

**2025**

**COMMUNITY MASTER PLAN**



# AGENDA

- Introduction to Plans
- Planning Process
- Key Findings
- Tonight's Activity
- Online Survey
- Next Steps

# PROJECT STAFF



- Mary Cierebiej, AICP | *Executive Director*
- Patrick Hewitt, AICP | *Planning Manager, Strategy & Development*
- Daniel Meaney, GISP | *Manager, Research & Information*
- **Rachel Novak, AICP | *Senior Planner (Project Lead)***
- Maureen Riley, AICP | *Planner*
- Kevin Leeson | *Research & Information Specialist*
- Liam Leveto | *GIS Analyst*
- Justin Finney | *Planning Intern*

# 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

The background is a stylized, layered landscape in various shades of green. It features rolling hills and valleys, with some areas containing simplified tree shapes. The overall aesthetic is clean and modern, using flat colors and smooth gradients.

# INTRODUCTION TO PLANS

# THE WHAT

- A long-term guide for how the community wants to grow and develop in the future

# THE HOW

- Inventories what exists today and outlines a community's vision for the future
- Describes action steps to achieve the vision

# THE WHY

- 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

# PLANS & ZONING | THE DIFFERENCE

## 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

## ZONING ORDINANCE

- **Specific rules** for development
- Describes **what is and is not allowed today**
- Includes **mandatory regulations** on development that are enforced by the Village unless specifically waived
- A **relatively rigid set of regulations** that can only be changed by a legal process

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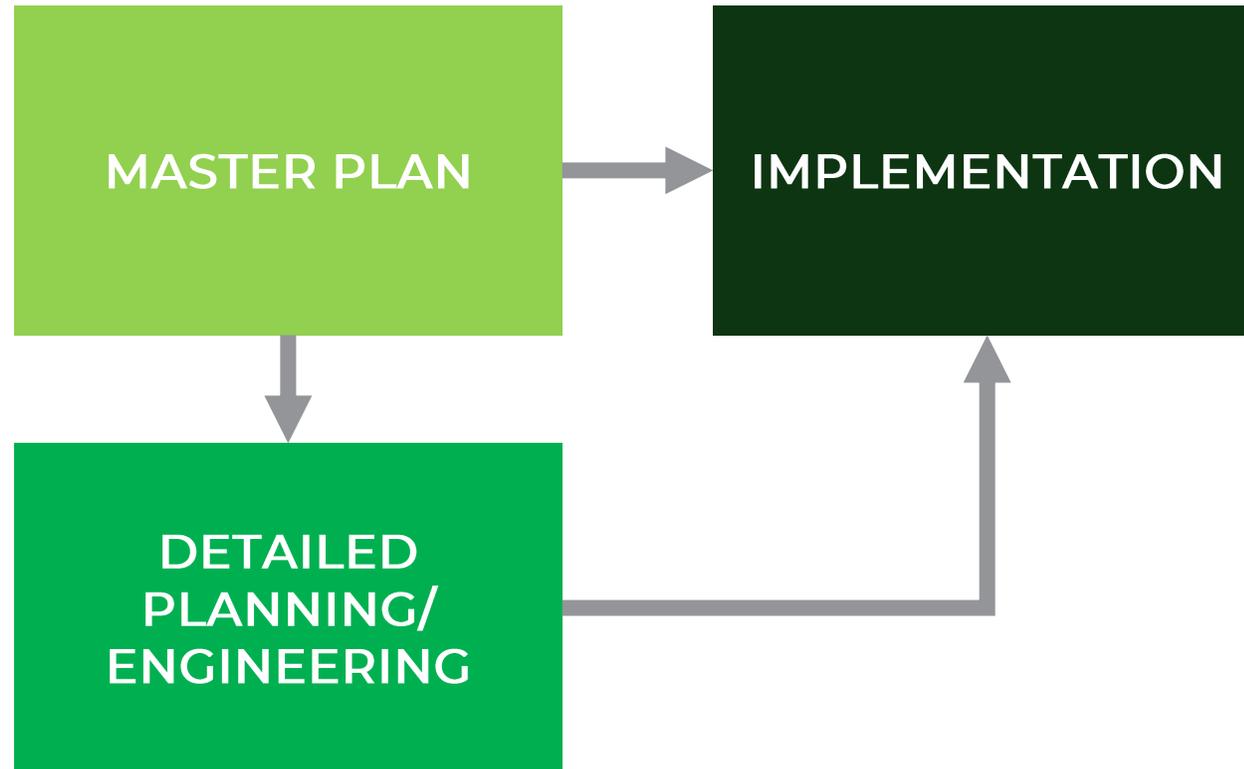
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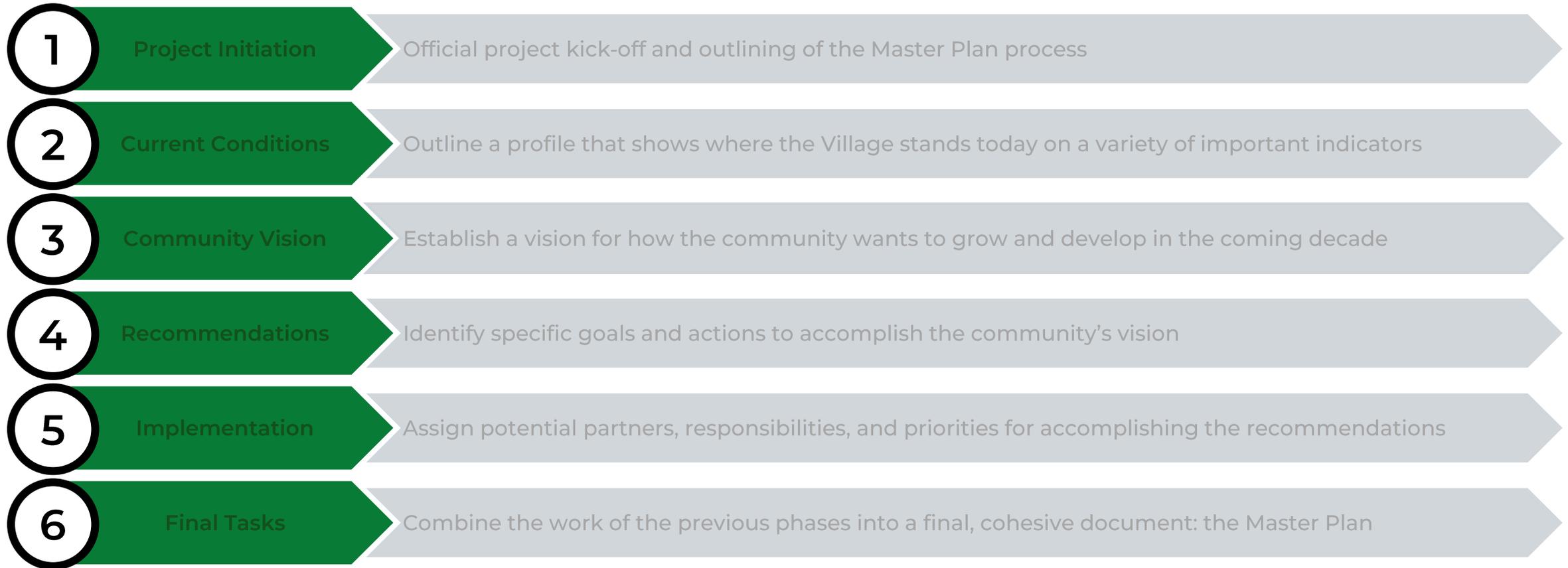
# IMPLEMENTATION



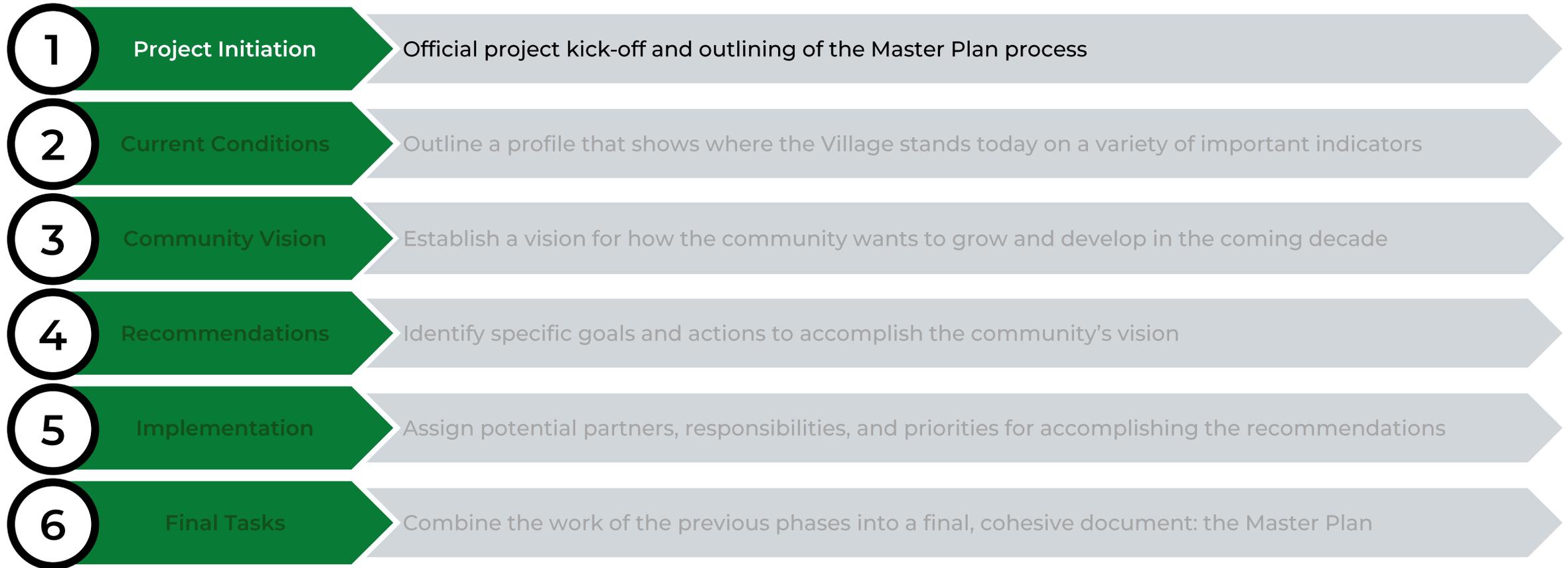
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# PLANNING PROCESS

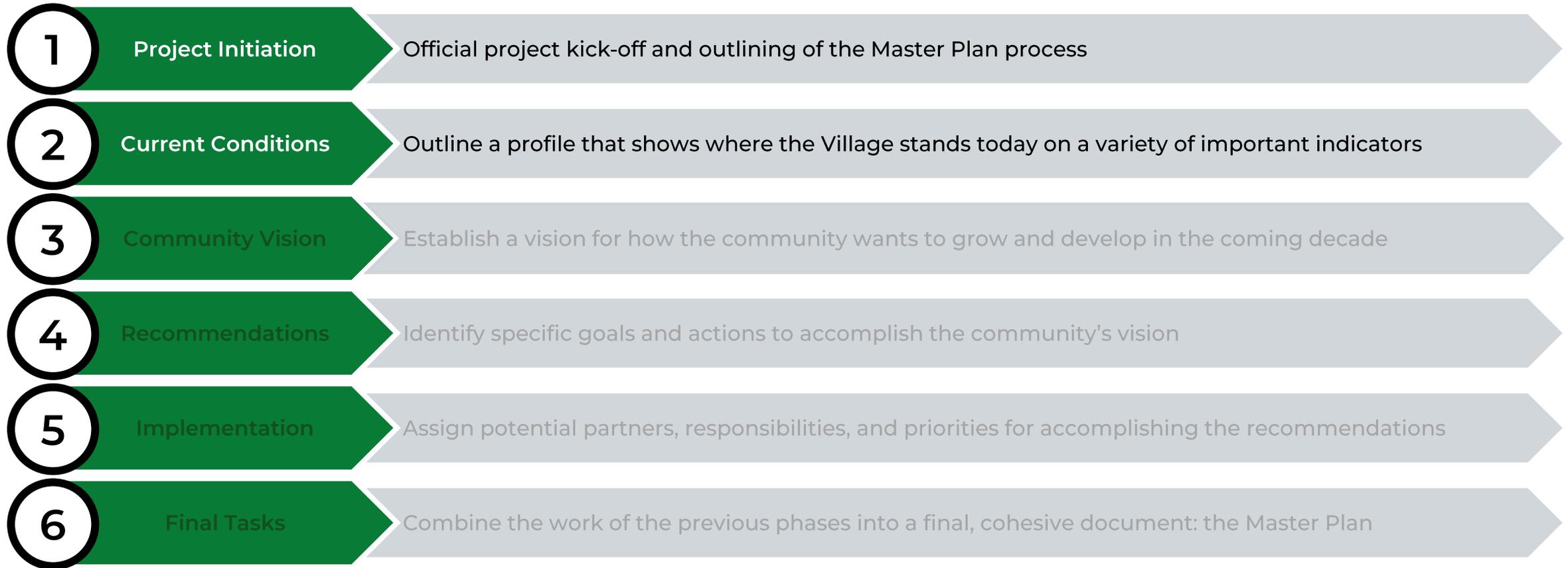
# THE PROCESS



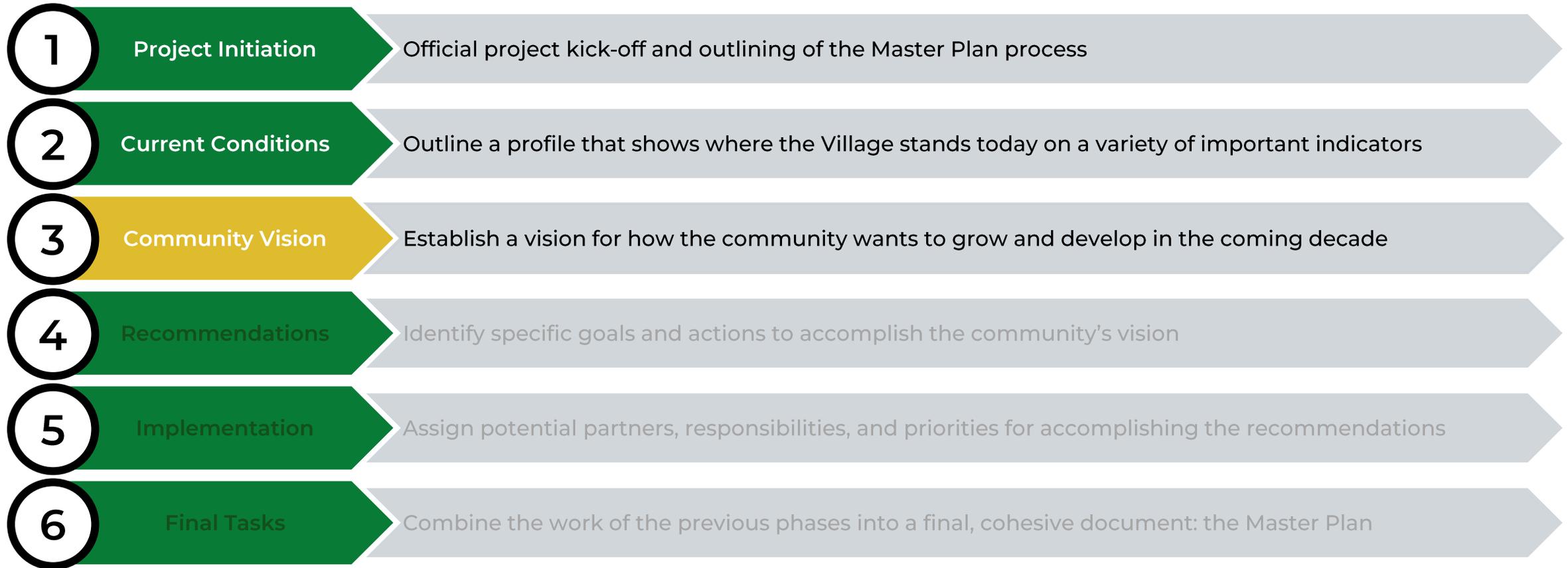
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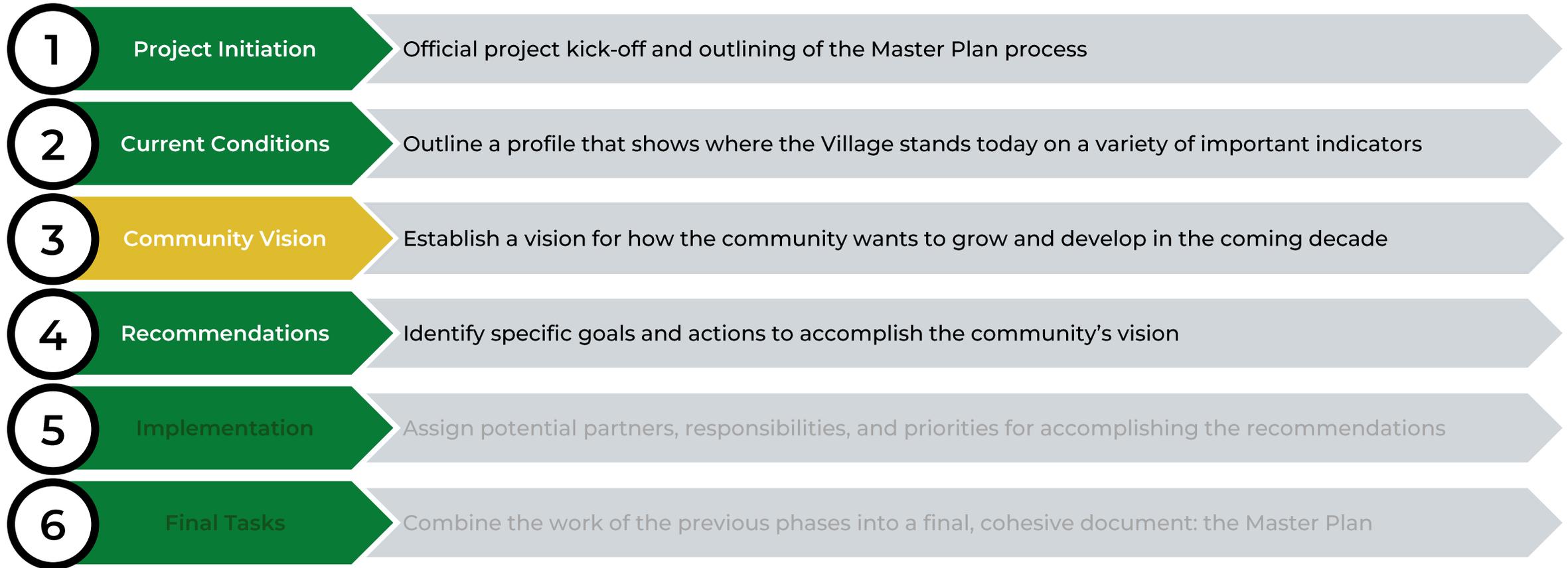
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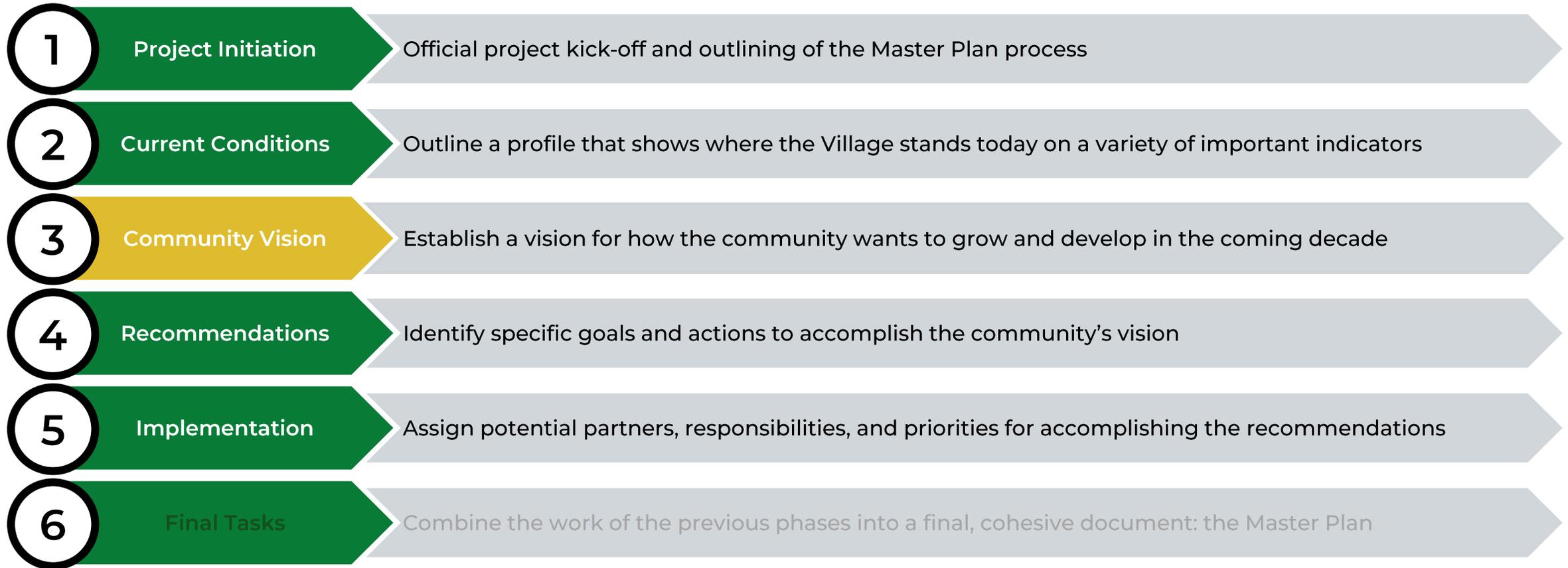
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The background is a stylized, layered illustration of a green landscape. It features rolling hills and valleys in various shades of green, from light to dark. In the foreground, there are clusters of simplified tree shapes. The overall aesthetic is clean and modern, with a focus on natural elements.

# KEY FINDINGS

# CURRENT CONDITIONS

[www.countyplanning.us/valleyview](http://www.countyplanning.us/valleyview)



- Demographics
- Housing, Tenure, & Sales
- Employment & Jobs
- Building & Land Values
- Zoning & Land Use
- Transportation
- Traffic, Crashes, & Connectivity



# TAKEAWAYS: DEMOGRAPHICS

- Population is continuing to decline slightly, and residents are getting older, but staying within the community longer

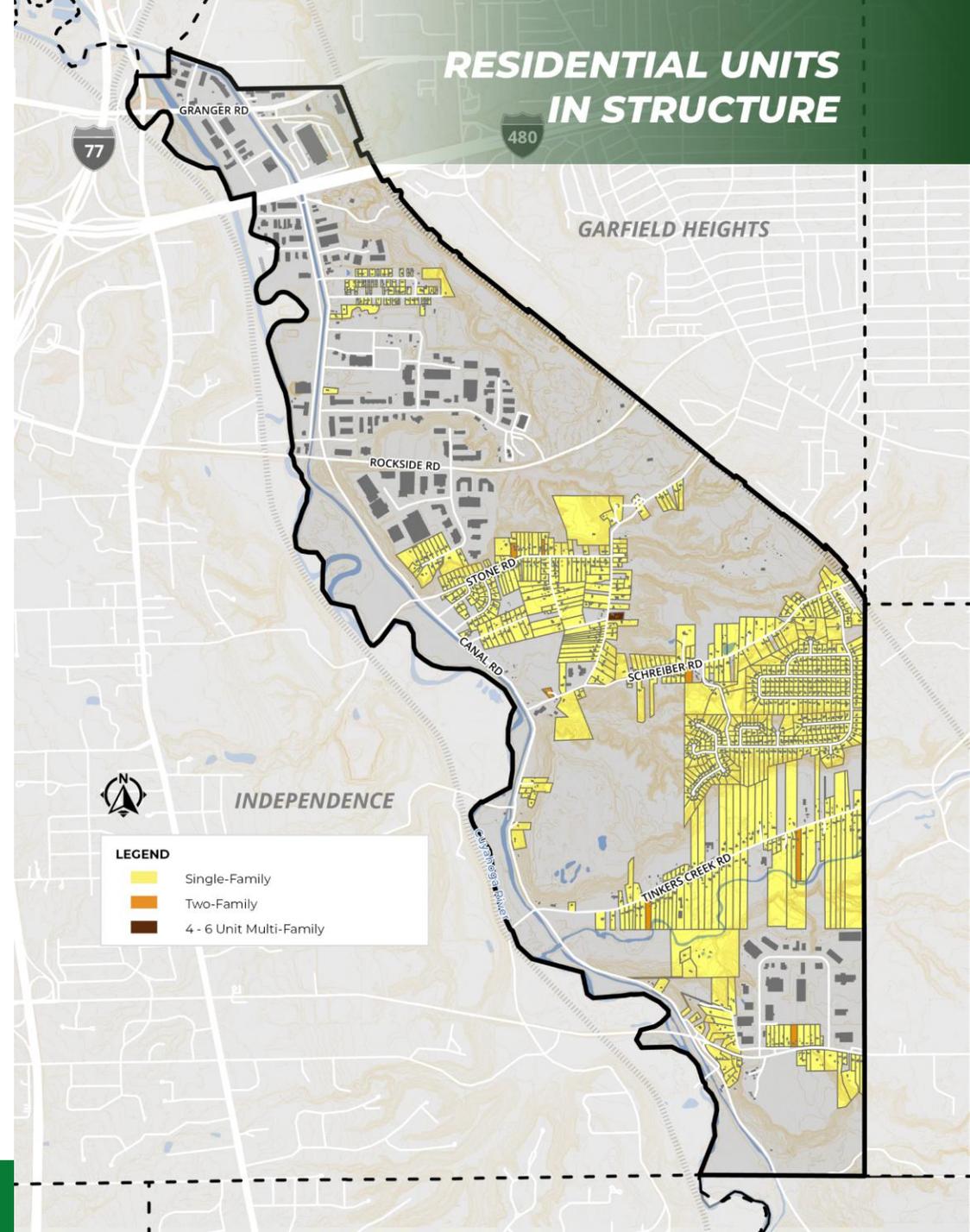
**1,849 RESIDENTS** call Valley View home. Since 2000, the same year Valley View's last Master Plan was completed, the village's population has fallen by 15%—a total loss of about 330 people.

**54 YEARS OLD** is the median age of Valley View's residents—making it the 5th oldest community in Cuyahoga County. This is older than the County's overall median age of 40 years old.

**58% ARE LONGTERM RESIDENTS** having moved into Valley View prior to the year 2000. This showcases strong community ties and a sense of identity and loyalty.

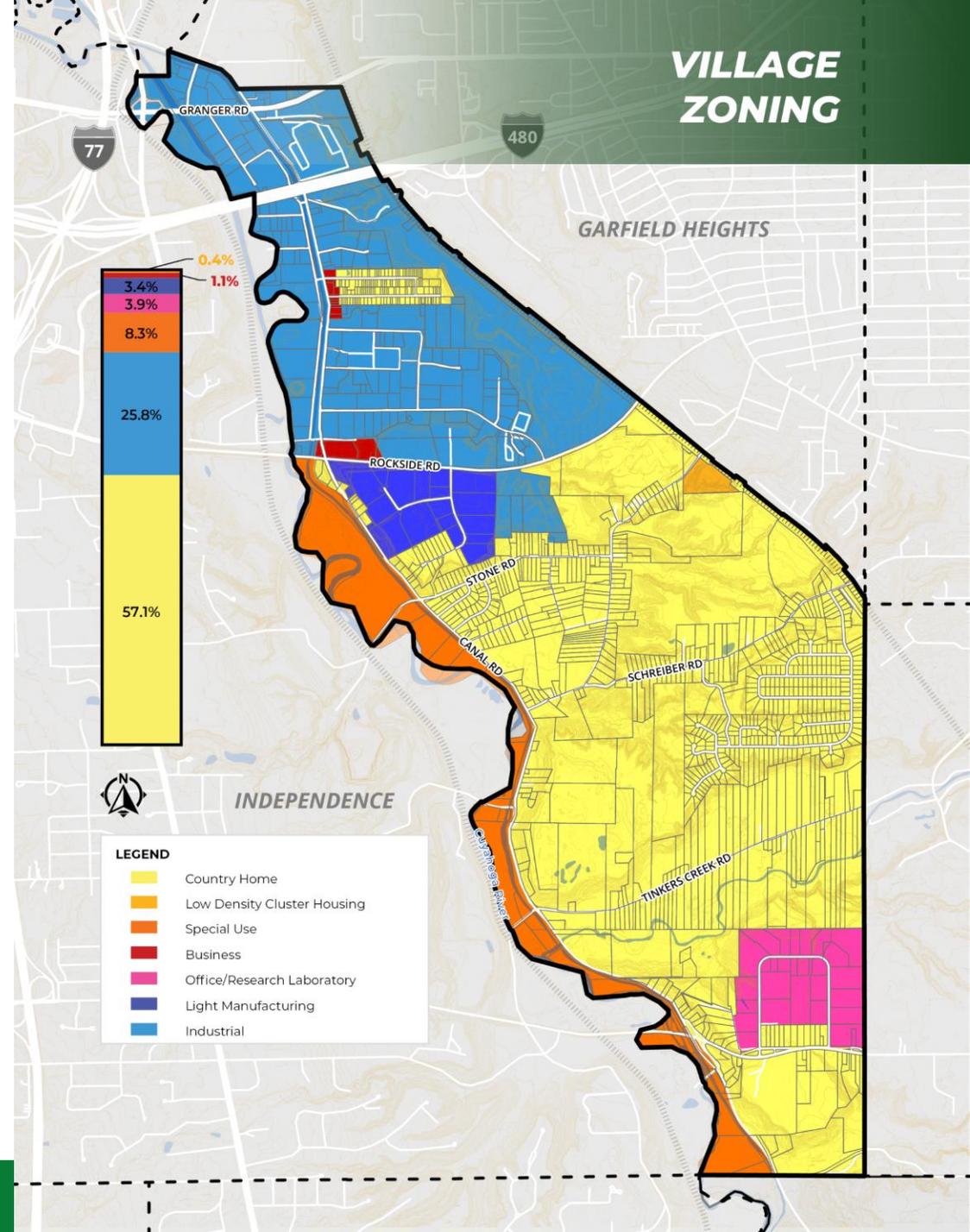
# TAKEAWAYS: HOUSING

- Nearly all residential units within the community are single-family homes, which are owner-occupied (6% renters vs. 41% in the county)



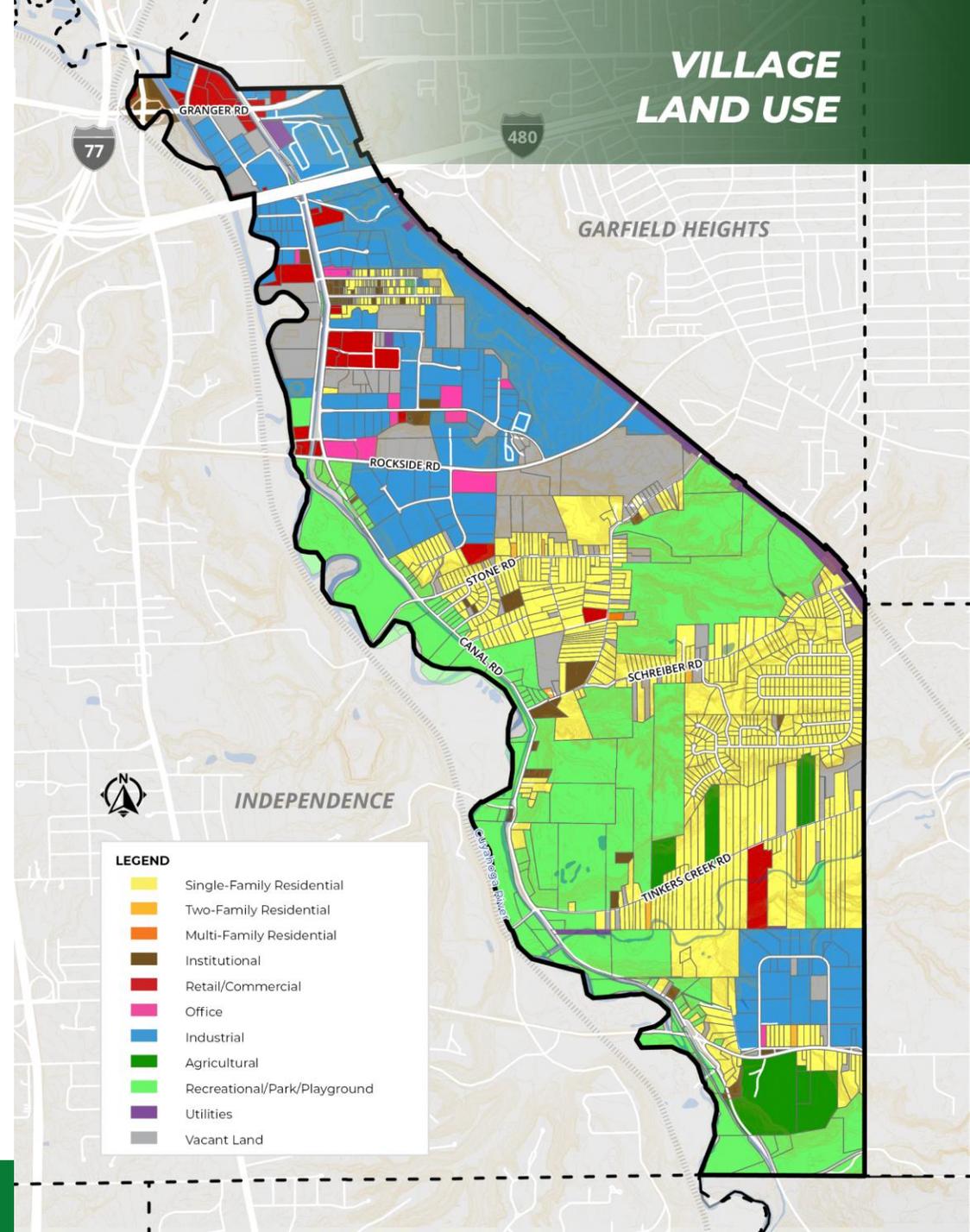
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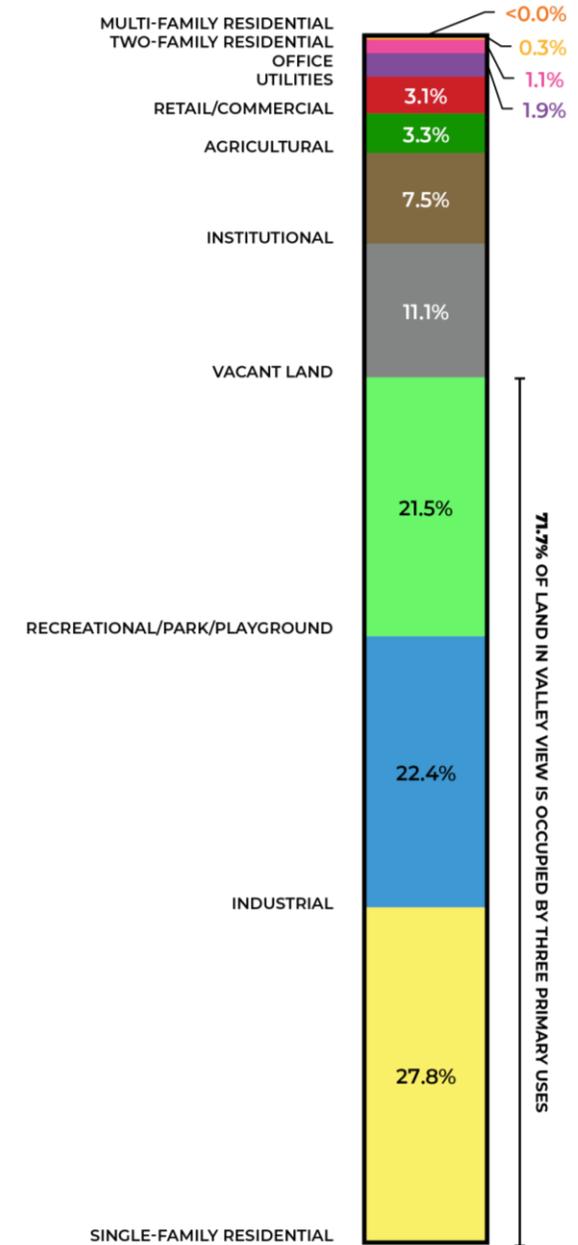
# TAKEAWAYS: LAND USE

- Over 11% of land is currently considered vacant



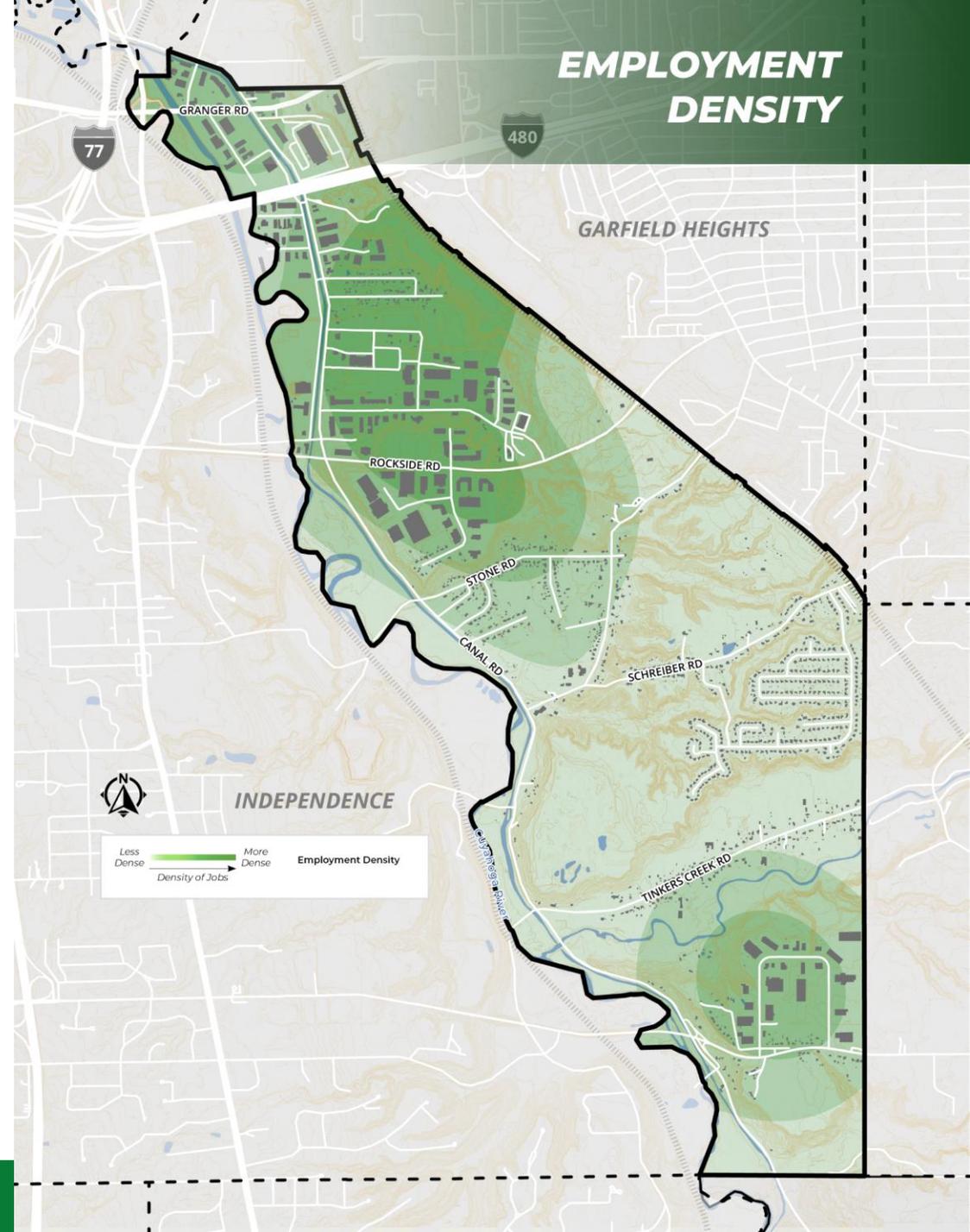
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# TAKEAWAYS: JOBS

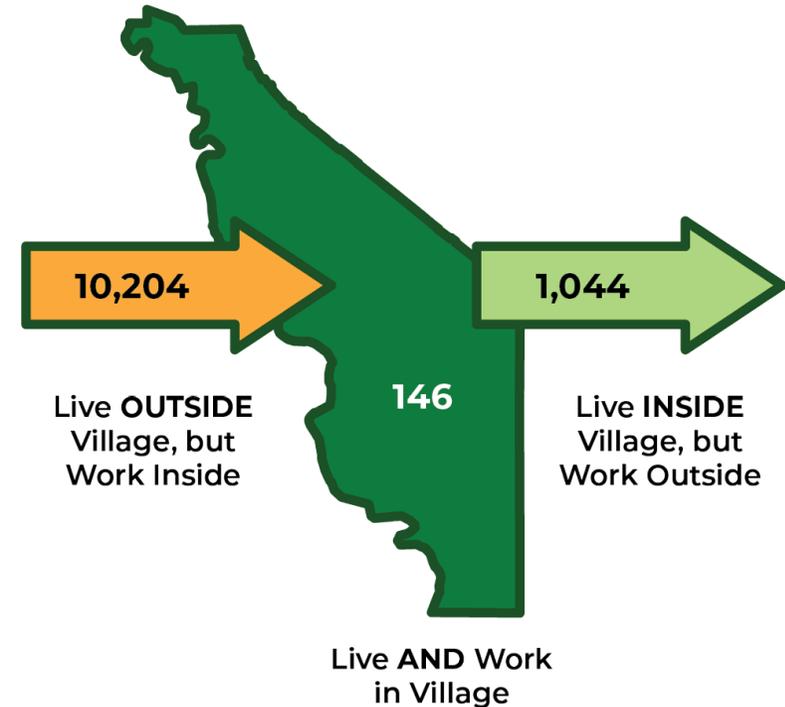
- Daytime population increases over 5.5 times the number of residents due to the concentration of jobs in the village



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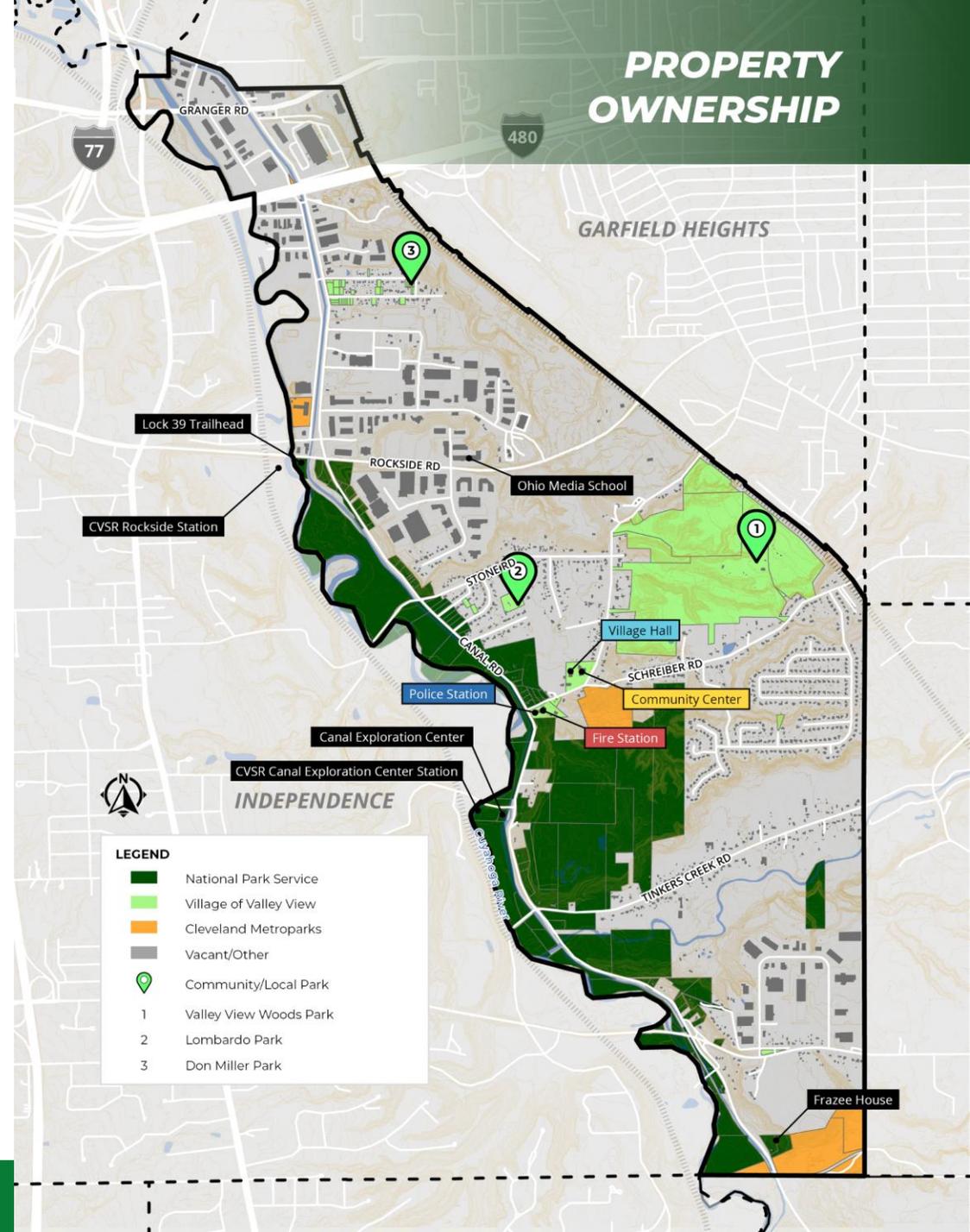
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## INFLOW/OUTFLOW ANALYSIS, 2022



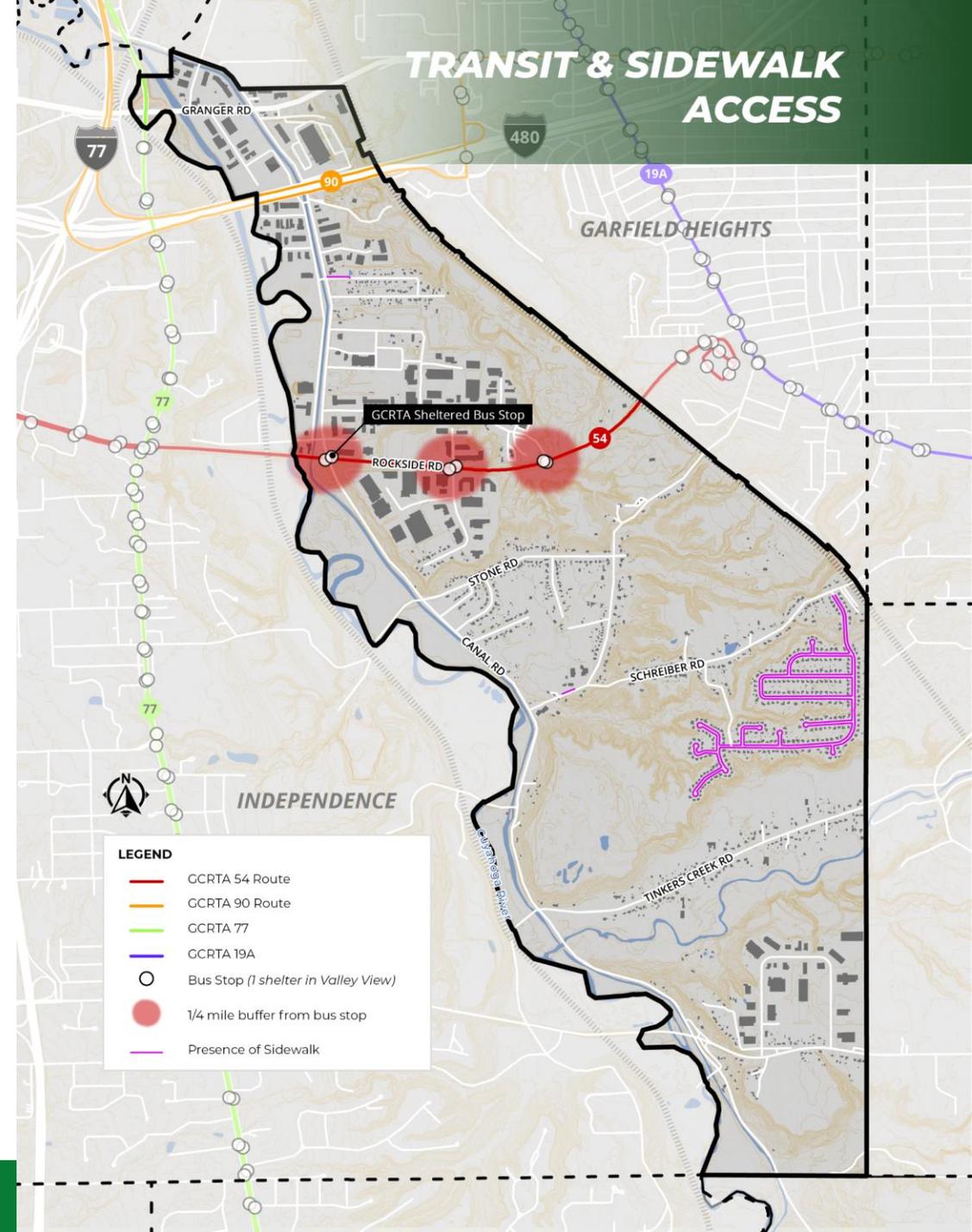
# TAKEAWAYS: ASSETS & CONNECTIVITY

- There exists an abundance of recreational and environmental assets, but limited access to them



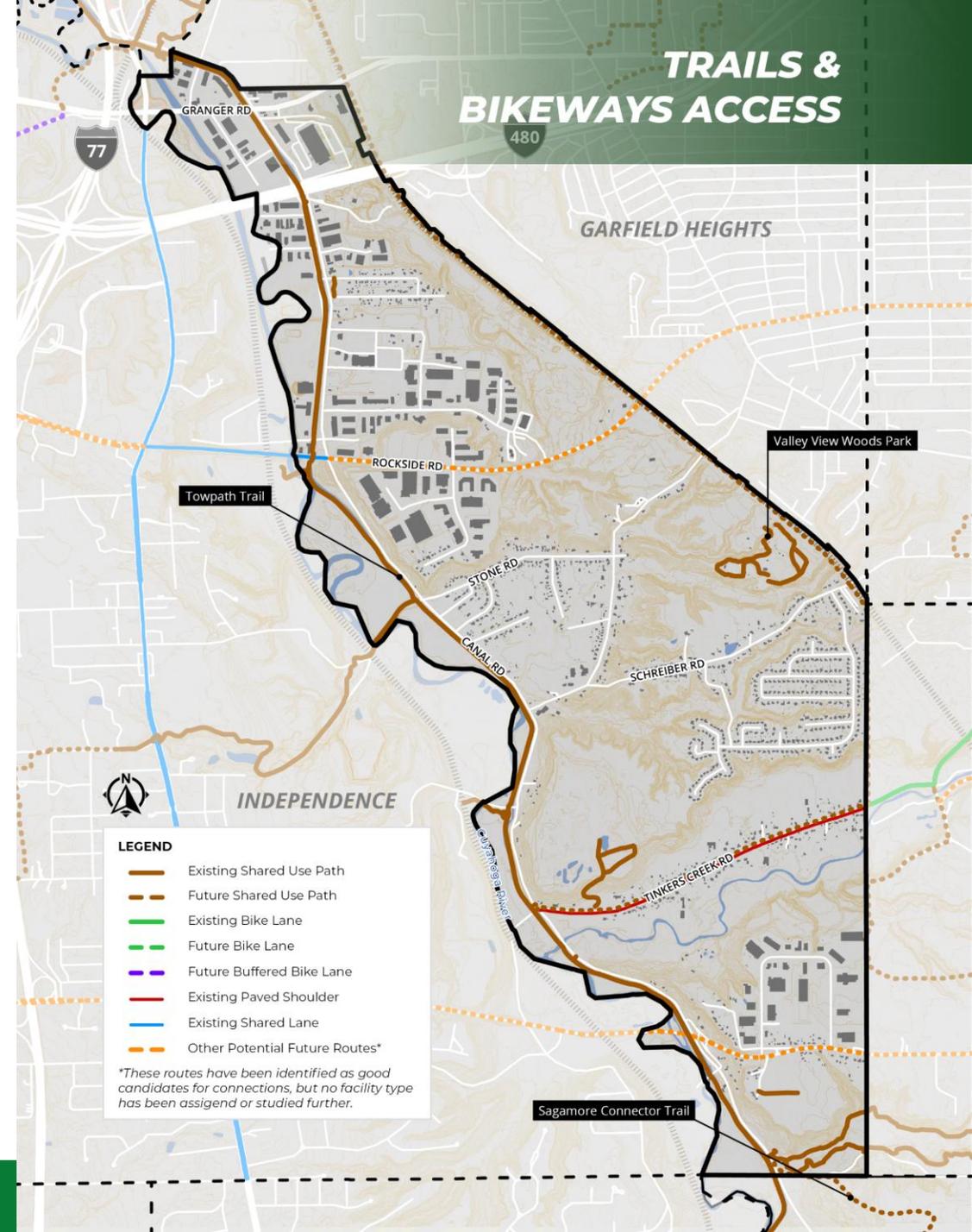
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The background is a stylized, monochromatic green landscape. It features rolling hills and valleys, with some areas containing simplified tree shapes. The colors range from a light, almost white-green to a deep forest green, creating a sense of depth and texture through layering and shading.

# TONIGHT'S ACTIVITY



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- Instructions are located at the top of each board
- Representatives will be available at each station to guide you through the activities and answer any questions you have

**VILLAGE OF Valley View**  
A PLACE OF HISTORY - A PLACE TO GROW

**THE VILLAGE OF VALLEY VIEW IS UPDATING ITS MASTER PLAN AND WE NEED YOUR HELP!**

WHERE ARE YOUR FAVORITE PLACES IN VALLEY VIEW?  
Place GREEN dots on your favorite places within the community.  
Place RED dots on areas you feel need improvement.

**DON'T FORGET TO TAKE THE PROJECT SURVEY BY FRIDAY MARCH 13<sup>TH</sup>!**

The Valley View Master Plan is being conducted by the Village of Valley View in collaboration with the Cuyahoga County Planning Commission. A Master Plan outlines a community's vision for the future and then describes specific action steps community leaders can undertake to accomplish that vision. This is your community's plan. We need your help and input to ensure the plan reflects what you want to see!

**VILLAGE OF Valley View**  
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**WHAT TYPES OF TRANSPORTATION AMENITIES DO YOU FEEL ARE MISSING IN VALLEY VIEW?**

Place a dot on all of the transportation-related amenities you feel are missing in Valley View. Please share any additional thoughts on a sticky note and place them in the space at the bottom of this board.

**UNITY WAYFINDING**  
**COMMUNITY GATEWAY SIGNS**  
**BIKES**  
**MULTI-USE PATH**  
**COVERED BUS STOP**  
**CENTER MEDIA**  
**EXTENSION**  
**ENHANCED STREET**

WHAT ARE YOU THINKING IN VALLEY VIEW?  
NOTE AND PLACE THEM IN THE SPACE PROVIDED BELOW.

**VILLAGE OF Valley View**  
A PLACE OF HISTORY - A PLACE TO GROW

**HOW SATISFIED ARE YOU WITH THE AVAILABILITY AND DIVERSITY OF THE FOLLOWING IN VALLEY VIEW?**

Place a dot in one of the colored boxes (green, yellow, red, or grey) for each of the groups of images provided below. Please explain why you voted the way you did on a sticky note and place them in the space at the bottom of this board.

	VERY SATISFIED	SOMEWHAT SATISFIED	NOT SATISFIED	DON'T KNOW
<b>COMMUNITY &amp; LOCAL EVENTS/FESTIVALS</b>				
<b>PROGRAMMING/CLASSES (ALL AGES)</b>				
<b>TYPES/COST OF HOUSING</b>				
<b>ENTERTAINMENT OPTIONS</b>				

WHY DID YOU VOTE THE WAY YOU DID? WHAT COULD BE BUILT UPON? WHAT COULD BE IMPROVED? PLEASE SHARE YOUR THOUGHTS ON A STICKY NOTE AND PLACE THEM IN THE SPACE PROVIDED BELOW.

# VISIT WITH OUR PARTNERS!



**CONSERVANCY**  
FOR **CUYAHOGA VALLEY NATIONAL PARK**

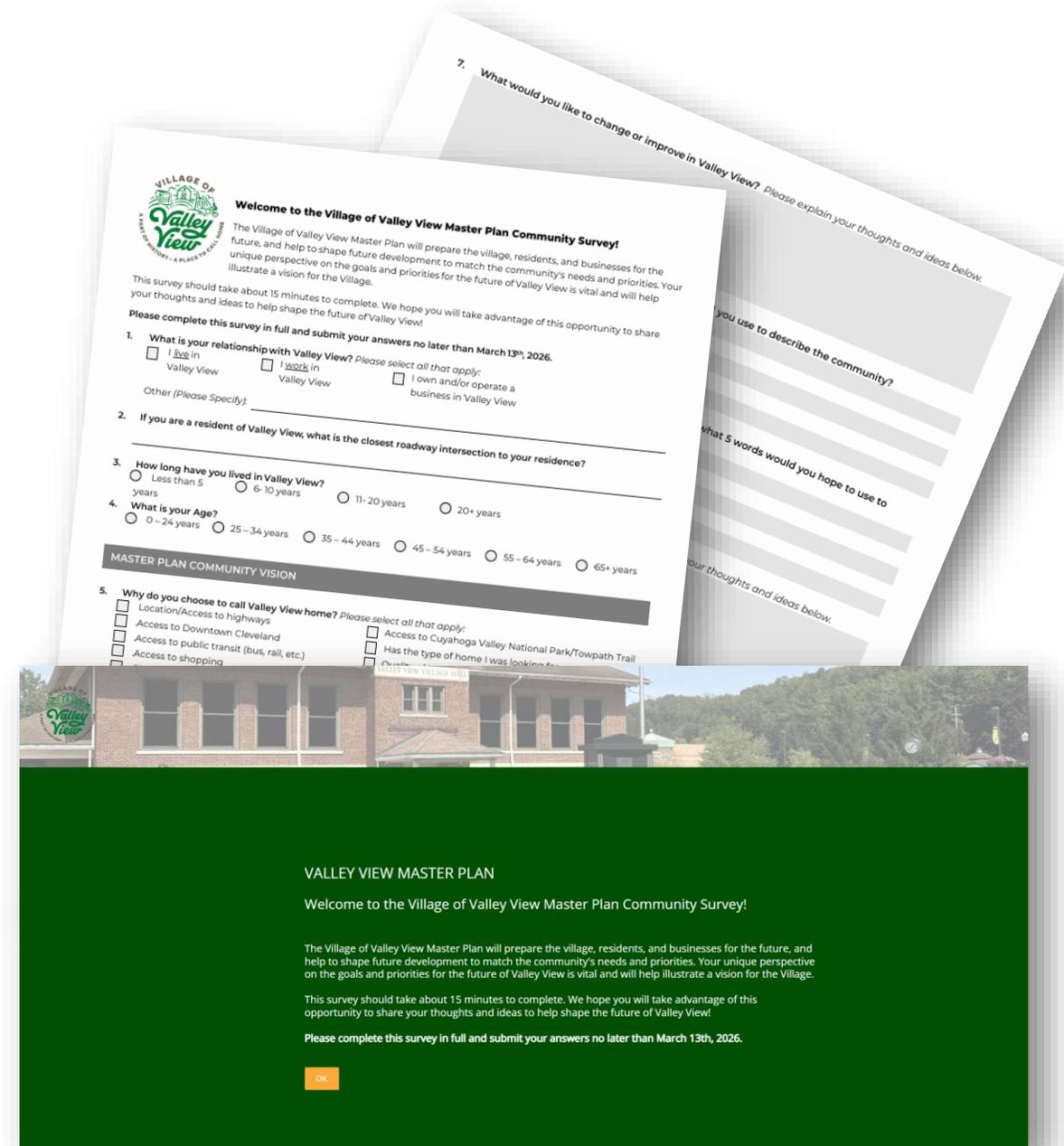




# ONLINE SURVEY

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- Your unique perspective on the goals and priorities for the future of Valley View is vital and will help illustrate a vision for the Village



# ONLINE SURVEY

- **TAKE THE SURVEY BY MARCH 13<sup>TH</sup>!**
- Paper versions are available upon request at Village Hall and the Community Center
- [www.countyplanning.us/valleyview](http://www.countyplanning.us/valleyview)

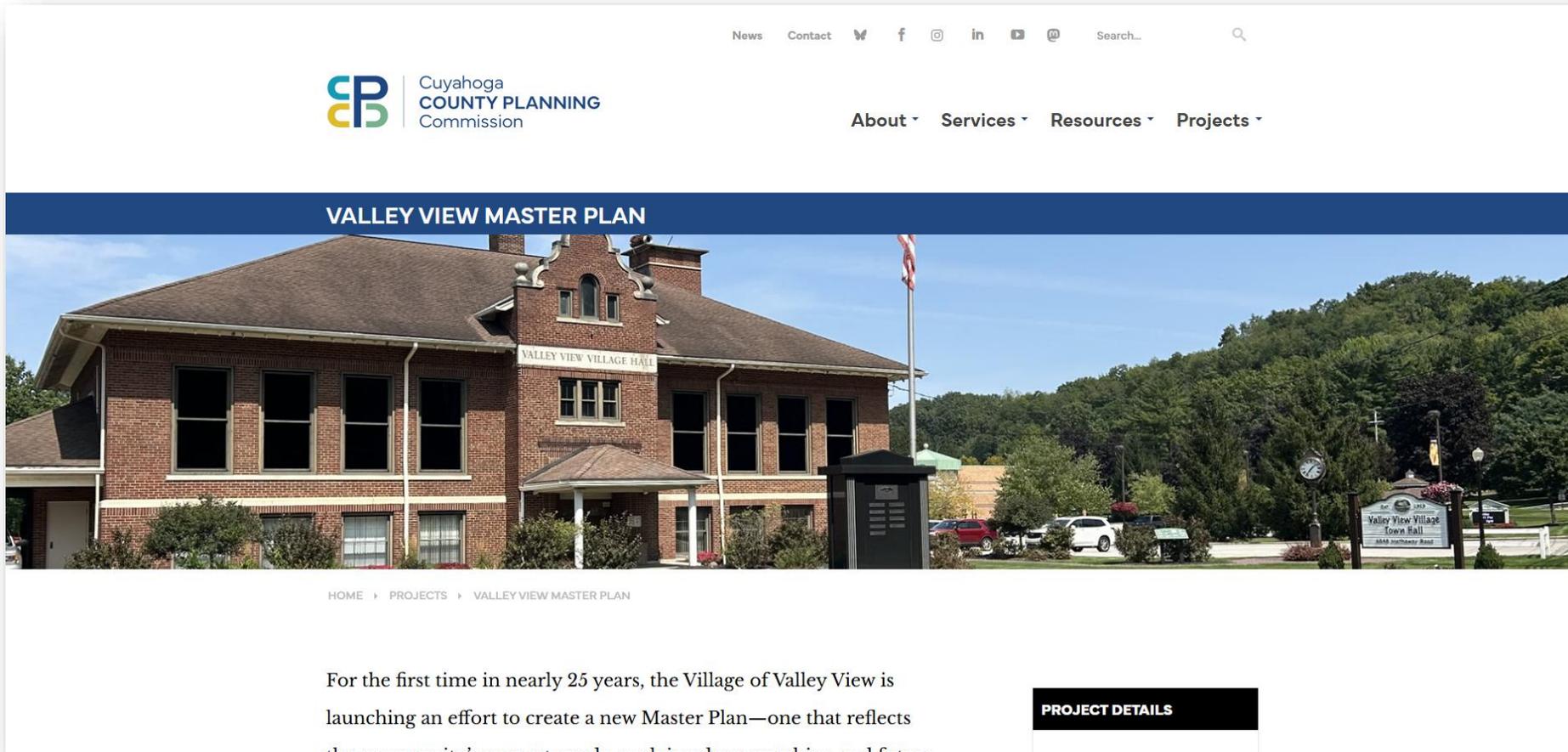


The background is a stylized, layered landscape of rolling hills and mountains in various shades of green. The hills are depicted with smooth, curved lines, creating a sense of depth and movement. In the lower foreground, there are clusters of simplified tree shapes, also in green, adding to the natural theme of the design.

# NEXT STEPS

# PROJECT WEBSITE

[www.countyplanning.us/valleyview](http://www.countyplanning.us/valleyview)



# THANK YOU!

[www.countyplanning.us/valleyview](http://www.countyplanning.us/valleyview)



## • Questions or Comments?

- Rachel Novak, AICP | *Senior Planner (Project Lead)*
- [rnovak@cuyahogacounty.gov](mailto:rnovak@cuyahogacounty.gov)
- 216.443.3722
  
- Maureen Riley, AICP | *Planner*
- [mriley01@cuyahogacounty.gov](mailto:mriley01@cuyahogacounty.gov)
- 216.443.3716

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