AGENDA

PLANNING PROCESS REVIEW
RECOMMENDATIONS
HOUSING
COMMUNITY LIFE
ENVIRONMENT
PLANNING CONCEPT AREAS
WHAT’S NEXT?
PUBLIC COMMENT
PLANNING PROCESS REVIEW
OUR PROCESS

Current Conditions
Demographic, housing, business, land use, and transportation overview

Community Vision
Vision for how the community wants to grow and develop in the coming decade

Goals & Actions
Specific policies and actions to achieve the community’s desired future

Implementation
Partners, priorities, and responsibilities for undertaking actions

Draft Master Plan
Combined and completed Master Plan document
## OUR PROCESS: MEETINGS

<table>
<thead>
<tr>
<th>Current Conditions</th>
<th>Community Vision</th>
<th>Goals &amp; Actions</th>
<th>Implementation</th>
<th>Draft Master Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>PT #1, SC #1, PT #2, SC #2</td>
<td>PT #3, SC #3</td>
<td>PT #4, SC #4, PT #5, SC #5</td>
<td>PT #6, SC #6</td>
<td>As Needed</td>
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</table>

- **Public Meeting #1**
  - Online Survey
- **Public Meeting #2**
  - Online Survey
- **Public Meeting #3**
  - Online Survey
OUR PROCESS: TIMELINE

Current Conditions:
Target Completion: April, 2019

Community Vision:
Target Completion: May, 2019

Goals & Actions:
Target Completion: Dec, 2019

Implementation:
Target Completion: Feb, 2020

Draft Master Plan:
Target Completion: Mar, 2020
BROADVIEW HEIGHTS  |  MASTER PLAN

GOAL 1  DEVELOP CONNECTIONS

IN OUR WORDS

"I’d like to see the entire Bloxam Hill facility, new school (Community Center Campus), and Metroparks all linked with a bike path that’s connected to the neighborhood."—Online Survey Respondent.

"Improving the City’s walkability and bikeability is important to my family and my young children."
—Online Survey Respondent.

WHAT WE ASPIRE TO

We aspire to be a community where residents can walk or bike from their neighborhoods along safe paths to the Community Center Campus, parks, and business districts.

Where roads are well-maintained and provide the capacity needed to move people efficiently; and where the design of streets convey the volume of our community and helps develop a sense of place and identity.
DOCUMENT STRUCTURE

Community Vision

Goals

Strategies

Planning Concept Areas

Actions
GOALS

Goal 1: Develop Connections

Goal 2: Strengthen Neighborhoods

Goal 3: Enhance Community Life

Goal 4: Foster Quality Development

Goal 5: Embrace Environmental Assets
GOALS

Goal 1: Develop Connections
Goal 2: Strengthen Neighborhoods
Goal 3: Enhance Community Life
Goal 4: Foster Quality Development
Goal 5: Embrace Environmental Assets
HOW ACTIONS WORK

1. **Proactive Actions**—items that will only happen as a new undertaking

2. **Reactive Actions**—items that are only triggered when a development or redevelopment occurs

3. **Ongoing Actions**—items the City is already doing and should continue

* Not every action will be completed as shown
IMPLEMENTATION

• The Master Plan is designed to be implemented over 10 years

• Final actions and action priorities will be determined in the next phase

• Not everything can be pursued immediately, and priorities may change

• Some recommendations will be relatively easy to implement, while others may take time and even extend beyond the life of this Master Plan
GOAL 2
STRENGTHEN NEIGHBORHOODS
STRATEGIES

**Strategy 4:** Ensure existing and new single-family neighborhoods are well-designed and buffered from nearby uses

**Strategy 5:** Support the construction of townhouses, condos, and mixed-use residential buildings in limited areas to provide housing options for people of all ages, family structures, and abilities

**Strategy 6:** Encourage ongoing maintenance and reinvestment in housing as less vacant land is available
STRATEGIES

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STRATEGY 5
Support the construction of townhouses, condos, and mixed-use residential buildings in limited areas to provide housing options for people of all ages, family structures, and abilities
STRATEGY 5: ACTIONS

• **Action 5.1** Consider updating zoning requirements to allow a variety of housing types in and around the Town Center and North End of Town to support housing choice and walkable retail areas

• **Action 5.2** Update the City's B-1 Zoning District to allow the development of well-designed townhomes and condominiums in limited areas identified on the Residential Development Framework map
STRATEGY 5: ACTIONS

- **Action 5.3** Consider a cluster housing overlay to allow small scale cluster housing development

- **Action 5.4** Encourage development of universally designed homes that make aging in place possible, and review zoning and building codes to determine potential changes

- **Action 5.5** Partner with non-profits to assist seniors in remaining in their homes
Residential Development Framework

- Provide the basis for the type and layout of housing that will be most appropriate
- Helpful during potential rezonings, development reviews, or Zoning Code updates
ACTION 5.2

General Residential Development Principles

• Preserve the City's natural features by incorporating them into residential design
• Use high-quality materials and design
• Integrate new neighborhoods into existing neighborhood fabric
• Encourage sustainability features in new residential homes
• Complement the design character of the community and nearby homes
ACTION 5.2

Town Residential

• Maintain as predominantly single-family
• Discourage cul-de-sacs
• Maintain right-of-way for future connections
• Promote cluster development
• Buildings should face and address the street
• Garages should be on the side or rear
ACTION 5.2

Subdivision Residential

• Maintain existing mix of single-family/attached
• Discourage cul-de-sacs
• Maintain right-of-way for future connections
• Maintain existing trails/sidewalks
• Promote cluster development
• Maintain existing green spaces
• Maintain the distinct characteristics of the subdivision
ACTION 5.2

Multi-Family Residential

- Townhouses/two-family/small multi-family
- Discourage cul-de-sacs
- Maintain right-of-way for future connections
- Maintain existing trails/sidewalks
- Buildings should face and address the street
- Garages should be on the side or rear
- Green spaces should be central/publicly accessible
ACTION 5.2

Middle Residential

- Single-family housing or townhouses
- Discourage cul-de-sacs
- Interconnected street and trail systems
- Buildings should face and address the street
- Garages should be on the side or rear
- Green spaces should be central/publicly accessible
ACTION 5.2

Evaluation Criteria: Bowling Alley Lots

1) A lot that is deeper than it is wide AND is at least 750 feet deep (approximately)

2) Not in an existing subdivision and directly fronts primary or secondary roadways

3) Currently zoned as a residential use OR currently being used as residential (regardless of zoning)

4) Adjoins other similar lots to create cluster (development can only occur if consolidated)
ACTION 5.2

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GOAL 3
ENHANCE COMMUNITY LIFE
STRATEGIES

Strategy 7: Continue to enhance the Community Center Campus as the hub of the Broadview Heights community

Strategy 8: Establish outdoor community spaces in the Town Center and North End of Town, and program them to meet the needs of residents and add vibrancy to business districts

Strategy 9: Communicate the Broadview Heights identity with the City's updated logo and expanded brand features

Strategy 10: Continue to develop community pride by providing amenities, services, and spaces for all residents and age groups
STRATEGIES

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STRATEGY 8
Establish outdoor community spaces in the Town Center and North End of Town, and program them to meet the needs of residents and add vibrancy to business districts
STRATEGY 8: ACTIONS

• **Action 8.1** Add public spaces in the Town Center area and North End of Town that can act as community hubs for each district

• **Action 8.2** Use events to activate spaces and attract shoppers to business districts

• **Action 8.3** Consider ways to add park space in the northern half of the community
ACTION 8.3
ACTION 8.3

Park Framework

Two potential new parks:

1) A park on the unused land behind Fire Station #1

2) A park on the former landfill area northwest of the Royalton Road and Interstate 77 interchange
ACTION 8.3

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Conceptual Fire Station Park

• Located behind Fire Station #1
• Could include natural walking trails, a small picnic area, and a playground
• Access from Sprague Road with vehicle parking
• Pedestrian access from Wallings Road to Sprague Road
STRATEGY 9
Communicate the Broadview Heights identity with the City's updated logo and expanded brand features
STRATEGY 9: ACTIONS

- **Action 9.1** Update existing gateway signage with the City's new logo
- **Action 9.2** Develop a brand for the Town Center, North End of Town, and major thoroughfares and incorporate it into infrastructure improvements
- **Action 9.3** Develop a Broadview Heights trail signage system in coordination with the Cuyahoga Greenways Plan
- **Action 9.4** Continue to use the community’s logo and brand in other community materials and advertising
ACTION 9.1
ACTION 9.1
STRATEGY 10
Continue to develop community pride by providing amenities, services, and spaces for all residents and age groups
STRATEGY 10: ACTIONS

- **Action 10.1** Review public buildings, spaces, sidewalks, and parks to ensure they are accessible by everyone.
- **Action 10.2** Evaluate population needs to determine if there are unmet needs among certain population groups, such as younger seniors.
- **Action 10.3** Use Universal Design techniques to build accessible new community spaces.
STRATEGY 10: ACTIONS

- **Action 10.4** Partner with the school districts on community access to recreational facilities on school properties
- **Action 10.5** Consider opportunities for a public cemetery within the community
ACTION 10.5

Site Considerations

- Vacant or municipal land use
- 5-acre minimum usable space
  - Not prone to significant flooding
  - Limited to no steep slopes
- Good vehicular access
- City ownership preferred
## ACTION 10.5

### Site Details

<table>
<thead>
<tr>
<th>Site Description</th>
<th>Total Land (Acres)</th>
<th>Usable Land (Acres)</th>
<th>Est. # of Plots</th>
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</thead>
<tbody>
<tr>
<td>1) Community Center Campus N</td>
<td>7</td>
<td>4,900</td>
<td></td>
</tr>
<tr>
<td>2) Community Center Campus S</td>
<td>5</td>
<td>3,500</td>
<td></td>
</tr>
<tr>
<td>3) Edgerton Road</td>
<td>11.92</td>
<td>9.5</td>
<td>6,650</td>
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<tr>
<td>4) Broadview Road</td>
<td>42.28</td>
<td>22</td>
<td>15,400</td>
</tr>
<tr>
<td>5) Boston/Broadview Rd</td>
<td>15.11</td>
<td>7</td>
<td>4,900</td>
</tr>
</tbody>
</table>

- Usable acreage = without water features or steep slopes
- ~1,000 single person plots per 1 acre, calculated at using 70% of usable acreage for plots, the rest for roads, etc.
ACTION 10.5

Additional Zoning

• Gravesite setbacks:
  • ROW/property line: 25 to 100ft
  • Residential home: 200ft
• Building/Mausoleum setback: 100ft
• Water supply draw buffer: 800ft
• Screen/buffer with vegetation
• Address parking needs

Operational Considerations

• Legal requirements for municipal cemeteries in the ORC
  • How to register and operate
• Can set rules and regulations
  • Headstone size and type
  • Decoration types and timeframes
  • Uses and hours
GOAL 5
EMBRACE ENVIRONMENTAL ASSETS
STRATEGIES

**Strategy 13:** Conduct a sustainability audit of existing codified ordinances to identify changes that could foster sustainable development

**Strategy 14:** Incorporate green features into existing neighborhoods, future development, and public improvements

**Strategy 15:** Protect the City's extensive environmental assets
Strategy 13: Conduct a sustainability audit of existing codified ordinances to identify changes that could foster sustainable development

Strategy 14: Incorporate green features into existing neighborhoods, future development, and public improvements

Strategy 15: Protect the City's extensive environmental assets
STRATEGY 14
Incorporate green features into existing neighborhoods, future development, and public improvements
STRATEGY 14: ACTIONS

• Action 14.1 Add green stormwater features where possible and as part of infrastructure improvements to reduce the burden on existing sewer and natural systems

• Action 14.2 Partner with the Department of Sustainability to evaluate a solar field on former landfill sites
STRATEGY 14: ACTIONS

• **Action 14.3** Develop a citywide tree plan to expand the community’s tree canopy

• **Action 14.4** Incorporate green features, such as bioswales, solar panels, and Electric Vehicle (EV) charging stations on City-owned land including the Community Center Campus and The Fields
CONCEPT FOR DISCUSSION
SOLAR DEVELOPMENT GUIDEBOOK
OVERALL GOAL OF THE GUIDEBOOK

Produce an informational guide to the development of solar facilities that will establish and achieve goals and objectives related to this initiative.
PROJECT GOAL
Identify opportunities to develop facilities on publicly- and privately-owned properties, to include:

• Cuyahoga County-owned buildings and lands
• Local government & public agency-owned buildings and lands
• Closed and capped landfills
• Parking facilities
• Shopping centers
• Private homes
PROJECT GOAL

Identify “Best Practices” to be applied to solar facilities development, to include:

• Facilities Siting
• Establishment of Municipal Utilities
• Local Land Use and Zoning Regulations
• Tax Credits and Other Incentives
CASE STUDY
BROOKLYN LANDFILL SOLAR ARRAY
• Built on former Cuyahoga County landfill (closed and capped)
• Includes more than 35,000 solar panels on 17 acres
• Expected power generation: 5 million kilowatts per year
  • Array large enough to power the equivalent of 500 residential homes
  • Will be used to offset 7-8% of the load for 14 County buildings, and will save approximately $3 million over 25 years
• Winner of Solar Builder magazine 2018 Gold Project of the Year
PROPOSED CASE STUDY

BROADVIEW HEIGHTS LANDFILL SOLAR FEASIBILITY
PROPOSED CASE STUDY
BROADVIEW HEIGHTS LANDFILL SOLAR FEASIBILITY
SECTION 4

PLANNING CONCEPT AREAS
PLANNING CONCEPT AREAS
ROYALTON ROAD EAST
RELOCATED LACROSSE FIELDS

PUBLIC GREEN SPACE

RELOCATED SOCCER FIELDS

ADDITIONAL STREET TREES
PLANNING CONCEPT AREAS
COMMUNITY CENTER CAMPUS
ALL-PURPOSE TRAILS

WALKING PATHS

ACCESS TO METROPARKS PROPERTY
PASSIVE RECREATION AREA

BIOSWALE/GREEN INFRASTRUCTURE

ADDITIONAL STREET TREES
PLANNING CONCEPT AREAS

PREVIOUS CONCEPTS
WHAT’S NEXT
NEXT STEPS

- Current Conditions
- Community Vision
- Goals & Actions
- Implementation
- Draft Master Plan

Goals & Actions Continued
Completed Draft Document
NEXT STEPS

- **Current Conditions**
- **Community Vision**
- **Goals & Actions**
- **Implementation**
- **Draft Master Plan**

- **Public Meeting #2**
  Goals & Actions
  January 28, 2020
NEXT STEPS

Implementation Questions

What is the best approach for implementation for Broadview Heights?

Who should partner on actions?

What are your priorities?
PUBLIC COMMENT
PUBLIC COMMENT IS WELCOME!

• To ensure that we can hear from everyone, please limit your comments to **three minutes**

• If you have additional comments, please write them down on the **comment sheets** provided
THANK YOU

Write us an email!

- Patrick Hewitt, AICP, Senior Planner
  phewitt@cuyahogacounty.us

- Rachel Novak, Planner
  rnovak@cuyahogacounty.us