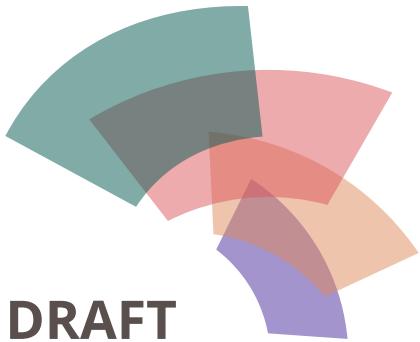


January 22, 2016



DRAFT

COMMUNITY VISION

A component of the Cleveland Heights Master Plan



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About County Planning

The Cuyahoga County Planning Commission's mission is to inform and provide services in support of the short and long term comprehensive planning, quality of life, environment, and economic development of Cuyahoga County and its cities, villages and townships.

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Date of Publication: January 22, 2016



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SECTION 1

→ INTRODUCTION

Welcome to the Community Vision document of the 2015 Cleveland Heights Master Plan. This document is the next step in creating a unified vision for the City's future.

WHAT'S INSIDE?

The Introduction section includes context maps and an overview of previous visioning efforts. The remainder of the document includes vision statements and goals, a business district framework, and strategic planning areas.

HOW DO I USE IT?

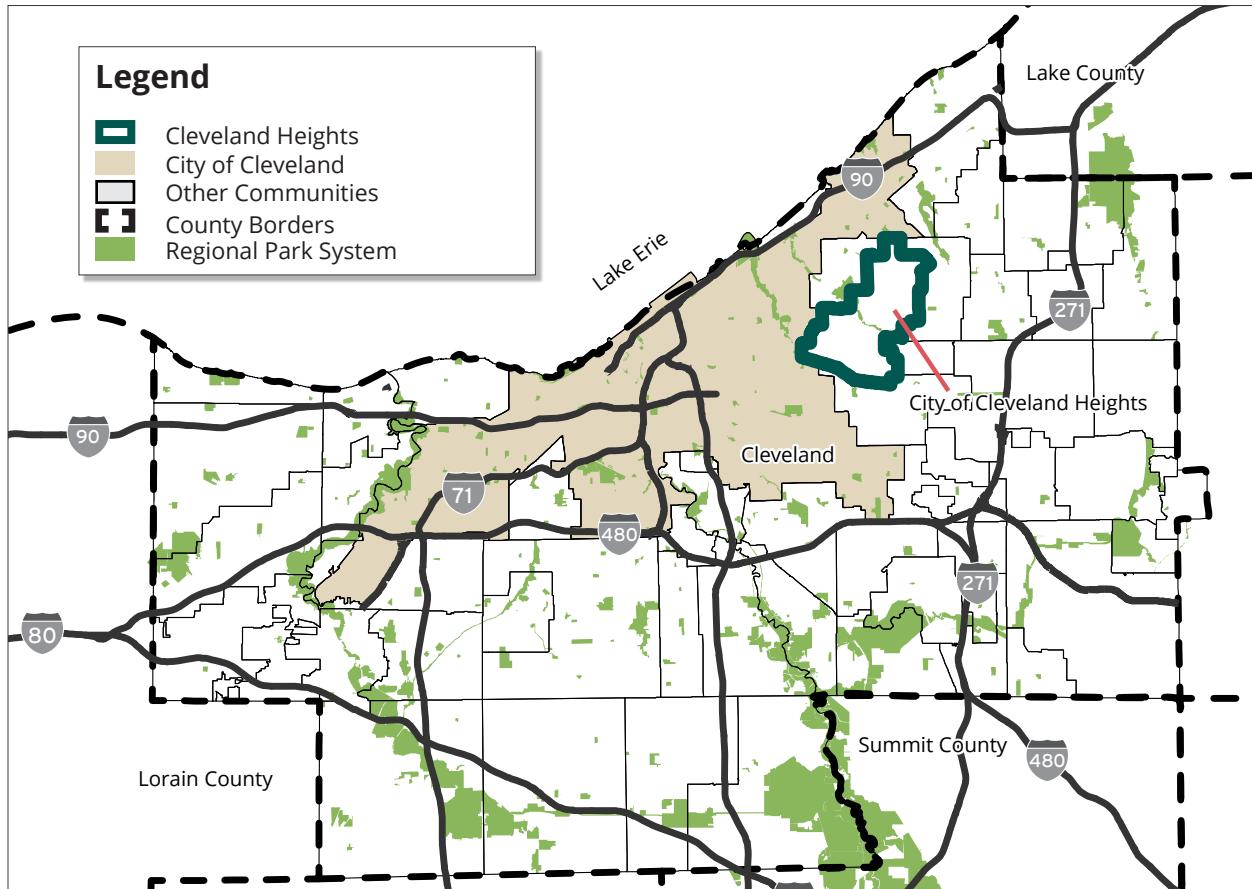
The Community Vision document establishes a draft vision for the future.

It should be reviewed to ensure it aligns with and covers all of the community's goals for the future.

NEXT STEPS

After this phase, County Planning and the Project Team with input from the Steering Committee will develop specific action steps to achieve the agreed upon vision. These actions will include implementation partners, timelines, and potential funding sources. They will be reviewed by the public, updated, and undertaken by the City, residents, businesses, institutions, and other government and private organizations.

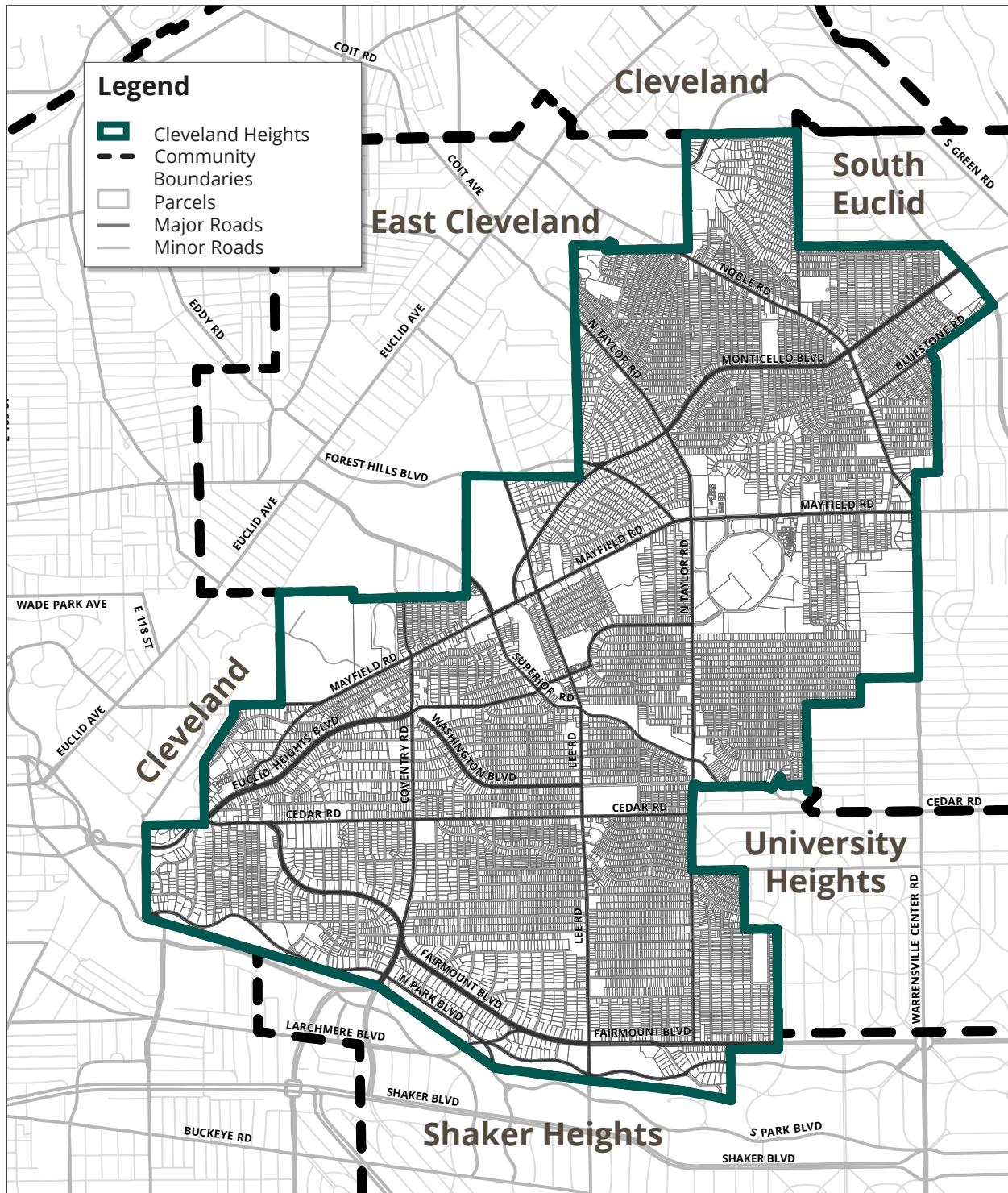
Map 1 Regional Context



The City of Cleveland Heights (outlined in green on Map 1) is located in the eastern part of Cuyahoga County among the First Ring suburbs. It is bordered by the Cities of Cleveland and

East Cleveland to the west and north and South Euclid, University Heights, and Shaker Heights to the east and south.

Map 2 Planning Area



2001 VISIONING REPORT

The 2001 Visioning Report was a two year long citizen-directed process that included surveys, town hall meetings, and special forums to develop a comprehensive community vision. While the report was completed more than a decade ago, many visions remain as relevant today as they were then. The vision statements formed in 2001 were an essential part of crafting this Master Plan's vision statements.

THEMES AND VISIONS

The 2001 Report outlined six key themes and visions, as outlined below:

Promote Beautiful Neighborhoods

"We seek neighborhood villages that finely integrate parks, green spaces, schools, commercial districts and homes – easily accessible to all our citizens."

"Our community – and our physical environment – celebrates the harmony of nature, people and art."

"We inherited a city of exceptional natural and architectural beauty, laid out according to human-scale and pedestrian- oriented principles."

"We seek to leave a community that is as ecologically vital, durable and beautiful as the one we inherited."

Build Up Our Main Street Commercial Districts

"Our commercial areas serve their neighborhoods first, then the larger community and region. Our commercial districts function together as a system, each providing the basics for their neighbors, while complementing other districts and often providing the "Main Street" destination that draws regionally."

"We value the rich mix of offices, residences, entertainment, restaurants, and shops that foster vital, neighborly, commercial districts. Merchants are often our friends and neighbors, further deepening the connection between our commercial districts and neighborhoods."

"The Main Street districts are based on human-scale and pedestrian orientation to support their neighbors and foster the rich social interaction that makes extraordinary places meaningful."

Helping Our Youth Realize Their Full Potential

"Our neighborhoods care about the welfare and success of our residents. Our schools draw upon the resources of the unique people, universities and artistic and cultural institutions of our region."

"In our community, children learn to live in a diverse, open society. Neighbors watch out for all children, engage them and support them. Children have places and activities to grow, learn, get together and enjoy themselves. They grow up prepared for life intellectually, socially and culturally enriched."

"A notably intellectual community, we expect excellent, nurturing teaching. We set high standards of achievement for our children to foster their lifelong learning and success. We believe that learning is a lifelong endeavor, and support the activities and resources that nurture intellectual growth."

Preserve Diversity and Civic Vitality

"Cleveland Heights is an exciting, enriching place to live because of its people. Our community attracts a rich blend of diverse, interesting and talented people, all living and working in the full ranges of life stages and lifestyles. People who value their differences unite in mutual respect and tolerance. Anyone from any background who upholds these values can find a home and happiness in Cleveland Heights."

"Our rich mix of people can be found in our arts, culture, recreation, community events and even daily encounters. Many artists and artisans are among us, and we treasure the enriching role the arts and culture play in our lives. "We support and participate in the world-class cultural, learning and arts institutions that are our neighbors. We avidly pursue organized and individual

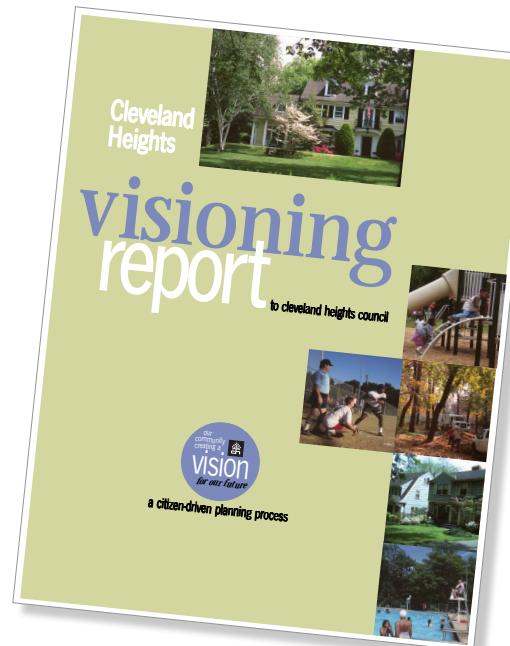
recreational activities in leading balanced, healthy lives."

Identify Cleveland Heights as a Home to Recreation and the Arts

"Cleveland Heights will be a community that promotes an environment rich in the arts and recreation. A community commitment to the arts enriches our lives in ways that are not necessarily quantifiable: living is simply better. Arts and recreation provide people of varied backgrounds – regardless of their race, religion or culture – a comfortable way to come together and learn about each other and to strengthen the community through understanding."

Maximize Social Capital to Drive City Services and Accountability

"We envision a city where a mutually proactive relationship between elected and appointed officials and citizens is continually developed and redeveloped, and encouraged and supported by all involved. We also envision a city where employees strive daily to deliver the highest quality services with an attitude of providing exceptional customer service."



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SECTION 2



COMMUNITY VISION

Community Vision covers a wide range of topics, describing how a community and its residents would like to get around, where they would like to recreate, how they would like to interact with the government, and what types of new investments they would like to see.

WHAT'S IN THIS SECTION?

The Community Vision section describes the type of future that residents and community leaders want. These goals are described in vision statements: broad descriptions of how the community would like to look and function in five to ten years.

The Community Vision for the City of Cleveland Heights includes a series of

vision statements and specific goals to achieve those visions. It also includes a framework for describing the City's business districts, thereby allowing the City to tailor development and business incubation strategies that mesh with the scale of different districts. Finally, the section outlines a series of strategic planning areas and sites that have the greatest potential for change in the future.



VISION FOR THE HEIGHTS

The topics below include a vision statement and a series of goals. The statements broadly describe the community's desired future while the goals are general ways of achieving those visions.

VIBRANT NEIGHBORHOODS

Cleveland Heights will be a City of strong, safe, and vibrant neighborhoods composed of a variety of beautiful homes and buildings, well-maintained yards and greenspaces, historic districts, active neighborhood associations, and revitalized blocks.

- Continue to promote the preservation of historic homes and buildings
- Provide a variety of housing options including single-family homes, townhouses, and apartment buildings
- Revitalize and rehabilitate neighborhoods affected by blight, abandonment, foreclosure, rental conversions, and demolition
- Strategically invest local dollars, state and national grants, and comprehensive incentive programs to stabilize the market and spur private investment in housing
- Increase housing density in and near business districts to support vibrant commercial areas
- Continue to promote and support neighborhood identities to enhance the sense of place and build pride among residents
- Continue to actively promote the City's neighborhoods to potential residents, especially the growing workforce in University Circle

COMPLETE TRANSPORTATION NETWORK

Cleveland Heights will be a community where getting to work, meeting friends over dinner, or shopping can be accomplished easily by foot, bike, transit, or car along beautiful and well-maintained streets that safely accommodate all users.

- Promote active transportation with a system of complete streets that incorporate options for all types of transportation
- Review the sidewalk network to ensure a well-connected system of routes that are accessible for residents of all ages and abilities
- Develop a bicycle network that incorporates recommendations of the Eastside Greenway Plan
- Support the development of high-quality transit connections along Cedar Road and Mayfield Road into University Circle, and incorporate Transit Oriented Development (TOD) design concepts
- Adequately repair and maintain the City's network of attractive streets
- Ensure parking accessibility, availability, technology, and management is conducive to shopping, living, or opening a business in Cleveland Heights

ENVIRONMENTALLY SUSTAINABLE COMMUNITY

Cleveland Heights will be an environmentally sustainable community that uses green infrastructure to capture and slow stormwater, encourages active transportation, and promotes state of the art building techniques to preserve the environment.

- As part of an integrated plan, use green infrastructure—such as rain barrels, bioswales, and permeable pavement—in public projects and promote it in private investments in order minimize the impact on the City's sewer infrastructure
- Promote active transportation as a more sustainable way to get around
- Link incentive programs to green development and building techniques, such as LEED certification
- Continue to promote sustainability through City regulations, such as the adopted sustainable zoning code amendment
- Promote and use energy efficient technologies such as LED lights or alternative energy sources to reduce the City's carbon footprint and be a more sustainable community

BUSINESS FRIENDLY

Cleveland Heights will be a business-friendly community that leverages the City's entrepreneurial spirit, well-educated population, solid services, strong infrastructure, and proximity to world-class institutions to foster new businesses, grow existing ones, and provide meaningful employment opportunities.

- Promote and support the City's start-up culture to grow new businesses
- Work with local and regional economic development organizations to increase the number of high-paying jobs available in the City by assisting the expansion of existing businesses and attracting new ones
- Invest in infrastructure that supports businesses
- Partner with institutions and capitalize on proximity to capture University Circle spin-off development
- Continue to aggressively market the City as an ideal location for business and investment

STRONG BUSINESS DISTRICTS

Cleveland Heights will have an appropriate number of strong, safe, and walkable neighborhood business districts that serve the needs of local residents and attract visitors from throughout the region to unique shopping, dining, and entertainment.

- Create memorable experiences by developing a strong sense of place through investments in art and infrastructure in public spaces
- Enhance the walkability of business districts as a competitive advantage
- Jointly market and manage the three major business districts to capture investment and visitors from the region
- Redevelop underutilized and outdated retail space to other uses to focus business in key areas
- Promote the repair and redevelopment of the City's older commercial buildings
- Continue to support existing businesses through business retention and growth initiatives
- Redevelop Severance Town Center as a mixed-use and walkable area consistent with the character of Cleveland Heights
- Fill vacant, unbuilt, and underutilized parcels with new development

HIGH-QUALITY INFRASTRUCTURE

Cleveland Heights will be a City of high-quality infrastructure and solid public services that support and spur business activity and serve residents.

- Develop an integrated plan to coordinate multiple and simultaneous infrastructure investments, including but not limited to storm drainage, sanitary sewers, waterlines, and streets, in order to lower construction and maintenance costs
- Capitalize on infrastructure investments to spur growth
- Continue to review and update the City's stormwater and sewer systems to incorporate the latest technologies and standard practices
- Partner with the City of Cleveland Department of Water to operate and Improve the water system

HUB FOR ARTS AND CULTURE

Cleveland Heights will continue to be a cultural leader that supports an active arts community through vibrant events, incorporation of art in public spaces, and support for the artists and arts organizations that call the City home.

- Construct, promote, and program vibrant public spaces that act as attractors and points of community pride
- Use events to activate neighborhoods and business districts
- Support arts organizations that can be linchpins in neighborhood revitalization
- Continue strong arts and cultural programming at Cain Park

DIVERSE AND ENGAGED COMMUNITY

Cleveland Heights will continue to be a diverse community of active and engaged citizens that pursues innovative partnerships that are critical for providing services and amenities to residents.

- Promote affordable housing by continuing to partner with fair housing organizations, investing in a variety of housing options, and continuing to use federal funds to support these efforts
- Ensure accessible units and opportunities for independent living through incentives and education in designing universally accessible homes
- Continue to develop, encourage, and support a mutually proactive relationship between elected and appointed officials and residents
- Partner with the Cleveland Heights-University Heights School District to promote a quality school system through events and initiatives to attract and retain families with children
- Continue to forge partnerships with community groups to directly respond to unique local needs
- Promote and maintain the City's longstanding tradition of diversity and actively foster an environment of inclusiveness

A HEALTHY COMMUNITY

Cleveland Heights will be a City of optimal physical health and general well-being through access to healthy foods, a strong park system, and healthy homes.

- Maintain access to a variety of healthy foods for all residents
- Continue to promote policies that limit exposure to environmental hazards
- Ensure all residents have access to a variety of parks, recreation facilities, open spaces, and programs for active and passive recreation that contribute to positive health outcomes and improve the quality of life



BUSINESS DISTRICT FRAMEWORK

Cleveland Heights' 11 distinct business districts each have their own character and market area. Each district also has unique advantages and difficulties. As Cleveland Heights envisions the future, it is important to note the framework within which these districts must be understood.

County Planning has classified the business districts based on the number of commercial businesses, the vacancy rate, the types of building, the presence of a Special Improvement District or other business organization, the types of retail, and the potential for new development or redevelopment within an area.

By classifying business districts in Cleveland Heights, the City can begin to make recommendations about the size and scale of new investment, the types of retail that should be encouraged, and the strategy for promoting investment.

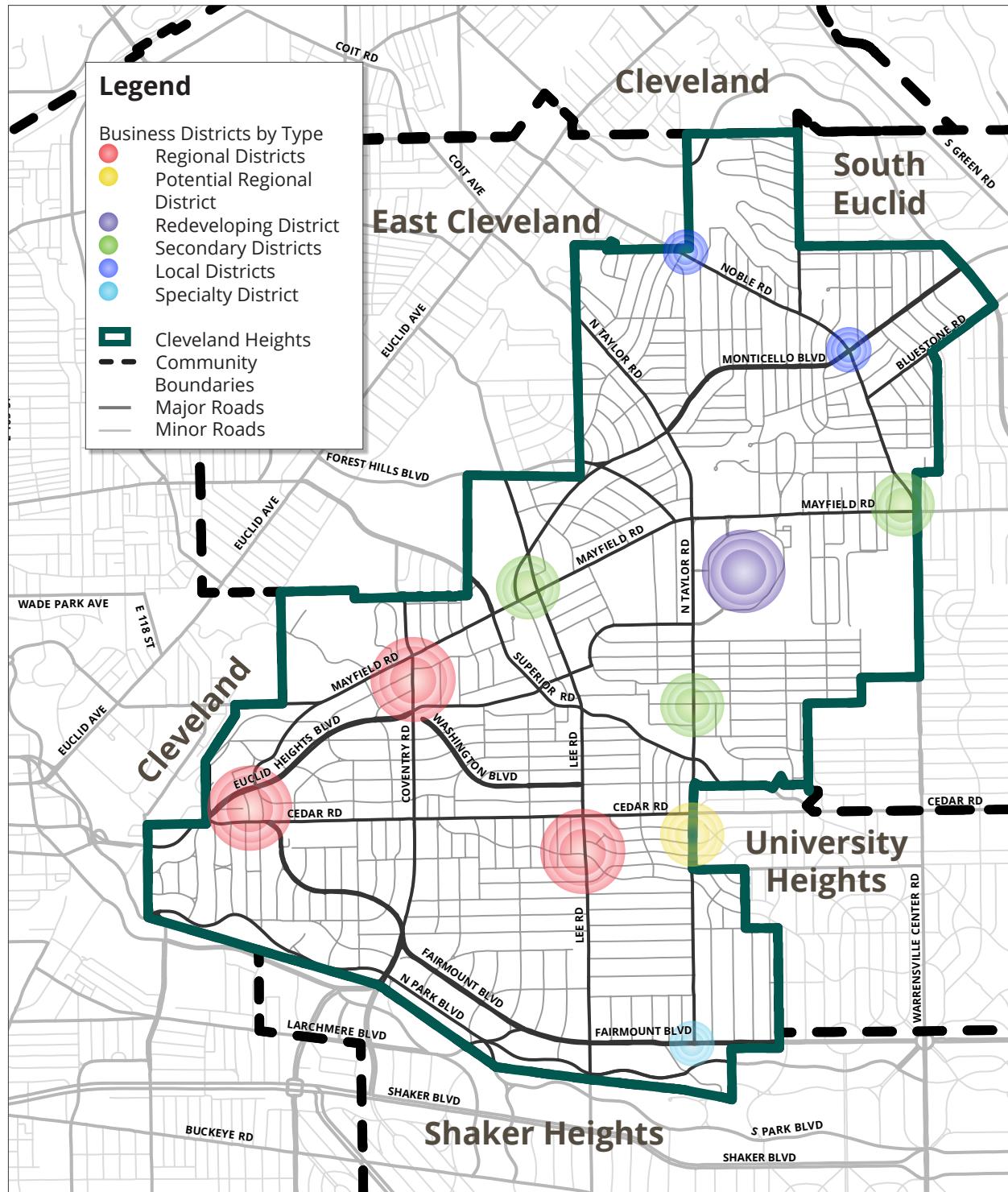
County Planning



REGIONAL DISTRICTS

The City's three major shopping centers are Cedar Fairmount, Coventry, and Cedar Lee. These three business districts are substantial in size, have organized as Special Improvement Districts, and have a large number of retail stores. They are regionally competitive districts that draw people from around the County.

Map 3 Business Districts by Type



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POTENTIAL REGIONAL DISTRICTS

The Cedar Taylor business district has been undergoing a transformation with the development of a merchants association and streetscape improvements. This could spur development and attract patronage that could elevate Cedar Taylor to a regional district.

Because half the district is located within University Heights, planning for Cedar Taylor will require a collaborative effort with the neighboring community.

Google Earth



REDEVELOPING DISTRICTS

The Severance Town Center site is one of the largest singularly owned sites in the City. With large vacancies and foreclosure proceedings, the site has the greatest potential for wholesale redevelopment.

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SECONDARY DISTRICTS

The Cain Park Village, Center Mayfield, and Heights Rockefeller Districts are larger districts with high vacancy rates that lack the regional draw of other areas. While similar to local districts because they generally serve local residents, secondary districts are differentiated by their size, having between 49 and 66 commercial addresses.

Google Earth



LOCAL DISTRICTS

Noble Monticello and Noble Nela are small business districts with 25 or fewer commercial addresses. These districts largely serve local residents and differ from specialty districts because of their lack of regional draw by specialty retailers.



SPECIALTY DISTRICTS

Fairmount Taylor is the City's smallest and one of the strongest business districts. The success of this vibrant district is based on its high-quality and specialty retailers that cater to local residents while attracting customers from throughout the region.

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As a built-out inner-ring community, Cleveland Heights relies on rehabilitation, infill development, and redevelopment to provide new housing or commercial development opportunities. As part of the Master Plan, we have identified key areas of undeveloped or underdeveloped land that could be developed in the future.

The following areas have the potential for changing land uses in the future. At the end of this list are specific sites outside of these strategic planning areas that could see development. Each of the areas includes a description of what is currently there as well as discussions of what could be there in the future.

The Vision for the Future of each of these Strategic Planning Areas is meant to describe the desired future state for each area. Due to time constraints and market realities, not all of the future buildings described will be built within the five-to-ten-year timeframe of this plan; however, the action steps outlined in the plan are intended to lay the ground work for the desired future.

NOBLE NELA

Current Conditions: The district that straddles the Cleveland Heights-East Cleveland border gains its name from nearby Nela Park, the headquarters of GE Lighting and its 700 employees. One of the smallest districts—with only 18 commercial addresses within Cleveland Heights—it has lost many of its walkable buildings. They have been replaced by green space, vacant lots, or auto-oriented businesses.

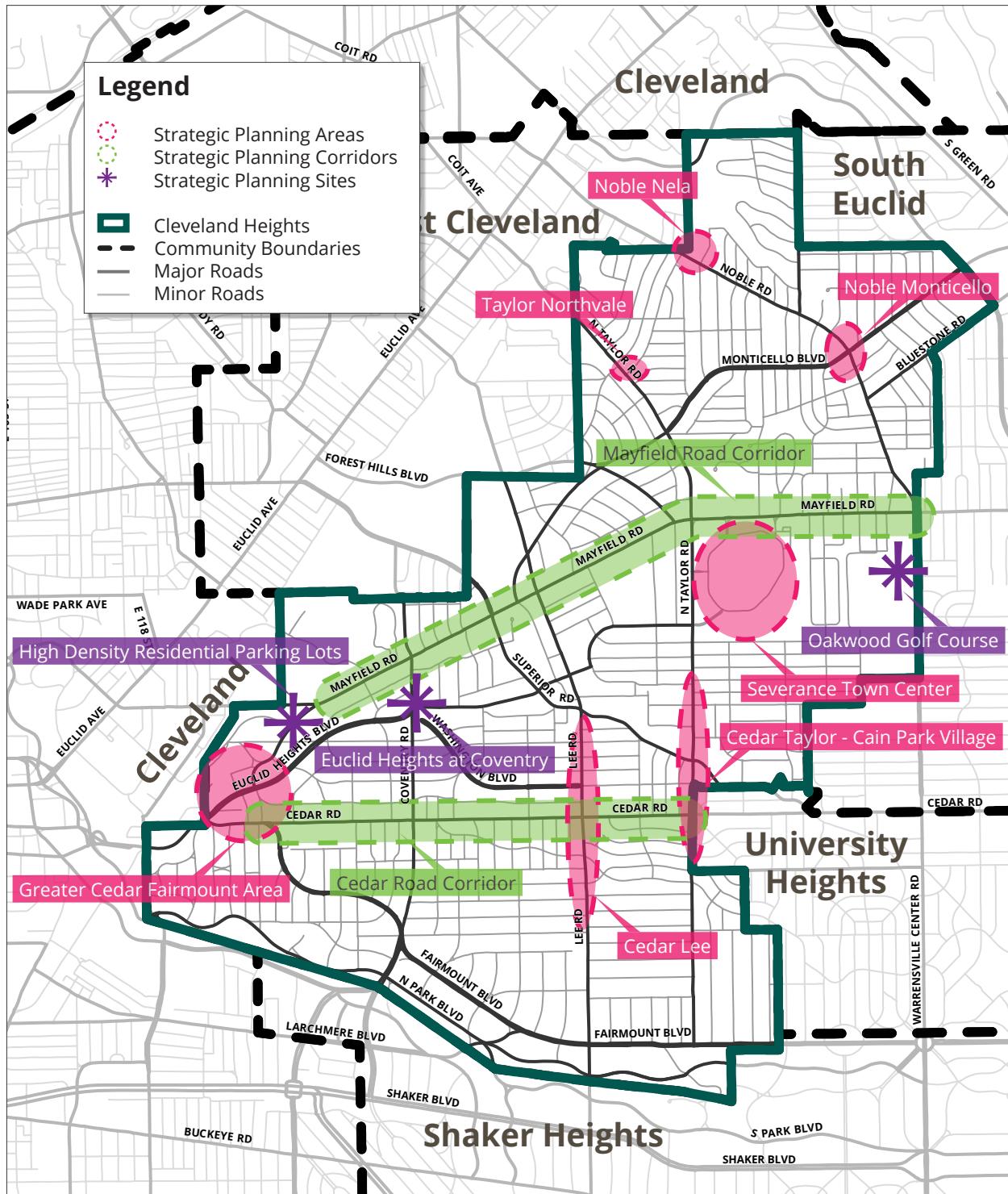
Vision for the Future: Should this district redevelop, new buildings should focus on higher-density residential such as townhouses or apartment buildings, or mixed-use developments with commercial on the first floor.

Noble Nela could redevelop as attractive infill residential to replace aging, auto-centric commercial buildings.



Flickr: Payton Chung

Map 4 Strategic Planning Areas and Sites



TAYLOR NORTHALE

Current Conditions: The intersection of Taylor Road and Northvale Boulevard was not evaluated as a City business district; however, the intersection includes a number of commercial and non-residential parcels. These include both historic and more modern commercial buildings.

Vision for the Future: Should these non-residential areas redevelop, this intersection of major streets could become a higher-density intersection of attractive townhouses or single-family homes that fit the nearby architectural styles. A small neighborhood park could also be included as a centerpiece for the neighborhood.

Taylor Northvale could be redeveloped with townhouses, green space, and small apartment buildings.



Flickr: Travis Wise

MAYFIELD ROAD CORRIDOR

Current Conditions: Mayfield Road has great potential for change in the coming years. This corridor connects four of the City's business districts: Coventry, Heights Rockefeller, Severance Town Center, and Center Mayfield. These districts have been thought of separately, however, they exist as nodes of activity along Mayfield Road. Between these nodes are a wide variety of high density housing, historic commercial buildings, recreational centers, and developable parcels.

Vision for the Future: Mayfield Road could become the employment spine for Cleveland Heights. Already, Severance Town Center has the highest concentration of employment in the City. Given the direct connection from Mayfield into University Circle, this corridor could become a higher density employment and housing corridor that builds off quality connections to University Circle and improved technology and transportation infrastructure along the route.

Mayfield Road could be redeveloped with attractive office buildings that provide space for University Circle spin-off businesses.



Flickr: ODSA

SEVERANCE TOWN CENTER

Current Conditions: Severance Town Center continues to undergo difficulties as major anchor tenants have left the shopping center. The area maintains employment and residential anchors, and most new housing in the City has been constructed around Severance. The district maintains strong anchors such as Home Depot, Dave's Market, Marshalls, and Office Max. There has also been recent investment by a number of health-care-related businesses.

Vision for the Future: With the future of Severance in flux, many residents have proposed ideas for a redeveloped Severance that includes a variety of amenities and land uses. A holistic transformation would require enormous expense, time, and effort. The vision for this site should be two-fold: one for an updated version of the current Severance Town Center and the other for a wholesale remake of the site.

An updated Severance could include renewed anchor tenants, continued infill housing, and additional out parcel development. A wholesale redevelopment of Severance could include a mixed-use and walkable town center with provisions for parks, housing, offices, and senior living among a range of uses.

A wholesale redevelopment of Severance Town Center could yield a walkable district with a wide mix of uses.

Flickr: Brett VA



GREATER CEDAR FAIRMOUNT AREA

Current Conditions: The Greater Cedar Fairmount area includes City-owned parking lots, residential areas, Case Western Reserve (CWRU)-owned facilities, and the Cedar Glen Parkway. The City has already developed a strategic plan for the City-owned parking lots at the Top of the Hill, and according to the 2015 CWRU Master Plan developed by Sasaki Associates, the University intends to redevelop its land into recreation facilities. This will remove housing in the area, but will provide new recreational opportunities that could spur development.

Vision for the Future: In addition to development on City-owned lots, higher density housing along Overlook Road with commanding views from the Heights could take advantage of this location.

A redesigned Cedar Glen Parkway could also become a significantly stronger gateway into Cleveland Heights. The inclusion of banners, gateway signage, a trail, and other amenities could enhance the corridor.

Higher-density apartments can boost population, fit with neighborhood character, and enhance nearby retail districts.

Flickr: Payton Chung



CEDAR ROAD CORRIDOR

Current Conditions: While Cedar Road is a connector between three major business districts (Cedar Fairmount, Cedar Lee, and Cedar Taylor), it differs from the Mayfield Corridor in that the land between the three districts is largely developed as single-family housing.

Vision for the Future: The Cedar Road corridor must balance its role as a major commuter corridor, a primary transit spine, a connector between major business districts, and a residential street. Cedar Road should be conceptualized as a series of four major nodes at Cedar Fairmount, Cedar Coventry, Cedar Lee, and Cedar Taylor with lower density housing—including single-family homes and townhouses—in between. Cedar Road should have a stronger presence at these nodes and should allow higher density housing leading up to these nodes. Additionally, the street should be designed to better incorporate alternate modes of travel such as bicycling and transit infrastructure.

The Cedar Road Corridor could have a mix of densities including single-family homes, apartment buildings, and mixed-use areas at major intersections.



Flickr: Michael Hicks

CEDAR LEE

Current Conditions: The Cedar Lee area extending from Cain Park to Fairfax Elementary includes walkable retail, auto-oriented retail, and a range of housing options. The district has a number of underdeveloped or vacant lots that could be developed.

Vision for the Future: With the upcoming streetscape improvements, the Cedar Lee corridor has great opportunity for improvement including developable sites especially at Lee and Meadowbrook. The core district should be conceptualized as a vibrant, dense, and walkable area of first floor commercial with high density housing above. Ancillary areas should include high density housing to spur additional retail demand and provide additional pedestrians on the street to increase vibrancy.

The Cedar Lee business district could include high-density mixed-use developments that fill gaps in the neighborhood and provide a larger base of customers.



Flickr: Paul Sableman

CEDAR TAYLOR - CAIN PARK VILLAGE

Current Conditions: The Cedar Taylor and Cain Park Village business districts are separated by a few large parcels. These two areas could be better integrated with a focus on infill development between Washington Boulevard and Blanche Avenue.

Vision for the Future: Like the Cedar Lee district, Taylor Road could benefit from mixed-use development of ground floor commercial development with higher density housing above. Filling in the area separating the two districts could create a single, larger, more walkable district.

Filling missing gaps in the Cedar Taylor and Cain Park Village business districts could create a larger district.

Flickr: La Citta Vita



NOBLE MONTICELLO

Current Conditions: The Noble Monticello district is currently occupied by gas stations and a national retailer while the rest of the district includes more walkable buildings and the home of the Cleveland Heights Police Academy. While the district has a low vacancy rate, it acts largely as a local district with few regional draws.

Vision for the Future: With a large amount of its walkable structure still intact and located at the intersection of major roads, this district could retain its character with a greater focus on quality retailers, attractive storefronts, and infill development.

Low-rise, walkable commercial buildings with service-oriented businesses could retain the character of Noble Monticello.

Flickr: Brett VA



STRATEGIC PLANNING SITES

In addition to larger areas, strategic planning sites have also been identified, as follows:

- *High Density Residential Parking Lots:* The City-owned parking lots along Kenilworth Road, Lancashire Road, Hampshire Road, and Mayfield Road should be considered for development. While these areas provide parking for the high density residential nearby, they should be considered for development following a detailed future study of on-and-off-street parking needs in the neighborhood.
- *Euclid Heights at Coventry:* The northeast corner of the Euclid Heights-Coventry intersection occupied by Huntington Bank as well as the southeast corner currently occupied by the former Coventry Elementary school has underdeveloped parcels that could be densified. This could include demolition of the current one-story bank building for apartments or a mixed-use building. Similarly, the former elementary school site could include residential development and green space.
- *Oakwood Golf Course:* The Oakwood Golf Course site is likely to be redeveloped as the Hebrew Academy of Cleveland's new pre-k through high school campus serving the area's growing Orthodox population. If the entire site is not required for current or future school uses, housing development could be considered.
- *Potential School Sites:* Should any school sites be consolidated, the City could partner with the Cleveland Heights-University Heights School District on potential reuse scenarios.



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FOR OUR COMMUNITY
FOR OUR REGION
FOR OUR FUTURE