



Cuyahoga
COUNTY PLANNING
Commission



BEDFORD MASTER PLAN

Community Open House

October 14, 2026

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

PLANNING TEAM



MANAGEMENT

Mary Cierebiej, AICP	Executive Director
Patrick Hewitt, AICP	Assistant Director

PLANNING

Nichole Laird, AICP	Senior Planner
Alex Long, AICP	Principal Planner
Luke Ols	Planner
Paul Triolo, AICP	Planner
Justin Finney	Planning Intern

INFORMATION/RESEARCH

Daniel Meaney, GISP	Manager, Research & Information
Kevin Leeson	Research & Information Specialist Principal Planner
Liam Leveto	GIS Analyst



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AGENDA

- Project Status
- Community Engagement
- Community Vision
- Draft Recommendations
- Gathering Feedback

Community Open House

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PROJECT STATUS

WHAT IS A MASTER PLAN?

- A **long-term** plan for how the community wants to **grow and develop** in the future
- Inventories what **exists today** and outlines the **community's vision** for the future
- Describes **concrete action steps** to achieve the vision

WHY PLAN?

- Provides the opportunities for **community input**
- **Prepares the City**, residents, and businesses for the future
- **Shapes future development** to match your priorities
- Gives a **competitive advantage** when applying for grants and funding

HOW WILL THE PLAN BE IMPLEMENTED?

- Responsible parties are **assigned to each action**
- Actions are **aligned with funding streams** and are specified in grant applications
- The Plan is **updated** as circumstances and **priorities** change

PROJECT STATUS | PHASES





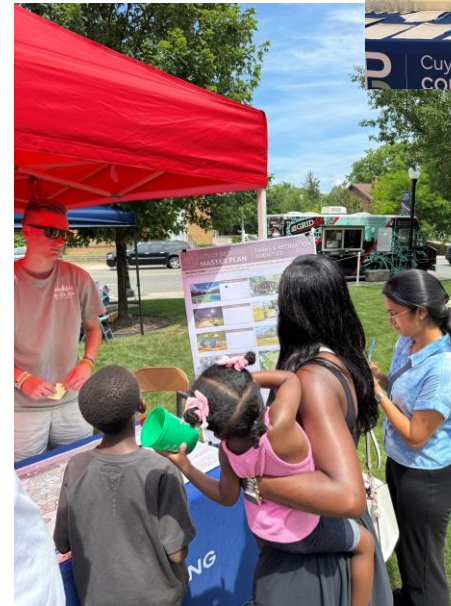
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COMMUNITY ENGAGEMENT

ENGAGEMENT EVENTS

- Fall Fest 2025
 - October 4, 2025
- Public Meeting #1
 - February 24, 2026
- Community Survey & Boards
(stationed around Bedford)
 - February 10 – April 1, 2026
- Bedford Liberty Days
 - July 11-12, 2026



COMMUNITY ENGAGEMENT TAKEAWAYS

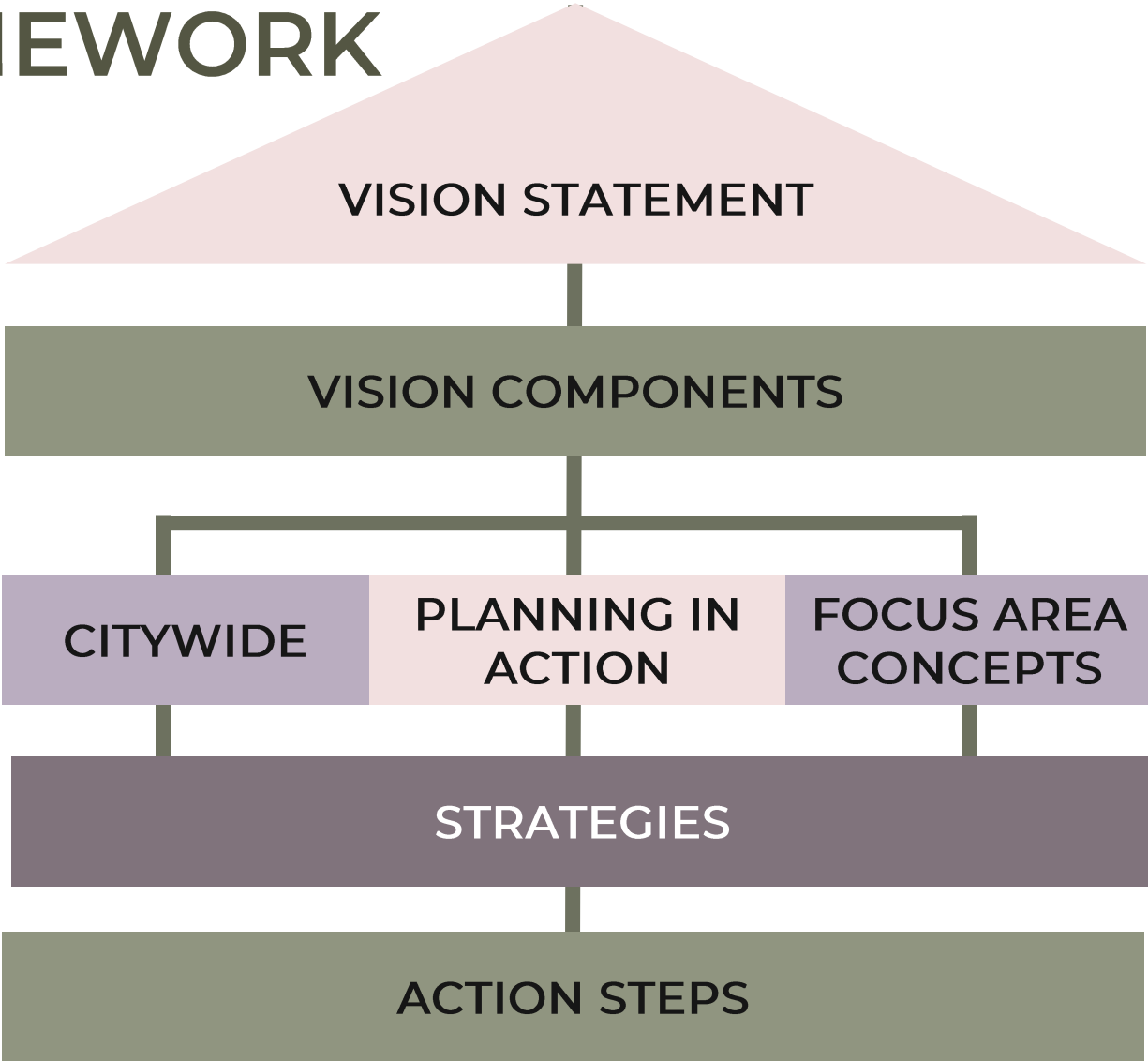
- Residents value Bedford's character
- Desire for improved walkability and infrastructure
- Interest in expanded retail, dining, and entertainment options
- Shared understanding that the hospital site requires redevelopment
- Residents value Bedford Reserve and would like improved access to it



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COMMUNITY VISION FRAMEWORK

VISION FRAMEWORK



VISION STATEMENT

Bedford Together: A welcoming, historic, and connected community anchored by a vibrant downtown, outstanding parks and amenities, enduring neighborhoods, and resilient infrastructure. Together, we are building a sustainable and growing economy supported by expanding job opportunities and fueled by a strong civic spirit that allows everyone to flourish.

Tagline: Historic Heart. Great Outdoors. Enduring Neighborhoods.

VISION COMPONENTS

1. HISTORIC DISTRICT

Revitalize downtown as the heart of the community



2. AMENITIES

Expand and modernize recreation facilities and community amenities



3. DEVELOPMENT

Advance economic development and reinvest in commercial areas



4. NEIGHBORHOODS

Strengthen neighborhoods, improve housing quality, and expand housing options



5. INFRASTRUCTURE & SERVICES

Improve infrastructure and maintenance and support public safety and enforcement



6. COMMUNITY

Foster a deep sense of community through communication, engagement, and events





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CITYWIDE STRATEGIES

CITYWIDE STRATEGIES



Historic District

Advance growth through targeted business attraction, clear wayfinding, and strategic redevelopment

Amenities

Modernize parks through upgraded facilities, expanded programs, partnerships, and sustained investment

Development

Boost growth through targeted business attraction and strategic redevelopment



CITYWIDE STRATEGIES



Neighborhoods

Strengthen neighborhoods through improved housing and infrastructure

Infrastructure & Services

Enhance mobility, infrastructure, services, and safety

Community

Strengthen community identity through engagement, partnerships, and modern communication





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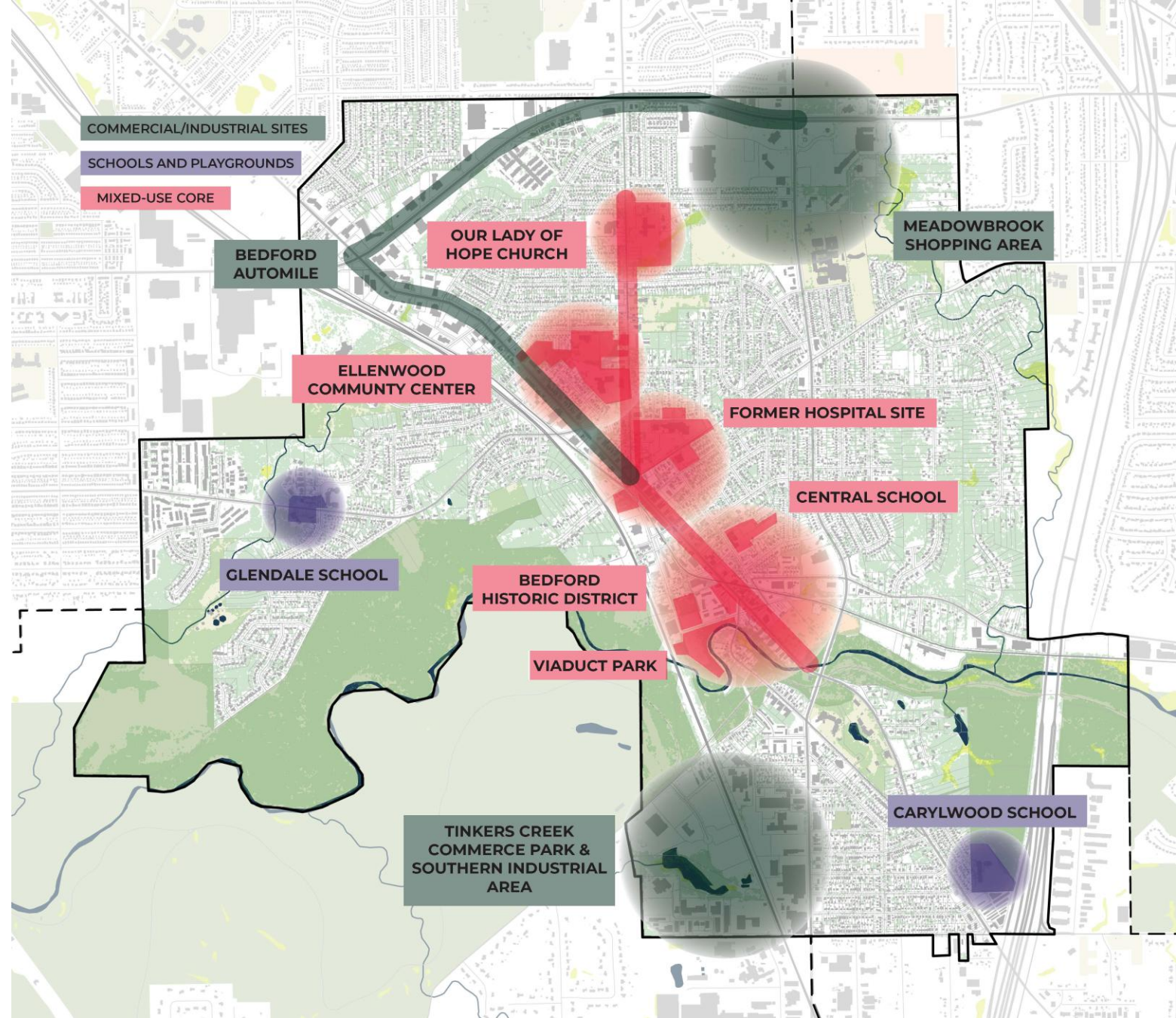
FOCUS AREA CONCEPTS

FOCUS AREA REDEVELOPMENT CONCEPTS

- What they ARE...
 - Illustrative graphics that showcase potential ideas for redevelopment
 - These ideas are only conceptual in nature, and any redevelopment plans would have to go through a formal and public review/approval process
- What they ARE NOT...
 - Final development plans ready for construction

FOCUS AREAS

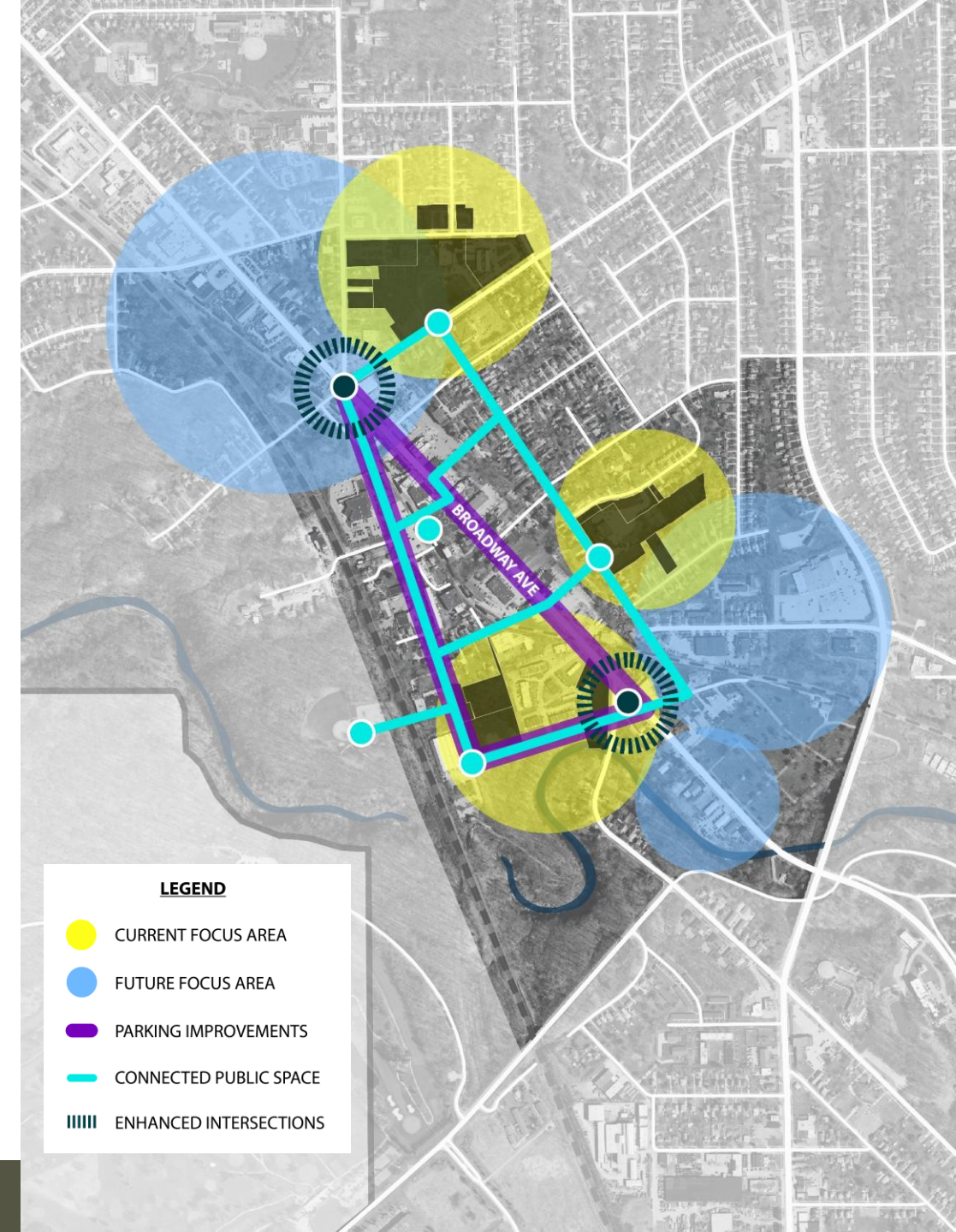
- Mixed-Use Core
- Commercial/Industrial Sites
- Schools and Playgrounds



MIXED-USE CORE

Bedford Historic District Framework

- Focus immediate development on vacant public land and future redevelopment on underutilized land
- Connect public spaces with a safe downtown walking and biking loop
- Enhance major intersections as downtown gateways and improve parking options and signage



MIXED-USE CORE



Ellenwood Municipal Complex

Development Principles

- Improve walking paths between facilities
- Build field house and enhance playground
- Expand parking for field house
- Conserve central riparian areas

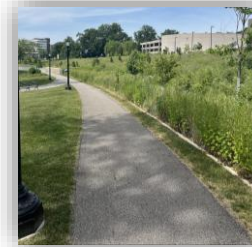
MIXED-USE CORE



Ellenwood Municipal Complex

Concept 1 – Outdoor Enhancements

- Keep baseball field
- Add multi-use courts
- Enhance natural play areas
- Expand walking paths
- Preserve southern riparian areas



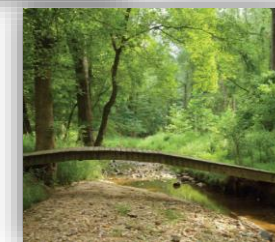
MIXED-USE CORE



Ellenwood Municipal Complex

Concept 2 – Field House Expansion

- Remove baseball field
- Build new field house & parking
- Add multi-use courts
- Enhance natural play areas
- Expand walking paths
- Preserve southern riparian areas



MIXED-USE CORE

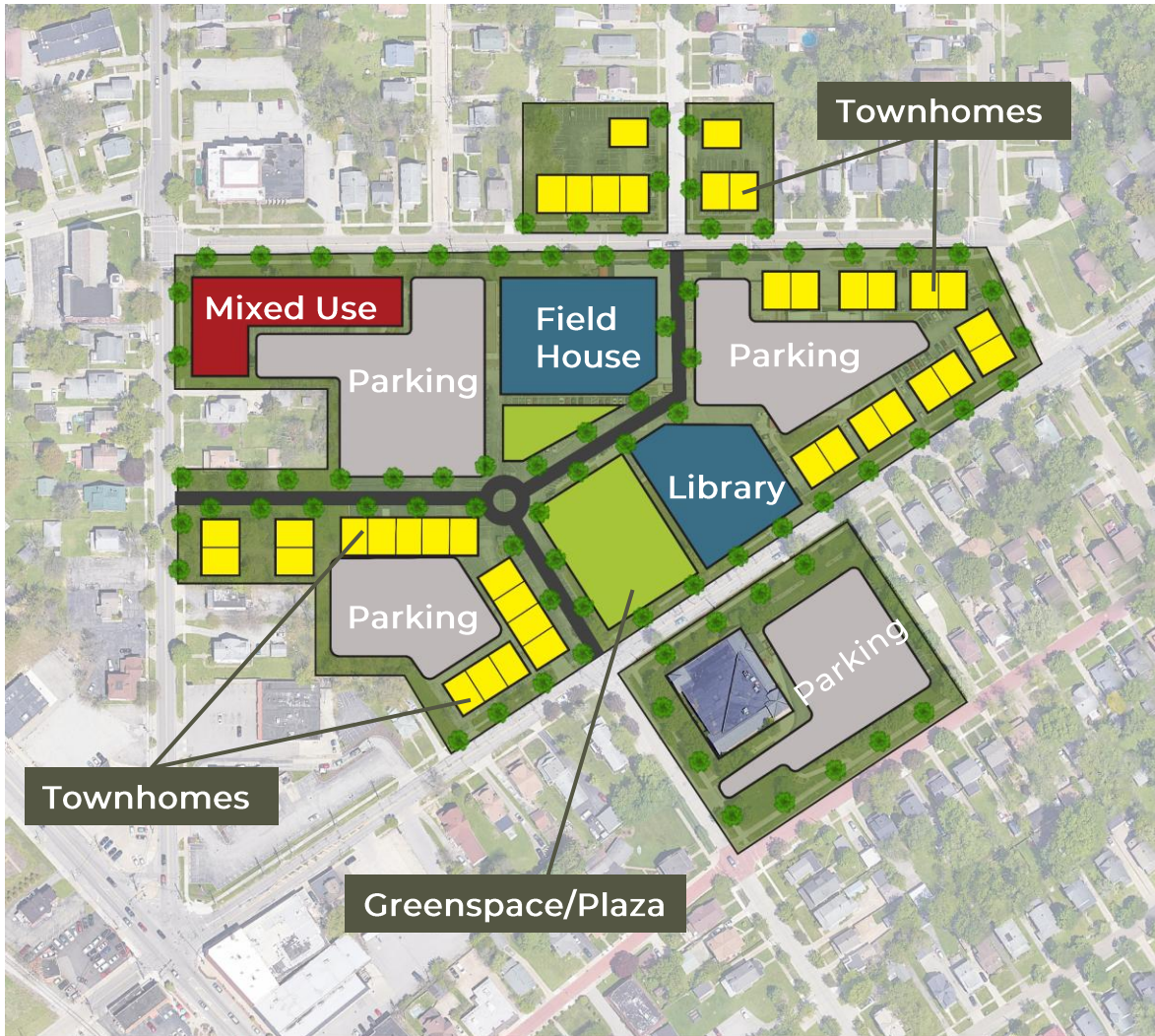


Former Hospital Site

Development Principles

- Prioritize mixed-use development
- Preserve residential edges and include new library
- Improve streetscapes and connections
- Provide option for new recreational field house location

MIXED-USE CORE



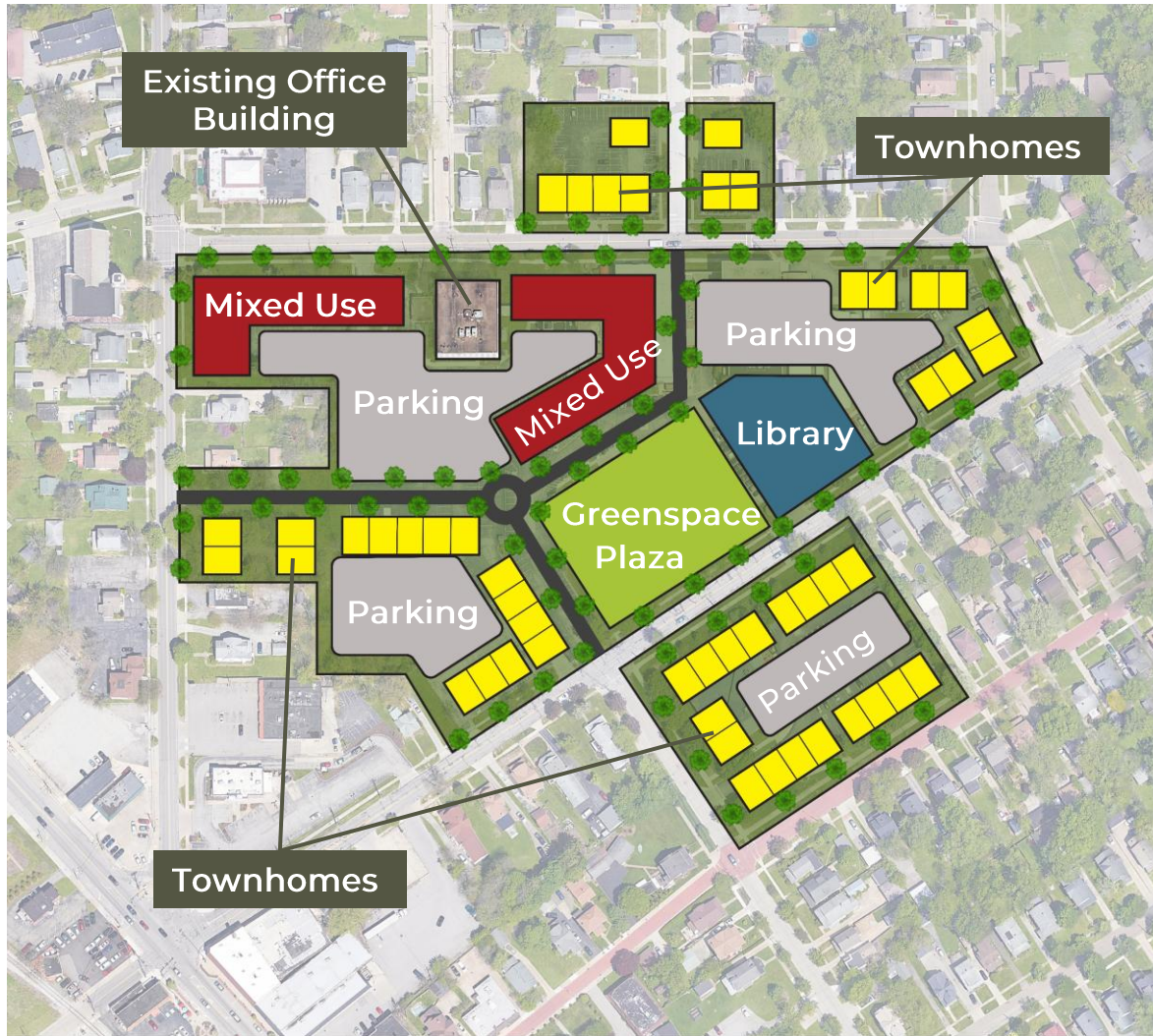
Former Hospital Site

Concept 1 – Community Hub

- Preserve residential edges
- Focus mixed-use along Center Road
- Include new library and field house
- Construct attractive and connected streets
- Add community greenspace/plaza



MIXED-USE CORE



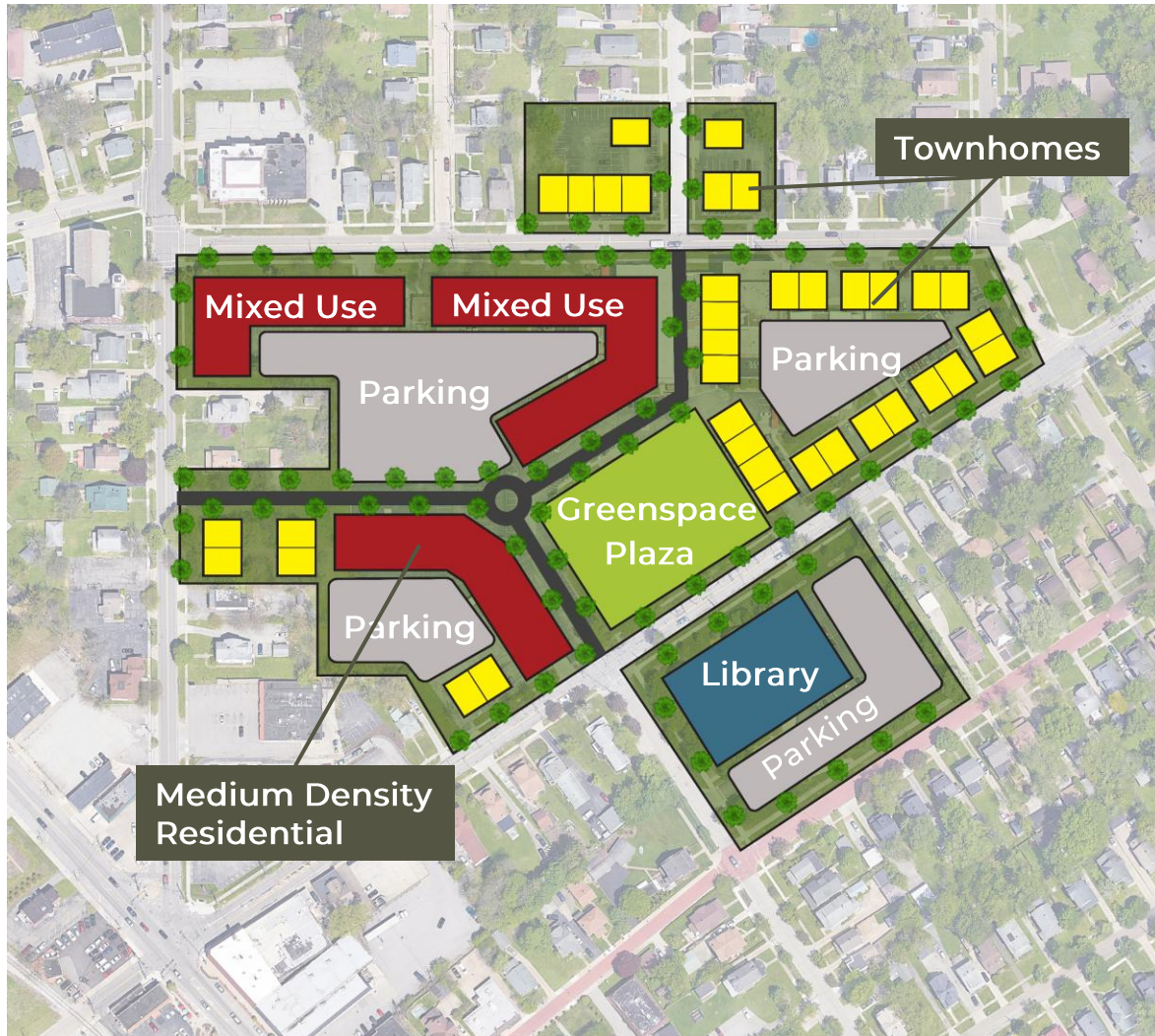
Former Hospital Site

Concept 2 – Library Anchor

- Keep the existing office building
- Include new library
- Focus mixed-use along Center Road and Blaine Avenue
- Encourage new housing options
- Add community greenspace/plaza



MIXED-USE CORE



Former Hospital Site

Concept 3 – Full Rebuild

- Rebuild library at its current location
- Focus mixed-use along Center Road and Blaine Avenue
- Add medium-density housing adjacent to greenspace
- Frame the central green space with public, retail, and commercial uses





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GATHERING FEEDBACK

GATHERING FEEDBACK

CITY OF BEDFORD

MASTER PLAN

VISION COMPONENT #1

HISTORIC DISTRICT

INSTRUCTIONS: Read the proposed strategies and supporting action steps. Place a dot in the box next to the strategy that you would most like to see happen.

A. Strengthen the Historic District's Vibrancy by Investing in Structures

- Invest in a storefront renovation program.
- Encourage adaptive reuse of existing structures.

Place Dots Below

B. Preserve and Highlight the Unique Character of the Historic District

- Develop design guidelines to preserve historic character.
- Implement historic markers and panels that highlight Bedford's history.

C. Use Marketing and Events to Support Local Businesses

- Develop a brand and marketing package for the Historic District such as a logo, tagline, and website.
- Diversify the retail mix of the Historic District to include locally owned businesses.

D. Improve Accessibility and Walkability

- Upgrade regulations to allow for scooters and other small, motorized bikes.
- Encourage and support transportation options by installing bicycle racks and bicycle infrastructure.

E. Enhance and Activate Public Spaces

- Activate public spaces with regular programming such as farmers markets, live music, and seasonal festivals.
- Partner with local and regional entities such as the Bedford Library and school district to host educational events and programs.

Do you have any changes to these strategies? Write it down on a sticky note and place it in the box below.

COMMENTS

CITY OF BEDFORD

MASTER PLAN

FOCUS AREAS

FORMER HOSPITAL SITE

Three concepts have been identified for redevelopment of the former hospital site. Bedford should prioritize mixed-use development, preserve residential edges and include new library, improve streetscapes and connections, and provide option for new recreational field house location. **No decisions have been made.** **INSTRUCTIONS:** Use the images below to tell us your preferences for the former Hospital Site recommendations.

Concept 1: Community Hub

- Preserve residential edges
- Focus mixed-use along Center Road
- Include new library and field house
- Construct attractive and connected streets
- Construct a central community plaza

Concept 2: Library Hub

- Keep the existing office building
- Move library near northeast townhomes
- Develop new housing options
- Add community greenspace/plaza

Concept 3: Full Rebuild

- Rebuild library at its current location
- Concentrate mixed-use on Center Road to better connect to the Bedford Historic District
- Add medium-density housing near Center & Columbus Roads
- Frame the central green space with public, retail, and commercial uses
- Upgrade streetscapes and amenities

CITY OF BEDFORD

MASTER PLAN

FOCUS AREAS

GREATER DOWNTOWN

INSTRUCTIONS: Read the following ideas for changes around the Bedford Historic District. Write feedback on a sticky note and post it in the gray area at the bottom.

DEVELOPMENT

- 1. Rebuild hospital site to have a mix of different uses
- 2. Rebuild Central school site to have new housing options
- 3. Develop vacant land near the Broadway Ave. Taylor St. and Wells St. intersections
- 4. Encourage renovations and infill along Broadway Ave between Taylor St. and Hawthorne Hwy
- 5. Consider alternative uses of land around Sider Road between Washington St. and Broadway St.
- 6. Extend "townhouse" style redevelopment beyond Columbus/Power St.

PUBLIC SPACE

- 1. Make it easier to walk and bike around downtown and connect nearby public spaces
- 2. Include public space in hospital site redevelopment
- 3. Continue holding and promoting community events at Bedford Commons
- 4. Enhance entrance to Bedford Commons and make it easier to access by foot or bike
- 5. Expand and enhance Bedford Commons, improve the entrance, and make it easier to access by foot or bike
- 6. Keep Central playground and community garden open to the public

STREETS & PARKING

- 1. Make Broadway/Columbus/Central safe, attractive intersection & gateway
- 2. Make Broadway/Hawthorne a safe, attractive intersection & southern gateway
- 3. Extend Broadway Ave improved sidewalks and street parking to north and south of Historic District
- 4. Improve Taylor St. and Wells St. intersections and add street parking
- 5. Reduce west truck traffic to go around Sider Road and add directional signage
- 6. Identify public parking area and add directional signage

USE A STICKY NOTE TO SHARE GENERAL COMMENTS HERE

Eleven (11) Stations

- (6) Citywide Strategies

- (4) Focus Area

Development Concepts

- Ellenwood Center (2)

- Former Hospital Site (2)

- (1) Bedford Historic District and Greater Downtown Framework

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CITY OF BEDFORD MASTER PLAN

GATHERING FEEDBACK

What are your thoughts on the following ideas for changes around the Bedford Historic District?

Write your comment on a sticky



CITY OF BEDFORD

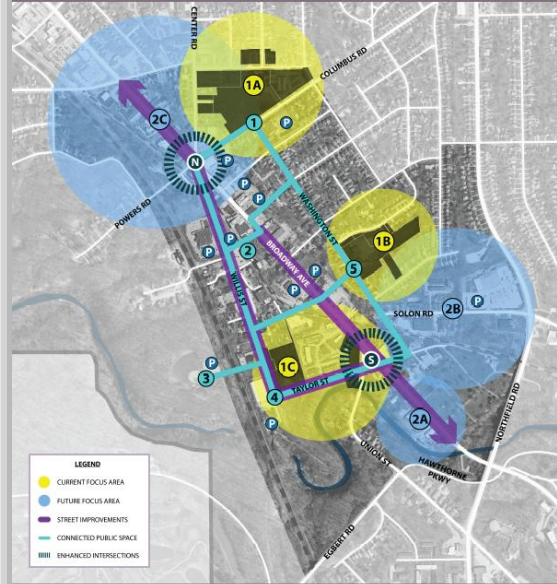
MASTER PLAN

FOCUS AREAS

GREATER DOWNTOWN

INSTRUCTIONS:

Read the following ideas for changes around the Bedford Historic District. Write feedback on a sticky note and post it in the gray area at the bottom.



LEGEND

- CURRENT FOCUS AREA
- FUTURE FOCUS AREA
- STREET IMPROVEMENTS
- CONNECTED PUBLIC SPACE
- ENHANCED INTERSECTIONS

DEVELOPMENT	PUBLIC SPACE	STREETS & PARKING
1A Redevelop hospital site to have a mix of different uses	1 Make it easier to walk and bike around downtown and connect nearby public spaces	N Make Broadway/Columbus/Center a safe, attractive intersection & northern gateway
1B Redevelop Central school site to have new housing options	2 Include public space in hospital site redevelopment	S Make Broadway/Taylor/Union a safe, attractive intersection & southern gateway
1C Develop vacant land near the Broadway Ave, Taylor St, and Willis St intersections	3 Continue holding and promoting community events at Bedford Commons	↑ Extend Broadway Ave improved streetscaping and street parking to north and south of Historic District
2A Encourage renovations and infill along Broadway Ave between Taylor St and Hawthorne Pkwy	4 Enhance entrance to Bedford Glens and make it easier to access by foot or bike	↓ Improve Taylor St and Willis St streetscaping and add street parking
2B Consider alternative uses of land around Solon Road between Washington St and Northfield Rd	5 Expand and enhance Viaduct Park, improve the entrance, and make it easier to access by foot or bike	↔ Reroute semi-truck traffic to go around/avoid downtown area
2C Extend "downtown" style redevelopment beyond Columbus/Powers Rd	6 Keep Central playground and community garden open to the public	P Identify public parking areas and add directional signage

we like trails, public spaces!

USE A STICKY NOTE TO SHARE GENERAL COMMENTS HERE

GATHERING FEEDBACK

Which proposed strategy would you most like to see happen in Bedford?

Place a dot next to your choice

Write additional thoughts
on a sticky note _____



CITY OF BEDFORD
MASTER PLAN

VISION COMPONENT #1
HISTORIC DISTRICT

INSTRUCTIONS: Read the proposed strategies and supporting action steps. Place a dot in the box next to the strategy that you would most like to see happen.

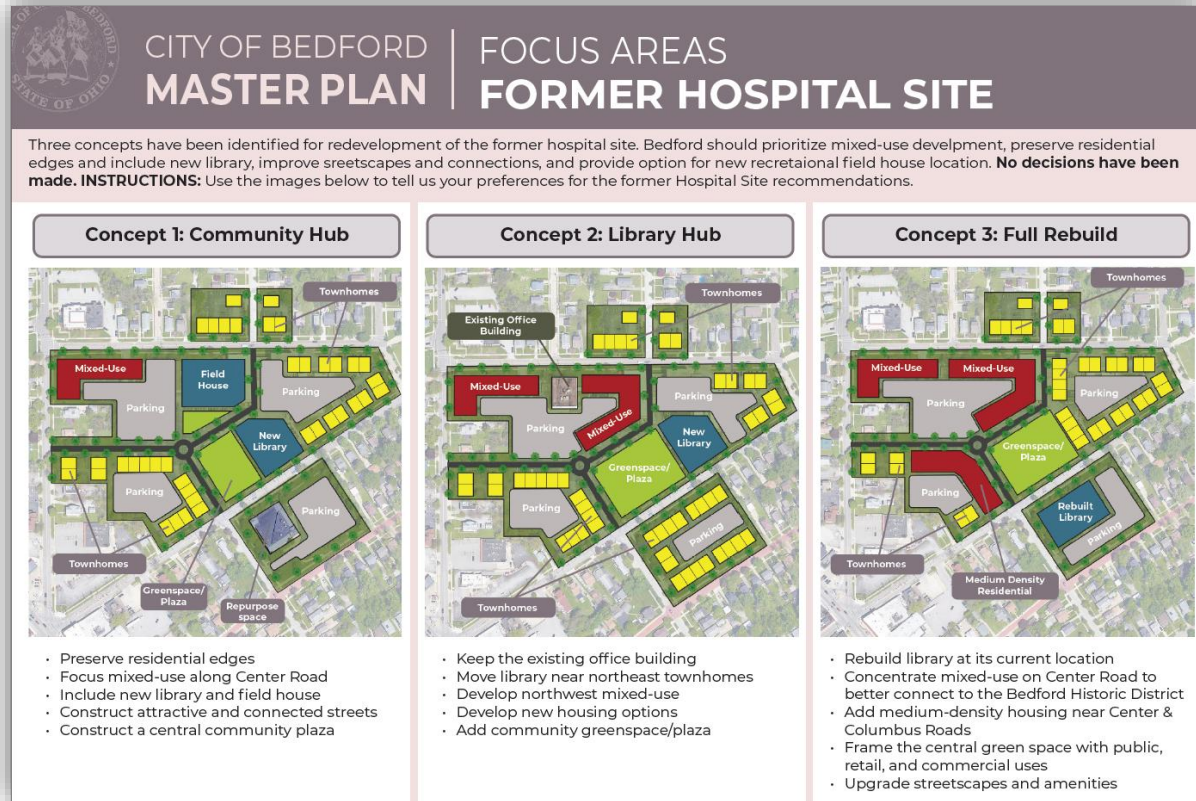
	Place Dots Below
A. Strengthen the Historic District's Vibrancy by Investing in Structures - Invest in a storefront renovation program. - Encourage adaptive reuse of existing structures.	
B. Preserve and Highlight the Unique Character of the Historic District - Develop design guidelines to preserve historic character. - Implement historic markers and panels that highlight Bedford's history.	
C. Use Marketing and Events to Support Local Businesses - Develop a brand and marketing package for the Historic District such as a logo, tagline, and website. - Diversify the retail mix of the Historic District to include locally owned businesses.	
D. Improve Accessibility and Walkability - Upgrade regulations to allow for scooters and other small, motorized bikes. - Encourage and support transportation options by installing bicycle racks and bicycle infrastructure.	
E. Enhance and Activate Public Spaces - Activate public spaces with regular programming such as farmers markets, live music, and seasonal festivals. - Partner with local and regional entities such as the Bedford Library and school district to host educational events and programs.	

Do you have any changes to these strategies? Write it down on a sticky note and place it in the box below.

I Love each proposed strategy!

COMMENTS

Review images to tell us your preference on the feedback board



What's most important to you?



CITY OF BEDFORD MASTER PLAN

FOCUS AREAS FORMER HOSPITAL SITE

INSTRUCTIONS: Use the images from the Concepts board to answer the questions below. Place a dot in the box of your selection.

Question 1: Which concept best matches YOUR vision for the site?

☐ Concept 1

☐ Concept 2

☐ Concept 3

Question 2: Which feature is most IMPORTANT to you at this site?

FIELD HOUSE	LIBRARY	MIXED-USE
 ☒	 ☐	 ☐
GREENSPACE/PLAZA	TOWNHOMES	MEDIUM DENSITY RESIDENTIAL
 ☐	 ☒	 ☐

Question 3: Any additional comments? Write it on a sticky note and place it below.

Comments

Place a dot in the box of your selection
Write your comment on a sticky



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NEXT STEPS

NEXT STEPS

- **Update** Recommendations based on community input
- **Combine** all information to full Bedford Master Plan draft document
- **Present** the draft Master Plan to:
 - Bedford Planning Commission for consideration, and
 - Bedford City Council for adoption
- The Planning Commission and City Council can review and adopt the Master Plan according to their internal schedule

Thank You!

For updates on the Bedford
Master Plan visit

www.countyplanning.us/Bedford

