

Adopted March 20, 2017



# CITY OF CLEVELAND HEIGHTS

## MASTER PLAN



**City of Cleveland Heights**  
40 Severance Circle  
Cleveland Heights, Ohio 44118

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## County Planning

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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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Jason S. Stein, *Vice Mayor*  
Carol Roe, *Councilperson*  
Mary A. Dunbar, *Councilperson*

Kahlil Seren, *Councilperson*  
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## SECTION 1



# INTRODUCTION

Welcome to the Cleveland Heights Master Plan. This document outlines the path for growth and change in Cleveland Heights. The Master Plan lays out current conditions, community input, policies to undertake, and potential partners for action. It was completed over the course of a year and included input from hundreds of residents and business owners.

### WHAT'S IN THIS SECTION?

The Introduction section outlines the history of Cleveland Heights, the planning documents that were completed prior to the Master Plan, and context maps. It also includes a summary of the planning process and public involvement components.

### HOW DO I USE IT?

The Introduction section is an overview of the process and the City. Use it to understand previous studies and plans and how they fit into the current Master Plan.

## ABOUT CLEVELAND HEIGHTS

Due to its location on top of a densely forested bluff, Cleveland Heights was settled later than some surrounding areas. The first road—now known as Mayfield Road—was built in 1828 and the area became home to farms and quarries.

By the 1890s, streetcars connected the Heights to Cleveland and many of the area's elite began settling atop the bluff due to its location just outside of Cleveland. In 1901, residents organized to form the Hamlet of Cleveland Heights, later becoming the Village of Cleveland Heights in 1903. By 1920, the Village reached a population of 15,396 and the City of Cleveland Heights was incorporated on August 9<sup>th</sup>, 1921.

Most building construction occurred in the 1910s and 1920s with Colonial and Tudor Revival houses, apartments, and commercial districts spreading throughout the city. The 1930 population was 50,945, a five-fold increase over a 20-year span. Several 'gentlemen farmers' had estates in the area, including American business magnate John D. Rockefeller who owned a 700 acre estate in the City. Rockefeller donated the land for Forest Hill Park—a third of which is located in Cleveland Heights and two-thirds in East Cleveland—in 1938.

Today, Cleveland Heights retains the character established in the early 20<sup>th</sup> century. Residents enjoy tree-lined streets, historic architecture, and neighborhood commercial districts. The 2013 population was 45,394.

*The Cedar Fairmount business district is one of many examples of historic architecture that make Cleveland Heights unique.*

*Source: County Planning*



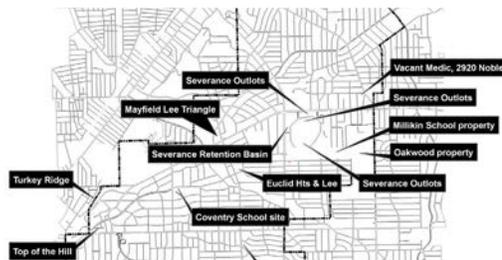
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## PLANNING HISTORY

The City of Cleveland Heights has produced reports and studies targeting transportation, streetscape design, visioning, and development strategies. The 2011 Strategic Development Plan is the most recently conducted citywide planning study.

These planning documents were reviewed as part of the Current Conditions document and are described on the following pages.

### STRATEGIC DEVELOPMENT PLAN, 2011



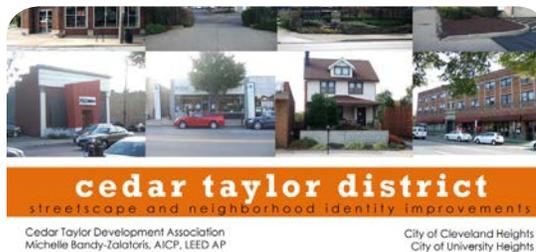
The plan described actions for the Planning Commission, City Council, and developers in Cleveland Heights focusing on strategies and goals for increasing tax revenue through large and small scale developments. It identified 13 potential development sites for the City to focus on. This document is used to guide development in the City.

### TOP OF THE HILL DEVELOPMENT GUIDELINES, 2008



This document outlined design and building guidelines to ensure preservation of the unique character of the Top of the Hill site and to uphold its important gateway location. This document was used in the Request for Qualifications and will help to inform the design of the development at Top of the Hill.

### CEDAR TAYLOR DISTRICT PLAN, 2013



The set of design recommendations stemmed from a survey of neighborhood merchants by the Cedar Taylor Development Association. Recommendations included parking improvements, updated bus stops, bike lanes, and holiday lighting, among others. This document guides the streetscape improvements being made to the district.

### CEDAR FAIRMOUNT TRANSPORTATION AND STREETScape PLAN, 2009



Funded through NOACA's TLCI program, this plan outlined development possibilities and improvements to the streets in the Cedar Fairmount business district. The plan included pedestrian, bicycle, and transit system improvements. This document guides the streetscape improvements being made to the district.

### CEDAR LEE TRANSPORTATION AND STREETScape PLAN, 2007



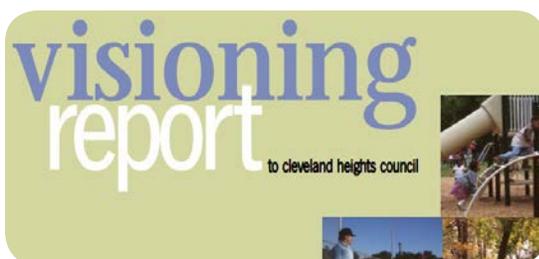
Similarly funded through NOACA's TLCI program, this plan outlined development possibilities and improvements to the streets in the Cedar Lee business district. The plan included pedestrian, bicycle, and transit system improvements. This document guides the streetscape improvements being made to the district.

### FACILITATING BICYCLE AND TRANSIT TRAVEL IN UNIVERSITY CIRCLE AND CLEVELAND HEIGHTS, 2013



The 2013 study outlined recommendations for bicycle network improvements within Cleveland Heights and connecting into University Circle. The study also outlined possible shuttle links to improve transit between the two areas. This document assists with transportation planning.

### VISIONING REPORT, 2001



The 2001 report was developed by a visioning committee of 25 residents with forums attended by over 1,000 residents and a survey returned by 35% of all households. It produced recommendations in areas including civic vitality, quality of life, preservation, youth, and capital projects. This document guides City policy and programs.

## SUSTAINABILITY AUDIT, 2011



The Sustainability Audit was a review and update of the City's Zoning Code to require, allow, and encourage a variety of sustainable development techniques. These included rain barrels, bio swales, solar infrastructure, and permeable pavement. This document provided information that resulted in the 2012 Sustainable Zoning Code amendments.

## CLEVELAND HEIGHTS WATER AND STORMWATER UTILITIES PLAN



During the Master Plan, Cleveland Heights worked with the Sewer District and Wade Trim Engineering to review and map the City's sewer infrastructure. Once completed, this plan will be integral to the infrastructure policy of the Master Plan.

## REGIONAL AND MULTI-JURISDICTIONAL PLANS

In addition to local plans, Cleveland Heights has been an active participant in a number of regional planning documents. Understanding the regional context is critical to ensuring that efforts undertaken in Cleveland Heights are done in coordination with surrounding communities to eliminate duplicate efforts and support cohesive planning.

## CUYAHOGA COUNTY HOUSING STUDY, 2016



County Planning and Cleveland State University completed a countywide housing study in 2016. Faced with an oversupply of housing mismatched to current and future needs, Cuyahoga County commissioned the study to address the County's housing policy.

### EAST SIDE GREENWAY, 2015



The East Side Greenway is a transportation study covered eastern Cuyahoga County. The Plan examined existing and potential greenways that could better connect residents to jobs, recreation, services, commercial centers, and natural resources.

### CH/UH SCHOOL DISTRICT FACILITIES PLAN, 2013



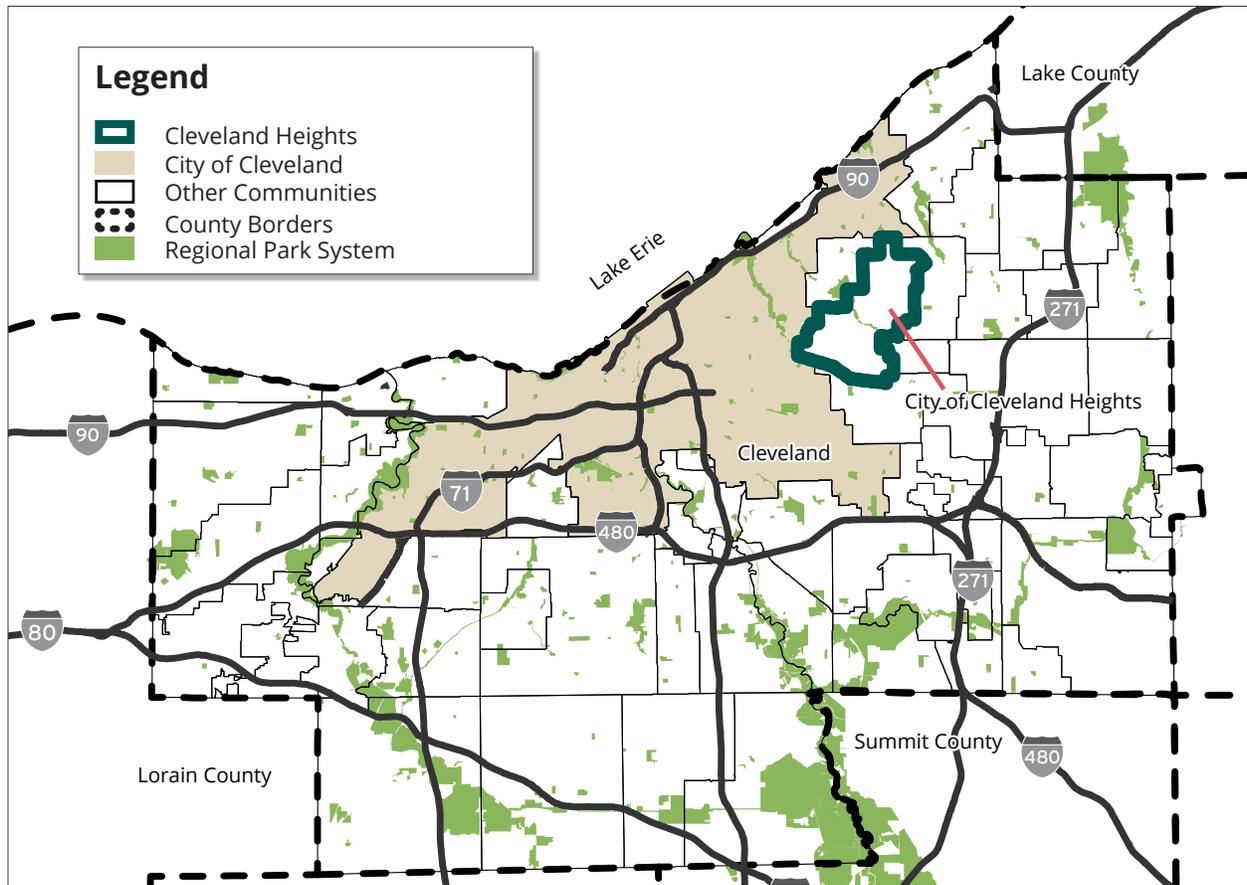
The Cleveland Heights-University Heights School District Facilities Plan outlined physical changes to area school buildings. The plan noted the need to renovate Heights High—currently underway—as well as the two middle schools.

### FOREST HILL PARK MASTER PLAN, 1999



Cleveland Heights and East Cleveland collaborated to develop a Master Plan for Forest Hill Park, which is shared by the two communities. The Plan, completed in 1999, described the historic significance of the park and included an inventory and analysis of current conditions, proposed treatments, passive and active recreational uses, management and maintenance; and gives guidance on prioritizing implementation.

## 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.



# PLANNING PROCESS

The Master Plan process included numerous opportunities for public involvement to ensure that the plan reflected the concerns, ideas, and priorities of residents and business owners. Each phase included the involvement of City staff and the public.

## PROJECT TEAM AND STEERING COMMITTEE

The planning process included the involvement of two bodies to review the Master Plan in detail before information was presented to the public. The Project Team was comprised of City staff and public officials with an in-depth knowledge of the day-to-day concerns of residents. The Steering Committee was comprised of a small group of residents, business owners, and property owners that represented a cross-section of the City.

The inclusion of these groups was important in confirming that the data, ideas, and policies to be presented were appropriate for Cleveland Heights. The involvement of the Project Team and Steering Committee also assisted in identifying areas of the plan that should be presented to the public for further feedback.

The Project Team and Steering Committee each met six times throughout the process.

## PUBLIC MEETINGS

The Cleveland Heights Master Plan included three public meetings throughout 2016 to allow community members the

opportunity to provide input on the plan recommendations.

All three public meetings were held in the Cleveland Heights Community Center. Meeting information was posted on the City's website, announced at City Council meetings, posted on social media, and distributed to various groups and mailing lists.

## PUBLIC MEETING 1

The first public meeting was held February 23, 2016.

Representatives from County Planning introduced residents to the planning process, described the groups involved, reviewed Current Conditions information, and gave an overview of the Community Vision statements and goals. Members of the public were asked to review boards that



Source: County Planning



Source: County Planning

included the vision statements, prioritize them, and write down any comments.

## PUBLIC MEETING 2

The second public meeting was held July 14, 2016.

At this meeting, County Planning described the results of the first public meeting, introduced the Core Strategy, and outlined the proposed goals and action items to help the community accomplish their vision. Residents were asked to place a dot on each action indicating whether they wanted to “Keep It” or wanted to “Change It.” If residents wanted to change something, they were asked to write down their suggestions.

## PUBLIC MEETING 3

The third and final public meeting was held November 2, 2016.

At the final public meeting, County Planning presented changes to the goals and actions from the previous meeting. Residents were then given a limited number of dots to indicate their high, medium, and low priority actions. Because they were given a limited number of dots, residents were forced to

select their highest priority actions. They were also given the opportunity to write down comments.

## ONLINE FEEDBACK

Information from each public meeting was posted on the City’s website and a link was listed that provided an online survey that mirrored the public meeting. Each survey was open for a minimum of two weeks to allow those unable to attend the meeting to participate.

## USING THE RESULTS

County Planning used the results from the public meetings to make changes to the Master Plan. After presenting information to the public, the Master Plan documents were changed and updated to incorporate feedback from the public.

At the second and third public meetings, County Planning presented the results of the public meetings and showcased the changes that were made to ensure the public was aware of how the plan was responsive to their comments.



Source: County Planning

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## SECTION 2



# COMMUNITY VISION

The Community Vision section describes what type of future residents envision. This future is described in statements—broad descriptions of how the community would like to look and function in five to ten years.

Community visions cover 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 for the City of Cleveland Heights Master Plan was developed using existing planning documents, meetings with the Project Team and Steering Committee, and input from the

first Public Meeting. This section includes the vision statements that resulted from those meetings and more specific goals that address each statement.

### HOW DO I USE IT?

The Community Vision forms the basis for the actions that the community should undertake to achieve its vision. The goals and actions described in later sections directly correspond to the visions outlined here.