



**North Olmsted**  
2015 MASTER PLAN

# Master Plan Annual Report 2019

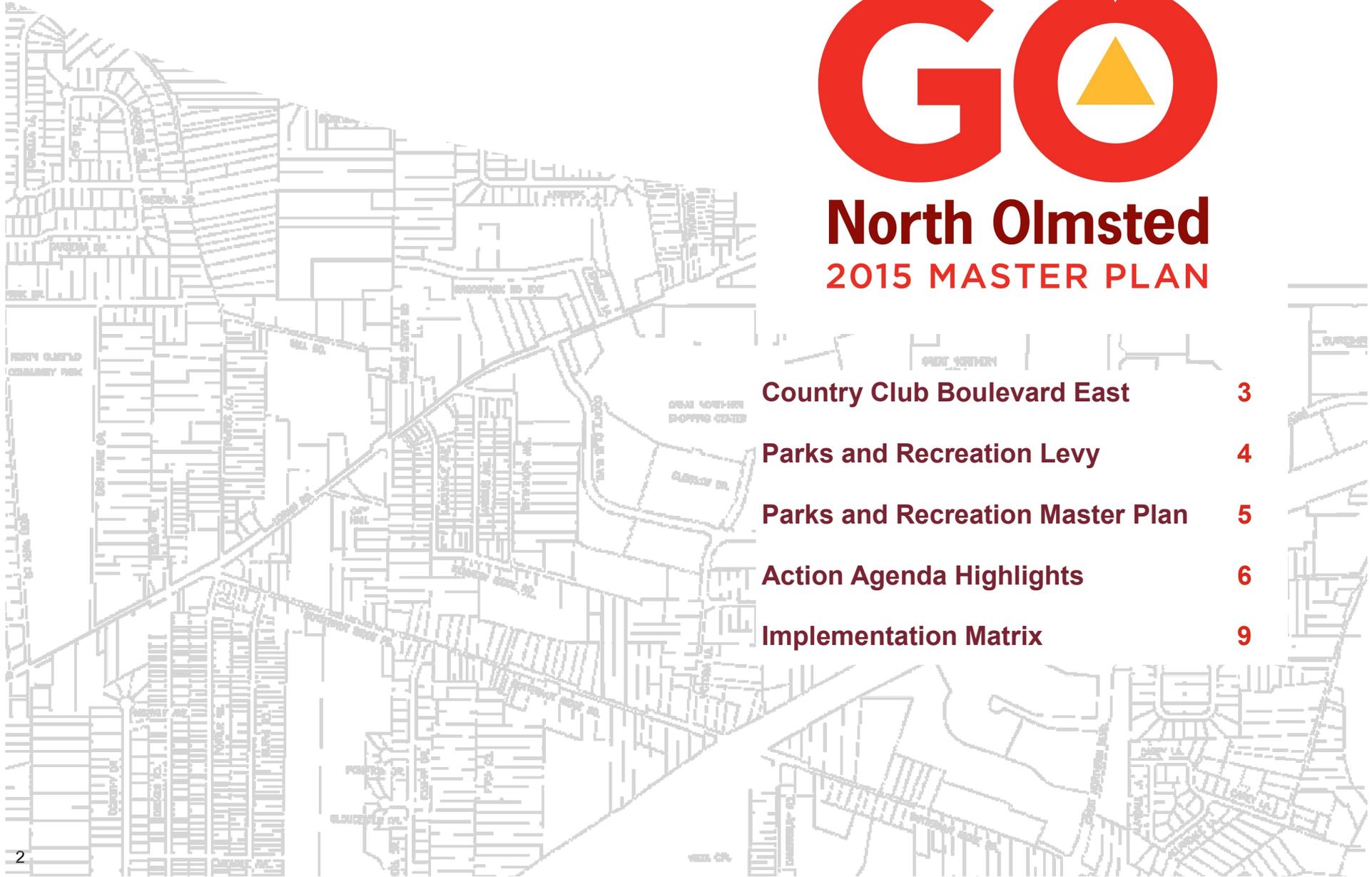


**Department of Planning and Development**

Kimberly Lieber, AICP, Director

**Planning and Design Commission**

Greg Malone, Chair

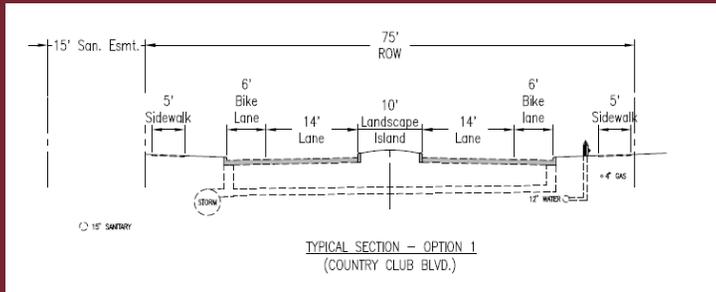


# North Olmsted 2015 MASTER PLAN

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# Country Club Boulevard East: Planning Study

In 2018, the Planning and Design Commission participated in a study of the Country Club Blvd corridor between Great Northern Blvd and Columbia Road. Based on pavement condition ratings, this segment of roadway is among the worst in the city.



## Action Agenda Items

- Review and Update the 2006 Design Guidelines and Streetscape Plan
- Identify Neighborhood Infrastructure Upgrades
- Expand the Current Bike Path

The goal of the study was to consider improvements that would meet multiple objectives, not just the improvement of the road surface, but also bike and pedestrian connectivity, aesthetics, safety, economic development and access management. The study was adopted by the Commission in 2018 and engineering began in early 2019.

The project will add a center median with lighting and landscaping and provide for bike lanes connecting the current bike path to Columbia Road. Missing sidewalk segments serving residential areas will be constructed.

# Parks and Recreation Levy

## IT'S TIME.

Built in 1975, our recreation center has served us well and lasted beyond its expected lifespan. Forty-three years later, it is time to renovate and rebuild these facilities to provide high quality amenities to our residents. This plan reuses and adapts existing assets wherever feasible to stretch every dollar, without compromising on the quality of the amenities.



### Fast Facts

- ✓ The capital investment is \$43,250,000, funded by a proposed property tax levy of 3.6 mills, breaking down to an annual tax increase of \$126 for a home valued at \$100,000 based on 2017 values.
- ✓ Construction will be complete in 2024, keeping current facilities up and running during construction.
- ✓ Within the repayment period, two other property tax levies will end, reducing the tax burden by 1.5 mills.
- ✓ Operating costs will be covered using existing resources so that there is no additional tax burden.
- ✓ Membership rate increases will be modest and not take effect until new facilities come online.

The Parks and Recreation Master Plan created a vision for new and expanded facilities at the Recreation Center, North Olmsted Park and Barton Bradley Park.

The city asked voters to consider a 3.6 mills levy to provide the capital funds necessary for the improvements. Voters narrowly defeated Issue 12 on May 8th. After the 31-vote loss, concerned citizens formed the Residents for Recreation committee to share information with voters and support the levy.

The effort was challenged by the concurrent reappraisal of properties across Cuyahoga County, resulting in increasing property values due to economic growth, also leading to increasing property taxes for residents. Unfortunately, voters again rejected the Parks and Recreation capital improvements levy, Issue 50, on November 6th.



**YOUR FUTURE, YOUR CHOICE, YOUR VOTE.**  
Election Day is Tuesday, November 6th.  
Have a say in the future of our community.

CITY of NORTH OLMSTED

Parks &  
Recreation



# Parks and Recreation Master Plan

After the failure of the levies, the administration went to work assembling existing conditions, programming and financial data to share with City Council. This information will help decision makers in discussing options and creating priorities for future improvements.

Fact sheets were prepared for the ice arena, aquatics, fitness, adult and youth, gymnastics, ball fields and parks, along with a sheet dedicated to overall finances for the division.

## Action Agenda Items

- Re-imagine the Existing Recreation Center
- Expand Programming and Facilities at North Olmsted Park
- Expand the City's Outdoor Sport and Field Facilities

## PARKS Fact Sheet

CITY OF NORTH OLMSTED  
Parks &  
Recreation



### Current Snapshot: Facilities

#### North Olmsted Park

- The playground structure for 3-5 year olds was removed due to failures in the supports. It will be replaced in spring 2019. The remaining playground structure and baby swings are a few years away from replacement. The youth swings were replaced in the past 5 years.
- The gazebo at the park is in fair to good condition. The major drawback is the lack of accessibility as the ramp is too steep for wheelchairs and stairs are not an accessible option. The playground pavilion located east of the gazebo is in need of a new roof. The Community Council pavilion is in good condition.
- The volleyball courts and basketball courts are in good condition. The horseshoe pits and corn hole board area is in decent shape.
- Restrooms are in very poor condition. The existing structure minimally needs a new roof and all new plumbing and fixtures.
- A short segment of asphalt walking path is located at the northeast corner of the park that has never been extended around the entire park.
- The gravel parking area at the north end is in extremely poor condition and should be paved.

#### Barton Bradley Park

- The fields are in good to very good condition, as they are well maintained by both the city and by NOSO.
- The restroom/storage facility is in fair to poor condition. There are constant leaks in the structure and not enough stalls to accommodate need. All of the plumbing should be replaced as well as all of the fixtures. Poor lighting makes for a dingy dark feel.
- The condition of the parking lot is poor to very poor. It is not paved which causes issues after weather events. The undersized lot does not meet the need for larger events. The lack of sidewalks or dedicated crosswalks creates safety concerns.

#### Clague Park

- The park has a rentable pavilion located on the east side of the park. It is in decent shape but requires some roof work.
- A significant deficiency is the lack of a permanent restroom facility.
- The playground structures needs to be replaced in one to two years.



# Action Agenda Highlights

## Identify Stormwater Management Projects

In 2018, Hydrosphere Engineering undertook a study of the Roots Ditch drainage basin to identify areas of improvement and investment for flooding mitigation. The Roots Ditch drainage basin is a key stormwater conveyance channel located south of Lorain Road, beginning near Stearns Road and traveling east, through the high school campus and Springvale Golf Course until discharging into the Rocky River.

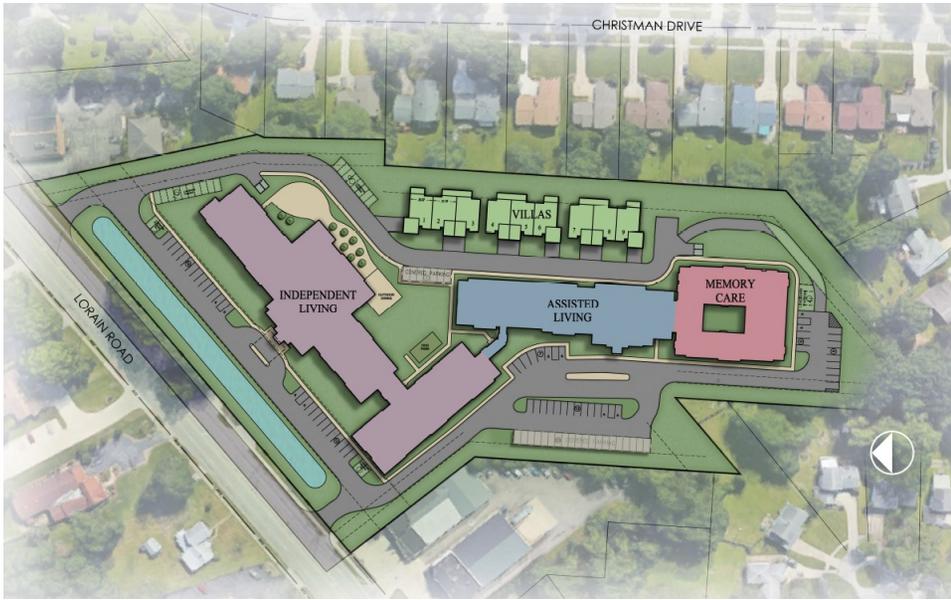


## Review and Update the Current Zoning Code

Small changes to the Zoning Code continued in 2018. City Council adopted Ordinance 2018-77 which created new regulations under Chapter 1135 for book exchange boxes, also known as Little Free Libraries. The legislation outlined the requirements homeowners must meet when seeking to install a box on their property. The same ordinance contained an amendment to permit bed and breakfast establishments as a conditional use in residential districts, and it clarified and improved language regarding placement of driveways and parking pads.



## Determine Housing Demand



While a study was not conducted, the city has been aware of the need for more senior housing options in the community. To that end, the commercial rezoning of the west end to B-2 Office/Service limited the amounts and types of retail permitted in the district but increased options for senior housing. With that encouragement, a senior housing developer pursued and obtained City Council approval for a new facility in North Olmsted. The city leveraged its CRA tool to support the project. The Vitalia Senior Living project will provide 88 independent living units, 44 assisted living units and 20 memory care units, as well as 9 independent living villas.



## Identify Neighborhood Infrastructure Upgrades

2018 was the first year of the city's Sidewalk Program, which was established to regularly inspect, repair or reconstruct damaged sidewalks. The goal is to provide safe pathways for pedestrian travel throughout the city. Participating property owners were able to have their sidewalks repaired in a timelier and more cost effective manner by a contractor hired by the city. The city is divided into zones and the program will continue, zone by zone, until the entire city has been included.

## Create a Training and Education Program for Board and Commission Members

As in past years, members of the Planning and Design Commission and BZBA were invited and encouraged to attend the fall Planning and Zoning Workshop organized by APA Cleveland. The BZBA additionally received a refresher training by staff on decision making related to zoning and building code appeals in February 2019. Also in 2019, staff proposed and the Arts Commission adopted Rules and Procedures for the Commission to clarify roles, responsibilities and processes to better guide the activities of the group.



## Identify Sites for Pocket Parks

A proposed pocket park in the North Olmsted Gateways Plan got one step closer to reality after the Kiwanis Club approved a donation of land along Butternut Ridge Road to the city. The small triangle shaped parcel across from Canterbury Road is intended to provide an opportunity for users to linger in the historic district, provide a place for interpretive signage and create a pedestrian/bike amenity close to the bike path. Kiwanis and the Landmarks Commission will collaborate in 2019 to further develop the concept and design useful community space on this property.





# 1. Strengthening Quality of Place

Strong stewardship of land that emphasizes quality design, fosters distinct character and strengthens the cultural and built environment.

Key Recommendation	Time Frame	Funding Source	Lead Coordinator	Additional Organizations	Status	Notes	
1.1	Create a Town Center	L	Public/Private Partnership	City (Planning)	City (Mayor's Office)	IP	With the zoning code update, mixed use and pedestrian friendly development criteria has been included in the B-4 District. Conversations should continue with developers to explore feasibility of site specific mixed use development.
1.2	Create a Town Center Zoning District Overlay	S	City	City (Planning)	Planning & Design Commission, BZA	N	In lieu of an overlay district, the Zoning Code now contains a B-4 Mixed-use Business District which permits greater density when land is designed with both residential and non-residential uses.
1.3	Review, Audit and Update the Current Zoning Code	S	City	City (Planning)	Planning & Design Commission, BZBA	IP	A major update of the commercial zoning regulations, development review process and other chapters was approved in 2017. Industrial district update was approved in early 2018. Sign Code update is moving forward in 2019.
1.4	Review and Update the 2006 Design Guidelines and Streetscape Plan	I	City	City (Planning)	Planning & Design Commission	N	Country Club Boulevard Streetscape Phase 2 was completed in 2017. Design for the east leg is progressing in 2019. Possibly a more tactical approach to identify streetscape enhancements is necessary rather than a citywide plan.
1.5	Create a Neighborhood Identity Program	S	City	City (Planning)	local realtor groups, homeowner's associations	IP	Some discussion has begun during the process of developing the North Olmsted Gateways Plan, the Butternut Ridge Historic District signage project and the Landmarks Commission's updated Historic Preservation Plan.
1.6	Expand North Olmsted City Gateway Signage Program	L	City	City (Planning)	Planning & Design Commission	IP	North Olmsted Gateways Plan proposes specific enhancements to the city's key entrance points. Design for a pocket park will take place in 2019.

# 1. Strengthening Quality of Place, continued

Strong stewardship of land that emphasizes quality design, fosters distinct character and strengthens the cultural and built environment.

Key Recommendation	Time Frame	Funding Source	Lead Coordinator	Additional Organizations	Status	Notes	
1.7	Facilitate a Business Beautification Program	S	Local businesses (front costs) City (maintenance costs)	City (Planning)	Local businesses, Chamber of Commerce, SID businesses (if created)	N	
1.8	Create a Beautification Recognition Program	S	City	City (Planning, Mayor's Office)	Create a new Beautification Commission for the city. Precedent: Brookfield Illinois Beautification Commission	N	Start the conversation with either the Planning & Design Commission or the Arts Commission (or a collaboration?) to discuss parameters of such a program.
1.9	Create a Training and Education Program for Boards and Commissions	S	City	City (Planning)	City (Law), chairs of all boards and commissions	IP	PDC and BZBA members are annually invited to attend an area Planning & Zoning Workshop for education. BZBA had training in Feb 2019. In house materials should be developed for onboarding new members.
1.10	Create a "Go North Olmsted Day"	S	City	City (Mayor's Office)	civic organizations (Kiwanis, Community Council, etc.). Schools/PTA	C	Events have been held in 2016, 2017 and 2018 however fell short of the master plan vision of broad community participation. City will continue to explore expansion and growth of this idea in 2019.
1.11	Identify Best Practices for Controlling Deer Population	S	City	City (Service)	ODNR, Cleveland Metroparks	IP	City continues to work with ODNR on the annual culling program.

## 2. Advancing Prosperity

A healthy economy built upon diverse, high quality jobs, which supports existing business and attracts new investment.

Key Recommendation	Time Frame	Funding Source	Lead Coordinator	Additional Organizations	Status	Notes	
2.1	Create a Strategic Economic Development Plan	S	City	City (Planning)	Consultant, City (Economic Development)	N	
2.2	Develop a Marketing Strategy for Industrial Areas	S	City	City (Economic Development)	City (Planning), Team NEO	RE	Some industrial land was rezoned office/service in 2017. Remaining vacant industrial zoned land should be evaluated for development potential.
2.3	Use Tax Increment Finance (TIF) in strategic locations	O	TIF Fund	City (Planning)	City (Economic Development)	N	Some discussion was had regarding the value of TIF on the west end, which are continuing in 2019.
2.4	Create Developer Packages	S	City	City (Economic Development)	City (Planning)	RE	In discussion with Economic Development Manager.
2.5	Promote Mixed Use Redevelopment Around Mall	O/L	Public/Private Partnership, TIF Fund	City (Planning)		N	City has supported proposals by developers for additional outparcel development around the mall.
2.6	Identify Appropriate Reuses for Future Decommissioned School Sites	S	City	City (Planning)	School Board	IP	After opening of new HS/MS campus, school officials will be working on a facility study of remaining buildings in 2019.
2.7	Utilize the City Land Bank Program	S	City	City (Planning)	City (Law)	IP	City regularly receives notice of available parcels by the County which are evaluated for acquisition for public use. Several parcels have been obtained.

## 2. Advancing Prosperity, continued

A healthy economy built upon diverse, high quality jobs, which supports existing business and attracts new investment.

Key Recommendation	Time Frame	Funding Source	Lead Coordinator	Additional Organizations	Status	Notes	
2.8	Create a Business Mix Matrix	S	City	City (Economic Development)		IP	Business mix data was collected for area around potential town center area, informing changes to the Zoning Code centered around mixed use development.
2.9	Create a Local/Small Business Education Program	S	City	City (Planning)	City (Economic Development)	N	
2.10	Lobby the County to Expand Grant Programs	S	City	City (Mayor's office)		N	City officials remain in contact with County Council, Public Works, Department of Development, etc. to remain aware of all funding opportunities available to the city.
2.11	Explore Special Improvement Districts	O	City	City (Planning)		N	
2.12	Bolster Business Retention Efforts	I	City	City (Economic Development)	City (Planning)	IP	Site visits to major employers continue.
2.13	Create a Monthly Economic Update E-newsletter	I	City	City (Economic Development)	City (Planning)	IP	Mayor's e-newsletter includes occasional economic development updates. City's website contains a section with "Cool Business" featuring local businesses.

### 3. Improving Housing Choices

Strong neighborhoods with a diversity of housing options meeting the needs of residents in all circumstances and stages of life and serving to attract new residents to the community.

Key Recommendation	Time Frame	Funding Source	Lead Coordinator	Additional Organizations	Status	Notes
3.1 Determine Housing Demand	S	City	City (Planning)	Consultant	IP	City supported senior housing in North Olmsted through granting incentives to a housing developer. City continues to discuss future residential development with interested developers.
3.2 Utilize the Recently Updated Community Reinvestment Area (CRA) Program	O	City	City (Planning)	City (Economic Development)	IP	City approved a CRA agreement with OMNI for a major senior housing project in 2018; CRA for new residential construction is also in effect.
3.3 Add Resources to Enforce Property Maintenance Codes	S	City, fees for service	City (Planning, Law, Building)		IP	Continued improvements to property maintenance sweeps and interior maintenance/rental program. Building is working to add educational and informational resources for residential permit projects including checklists and how-to guides.
3.4 Utilize the County and City Land Bank Program	S	City	City (Planning)	Planning & Design Commission	IP	City staff meets as needed to discuss City’s land bank process, acquisition of property, and disposal of property.
3.5 Identify Neighborhood Infrastructure Upgrades	S	City, County, State	City (Engineering, Planning)	Local realtor group	IP	Ongoing street rating program with an increased focus on pavement maintenance, including using the technique of rejuvenation on recently resurfaced roads. Also, 2018 saw the first year of a citywide sidewalk program.
3.6 Create a Real Estate Advisory Council	I	City	City (Planning)	City (Mayor's Office)	N	

## 4. Retrofitting Infrastructure

Sound investment in sustainable infrastructure networks – transportation, utility and public services – that positions the community for long term stability and adaptability.

Key Recommendation	Time Frame	Funding Source	Lead Coordinator	Additional Organizations	Status	Notes
4.1 Create a Sustainable Infrastructure Policy Standards Guidebook	S	City	City (Engineering)		N	
4.2 Update Landscaping Standards	S	City	City (Forester, Planning)	Planning & Design Commission	C	Clearly-defined landscaping standards were included as part of the Zoning Code Update.
4.3 Leverage the Citywide Signals Project	O	City	City (Service, IT)	City (Planning, Economic Development)	IP	Phase 1 construction is complete. Phase 2 engineering is nearly complete and bidding will take place before the end of 2019.
4.4 Identify Storm Water Management Projects	I	City	City (Engineering, Service)	School Board	IP	City engaged Hydrosphere Engineering to conduct a study of drainage in the Roots Ditch watershed. The completed study outlined various options available and their anticipated impacts.
4.5 Research the Feasibility of a Storm Water Incentive Program	S	City, Grant	City (Engineering, Service)	City (Finance)	N	Revisit. City has no stormwater utility or fees to become the basis of an incentive program.
4.6 Create a Resident Education Program	S	City, Grant	City (Engineering, Service)	CSWCD	N	City Engineer indicated this will become a 2019 priority.
4.7 Implement the Energy Conservation Master Plan	O	City, Grant	City (Service)	City (Planning)	IP	Energy efficiency is a consideration in all building improvement projects. Because many building projects have occurred since it was created, the master plan should be revisited.
4.8 Assess Feasibility of Upgrades or Changes to the Bus Service	S	City	City (Planning, Mayor's Office)	Greater Cleveland Regional Transit Authority	N	City applied for but did not receive a TLCI grant from NOACA in previous year to study public transit in the Lorain Road corridor with RTA.
4.9 Reconstruct Butternut Ridge Road	S	City, Federal \$/Grant	City (Planning, Engineering)	NOACA, ODOT	RE	City has unsuccessfully applied in several consecutive years for funding from various entities; will continue to explore options and timing.

## 5. Enhancing Amenities

Places, programs and services – valued by residents and appealing to visitors – that serve the recreational, cultural, entertainment, social and educational needs of the community.

Key Recommendation	Time Frame	Funding Source	Lead Coordinator	Additional Organizations	Status	Notes	
5.1	Re-imagine the Existing Recreation Center	L	City, Grant	City (Parks and Recreation)		IP	The Parks and Recreation Master Plan bond issue failed twice in 2018. The city is reevaluating future capital improvements.
5.2	Expand Programming and Facilities at North Olmsted Park	S	City, Grant	City (Parks and Recreation)		IP	The Parks and Recreation Master Plan bond issue failed twice in 2018. The city is reevaluating future capital improvements.
5.3	Expand the Current Bike Path	S	Grant	City (Planning, Parks and Recreation)		IP	Path improvements are proposed in the North Olmsted Gateways Plan and linkages are included in Country Club Blvd East project.
5.4	Consider Community Health Objectives in Facilities, Services and Programs.	O	Grant	City (HR)	City (Parks and Recreation), local non-profits	N	
5.5	Create an Arts and Cultural Non-profit Organization	L	City, Grant	City (Planning, Arts Commission)		RE	Before considering creation of a non-profit group, staff has focused on working to improve development and recognition of current volunteers.
5.6	Expand the City's Outdoor Sport and Field Facilities	L	City, Grant	City (Parks and Recreation)	School Board, local youth sports organizations	IP	The Parks and Recreation Master Plan bond issue failed twice in 2018. The city is reevaluating future capital improvements.
5.7	Identify Sites for Pocket Parks	S	Grant (Trust for Public Land)	City (Parks and Recreation, Planning)	Homeowners Associations	IP	Proposals for enhancements at some sites were included in the North Olmsted Gateways Plan. In February 2019, the Kiwanis Club voted to donate a triangle parcel of land along Butternut Ridge Road for the city to develop into a pocket park.

## 5. Enhancing Amenities, continued

Places, programs and services – valued by residents and appealing to visitors – that serve the recreational, cultural, entertainment, social and educational needs of the community.

Key Recommendation	Time Frame	Funding Source	Lead Coordinator	Additional Organizations	Status	Notes	
5.8	Install Bike Racks at all Community Facilities	I	City, Grant	City (Parks and Recreation)		C	Bike racks were installed in 2017 with support from NOACA's Transportation for Livable Communities Initiative Implementation Grant.
5.9	Support Youth Development Planning Efforts	S	Grant	City (Youth & Family Services)	City (Parks and Recreation, Safety), local non-profits	N	
5.10	Create New Trailhead and/or Park Amenity at Bradley Woods	S	City	City (Parks and Recreation, Planning)	Cleveland Metroparks	IP	Picnic area installed Fall 2016 by community group with authorization from Cleveland Metroparks. Future improvements were proposed, pending discussion between City and Metroparks in 2017, which stalled. No further progress in this reporting period.
5.11	Create a New Recreational Asset	L	City, Grant	City (Parks and Recreation, Planning)		IP	The North Olmsted Gateways Plan includes proposed designs for improved facilities along the bike path.
5.12	Upgrade Facilities at Clague Park	S	City	City (Parks and Recreation)		IP	City applied for a grant through Cuyahoga County's CDSG program to install restrooms at Clague Park but was unsuccessful.
5.13	Update Shared Use Plan for City and School Recreation Facilities	L	City, School Board	City (Law, Parks and Recreation)	School Board	N	
5.14	Convene Regular Meetings with the Cleveland Metroparks	I	City	City (Mayor's Office, Parks and Recreation)	Cleveland Metroparks	IP	Sporadic conversations occurred in 2016 and 2017 regarding park improvements specifically regarding the trailhead. No progress since last report.
5.15	Appoint a Community Relations Manager	I	City	City (Mayor's Office)		IP	Brand Expansion and Communications Strategy project included training of city staff in key messaging, brand voice and style guidelines.