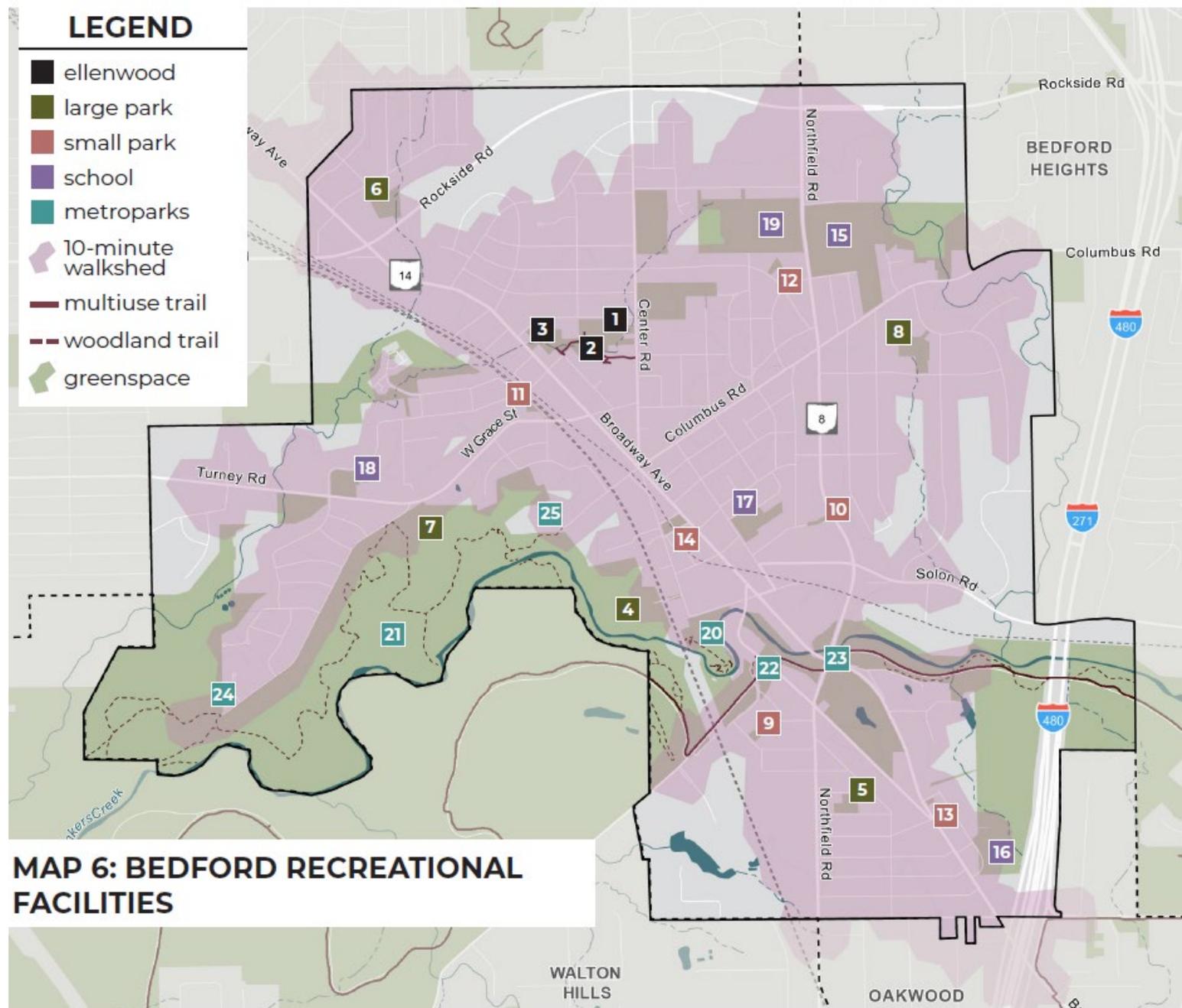


- 68% of all land is zoned for single-family residential while 40% is used for single-family homes
- 52% of land is currently used for non-residential purposes while 22% is zoned for such



# LAND

- Bedford has over 850 total acres of park, green, and open space, 27 of which are owned and/or operated by the City
- 86% of Bedford residents have access to public outdoor recreational space within a 10-minute walk





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# OUTREACH & ENGAGEMENT

# OUTREACH & ENGAGEMENT

- Project Website
- Intro Survey
- Attend Events – e.g. Fall Fest
- Stakeholder Interviews
- Community Survey
- Activity/Feedback Boards
- Public Meetings



# PROJECT WEBSITE



About ▾ Services ▾ Resources ▾ Projects ▾

## BEDFORD MASTER PLAN



HOME ▸ PROJECTS ▸ BEDFORD MASTER PLAN

[www.CountyPlanning.us/Bedford](http://www.CountyPlanning.us/Bedford)



# COMMUNITY SURVEY

- Relationship to Bedford
- Quality of Life
- Community Amenities
- Community Services
- Community Vision
- Demographics



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# COMMUNITY VISION

# COMMUNITY VISION

- **Broad ideas** for how the community wants to grow in the **near future**
- The **vision** is the community's desired future in words
- They become initial **draft ideas** for discussion, changes, and additions



# GATHERING FEEDBACK

## We Need Your Input!

- Tonight is about ensuring that the provided options are appropriate for what you want to see in Bedford
- There are ten (10) stations for providing feedback on different topics

Community Vision	Economic Development
Favorite Places	Downtown Bedford Events
Places to Improve	Hospital Site Redevelopment
Transportation Amenities	Adult Recreational Amenities
Residential Options	Youth Recreational Amenities

# GATHERING FEEDBACK

The image displays a collection of survey forms for the City of Bedford Master Plan, arranged in a collage. The forms are designed to gather feedback on various aspects of the city's future. Key sections include:

- TRANSPORTATION AMENITIES:** A form with a grid for marking preferences on transportation-related amenities.
- HOSPITAL SITE REDEVELOPMENT:** A form for providing input on the redevelopment of the hospital site.
- DOWNTOWN COMMUNITY EVENTS:** A form for selecting the top 3 community events.
- KIDS UNDER 18 USE THIS BOARD:** A form for children to select their top 3 things they most want in Bedford.
- ADULTS 18+ USE THIS BOARD:** A form for adults to select their top 3 recreational amenities.
- FAVORITE PLACES:** A map of Bedford with callouts to various locations (e.g., Ellenwood Community Center, Bedford Municipal Center, Bedford High School, Bedford Public Library, Bedford Municipal Pool & Skatepark, Bedford Public Square) for marking favorite places.
- LEAST FAVORITE PLACES:** A map for marking the least favorite places for redevelopment or improvement.
- ECONOMIC DEVELOPMENT:** A form for selecting the top 3 development types.
- RESIDENTIAL OPTIONS:** A form for selecting the top 3 development types.
- COMMUNITY VISION:** A form for describing the best vision of Bedford in 10 years.

Each form includes instructions, a QR code to "TAKE THE SURVEY!", and a "STICKY NOTE" section for additional comments. The City of Bedford logo is present on all forms.

# GATHERING FEEDBACK

Which TOP 3 community events would you be interested in attending?

Place a sticker beside your choices →

Write any additional thoughts or ideas on a sticky note and place in gray box →

**CITY OF BEDFORD**  
**MASTER PLAN** | **DOWNTOWN**  
**COMMUNITY EVENTS**

**INSTRUCTIONS:** Place a dot in the box beside each of the **TOP 3** community events you would be interested in attending. If you feel strongly enough, you can place more than 3.

 <b>FARMERS/ARTISAN MARKET</b>	 <b>COMMUNITY CONCERT</b>
 <b>ARTS FAIR</b>	 <b>MOVIE NIGHT</b>
 <b>CULTURAL FESTIVAL</b>	 <b>OUTDOOR GROUP EXERCISE</b>
 <b>STREET FAIR</b>	 <b>COMMUNITY CLEAN-UP</b>
 <b>COMMUNITY COOKOUT</b>	 <b>FOOD TRUCK FESTIVAL</b>
 <b>GAME NIGHT</b>	 <b>WALKING CLUB</b>

Write any additional thoughts or ideas on a sticky note and place in this gray box.

**TAKE THE SURVEY!**  
Paper copies available nearby or visit [www.bedfordva.com/bedfordplanning](http://www.bedfordva.com/bedfordplanning)

**EB** COUNTESS COUNTY PLANNING COMMISSION

# COMMENTS

- Write down any thoughts, ideas, or suggestions on provided comment sheets
- Leave comment sheet with a County Planning representative

**COMMENT SHEET**

PLEASE SHARE YOUR COMMENTS ABOUT THE RECOMMENDATIONS BELOW!

THANK YOU FOR YOUR PARTICIPATION!

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# THANK YOU!

## Questions or comments?

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