



# City of Bedford Master Plan

**April, 1999**

*Prepared by the Cuyahoga County Planning Commission*

# City of Bedford Master Plan

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*April, 1999*

# **Chapter One**

## **Goals**



# City of Bedford Master Plan

## OVERVIEW

As the twenty-first century approaches, the City of Bedford has recognized the challenge of maintaining healthy residential and commercial neighborhoods. In order to successfully meet this challenge, the City has undertaken the preparation of a Master Plan. The Plan is a long-term vision for the community which sets goals to be attained, makes recommendations and outlines strategies to achieve stated goals. The purpose of the Master Plan is as follows:

- ✓ To inventory existing conditions within the City, including characteristics of the City's population, land use, business base, infrastructure and recreational opportunities and to use this information as a basis for making decisions about the City's future.
- ✓ To provide a framework of policies by which long-range goals can be achieved by short-range actions.
- ✓ To improve the physical environment of the City to serve as an attraction for residential and commercial investments.
- ✓ To provide professional and technical knowledge to be considered when making decisions on the City's potential.

## COMMUNITY GOALS

The determination of goals for the future of the City of Bedford is an important first step in the planning process. Two methods were used to elicit input from city leaders and residents regarding existing conditions in the City as well as what issues the City will face as it works towards a prosperous future. In order to determine community goals, a public meeting was held to discuss City Strengths and Challenges and a Quality of Life Survey was distributed to residents.

### Strengths and Challenges

To begin the planning process, a meeting of the Bedford Planning Commission was held on February 4, 1997 where Planning Commission members, Council members, City staff and residents determined community assets as well as issues the City must confront in order to maintain a high quality of life. Many issues were offered and listed. This overall list was then prioritized by meeting participants from one to five with one being ranked as the most important. CPC staff then used a weighted scoring system to produce a list which ranked current City Strengths and future City Challenges.

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## Strengths

### Priority Ranking

- 1 Content with small town atmosphere
- 2 School District
- 3 Services
- 4 City with a history
- 5 Feel Safe
- 6 Trees/Greenbelt
- 7 Housing Stock / Architectural Style
- 8 Metroparks
- 9 Diversity of business/industry
- 10 Police
- 11 Retaining generations of families
- 11 Healthcare/Hospital

## Challenges

### Priority Ranking

- 1 Aging infrastructure
- 2 Protect & Enhance Downtown
- 3 City Hall - Court/Police
- 4 Environmental Protection
- 5 Maintain Housing Stock / Neighborhood
- 6 Telecommunications network equipment
- 7 Retaining young families

- 8 Downtown - Need hardware, grocery and bookstores
- 9 Industry impacts on neighborhoods
- 10 Attention to details in zoning
- 11 Over-commercialization
- 11 Willis Street Industrial/residential relationship
- 11 Adaptive reuse strategies

## Quality of Life Survey

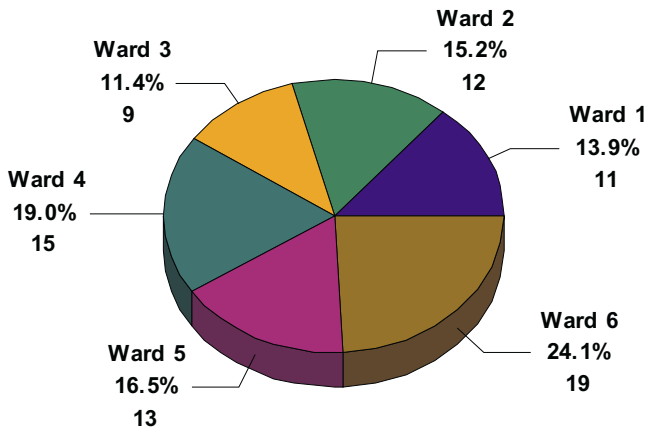
Since the views and opinions of citizens are a crucial component of the planning process, a *Quality of Life Survey* (QOL Survey) was sent to 300 randomly selected households within the City. Fifty surveys were sent to each of six council wards. A total of 79 surveys were returned from for a response rate of 26%. Response rates from each of the six council wards is shown on *Graph 1.1*.

## Respondent Characteristics

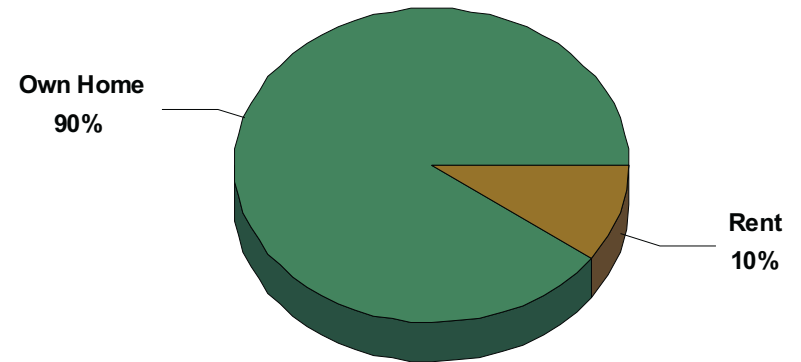
*Graphs 1.2 through 1.6* delineate the characteristics of those residents who returned surveys. As shown in Graph 2, 90% of the survey respondents owned their home while 10% rent their home. Graph 3 shows that 85 % of the respondents live in a single-family home, 9% live in an apartment and 5% live in a two-family home.

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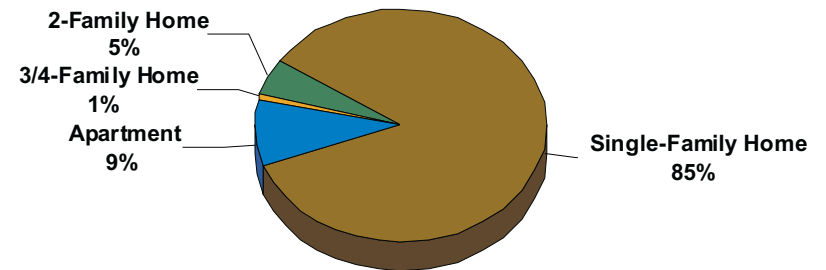
GRAPH 1.1, SURVEY RESPONSES



GRAPH 1.2, PERCENTAGE OF RESIDENTS WHO OWN OR RENT THEIR HOME



GRAPH 1.3, TYPE OF HOME IN WHICH RESIDENTS LIVE

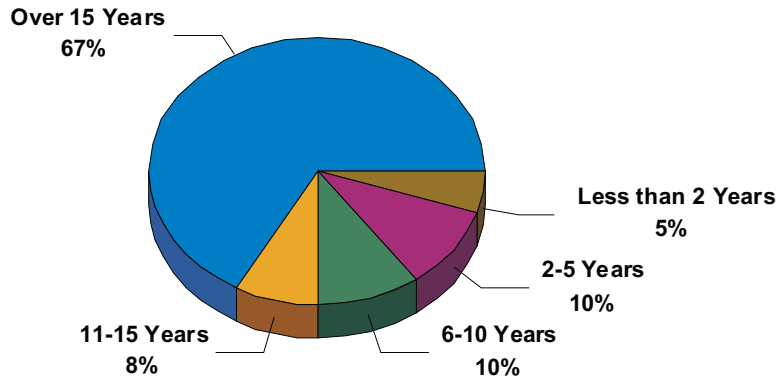


Of the residents who returned surveys, 67% have lived in Bedford for over 15 years as shown in **Graph 1.4**. **Graph 1.5** shows that over 1/3 of the residents who responded have two people in their household while just over 20% have four members. **Graph 1.6** reveals that 21% of the respondents are retired, 21% work in Bedford and 11% work in Cleveland.

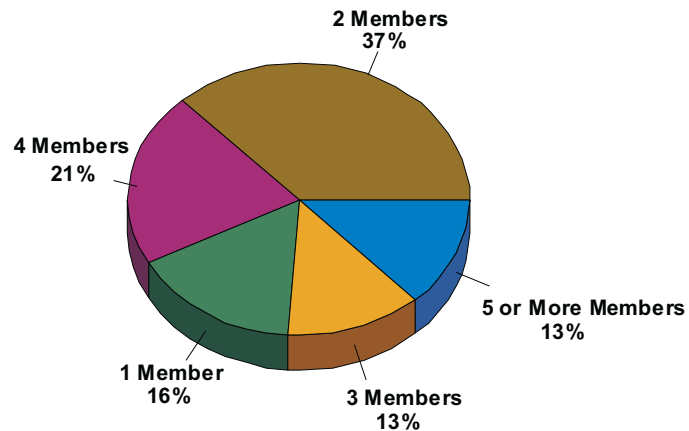
**Graphs 1.7 through 1.13** illustrate the opinions of the survey respondents on a variety of issues.

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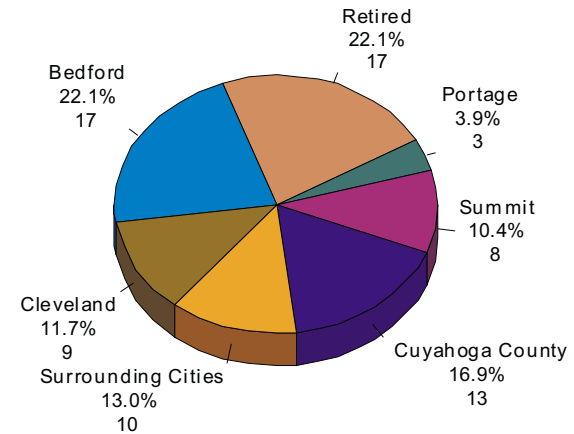
GRAPH 1.4, YEARS LIVED IN BEDFORD



GRAPH 1.5, HOUSEHOLD SIZE



GRAPH 1.6, CITY OR COUNTY IN WHICH BEDFORD RESIDENTS WORK



## Strengths, Challenges and Quality of Life Survey Summary

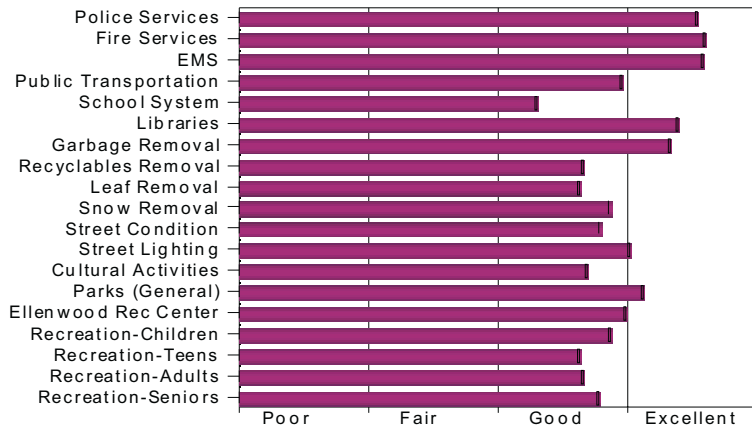
The next step towards determining community goals is summarizing the issues that have been offered as *Strengths or Challenges* and the results of the Quality of Life Survey.

### City Life

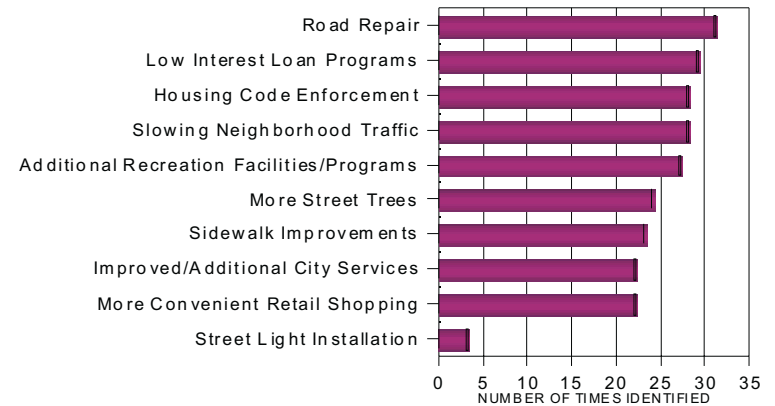
Rated high among City Strengths were “content with small town atmosphere”, “a city with a history” and the fact that generations of families continue to choose to live in Bedford. The City’s trees and greenbelt areas are seen as a *Strength*. Mature trees add a sense of stability and create a positive atmosphere.

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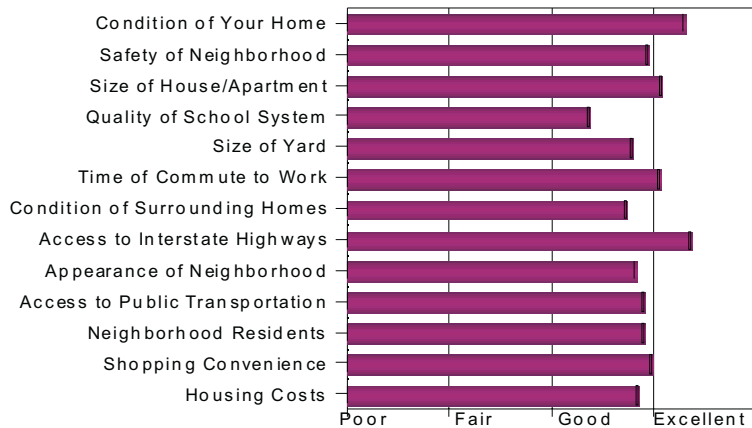
**GRAPH 1.7, RATINGS OF CITY SERVICES**



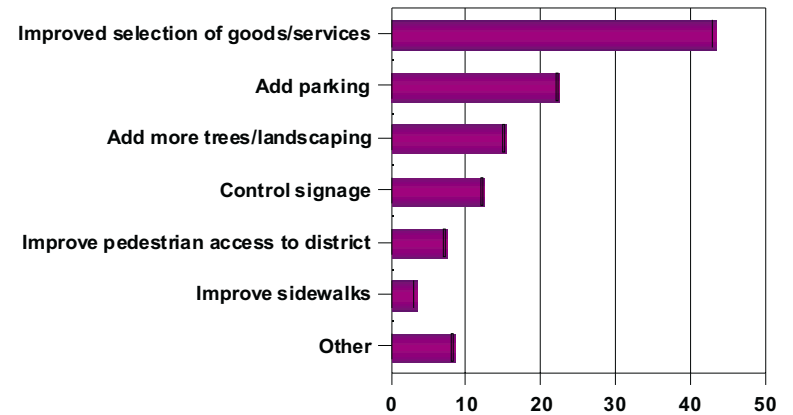
**GRAPH 1.9, PROGRAMS TO IMPROVE NEIGHBORHOODS**



**GRAPH 1.8, RATINGS OF HOMES AND NEIGHBORHOODS**



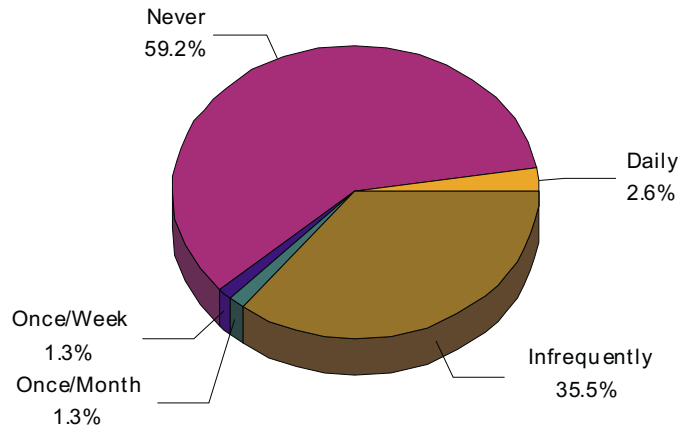
**GRAPH 1.10, BROADWAY COMMERCIAL CORRIDOR IMPROVEMENTS**



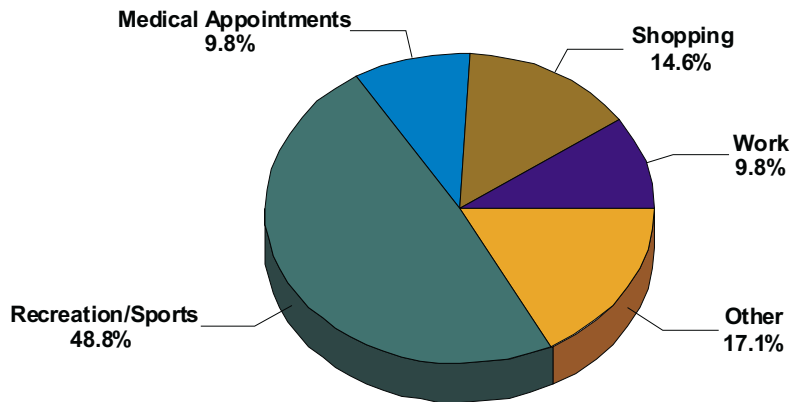


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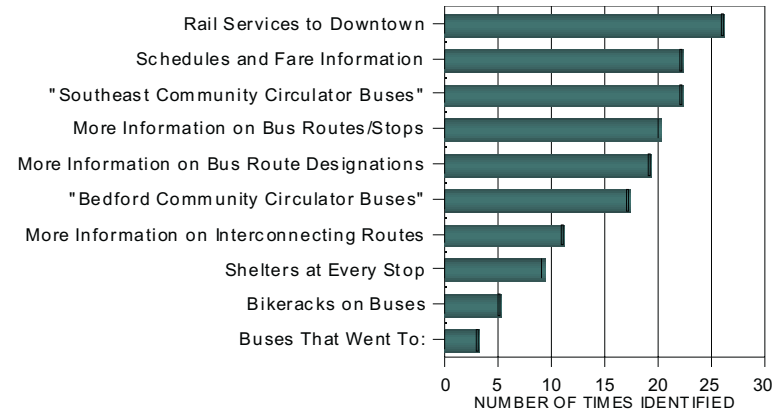
**GRAPH 1.11, USE OF RTA**



**GRAPH 1.12, IF YOU USE RTA, WHAT DO YOU USE IT FOR**



**GRAPH 1.13, IMPROVEMENTS TO RTA SERVICES**



The importance of natural features is further evidenced by the ranking of Cleveland Metroparks Bedford Reservation as a City Strength.

The regional trend towards the population moving out to newly developed areas and its effect on the City's ability to retain young families is considered a *Challenge*.

**City Services**

In general, city services were ranked as *Good to Excellent* among survey respondents and also designated a *City Strength*. While currently considered a *Strength*, meeting participants in-

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icated that an important *Challenge* for the future will be to maintain these quality services.

A *Challenge* facing the city which will have a direct impact on the quality of the future provision of city services is the need to improve the city hall, police and fire departments and municipal facilities. Paying attention to details of zoning enforcement was ranked as a *Challenge* for the future.

## **Environmental Protection**

Protection of air and water quality ranked very high as a *Challenge* for the future. As land is redeveloped, care should be taken to protect water resources and surrounding land. Steep slopes should be protected from development so as to control erosion and soil slippage. Efforts to protect the many large trees in the City will work to maintain air quality as well as general quality of life for residents.

## **Infrastructure**

The aging of the City's infrastructure, roads, water lines, sewer lines, etc., is considered a *Challenge*. QOL Survey respondents noted that road repair and sidewalk improvements are important issues to address to maintain neighborhoods. Another *Challenge* for the City is the implementation of a telecommunications network to provide business and residents with state of the art equipment to communicate with the world.

## **Safety**

QOL Survey respondents rated the safety of their neighborhood as *Good*, quite near the *Excellent* range. Similarly, a perception of feeling safe ranked very high on the list of *Strengths* along with the quality of the police department.

## **Schools**

The Bedford City School District was ranked #2 in terms of *City Strengths* yet survey respondents ranked the District as the service most in need of improvement. Attention to the issues facing the School District in providing a quality education to area children is a critical part of ensuring a strong future for the City.

## **Downtown**

Small town atmosphere was ranked as the City's #1 *Strength*. Downtown Bedford and Bedford Commons are the heart of the City which is the physical representation of a small town. This is evident in the ranking of "protect and enhance downtown" as a top *Challenge* facing the City. QOL Survey respondents ranked high the need for an improved selection of goods and services - high for downtown. Similarly, the need for a grocery store, hardware, bookstore was listed as a *Challenge*.

## **Neighborhoods**

Overall neighborhood appearance was ranked by QOL Survey respondents as *Good*, nearing *Excellent* range. Respondents rated the condition of their own home as *Excellent*, while respondents ranked the condition of surrounding homes *Good*.

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The housing stock and architectural style of City homes was delineated as a *Strength*.

QOL Survey respondents see road repair as a critical component to maintaining quality neighborhoods. Also, QOL Survey respondents were interested in housing code enforcement and low interest loan programs to assist in home improvements. Similarly, maintaining housing stock/neighborhoods was ranked high as a *Challenge*.

The adverse impacts that industry has on neighborhoods is considered a Challenge that must be met.

Other issues to improve neighborhoods of QOL Survey respondents noted interest in slowing neighborhood traffic, additional recreational facilities/programs, more street trees and sidewalk improvements. A need for additional street light installation was not seen as necessary by QOL Survey respondents.

## **Accessibility**

QOL Survey respondents ranked access to highways as *Excellent*, their commute to work as *Excellent* and access to public transportation *Good*. The convenience of shopping ranked in the *Good* range, nearly an *Excellent* score.

## **Public Transportation**

While access to public transportation was ranked as *Good*, almost 60% of the QOL Survey respondents don't ever use the services provided by the Greater Cleveland Regional Transit

Authority (GCRTA). Those that do utilize GCRTA's services use it for recreation/sports events, shopping, work and medical appointments.

Survey respondents are interested in rail service to downtown, more schedule and fare information and community circulator buses.

## **Business Community**

The diversity of business/industry is seen as a *Strength*. This diversity provides Bedford residents with many employment opportunities as well as helps to sustain the tax base during cyclical economic times.

## **CITY OF BEDFORD GOALS**

- ✓ Preserve small town atmosphere by maintaining a traditional downtown and preserving the historic character of buildings and neighborhoods.
- ✓ Keep neighborhoods strong by promoting housing preservation efforts and buffering homes from commercial and industrial properties.
- ✓ Carefully plan investments in community infrastructure in order to preserve stable neighborhoods and maintain a high quality of city services.

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- ✓ Promote an overall pattern of land use compatibility.
- ✓ Provide for the continued upkeep and exterior maintenance of the City's commercial and industrial properties.
- ✓ Work with the Bedford City School District and surrounding communities to ensure a quality education for Bedford's children.
- ✓ Maintain a competitive tax structure and promote redevelopment strategies which continue to diversify and strengthen the tax base.

- ✓ Preserve the character of downtown while working with the Chamber of Commerce, property owners and business owners to expand downtown's market share. Generate a successful mix of businesses which provide services and products which meet resident needs as well as draw patrons from the region.
- ✓ Preserve the high quality of safety services.
- ✓ Preserve and promote the existing excellent access to jobs and the regional market.
- ✓ Work with the Greater Cleveland Transit Authority to ensure and improve service to residents.

# **Chapter Two**

# **Demographics**

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# City of Bedford Master Plan

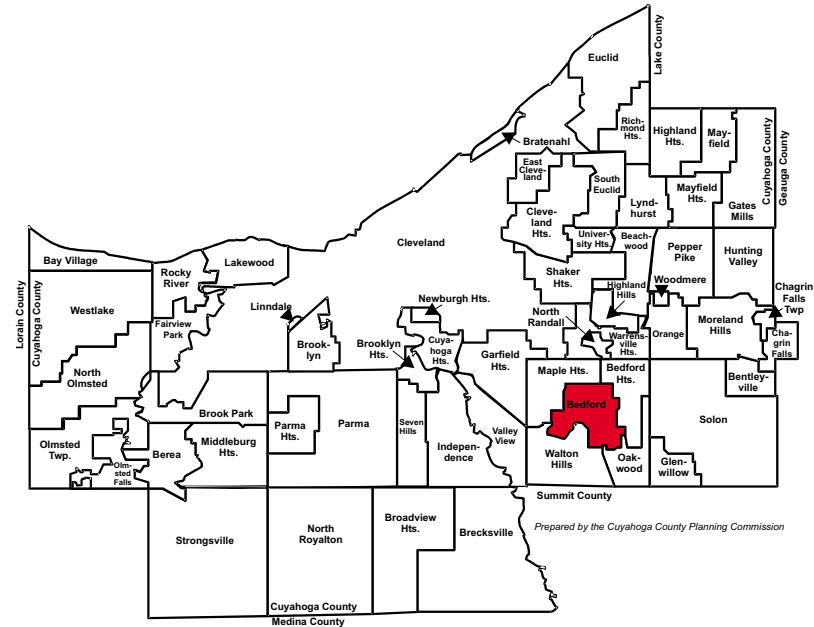
Demography is the study of population and its characteristics. An analysis of Bedford's residents is a vital component of understanding the City as a whole which will assist in the establishment of a factual starting point for identifying community issues, goals and objectives. Through an assessment of the City's population, housing, tax structure and position within the region, this chapter will provide decision-makers with statistical data needed to track community trends as well as to provide a basis from which to identify strengths, weaknesses, opportunities and threats.

Subsequent to gaining insight into the specific demographic characteristics of the City, it is equally important to understand how regional trends may influence the City of Bedford. While Bedford was established as an incorporated city, separate from the City of Cleveland, today, Bedford is a part of the ever-expanding Cleveland Metropolitan Region as illustrated on *Map 2.1*.

## POPULATION CHARACTERISTICS

The 1990 Census of Population and Housing indicates that the City of Bedford's population was 14,822 persons. The Census reported a total of 6,551 households for that same year.

MAP 2.1, CUYAHOGA COUNTY



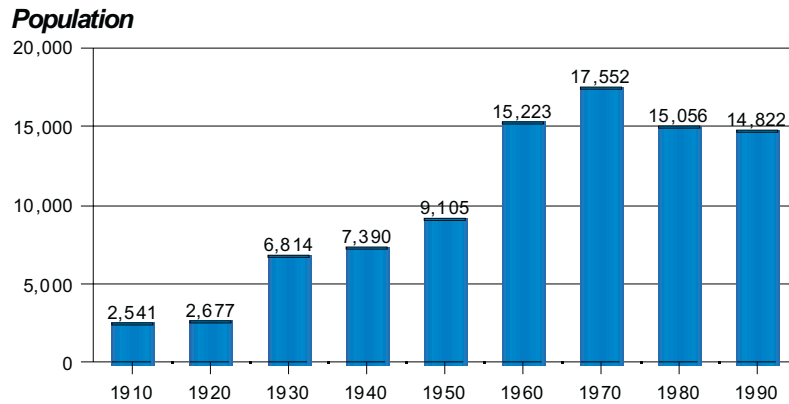
## Historical Population Trends

*Graph 2.1* illustrates population trends from 1910 to 1990. During the ten years from 1950-1960, the City's population grew roughly 67%, the largest period of growth in the City's history. This growth coincides with the national trends of

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suburbanization after World War II. Bedford's population peaked in 1970 at 17,552 persons.

**GRAPH 2.1, POPULATION GROWTH, CITY OF BEDFORD, 1910-1990**



**SOURCE:** U.S. Census Bureau

The City's population declined from 1970-1980 by 14% due to the national trend towards smaller families and the regional trend of out-migration. The number of households though, has increased over time. In 1960, there were 4,319 households in the City. That number has grown from 5,444 in 1970 and 5,782 in 1980 to 6,551 households in 1990.

The population growth trends in the City of Bedford from 1960-1990 reflect those for Cuyahoga County and many surrounding communities. Cuyahoga County's population also peaked in 1970 with a total population of 1,720,835 persons. Similarly, the total population in many of the communities surrounding Bedford, that first developed in the 1950's and 1960's, peaked in 1970 and has declined since then (see *Graph 2.2*). Other southeast Cuyahoga County communities, farther out from the City of Cleveland - Oakwood and Solon - experienced population increases as the wave of out-migration reached their communities between 1980 and 1990.

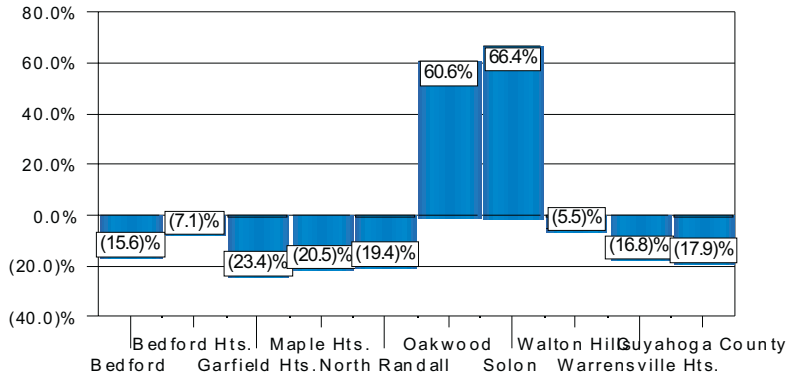
## Age Distribution

The median age of Bedford residents in 1990 was 35.9 years, close to the overall county median age of 34.9 years. Overall, the median age has risen from 28.8 years in 1970 to 34.9 years in 1990. This translates into an increase in the median age of 7.3 years. As shown on *Graph 2.3*, the two largest population groups in 1990 were persons 20-34 years and senior citizens or those persons who are age 60 years and over. Persons ages 20-34 years comprise the largest percentage of the population at 27.4%, while persons 60 years and older comprise 23.7%.

*Graph 2.3* also tracks the population age distribution change between 1970-1990. As shown, the number of children and youths, age 0-9 and 10-19, decreased between 1970-1990. The number of persons 20-34 years has increased over this time pe-

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**GRAPH 2.2, POPULATION TRENDS, CUYAHOGA COUNTY AND SOUTHEAST SUBURBS, 1970-1990**



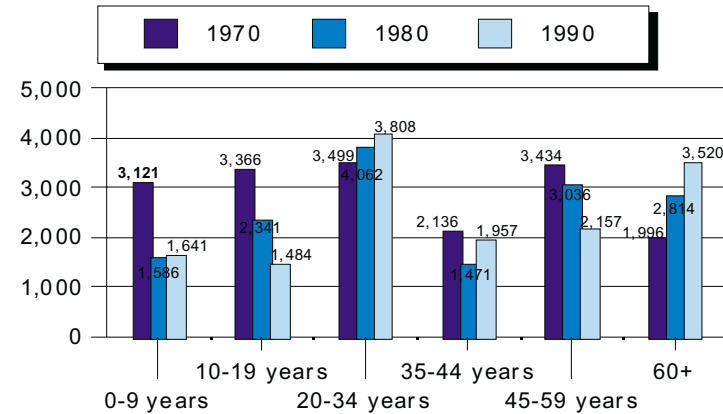
**SOURCE:** U.S. Bureau of the Census

riod. The number of persons aged 35-44 years went down between 1970-1980 but increased between 1980 and 1990. The number of persons in the 45-59 age group decreased between 1970 and 1990, while the senior citizen population increased.

## Race and Ancestry

**Graph 2.4** illustrates the 1990 racial composition of Bedford. The 1990 Census indicates that 94.56% of the City's population is white. African Americans account for 4.53% of the total

**GRAPH 2.3, AGE DISTRIBUTION**



**SOURCE:** Bureau of the Census, 1970, 1980, 1990 figures

population and 0.92% of the total population is comprised of persons of other races such as Asians, American Indians, and Hispanics.

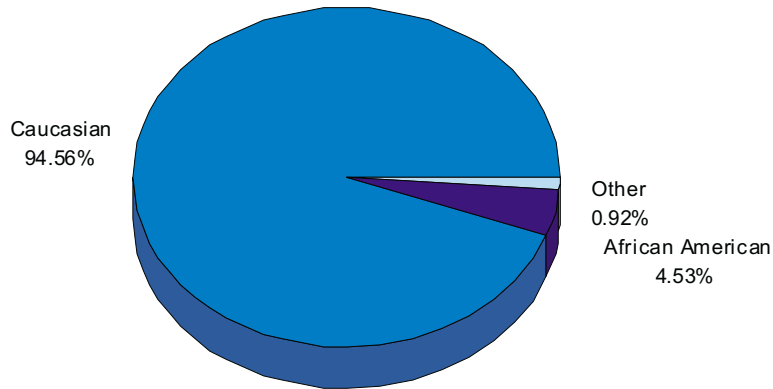
The leading ancestry groups in Bedford according to the 1990 Census are German, Italian, Polish, and Irish. **Table 2.1** shows the breakdown of the ancestry of Bedford's population.

Persons who reported German ancestry predominate, at close to 21% of the community. Persons who reported Italian ances-



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GRAPH 2.4, RACIAL DISTRIBUTION, 1990



SOURCE: U.S. Bureau of the Census

try include 11.5% of the population, while those reporting a Polish heritage comprise nearly 10% of the City’s population.

## Families & Household Types

According to the Census Bureau, a *family* consists of a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. The Bureau defines a *household* as one person living alone, two or more persons living together, or any other group

TABLE 2.1, ANCESTRY GROUPS, 1990

Ancestry	Persons	Ancestry	Persons
Arab	13	<b>Polish</b>	<b>1,519</b>
Austrian	86	Portugese	0
Belgian	0	Romanian	41
Canadian	30	Russian	147
Czech	608	Scotch-irish	148
Danish	21	Scottish	166
Dutch	137	Slovak	996
English	1,061	Subsharan Africa	0
Finnish	7	Swedish	118
French (exept Basque)	129	Swiss	79
French Canadian	70	Ukranian	101
<b>German</b>	<b>3,076</b>	USA	423
Greek	13	Welsh	56
Hungarian	1,027	West Indian (except Hispanic)	30
Irish	1,213	Yugoslavian	163
<b>Italian</b>	<b>1,709</b>	Race/Hispanic	707
Lithuanian	112	Other	353
Norwegian	44	Unclassified/Not Reported	419
<b>TOTAL</b>			<b>14,822</b>

SOURCE: U.S. Bureau of the Census

of related or unrelated persons who share living arrangements. Not all households contain families since a household may comprise a group of unrelated persons or one person living alone.

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In 1990, there were 6,551 total households in the City of Bedford with 4,049 of these households being considered families. Thus, 62% of all households were families while 38% or, 2,502 households were non-family according to 1990 Census.

### Persons per Household

An analysis of the number of persons that live in each of Bedford's 6,551 occupied households reflects the national trend towards smaller families. In 1970, the average number of persons per household in the City was 3.21, in 1980 there were 2.60 persons per household and by 1990, that number had dropped to 2.25 persons per household. A similar trend can be seen in Cuyahoga County and other southeast suburbs as shown on *Table 2.2*.

### Household and Family Income

*Table 2.3* compares the household income, family income, and per capita income of Bedford with Cuyahoga County. The median household income for Bedford in 1989 was \$30,082, while the per capita income was \$14,935. As evidenced from this table, the City of Bedford has a slightly higher median household income and per capita income than that of the county, but has a slightly lower median family income, a difference of \$1,186.

*Graph 2.5* illustrates the change of median family income from 1969 to 1989 in Cuyahoga County and the southeast suburbs. Bedford's median family income grew over this 20 year period

**TABLE 2.2, PERSONS PER HOUSEHOLD, BEDFORD AND SURROUNDING COMMUNITIES**

	1970	1980	1990	% Change 1970-1990
<b>BEDFORD</b>	<b>3.21</b>	<b>2.6</b>	<b>2.25</b>	<b>-29.9%</b>
Bedford Heights	3.07	2.41	2.27	-26.1%
Maple Heights	3.36	2.75	2.54	-24.4%
Oakwood	3.36	2.81	2.51	-25.3%
Walton Hills	3.68	3.05	2.76	-25.0%
Cuyahoga County	2.95	2.15	2.46	-16.6%

**SOURCE:** "Summary of General Characteristics", General Population Characteristics, Bureau of the Census

**TABLE 2.3, INCOME CHARACTERISTICS, CITY OF BEDFORD AND CUYAHOCA COUNTY**

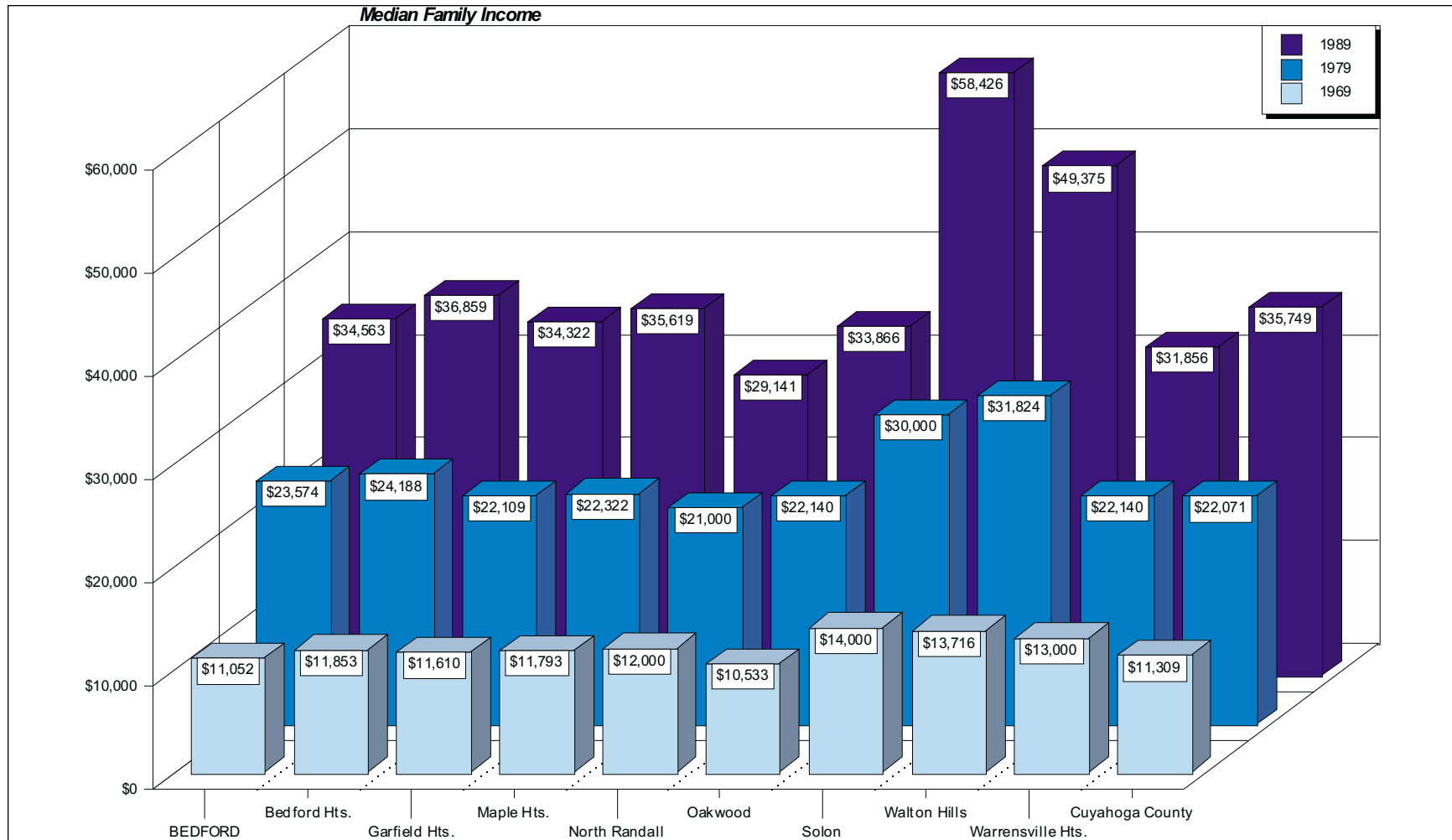
	Median Household Income	Median Family Income	1989 Per Capita Income	1979 Per Capita Income
<b>Bedford</b>	<b>\$30,082</b>	<b>\$34,563</b>	<b>\$14,935</b>	<b>\$14,206</b>
Cuyahoga County	\$28,595	\$35,749	\$14,912	\$13,574

**SOURCE:** Bureau of the Census, 1990

similarly to many surrounding communities. However, the City of Solon and the Village of Walton Hills saw considerable median family income growth due to the construction of new,

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GRAPH 2.5, MEDIAN FAMILY INCOME, CUYAHOGA COUNTY & SOUTHEASTERN SUBURBS, 1969, 1979, 1989



SOURCE: U.S. Bureau of the Census

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large, more expensive housing which attracted higher income families.

## Poverty Rate

There were 707 residents at or below the poverty level in Bedford in 1989 according to the Census. This represents 4.8% of the 14,763 persons in Bedford for whom poverty status is determined. The poverty rate for Cuyahoga County during the same reporting period was 15.96%. As shown in **Table 2.4**, a close look at poverty status reveals that those who fall in the 0-17 age group and those age 60 and over are disproportionately poor. Combined, the young and elderly comprise 41% of those residents at or below the poverty threshold. Of the 4,049 total families in Bedford, 49 of those are single parent, female headed households below the poverty level.

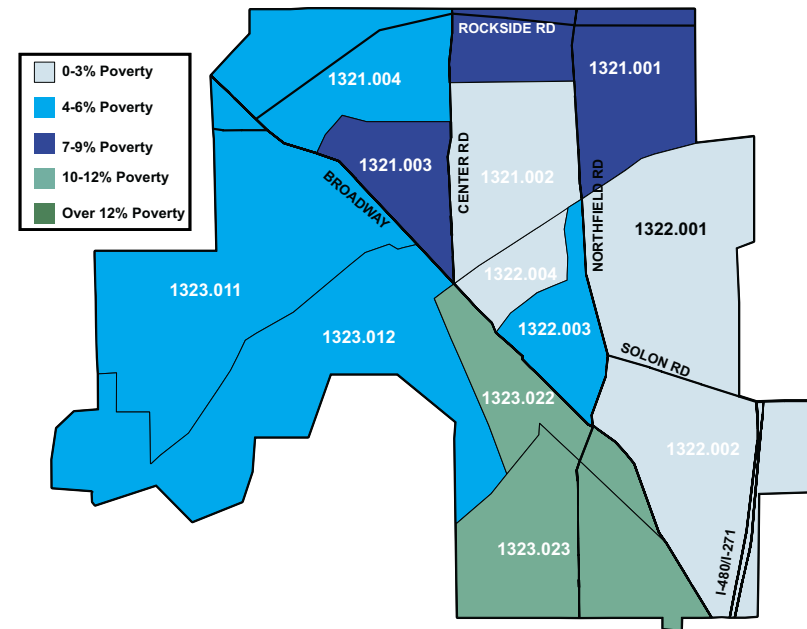
**TABLE 2.4, POVERTY RATES AND AGE DISTRIBUTION, CITY OF BEDFORD**

Bedford	Children & Youth 0-17	Young Adults 18-35	Middle Years 36-59	Senior 60 and Over
# for which poverty determined	2,354	3,656	4,065	2,022
% population for which poverty determined	19.5%	30.2%	33.6%	16.7%
# poor	200	234	214	172
% of all poverty cases	24.4%	28.5%	26.1%	21.0%

**SOURCE:** Poverty Status in 1989 by Age, U.S. Bureau of the Census, 1990 (CD P117)

**Map 2.2** illustrates, by census block groups, the percentage of the total population that lived in poverty in 1989.

**MAP 2.2, 1990 POVERTY RATES, BY CENSUS BLOCK GROUP, CITY OF BEDFORD**



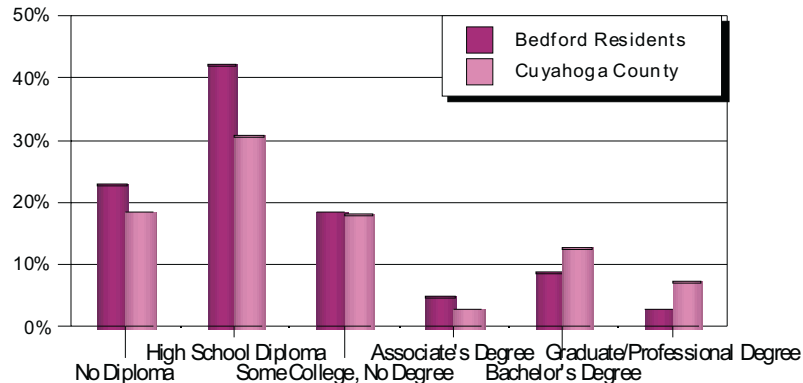
**SOURCE:** 1990 Bureau of the Census

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## Educational Attainment

According to the 1990 Census, 42.1% of all Bedford residents age 25 and over have a high school diploma or the equivalent, as compared to 30.9% of Cuyahoga County. **Graph 2.6** depicts the educational distribution of Cuyahoga County residents and Bedford residents age 25 and over. Overall, the percentage of Bedford residents who have graduated from high school, have some college experience or an associates degree, is higher than the percentage of the County's population. Although, a higher percentage of the County's population holds a Bachelor or Masters degrees than the percentage of Bedford's population.

GRAPH 2.6, EDUCATIONAL ATTAINMENT



SOURCE: 1990 U.S. Bureau of the Census

## Bedford City School District Enrollment

The Bedford City School District includes the Cities of Bedford and Bedford Heights and also the Villages of Walton Hills and Oakwood. The school district had a total enrollment of 4,063 students for the 1997-1998 school year. Currently, approximately 37% of the total enrollment comes from Bedford, 45% from Bedford Heights, 15% from Oakwood and 3% from Walton Hills. According to the Ohio Department of Education, there were an additional 900 students residing in the Bedford City School District that attended private schools in 1997.

**Table 2.5** illustrates the change in enrollment in Bedford Public Schools over the 20 years from 1977-1997. From a high enrollment figure of 6,350 students in 1977, enrollment decreased to 4,063 in 1997. This represents an overall district decline of 39% over this twenty year period. This corresponds with the overall population decline and the trend towards smaller families.

## School District Expenditure Per Pupil

The Bedford City School District expends more per student than nearby school districts and more than the Cuyahoga County average. As shown in **Graph 2.7**, the Bedford City School District expended \$7,778 per pupil in 1997 compared to the Cuyahoga County average of \$6,609.

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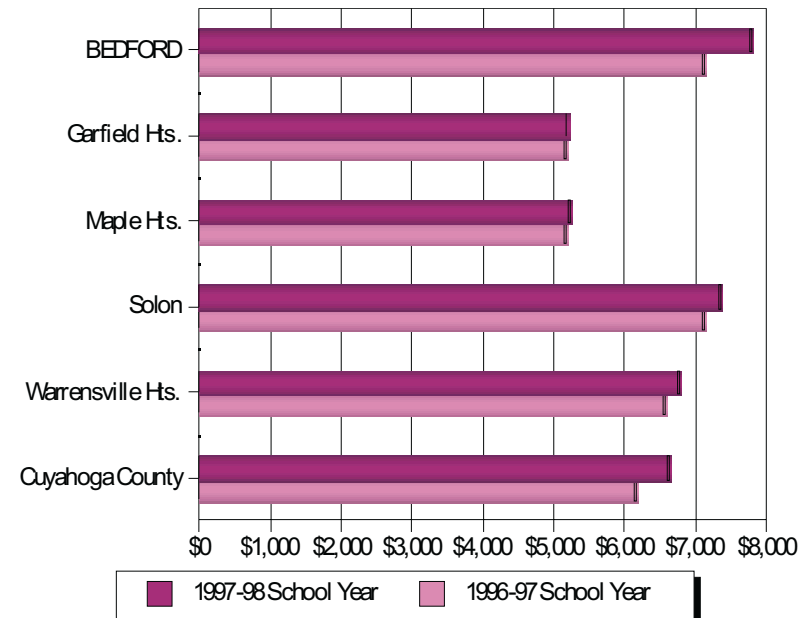
**TABLE 2.5, BEDFORD CITY SCHOOL DISTRICT ENROLLMENT DATA**

Academic Year	Enrollment
1997-1998	4,063
1996-1997	4,107
1995-1996	4,141
1994-1995	4,020
1993-1994	3,909
1992-1993	3,873
1991-1992	3,928
1990-1991	3,883
1989-1990	3,882
1988-1989	3,902
1987-1988	4,002
1986-1987	3,998
1985-1986	4,074
1984-1985	4,207
1983-1984	4,437
1982-1983	4,658
1981-1982	4,914
1980-1981	5,124
1979-1980	5,405
1978-1979	5,876
1977-1978	6,350

**SOURCE:** Ohio Department of Education

The 1990 Census reported a total of 8,075 Bedford residents age 16 and over in the civilian labor force. Of this total, 7,752

**GRAPH 2.7, EXPENDITURES PER PUPIL, SELECTED SCHOOL DISTRICTS, 1996-1998**



**SOURCE:** Ohio Department of Education

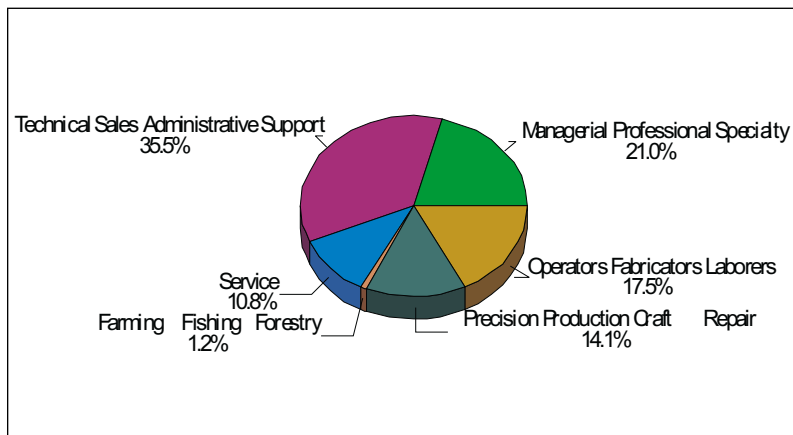
persons or 96% were employed while 323 persons or 4% were unemployed. Bedford's overall unemployment rate appears low especially when compared to Cuyahoga county which reported a 7.5% unemployment rate that same year.

# City of Bedford Master Plan

## Labor Force

**Graph 2.8** illustrates that the majority of the City's employed persons in 1980 and 1990 worked in technical, sales and administrative support occupations. Overall, between 1980 and 1990, the number of persons working in managerial and professional occupations, technical, sales and administrative support and service occupations increased. In contrast, the number of persons in precision production, craft and repair occupations and operators, fabricators and laborers decreased.

GRAPH 2.8, LABOR FORCE



## Journey to Work

### Bedford Residents

The Census Transportation Planning Package (CTTP) prepared by NOACA in 1993 inventoried where Bedford residents lived in relation to where they worked. This report, based on the 1989 employment data reported in the 1990 Census, inventoried the travel habits of 6,241 workers who live in Bedford. Of those workers who live in Bedford, 1,013 persons, 16% of the workforce, live and work in Bedford. The rest of the City's workers, 5,228 commute to other communities to work. **Table 2.6** inventories those communities to which more than 100 Bedford workers commute. As shown, 1,292 Bedford residents, or 20% of the total workers, worked in the City of Cleveland. Approximately 35% of Bedford residents work in other southeast Cuyahoga County communities.

TABLE 2.6, BEDFORD RESIDENTS' JOURNEY TO WORK, 1989

Place of Work	Workers	Transit	Private Vehicles
<b>Bedford</b>	<b>1,013</b>	<b>0</b>	<b>838</b>
Cleveland	1,292	107	1,108
Solon	787	0	714
Maple Heights	525	15	435
Bedford Heights	374	0	353
Warrensville Heights	292	8	278
Beachwood	236	0	223
Independence	183	0	178
Garfield Heights	111	0	111
Macedonia	109	0	107
Twinsburg	109	0	98

SOURCE: 1990 Census of Transportation

# City of Bedford Master Plan

## Persons Who Work In Bedford

The City of Bedford is home to approximately 5,700 jobs according to the CTPP. Workers come to Bedford from many communities, most from the nearby area. An inventory of those communities which are home to 100 or more workers that travel to Bedford is shown in **Table 2.7**. In 1989, 659 persons commuted from the City of Cleveland to work in Bedford. Workers also come from nearby communities such as Maple Heights and Bedford Heights as well as more distant communities of Parma and Aurora.

**TABLE 2.7, PLACE OF RESIDENCE OF PERSONS WHO WORK IN BEDFORD, 1989**

Place of Work	Workers	Transit	Private Vehicles
<b>Bedford</b>	<b>1,013</b>	<b>0</b>	<b>838</b>
Cleveland	659	90	502
Maple Heights	500	15	422
Garfield Heights	370	5	333
Bedford Heights	370	9	335
Solon	168	0	159
Macedonia	150	0	150
Oakwood	147	15	125
Twinsburg	132	0	125
Parma	122	0	120
Aurora	107	0	103

**SOURCE:** 1990 Census of Transportation

## HOUSING CHARACTERISTICS

### Housing Units

According to the 1990 Census, the City of Bedford has a 7,074 housing units. As shown in **Table 2.8**, single-family detached units comprise the largest segment of the total units within the City. The range of housing types available in Bedford is a great asset to the community. All housing styles are represented in the City except mobile home/ trailers. This selection of living arrangements provides considerable choice to residents and potential residents.

**TABLE 2.8, HOUSING UNITS, CITY OF BEDFORD, 1990**

Housing Type	Number of Units	Percentage of Total
Single-Family Detached	4,065	57.5%
Single-Family Attached	309	4.4%
Two-Family	292	4.1%
Three/Four-Family	331	4.7%
Five/Nine-Family	603	8.5%
10/19-Family	494	7.0%
20/49-Family	412	5.8%
50 or More Units	508	7.2%
Mobile Home/Trailer	0	0.0%
Other	60	0.8%
<b>TOTAL</b>	<b>7,074</b>	<b>100.0%</b>



# City of Bedford Master Plan

## Occupied Housing Units

In 1990, 523 housing units of the total 7,074 housing units in the City were vacant for a vacancy rate of 7.3%. This shows an increase in vacancies from 1970 and 1980. As shown on *Table 2.9*, as the population has declined, the total number of housing units has increased along with vacancy rates.

TABLE 2.9, POPULATION AND HOUSING UNIT VACANCY RATES, 1970-1990

Year	Total Population	Total Housing Units	Vacant Housing Units	% Vacancy Rates
1970	17,552	5,553	107	1.9%
1980	15,056	5,953	170	2.9%
1990	14,822	7,074	523	7.4%

## Home Ownership

In 1990, the largest group of home owners were those with two persons living together. As shown in *Table 2.10*, of the 6,551 occupied housing units, 1,484 units are those where two persons live. Further, when combining those who own and those who rent their home, two person households remain the largest group in the City. A majority of one person households, 1,287 persons, rent their home while 890 persons own their home. More families with three or more persons own their home than rent.

TABLE 2.10, 1990 HOME OWNERSHIP AND HOUSEHOLD SIZE

Persons Per Household	Own	Rent	Total
1	890	1,287	2,177
2	1,484	791	2,275
3	771	224	995
4	536	167	703
5	239	14	253
6	97	0	97
7+	32	19	51

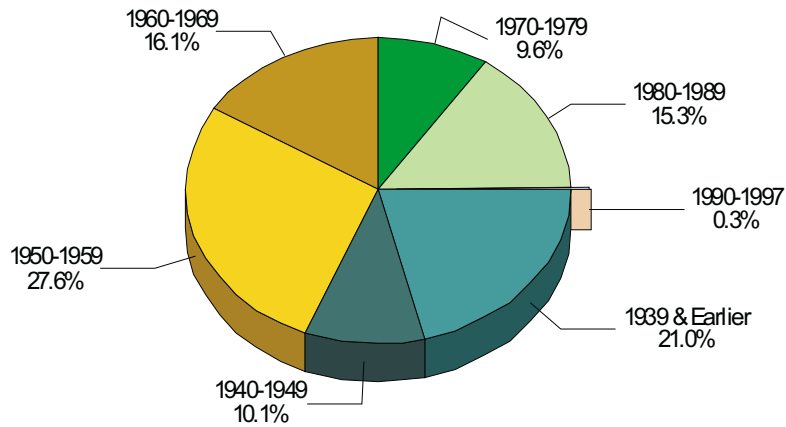
## Age/ Housing Stock

*Graph 2.9* illustrates the time period in which the City's housing units were constructed. As shown, 21% of the City's housing units, 1,489 units, were built before 1940. Approximately 717 units were constructed during the 1940's while 27.6% of the housing units were constructed during the 1950's. An estimated 1,142 housing units were constructed during the 1960's. The decade with the least amount of housing construction was the 1970's with only 679 units or 9.6% of the City's housing units being constructed during that time. During the 1980's, 1,085 units were constructed. Between 1990 and 1997, 20 units were constructed. A majority of the City's homes are now 35-60 years old or older.

*Map 2.3* illustrates the general location of homes that were built in each decade.

# City of Bedford Master Plan

**GRAPH 2.9, AGE OF HOUSING UNITS**



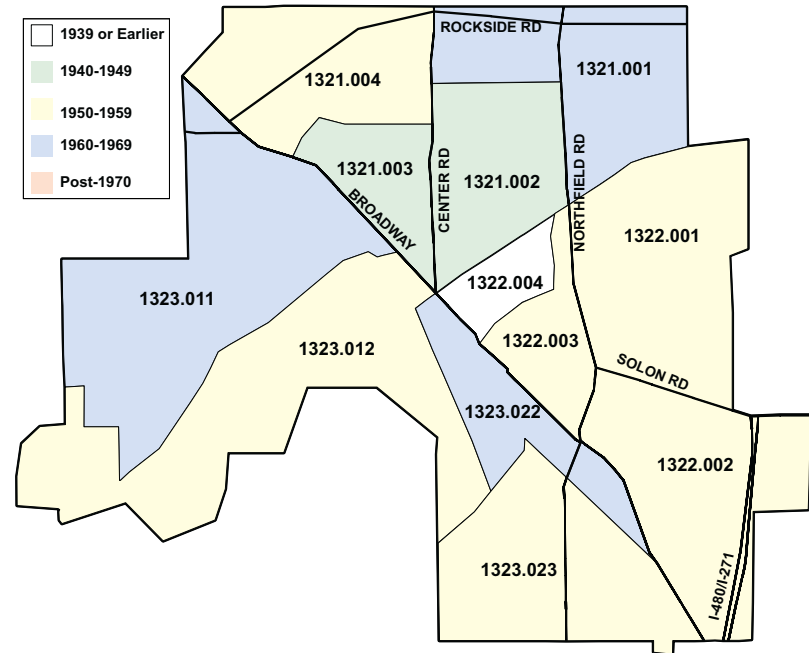
1957 = MEDIAN YEAR STRUCTURES BUILT

SOURCE: U.S. Census and the City of Bedford Building Department

## Sales Price

**Table 2.11** inventories residential sales price data from 1990-1997. Over this time period, the number of single-family home sales per year has ranged from a low of 151 in 1992 to a high 209 in 1997. Between 1990 and 1997, the average one-family sales price has steadily increased each year for a total increase of 31% from \$65,094 in 1990 to \$85,200 in 1997. An analysis of the sale prices of two-family homes and condominiums reveals that while the sales price increased overall be-

**MAP 2.3, MEDIAN AGE OF HOUSING STOCK, BY CENSUS GROUP, CITY OF BEDFORD**



SOURCE: 1990 Bureau of the Census

tween 1990 and 1997, the average sales prices of these housing units fluctuated year to year.

# City of Bedford Master Plan

**TABLE 2.11, CITY OF BEDFORD RESIDENTIAL SALES PRICES, 1990-1997**

Year	Type of Residence	Number of Sales	Average Price	Median Price
1997	One-Family	209	\$85,200	\$83,000
	Two-Family	11	\$83,000	\$75,000
	Condominium	22	\$58,200	\$57,500
	New Construction	20	\$78,450	\$78,450
1996	One-Family	204	\$81,820	\$79,900
	Two-Family	10	\$99,690	\$87,950
	Condominium	21	\$60,290	\$56,800
	New Construction	7	\$126,679	\$108,000
1995	One-Family	171	\$76,108	\$76,000
	Two-Family	12	\$99,383	\$80,950
	Condominium	22	\$57,295	\$54,000
	New Construction	9	\$112,089	\$110,900
1994	One-Family	205	\$74,378	\$72,000
	Two-Family	10	\$90,640	\$84,250
	Condominium	19	\$63,416	\$65,000
	New Construction	3	\$69,133	\$69,900
1993	One-Family	191	\$69,201	\$68,300
	Two-Family	7	\$98,071	\$95,000
	Condominium	25	\$54,920	\$53,000
	New Construction	5	\$79,200	\$69,000
1992	One-Family	151	\$71,566	\$69,900
	Two-Family	6	\$86,417	\$89,250
	Condominium	16	\$55,606	\$56,500
	New Construction	2	\$125,950	\$125,950
1991	One-Family	163	\$66,578	\$67,000
	Two-Family	10	\$82,490	\$81,750
	Condominium	13	\$59,208	\$65,000
	New Construction	6	\$124,183	\$86,700
1990	One-Family	160	\$65,094	\$65,000
	Two-Family	11	\$67,470	\$75,000
	Condominium	18	\$55,400	\$63,400
	New Construction	2	\$61,250	\$61,250

**SOURCE:** Residential Sales Price Distribution, Cuyahoga County: Housing Policy Research Program and NODIS

The sales price of new construction has significantly increased. In 1990, the average sales price of new homes constructed that year was \$61,250. In 1996, the average sales price of new homes constructed was \$126,679, an increase of 106%. In 1997, the average sales price decreased to \$78,450.

*Graph 2.10* illustrates the sale prices changes of single-family, two-family and condominium homes from 1990 to 1997 in the City of Bedford and Cuyahoga County. While housing prices are increasing, average sales price in Bedford is slightly below the median sale price in Cuyahoga County.

## TAX CHARACTERISTICS

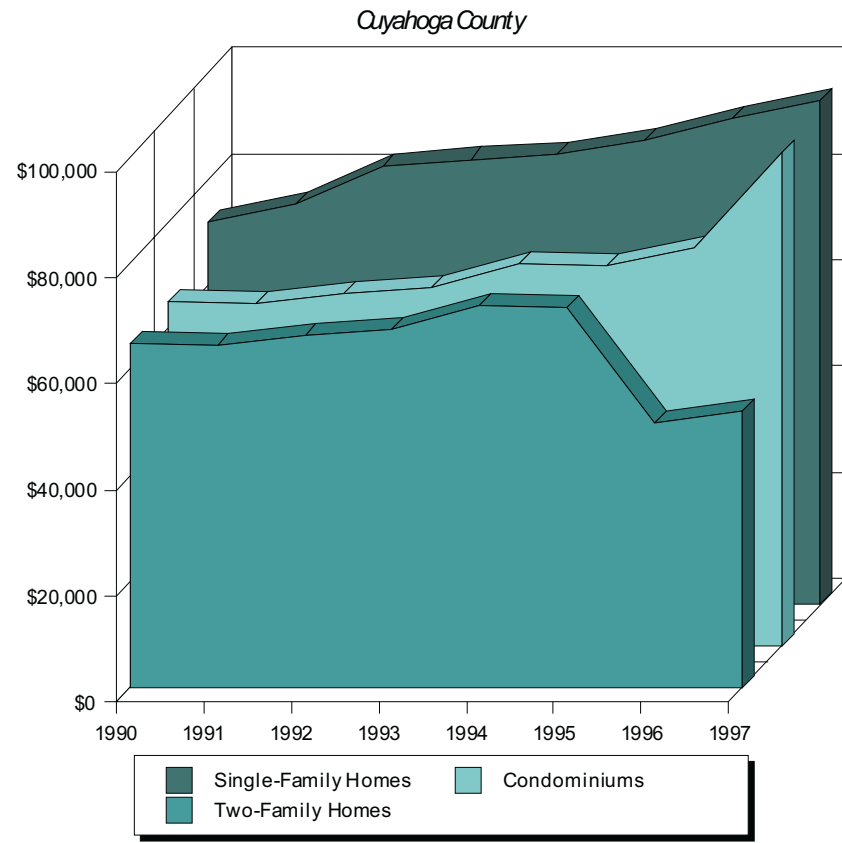
### Assessed Value

The Cuyahoga County Auditor evaluates value of property to determine the value on which property taxes will be assessed. *Table 2.12 and Graph 2.11* show the total assessed value of residential real estate in the City of Bedford from 1987-1997.

As shown in *Table 2.12 and Graph 2.11*, the total assessed value of property in the City of Bedford steadily increased from 1987 to 1997. The value of agriculture / residential property increased 55% between 1987 and 1997 while the value of commercial / industrial property increased 88%. The value of personal property / public utilities increased by 12% over this same time period.

# City of Bedford Master Plan

GRAPH 2.10, MEDIAN SALES PRICE, CITY OF BEDFORD AND CUYAHOGA COUNTY, 1990-1997



SOURCE: Cuyahoga County Auditor's Office Deed Transfer File, "Residential Sales Price Distribution"

# City of Bedford Master Plan

**TABLE 2.12, ASSESSED VALUATION, 1987-1997, CITY OF BEDFORD**

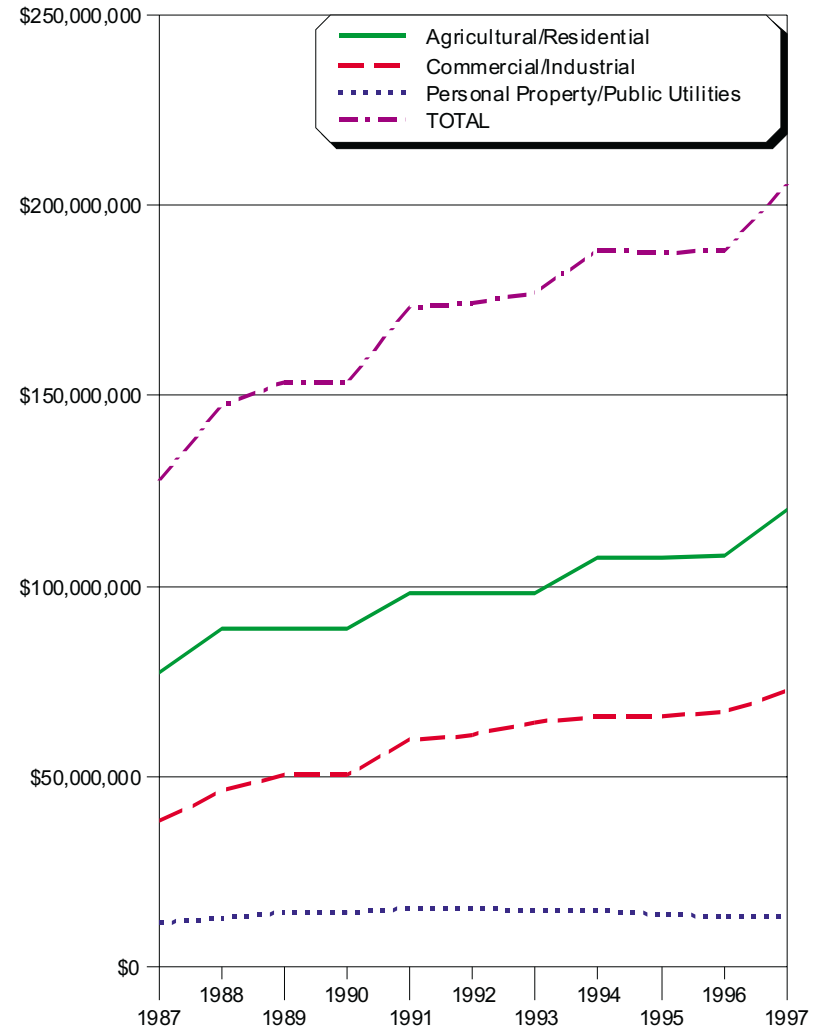
Year	Agricultural/ Residential	Commercial/ Industrial	Personal Property/Public Utilities	Total
1987	77,315,180	38,515,380	11,687,620	127,518,180
1988	88,768,100	46,127,490	12,733,520	147,629,110
1989	88,807,350	50,418,460	14,147,030	153,372,840
1990	88,753,840	50,382,920	14,599,850	153,736,610
1991	98,241,300	59,970,920	15,263,550	173,475,770
1992	98,210,870	60,752,690	15,326,940	174,290,500
1993	98,233,920	64,090,850	14,813,380	177,138,150
1994	107,740,170	65,635,380	14,798,530	188,174,080
1995	107,592,970	65,784,730	14,063,720	187,441,420
1996	107,879,350	66,819,150	13,493,880	188,192,380
1997	120,066,310	72,248,380	13,137,450	205,452,140

**SOURCE:** Assessed Valuations, Cuyahoga County Auditor's Office

## 1997 Assessed Value - Adjusted for Inflation

*Table 2.13* shows historic assessed value of property adjusted for inflation. The data shown represents 1997 dollars. The rate of inflation was calculated using the Consumer Price Index (CPI) provided by the Bureau of Labor Statistics. The CPI is adjusted seasonally and is based on expenditure patterns and population. *Graph 2.12* illustrates that while growth in total valuation varied from year to year, overall the value of property has increased.

**GRAPH 2.11, ASSESSED VALUATION, 1987-1997**



# City of Bedford Master Plan

TABLE 2.13, ASSESSED VALUATION ADJUSTED FOR INFLATION

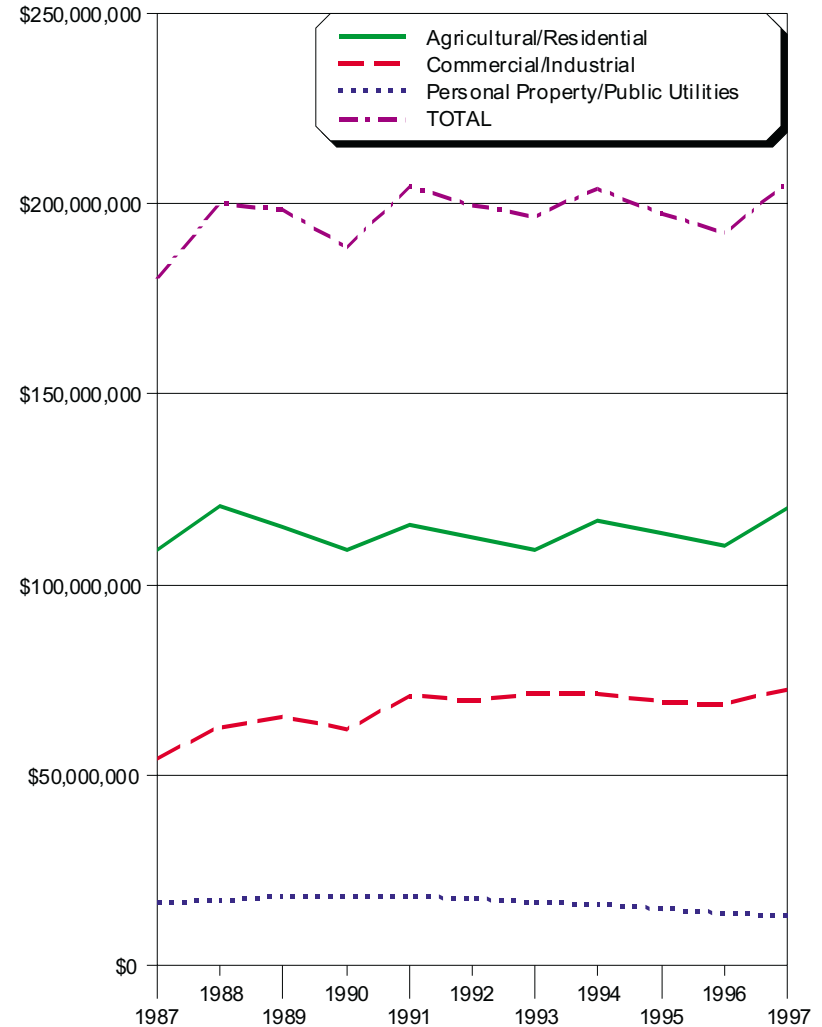
Year	Agricultural/ Residential	Commercial/ Industrial	Personal Property/ Public Utilities	Total
1987	\$109,234,915	\$54,416,536	\$16,512,879	\$180,164,330
1988	\$120,433,475	\$62,582,098	\$17,275,824	\$200,291,396
1989	\$114,948,223	\$65,259,378	\$18,311,277	\$198,518,878
1990	\$108,989,987	\$61,870,380	\$17,928,660	\$188,789,028
1991	\$115,768,933	\$70,670,578	\$17,986,782	\$204,426,293
1992	\$112,350,995	\$69,499,692	\$17,533,670	\$199,384,357
1993	\$109,111,032	\$71,187,415	\$16,453,616	\$196,752,063
1994	\$116,682,168	\$71,082,851	\$16,026,748	\$203,791,767
1995	\$113,311,494	\$69,281,163	\$14,811,201	\$197,403,858
1996	\$110,354,593	\$68,352,285	\$13,803,491	\$192,510,370
1997	\$120,066,310	\$72,248,380	\$13,137,450	\$205,452,140

## Property Taxes

Table 2.14 shows historical rates of taxation for the City of Bedford from 1980 to 1997. Taxes to support the Bedford City School District are the largest single part of the total tax assessment.

Graphs 2.13 and 2.14 compare the tax rates for all Cuyahoga County communities for all purposes and for school purposes respectively. This data reveals the competitive nature of Bedford's tax rates.

GRAPH 2.12, ASSESSED VALUATION ADJUSTED FOR INFLATION, 1987-1997



# City of Bedford Master Plan

**TABLE 2.14, RATES OF TAXATION**

Year	School District	Corporation (City)	Other*	Total	Effective Res./ Agr.	Effective Comm./ Inc.
1980	\$41.00	\$11.40	\$15.10	\$67.50	-	-
1981	\$41.00	\$11.40	\$15.00	\$67.40	-	-
1982	\$40.50	\$10.60	\$15.50	\$66.60	-	-
1983	\$41.90	\$10.60	\$15.50	\$68.00	-	-
1984	\$41.80	\$10.60	\$15.60	\$68.00	-	-
1985	\$41.90	\$10.40	\$16.50	\$68.80	-	-
1986	\$47.90	\$10.00	\$16.60	\$74.50	-	-
1987	\$47.90	\$10.00	\$16.70	\$74.60	-	-
1988	\$48.10	\$10.00	\$16.60	\$74.70	\$48.68	\$57.11
1989	\$47.80	\$10.00	\$16.30	\$74.10	\$49.98	\$58.40
1990	\$47.60	\$10.00	\$17.80	\$75.40	\$52.06	\$59.99
1991	\$52.20	\$10.00	\$17.80	\$80.00	\$52.27	\$60.16
1992	\$53.40	\$10.00	\$17.80	\$81.20	\$53.44	\$61.26
1993	\$53.40	\$10.00	\$17.80	\$81.20	\$53.39	\$61.21
1994	\$53.10	\$12.80	\$18.20	\$84.10	\$52.43	\$61.93
1995	\$57.60	\$12.80	\$18.00	\$88.40	\$58.18	\$67.25
1996	\$57.60	\$12.80	\$18.00	\$88.40	\$58.18	\$67.32
1997	\$57.60	\$12.80	\$18.00	\$88.40	\$55.17	\$65.89

Rates of taxation expressed in dollars and cents on each one thousand dollars of tax valuation.

\*Other includes the total Cuyahoga County millage and millage for library purposes.

**SOURCE:** Annual Rates of Taxation, Cuyahoga County Treasurer's Office and District Tax Rates, Cuyahoga County Auditor's Office

## Income Taxes

**Table 2.15** shows local income tax rates and rates of credit allowed by Bedford and surrounding communities. All communities in the region offer some form of tax credit for residents who work in another city. As shown, Bedford taxes income at a 2% tax rate and offers a 100% tax credit for residents who work in another city. Other communities that offer a 100% tax credit include Bedford Heights, North Randall, Oakwood, Solon and Walton Hills. Maple Heights offer an 80% tax credit to residents, while Warrensville Heights offers a 50% tax credit.

**TABLE 2.15, 1996 INCOME TAX RATES FOR SELECTED SOUTHEASTERN COMMUNITIES**

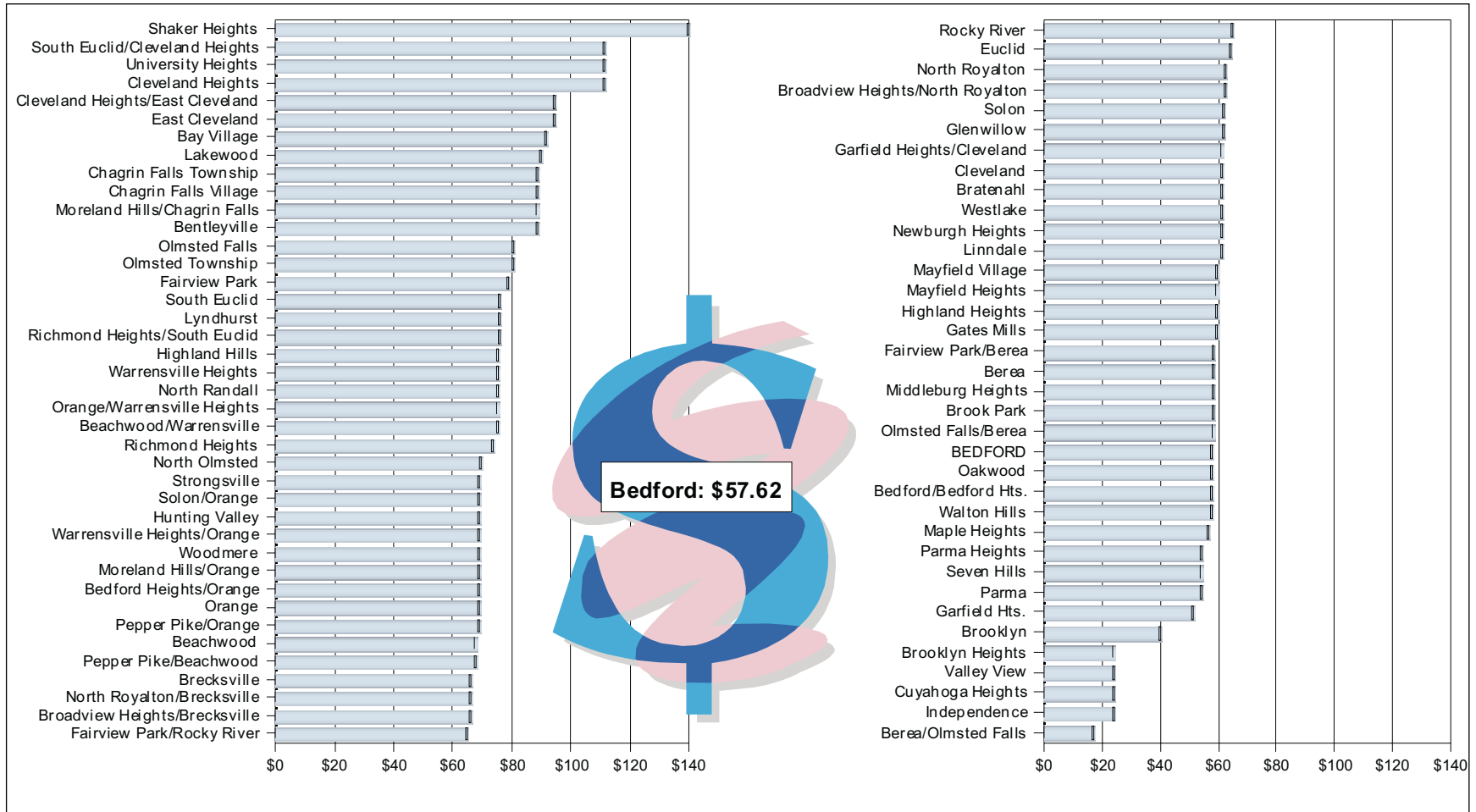
Community	Tax Credit	Credit Limit	Tax Rate
<b>Bedford</b>	<b>100%</b>	<b>1.25%</b>	<b>2.00%</b>
Bedford Hts.	100%	2.00%	2.00%
Maple Hts.	80%	2.00%	2.00%
North Randall	100%	2.00%	2.00%
Oakwood	100.0%	2.00%	2.00%
Solon	100.0%	2.00%	2.00%
Walton Hills	100.0%	1.00%	1.00%
Warrensville Heights	50.0%	1.75%	1.75%

**SOURCE:** Regional Income Tax Agency, Central Collection Agency and individual cities, compiled by the Greater Cleveland Growth Association, 1997

Income tax collections are an important revenue source for Bedford. According to the Ohio Department of Taxation, Bed-

# City of Bedford Master Plan

**GRAPH 2.13, RATES OF TAXATION IN CUYAHOGA COUNTY FOR SCHOOL PURPOSES, 1997**

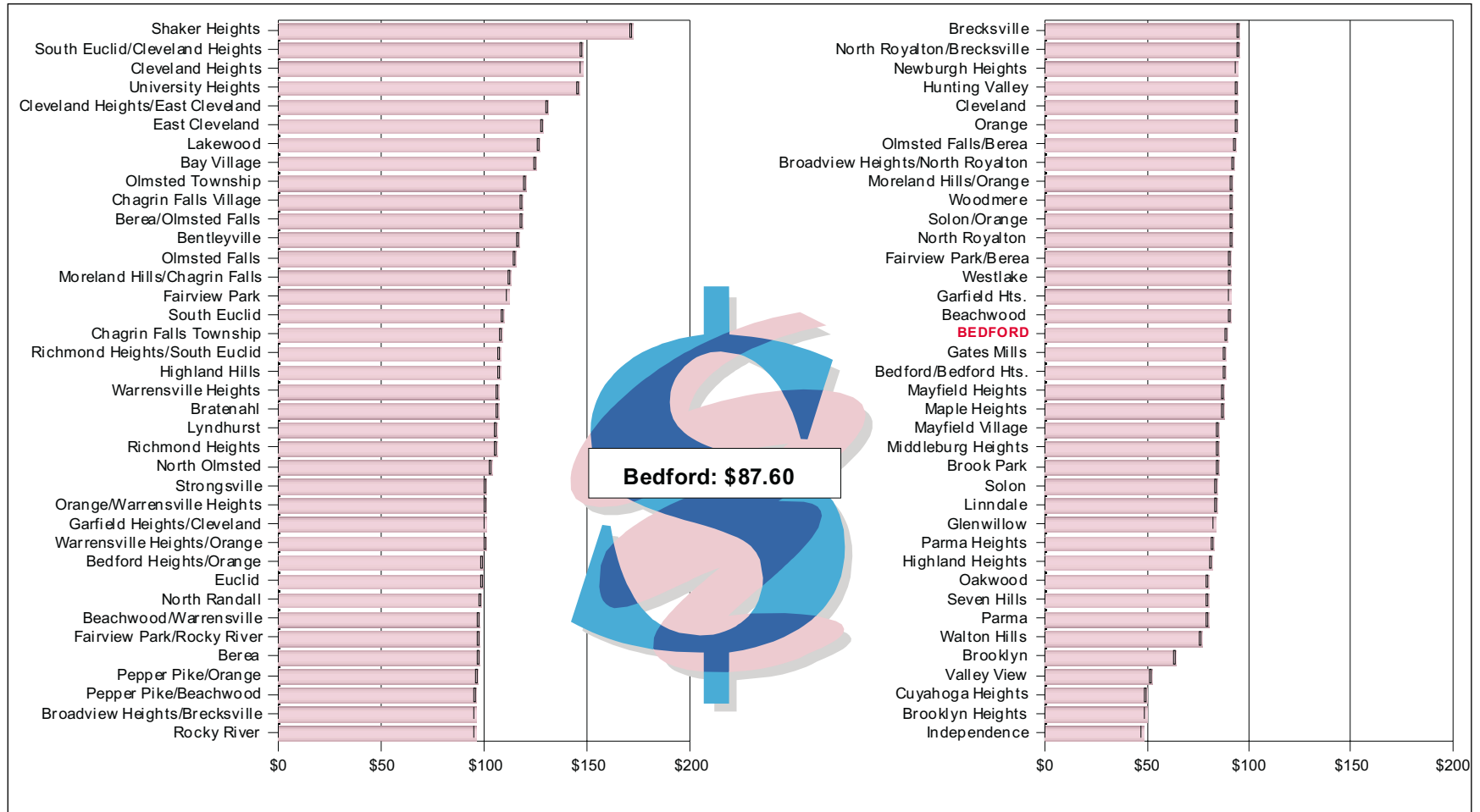


SOURCE: Cuyahoga County Treasurer



# City of Bedford Master Plan

GRAPH 2.14, RATES OF TAXATION IN CUYAHOGA COUNTY FOR ALL PURPOSES, 1997



SOURCE: Cuyahoga County Treasurer

# City of Bedford Master Plan

ford collected \$6,245,328 in municipal income taxes in 1996, 51% of the total municipal budget.

*Table 2.16* outlines the 1996 municipal income tax revenues collected by Bedford and nearby communities.

**TABLE 2.16, 1996 MUNICIPAL INCOME TAXES, AMOUNT COLLECTED**

Community	Taxes Collected
<b>Bedford</b>	<b>\$6,245,328</b>
Bedford Hts.	7,545,234
Maple Hts.	5,640,495
North Randall	1,434,737
Oakwood	3,852,108
Solon	22,334,798
Walton Hills	2,232,866
Warrensville Hts.	7,761,979

**SOURCE:** Municipal Income Taxes; Tax Data Series, Ohio Department of Taxation, August 12, 1997

## Population Projections

The Northeast Ohio Areawide Coordinating Agency, NOACA, has prepared population projections for each community in the NOACA five-county region. These projections suggest the population of Bedford can be expected to hold steady and/or moderately increase to 15,700 by the year 2015, see *Table 2.17*).

**TABLE 2.17, POPULATION PROJECTIONS FOR BEDFORD, SURROUNDING COMMUNITIES AND CUYAHOGA COUNTY**

Community	1990	1995	2000	2005	2010	2015
<b>Bedford</b>	<b>14,822</b>	<b>14,500</b>	<b>14,900</b>	<b>15,000</b>	<b>15,200</b>	<b>15,700</b>
Bedford Hts.	14,822	14,500	14,900	15,000	15,200	15,700
Garfield Hts.	31,739	30,500	29,700	29,100	28,600	28,700
Maple Hts.	27,089	25,800	25,400	24,900	24,500	24,600
Oakwood	3,392	3,400	3,100	3,000	3,000	3,000
Solon	18,548	22,900	24,800	26,900	29,700	32,000
Walton Hills	2,371	2,400	2,600	2,700	2,800	2,900
Warrensville Hts.	15,745	15,700	15,400	15,300	15,300	15,600
Cuyahoga County	1,412,140	1,407,719	1,373,000	1,364,500	1,365,900	1,392,900

**SOURCE:** Sub-County Allocation prepared by NOACA, October, 1995. County Total Populations prepared by State Data Center, Ohio Department of Development, 1995.

In general, while moderate population growth is forecasted for the City of Bedford, many of the southeast Cuyahoga County communities are projected to lose population. This trend of decreasing population is forecasted for most of Cuyahoga County. Conversely, population in the surrounding counties is expected to increase.

## Influence Factors

The number of people who will live in Bedford in the future will be influenced by several local and regional factors. Local factors include: the type, number and quality of housing units, what community amenities are provided, infrastructure quality and competitive tax rates. Regional factors include overall population growth or decline, transportation policies, both

# City of Bedford Master Plan

state and regional, and federal and state tax policies. How these regional influences will impact the future will be discussed further in Chapter 3, Land Use.

## Regional Population Projections

Since 1970, the population of Cuyahoga County has declined while the population of surrounding counties has significantly increased. This out-migration has left older communities with the challenge of maintaining infrastructure with a decreased tax base and growing communities with the challenge of constructing needed infrastructure to serve the needs of new residents.

Bedford and many first suburbs of Cleveland may continue to experience a decline in population. Urban sprawl, or the shifting from Cleveland and the first suburbs to outer suburbs and surrounding counties, is a trend that is continuing to play a role in regional dynamics. **Table 2.1** shows the net change of populations in surrounding communities from 1980-1990. **Map 2.4** shows a larger regional context and indicates the migration flow between Cuyahoga and adjacent counties.

While outlying communities are experiencing population growth, collectively, Cuyahoga County's population is in decline. Further, the overall population of Cleveland Metropolitan Region is not expected to increase over the next 15 years, but to remain relatively stable with only the potential for minor increases.

Better highways have decreased the cost, in both time and money, of transportation within and between urban areas. Cars helped people relocate from housing near their workplace to housing in the suburbs. Retail and service firms have followed their customers to the outlying suburbs and manufacturing firms are now finding it feasible to be located farther away from ports and railroad terminals. In short, highway transportation improvements abetted other market forces that encouraged increasing numbers of households and businesses to pick suburban and rural locations.

Continued investment in transportation elements such as freeway widenings, radial commuter rail to the exurbs, which support and encourage continued out-migration will further strain older communities to maintain a healthy population base.

At the local level, strong leadership to provide amenities and strengthen the housing stock will work towards maintaining a healthy population base. Local community support for regional or state policies, for example, transportation policies, that would manage out-migration will also be beneficial. Otherwise, current regional trends point to the City of Bedford to be in a position to experience population decline.

# City of Bedford Master Plan

MAP 2.4, MIGRATION FLOW BETWEEN CUYAHOGA AND ADJACENT COUNTIES, 1993-1994

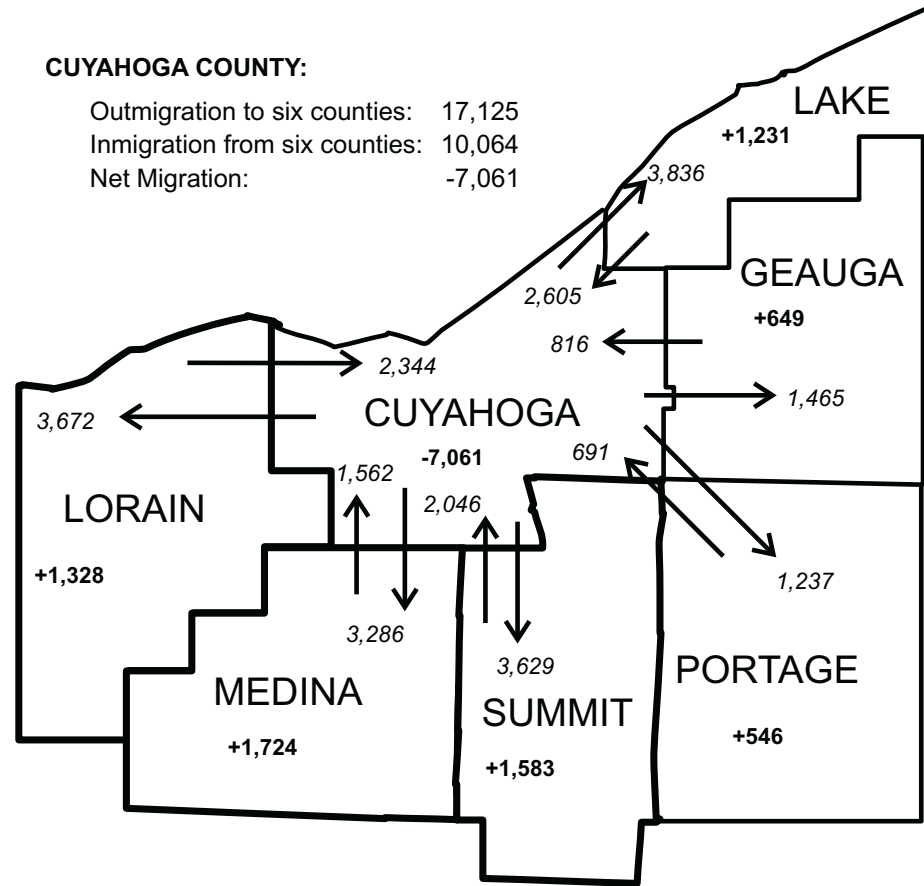
68% of 1993-94 net outmigration from Cuyahoga County was to the six adjacent counties.

Top 5 Other Destinations from Cuyahoga County		
County Moving to	State	# of Out-Migrants
Franklin	OH	969
Cook	IL	468
Ashtabula	OH	338
Stark	OH	324
Maricopa	AZ	310

Top 5 Other Origins to Cuyahoga County		
County Moving From	State	# of In-Migrants
Franklin	OH	842
Cook	IL	421
Los Angeles	CA	414
Allegheny	PA	349
Lucas	OH	332

**CUYAHOGA COUNTY:**

Outmigration to six counties: 17,125  
 Immigration from six counties: 10,064  
 Net Migration: -7,061



SOURCE: "IRS Migration Flow", provided by the Office of Strategic Research, October 1996

# City of Bedford Master Plan

## CONCLUSION

As illustrated throughout this report, in many ways the characteristics of the City of Bedford mimic the characteristics of surrounding communities and Cuyahoga County as a whole. Although developed as a City un-to-itself, now as a suburb of Cleveland, Bedford is inextricably tied to the trends affecting the region.

In this analysis, several trends have been noted:

- ✓ Currently the population is aging. Therefore, programs should be adjusted to meet the needs of the older population.
- ✓ However, the future depends on attracting and retaining workers with young families. In order to maintain a healthy population base into the future the

City should work to maintain a strong school district reputation to attract young families and strengthen recreational offerings.

- ✓ The housing stock is aging, therefore, diligent maintenance efforts are required in order to maintain healthy neighborhoods.
- ✓ The tax rate is in the middle range and puts the City in a competitive position for the retention and attraction of businesses.
- ✓ City officials should work to affect state policies regarding public investments in infrastructure and development policies. If current outmigration trends continue, this would mean higher taxes for those remaining in the City to maintain infrastructure.

# **Chapter Three**

## **Land Use**



# City of Bedford Master Plan

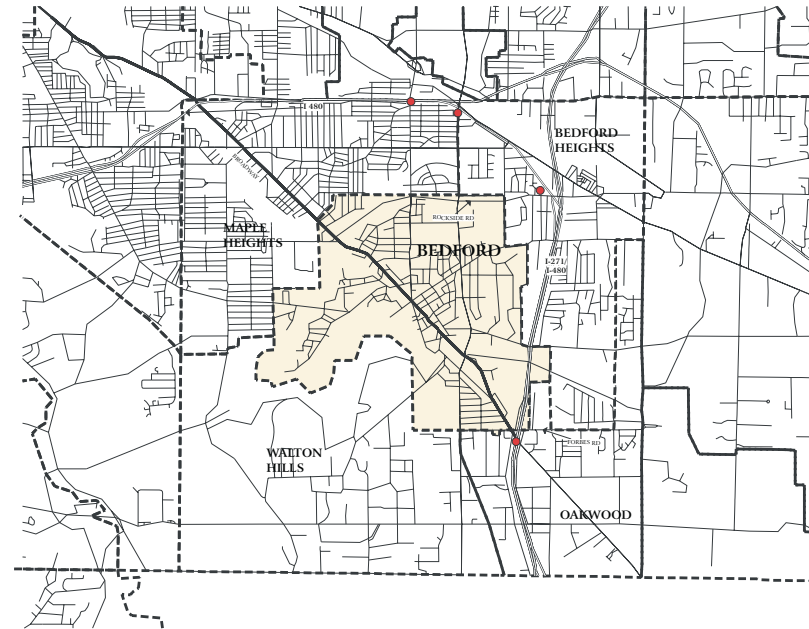
This chapter will review the location of Bedford relative to the Cleveland Metropolitan Region, inventory the City's existing land use characteristics, and examine the changes that have occurred since the last Master Plan. An analysis of land that is vacant, the City's current zoning pattern and the zoning pattern of surrounding communities will also be studied. Areas where current land use does not conform with existing zoning are also studied.

## REGIONAL CONTEXT

The City of Bedford is located in southeast Cuyahoga County, bounded by Maple Heights, Bedford Heights, Oakwood and Walton Hills (please see *Map 3.1*). The City originally developed along Broadway Avenue, one of the oldest roads in the region. Today, Broadway Avenue remains an prominent arterial road within the City and region as well. In addition to the regional reputation of Broadway, Rockside Road also has a regional reputation as a well known, highly traveled commercial corridor.

- ✓ Access to the regional market is provided at 4 locations:
- ✓ Center Street - 1 mile north to I-480;
- ✓ Northfield Road - 8/10's of a mile north to I- 480;

MAP 3.1, COUNTY MAP



- ✓ Rockside Road - ½ mile east to I-271; and,
- ✓ Forbes Road - Interchange with I-271 at the south eastern most corner of the City.

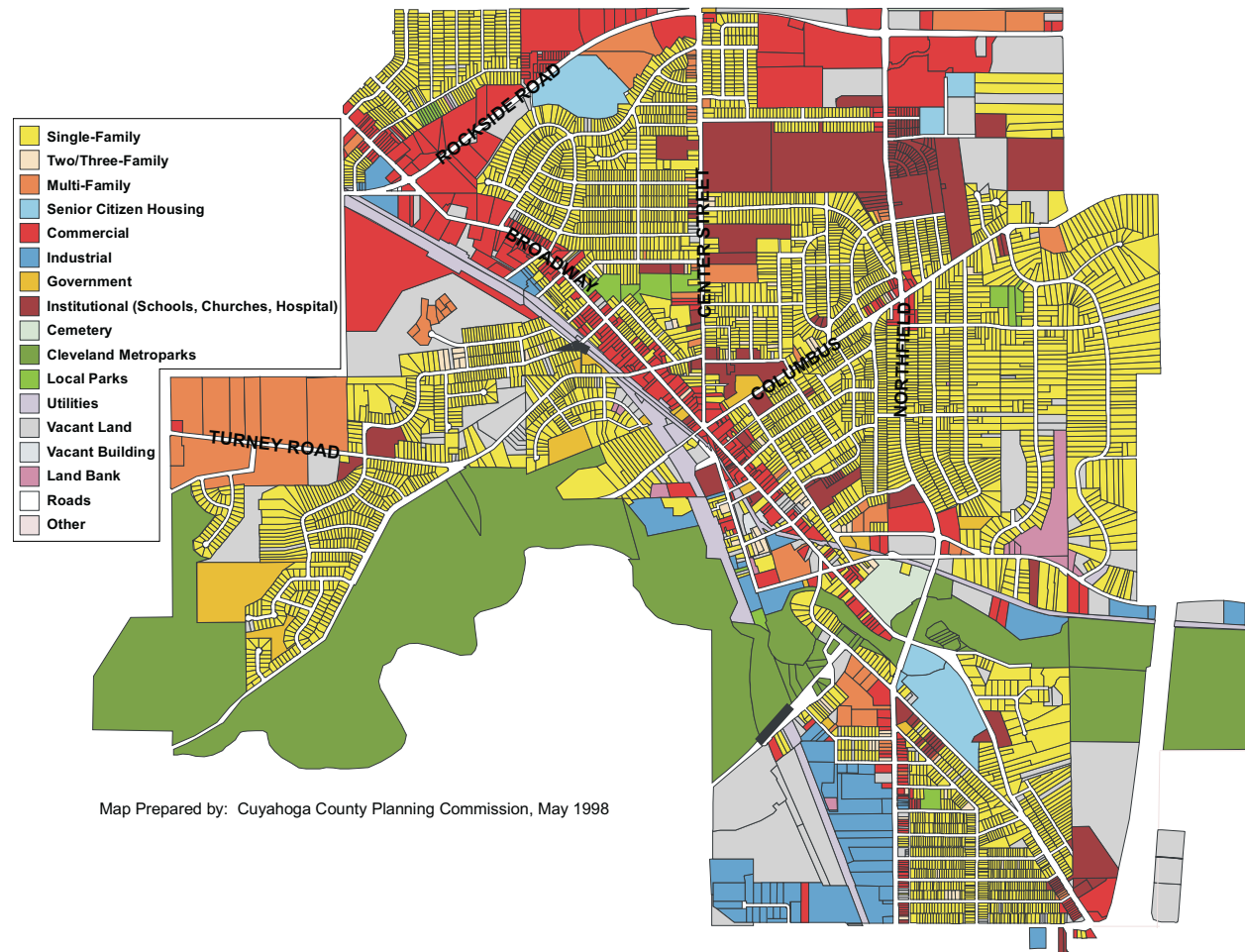
# City of Bedford Master Plan

## LAND USE - 1997

The ways in which land is used in a community in large part forms the image the City projects to residents and visitors. Through an analysis of the Cuyahoga County Auditor's records and a detailed land use field survey, data was gathered on how land in the City is currently being used. This section will present a land use analysis within the city and compare current land use characteristics with previously gathered land use characteristics.

The City of Bedford is predominantly residential in character. As shown on *Map 3.2*, single-family areas, shown in yellow, comprise much of the City. These single-family neighborhoods are made up of homes that have been built throughout this century. The second most prevalent land use in the City is land devoted to Cleveland Metroparks Bedford Reservation. These two land uses project a

MAP 3.2, BEDFORD LAND USE - 1997





# City of Bedford Master Plan

positive image of the City as a residential community augmented by considerable open space. Commercial areas, shown in red, line the City's major arterial roads such as Broadway and Rockside.

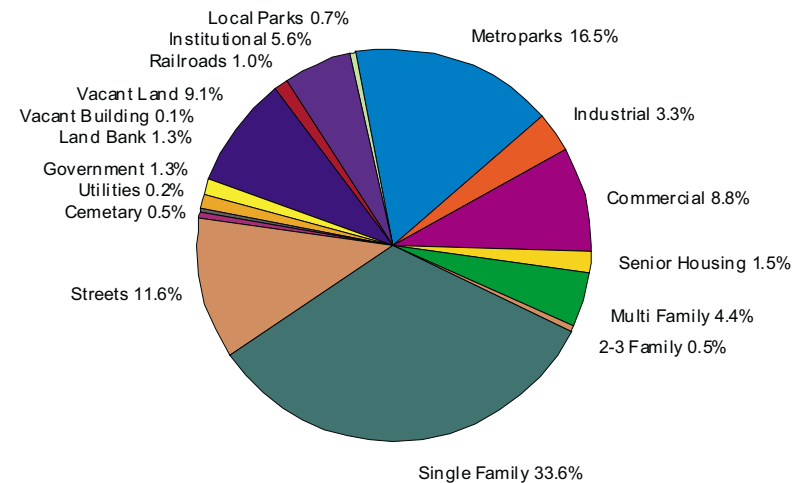
**Graph 3.1** illustrates how much of the City each land use comprises. A review of the most prevalent land uses reveals that single-family residential areas comprise 33.6% of the City. As discussed, Metroparks is the second most prevalent land use comprising 16.5% or 565 acres. Vacant land comprises 9.1% of the City with 311.19 acres. Commercial uses cover 8.8% of the City while industrial uses comprise 3.3% or 112.46 acres. Just over 150 acres of land is devoted to multi-family housing for 4.4% of the City.

Detailed land use data for the entire City is available from the 1963 Comprehensive Plan for Bedford done by Stanley Engineering Company. **Table 3.1** compares the land use breakdown from 1963 and 1997. Annexations in the 1960's increased the amount of land in the City.

## Occupied Land

As shown in **Table 3.1**, the number of acres of land devoted to single-family land uses increased by 188 acres but the percentage of land used for single-family purposes remained fairly constant between 1963-1997. In 1963 single-family uses comprised 32.4% of the City and in 1997 single-family uses com-

**GRAPH 3.1, 1997 LAND USE**



prised 33.6%. Due to annexations and acquisition activities by the Cleveland Metroparks, the amount of land in the City devoted to Cleveland Metroparks increased by 252 acres between 1963 and 1997 to now comprise 16.5% of the City in 1997.

The amount of land devoted to multi-family housing increased from 39 acres (1.3%) in 1963 to 204 acres (5.9%) in 1997. Similarly, the amount of land dedicated to commercial uses increased from 108 acres (3.6%) in 1963 to 302 acres (8.8%) in 1997. This increase can be largely attributed to the completion

# City of Bedford Master Plan

**TABLE 3.1, LAND USE COMPARISON 1963 - 1997**

Land Use	1963 Acres		1997 Acres	
	Acres	%	Acres	%
Single-Family	961	32.4%	1,150.42	33.6%
2/3-Family	22	0.7%	16.50	0.5%
Multi-Family	39	1.3%	204.43	6.0% *
Commercial	108	3.6%	302.40	8.8%
Industrial	139	4.7%	112.46	3.3%
Metroparks	313	10.5%	565.18	16.5%
Local Parks	18	0.6%	22.88	0.7%
Public and Institutional	191	6.4%	254.09	7.4% **
Streets	302	10.2%	391.65	11.4%
Railroads	75	2.5%	67.14	2.0% ***
Vacant-Developable	510	17.2%	311.19	9.1% ****
Vacant-Not Developable	292	9.8%	0.00	
<b>TOTAL ACRES</b>	<b>2,970</b>	<b>100.0%</b>	<b>3,424.00</b>	

\*Includes multi-family and senior housing

\*\*Includes institutional, government and cemetery

\*\*\*Includes railroads and utilities

\*\*\*\*Includes vacant building and other

of Rockside Road in the early 1980's and the resulting commercial development that occurred along this major arterial road.

## Vacant Land

Land considered vacant-developable and vacant-undevelopable in 1963 comprised 802 acres or 27% of the City.

Undevelopable land in 1963 was land with slopes of over 15%. The slope data that is currently available does not provide information on what areas are over 15% in slope for a strict comparison with 1963 data. The information that is available shows that approximately two-thirds of the 311 acres of this vacant has slopes of 12% or over. In total, in 1997, there were 311 acres of vacant land within the City, a reduction of 491 acres since 1963.

### Vacant Industrial Commercial Land

The largest area of vacant land in the City is the Wellman Property on Egbert Road. This entire site is 60 acres and zoned industrial, however, 15-20% of this site is steeply sloped. There are vacant parcels zoned for commercial uses along Northfield Road near Rockside and along Rockside Road near the eastern corporation limits. On the south side of Rockside Road between Broadway and Center Street, there is a vacant parcel partially constrained by steep slopes. At this time, a portion of this land is planned for a used car superstore.

### Vacant Residential Land

A large portion of Palmetto Woods, the residential planned unit development off Palmetto Drive, is vacant. Plans include the construction of 60-70 more condominium units on a portion of this vacant land. Much of this vacant land is steeply sloped. Vacant land in the City is also comprised of rear lot areas where the slopes are too steep for any development. These can be found in the areas between Greencliff and West Glendale, High and Wellman, and between Wellman and Archer.

# City of Bedford Master Plan

Along I-271, east of Broadway, there is a large vacant parcel zoned residential. However, this site's access is limited due to steep slopes. Scattered residential vacant lots also comprise a portion of the vacant land within the City. A majority of these lots contain steep slopes which, while inhibiting their development, add a sense of openness to the character of the neighborhood by being vacant. Along the northwest side of West Grace, north of Turney, there are vacant, steeply sloped parcels of land zoned residential.

There are vacant lots not encumbered by steep slopes at the end of Santin Circle, near the extension of Forest Drive and in the neighborhood that is northeast of the Forbes Road/Northfield Road intersection. Also not encumbered by steep slopes are vacant parcels at the extension of Bonnieview behind Bedford High School. This land is zoned R-2 and abuts the Shaker Heights Schools Ecological site which is also zoned R-2.

### **Vacant Buildings**

At the time of the land use survey, there were a number of free standing vacant commercial or industrial buildings as noted on the Land Use Map. These buildings are:

- ✓ An industrial building on Monroe Street abutting the railroad tracks, located behind the Convenient on Broadway Avenue;

- ✓ The building at the southeast quadrant of the intersection of Ellenwood and Broadway;
- ✓ The two buildings on Willis Street between Monroe and South Park formerly occupied by Franklin Oil;
- ✓ The Bedford Medical Arts Building located at 836 Broadway;
- ✓ Two former gas stations at 140 Broadway Ave. and 339 Columbus Road;
- ✓ The building at 300 Bartlett, that was once used as a day care facility;
- ✓ A former restaurant at 48 Northfield Road;
- ✓ The former Stanley's Place located at 169 Northfield Road; and
- ✓ A structure at the corner of Henry and Northfield Roads.

Additional data on vacancies, including partial building vacancies by address, can be found in Chapter 4, Market Analysis.

# City of Bedford Master Plan

## **Land Bank**

The Land Bank program is more formally known as the Land Reutilization Program. This program allows municipalities to acquire vacant and abandoned tax-delinquent property and later sell it to individuals, developers, and non-profit organizations for redevelopment. The municipality can secure the nonproductive land through three mediums: County Sheriff tax foreclosure sales, County Auditor forfeited land sales, and gift-in-lieu-of foreclosure donations.

Properties are tax-exempt once the municipality secures the land and the taxes, assessments, interest, and penalties on the land are waived until the property is resold. While the municipality is initially exempt from these earlier delinquent taxes, it is not free from recording fees nor maintenance costs of the land.

The City of Bedford participates in this program and coordinates with the county Prosecutor, Auditor, and Treasurer in the sale and acquisition of the land. There are currently 20.24 acres of land in the City's land bank. While these parcels can be found throughout the City, a number of parcels are concentrated off Solon Road at the eastern edge of town. *Map 3.2* shows these land bank parcels within the City of Bedford in a dark pink color. The vacant land that is steeply sloped between Wellman Drive and Archer Street is currently in the land bank program. A few other scattered residential parcels are also in the land bank program.

## **ZONING**

### **City of Bedford**

A majority of the City is zoned for single-family residential uses. Areas zoned for both one and two-family homes and one-to six-family homes are found along major arterials within areas zoned for single-family uses.

Land zoned for multi-family uses (R-4) are generally found along major arterial road such as Rockside, Northfield, and Turney Roads and near the intersection of Broadway, Union and Northfield Road. However, there are multi-family zones along Washington Avenue downtown and Maria Avenue near Palmetto Drive.

Commercial and industrial zones generally comprise the center of the City along Broadway. Commercial areas are also found along Rockside and Northfield Road. These commercial land uses abut single-family residential. Along Egbert Road, a large area encompassing the Wellman Property is zoned industrial. Along Solon Road to the east, land zoned for residential is intermingled with land zoned for industrial uses.

### **Zoning in Surrounding Communities**

The zoning and land use of the four communities which abut the City of Bedford affects the viability of the land in Bedford.

# City of Bedford Master Plan

An analysis of abutting zoning categories in each of the surrounding communities follows.

## **Maple Heights**

As shown on *Map 3.3*, from Broadway east to the Bedford Heights line, land in Maple Heights is zoned commercial or single-family. These uses in Maple Heights generally abut land zoned for shopping center in Bedford and do not have an adverse impact on Bedford property.

Southwest of Broadway Avenue, land in Maple Heights that is zoned industrial abuts land zoned industrial and multi-family in Bedford. Industrial activity in Maple Heights may impact the residents of the multi-family area of Bedford.

## **Walton Hills**

A majority of the Bedford's boundary with Walton Hills lies within the Cleveland Metroparks Bedford Reservation. South of Egbert Road, single-family zoning in Walton Hills abuts industrial zoning, the Wellman Property in Bedford. Redevelopment of this property will have some effect on the abutting Walton Hills residential land.

Along the southernmost boundary with Walton Hills, industrially zoned land in Bedford abuts the same in Walton Hills.

## **Oakwood**

Along Forbes Road, generally single-family uses along the north side abut land zoned for commercial uses in Oakwood.

Commercial activities could potentially affect the quality of life for residents of Forbes Road.

Land zoned for industrial uses abuts Bedford on the east side of the I-271/480 and therefore does not impact the land zoned for single-family uses west of the freeway in Bedford.

## **Bedford Heights**

Along Solon Road, both Bedford and Bedford Heights have land zoned for industrial uses. South of Solon Road, the community boundary lies within the Cleveland Metroparks Bedford Reservation.

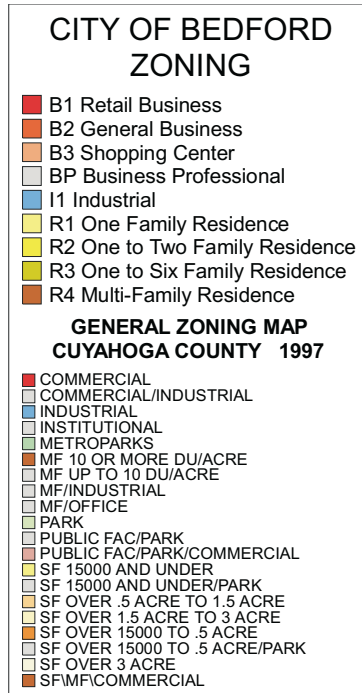
North of Solon Road and west of the freeway, land zoned for industry in Bedford Heights directly abuts land zoned for single-family in Bedford. Industrial activities, as well as freeway noise could affect the residents of this area.

South of Columbus Road, land zoned for multi-family and single family uses in Bedford Heights abuts land also zoned for residential single-family uses in Bedford. Near Rockside Road, in general land is zoned for single-family in both communities. However, at Bartlett Road, land in Bedford zoned for shopping center abuts a single-family zone in Bedford Heights.

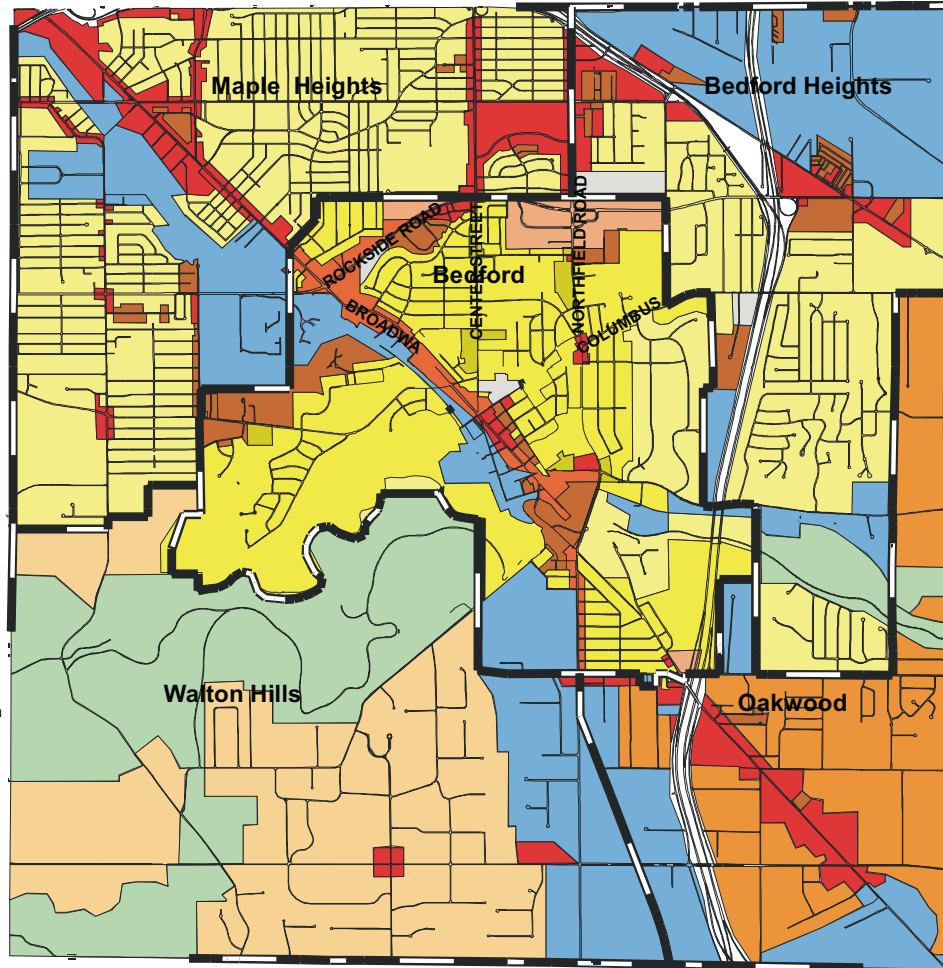
North of Rockside Road, land in Bedford Heights is zoned for institutional uses which abuts land zoned for shopping center in Bedford.

# City of Bedford Master Plan

MAP 3.3, CITY OF BEDFORD ZONING



Map Prepared by: The Cuyahoga County Planning Commission  
January, 1998



# City of Bedford Master Plan

## **Non-Conforming Land Use**

Non-conforming land uses are those existing land uses which do not conform with the existing zoning of an area. In many older communities, there are areas where certain land uses were established before zoning was instituted. These land uses remain to this day. It is important to understand where these non-conforming land uses occur when considering future zoning changes. Non-conforming land uses are shown on *Map 3.4*.

## **NATURAL FEATURES**

### **Floodplains**

Floodplains are flat, low-lying bottom land areas along rivers and other drainage courses. Floodplains are an important part of the storm water management system. During periods of heavy or continuous rains, floodplains hold water that may otherwise flow to flood developed areas.

*Map 3.5* shows areas considered floodplains by the Federal Emergency Management Agency as provided by the Ohio Department of Natural Resources. The areas outlined in blue are areas considered to be Zone A or areas of a 100 year flood. Areas of a 100 year flood are defined as those areas with a 1% chance of being flooded in any given year.

A majority of the 100 year floodplain areas in the City of Bedford are located along Tinkers Creek in the Cleveland

Metroparks. An area of 100 year flood plain is located along Wood Creek near the intersection of Rockside Road and Broadway. Another area is located along Bear Creek, in the north west section of the City. Disturbance or development within these floodplains could cause new downstream flooding of areas which may not have previously flooded.

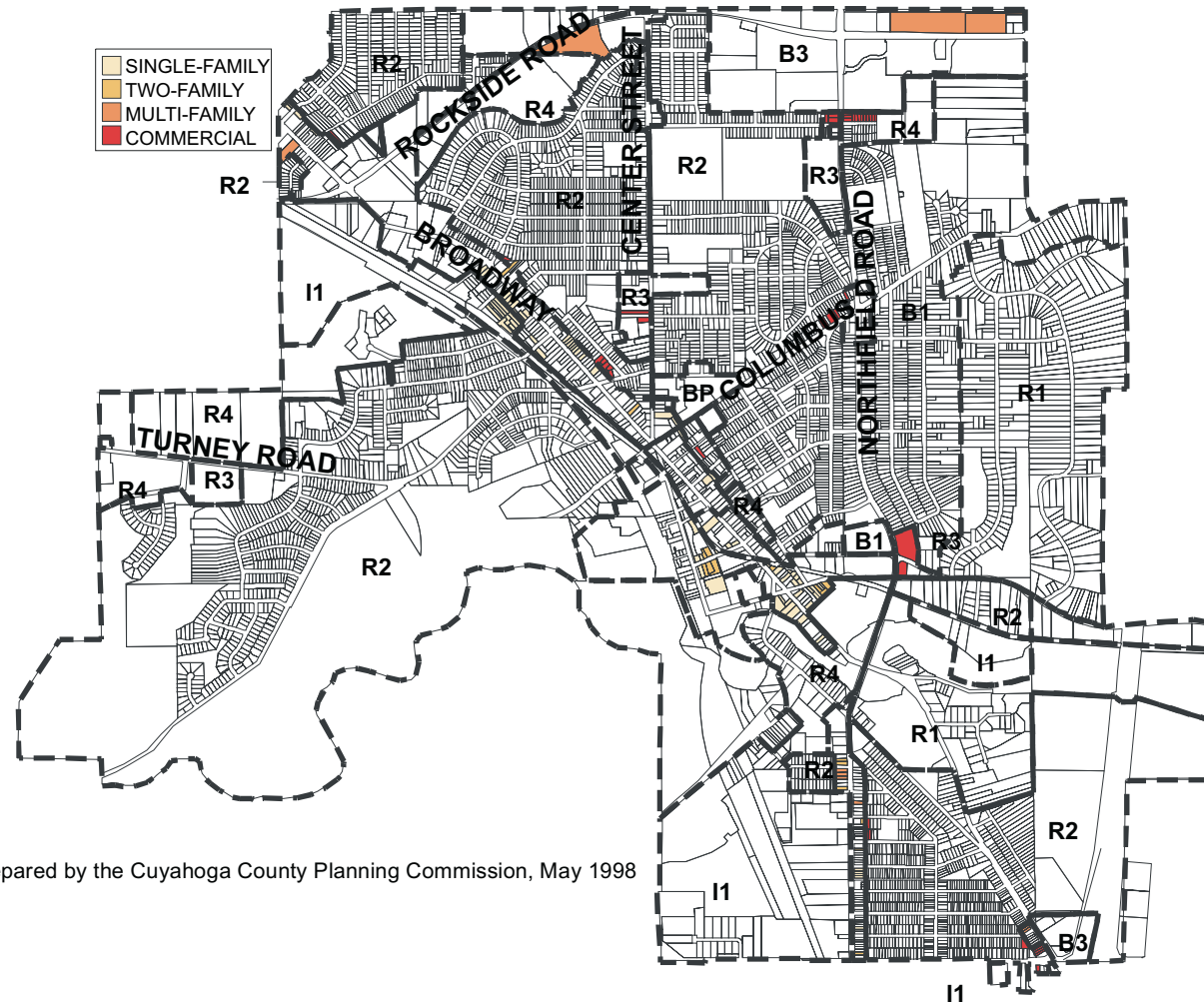
### **Wetlands**

Wetlands are transitional areas between open water and dry land. The loss or degradation of wetlands can lead to serious consequences, including increased flooding, species decline, extinction or deformity and decline in water quality. According to the Ohio Wetlands Task Force 1994 report, the State of Ohio has lost over 90% of its original wetland areas. Therefore, protecting remaining wetland areas is critical. Wetlands range from infrequently flooded lands to lands that constantly flood. All wetlands have two things in common: a soil that is at least periodically saturated or covered with water, and plants that can tolerate such conditions. Water is the controlling factor in determining the type of plant and animal communities living in wetlands. The presence of certain water-loving plants is often used to identify wetlands.

*Map 3.6* shows general areas where wetland conditions are present in the City of Bedford. The darkest blue indicates areas of open water such as ponds. Medium blue indicates shallow marsh areas. Areas shown in medium green are areas where

# City of Bedford Master Plan

MAP 3.4, NON-CONFORMING USES

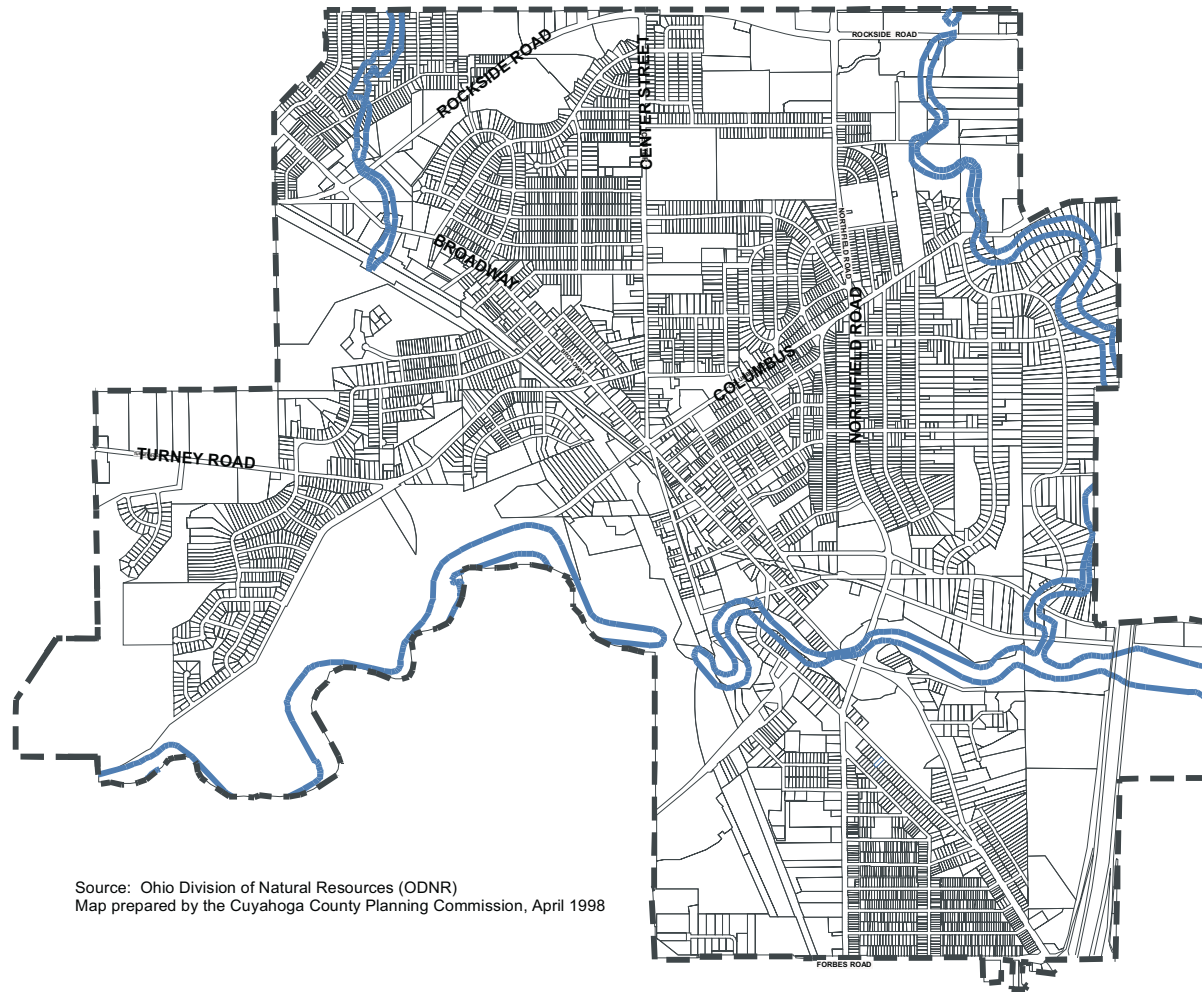


Map prepared by the Cuyahoga County Planning Commission, May 1998



# City of Bedford Master Plan

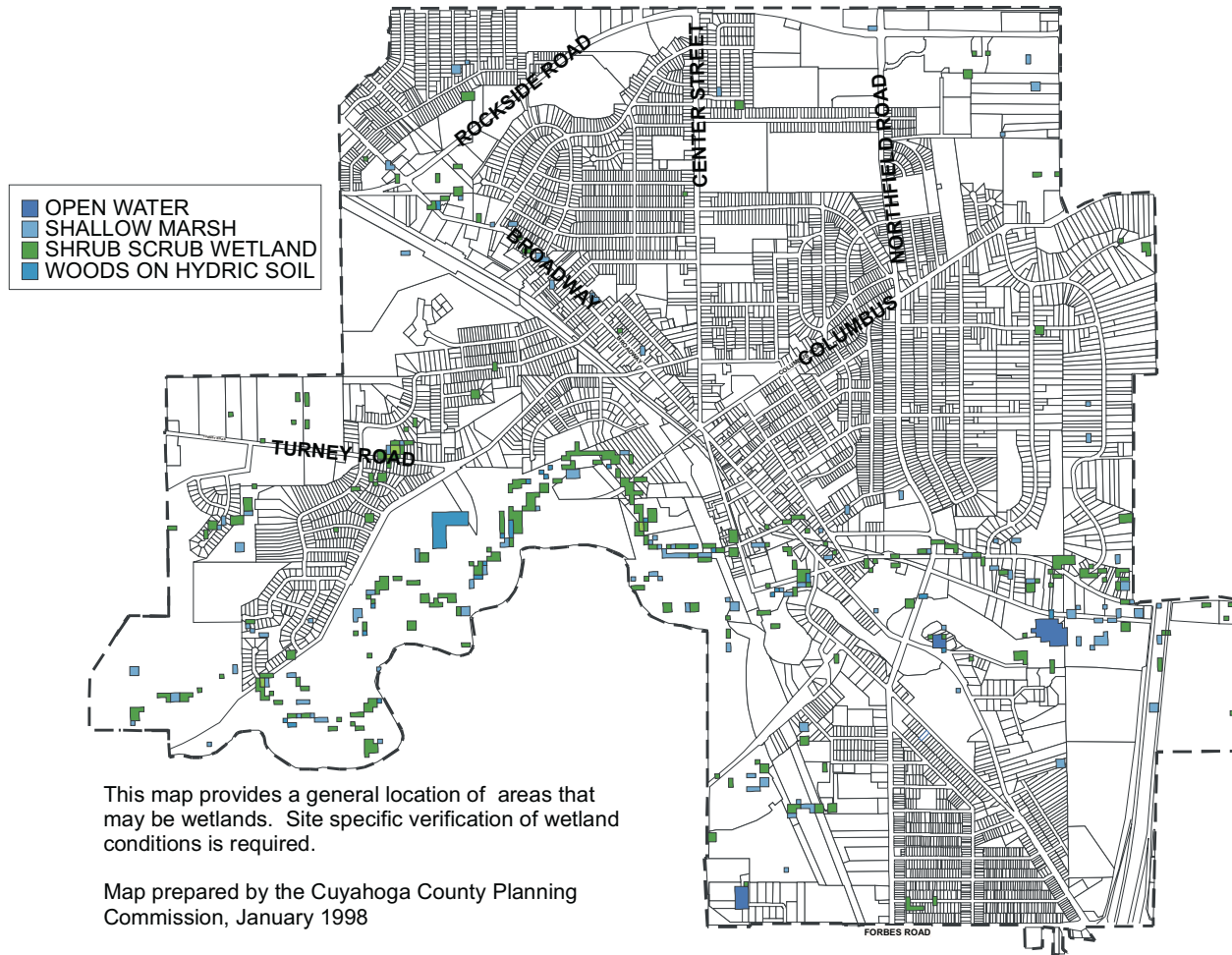
MAP 3.5, CITY OF BEDFORD, 100-YEAR FLOODPLAIN AREA



Source: Ohio Division of Natural Resources (ODNR)  
Map prepared by the Cuyahoga County Planning Commission, April 1998

# City of Bedford Master Plan

MAP 3.6, WETLANDS BY CONDITION



# City of Bedford Master Plan

small shrubs and grasses grow in wetland soil areas. General areas where large trees - woods - grow in hydric soils are shown in dark blue/green. Hydric soils are soils that are saturated or flooded long enough to cause the absence of free oxygen and create anaerobic conditions.

The majority of wetland areas in the City are found throughout the Cleveland Metroparks along Tinkers Creek basin. Other wetland areas can be found at the rear of lots that have been developed along the street frontage or on vacant lots that have not been developed.

## **Slope**

A majority of the City is gently sloping. As shown on *Map 3.7*, areas of 0-6% slope cover much of the City. Areas of 6%-12% slope are found in the north west and north central section of the City as well as along Solon Road. Very small areas of land that are sloped 12%-18% can be found in the north east quadrant or in the southwest portion of the City in the Cleveland Metroparks. The most steeply sloped areas or, those areas shown in red, are within the Cleveland Metroparks along Tinkers Creek. Also, these red areas are found in the rear of many parcels, and comprise almost 2/3 of the City's vacant land.

## **LAND USE SUMMARY**

At over 169 years old, Bedford is a well established community. The land use changes brought upon by the residential building boom of the 1970's has given way to a stable, almost fully developed community. At this stage of evolution, it is critical to carefully consider redevelopment options that will keep the community competitive as a place to live and work.

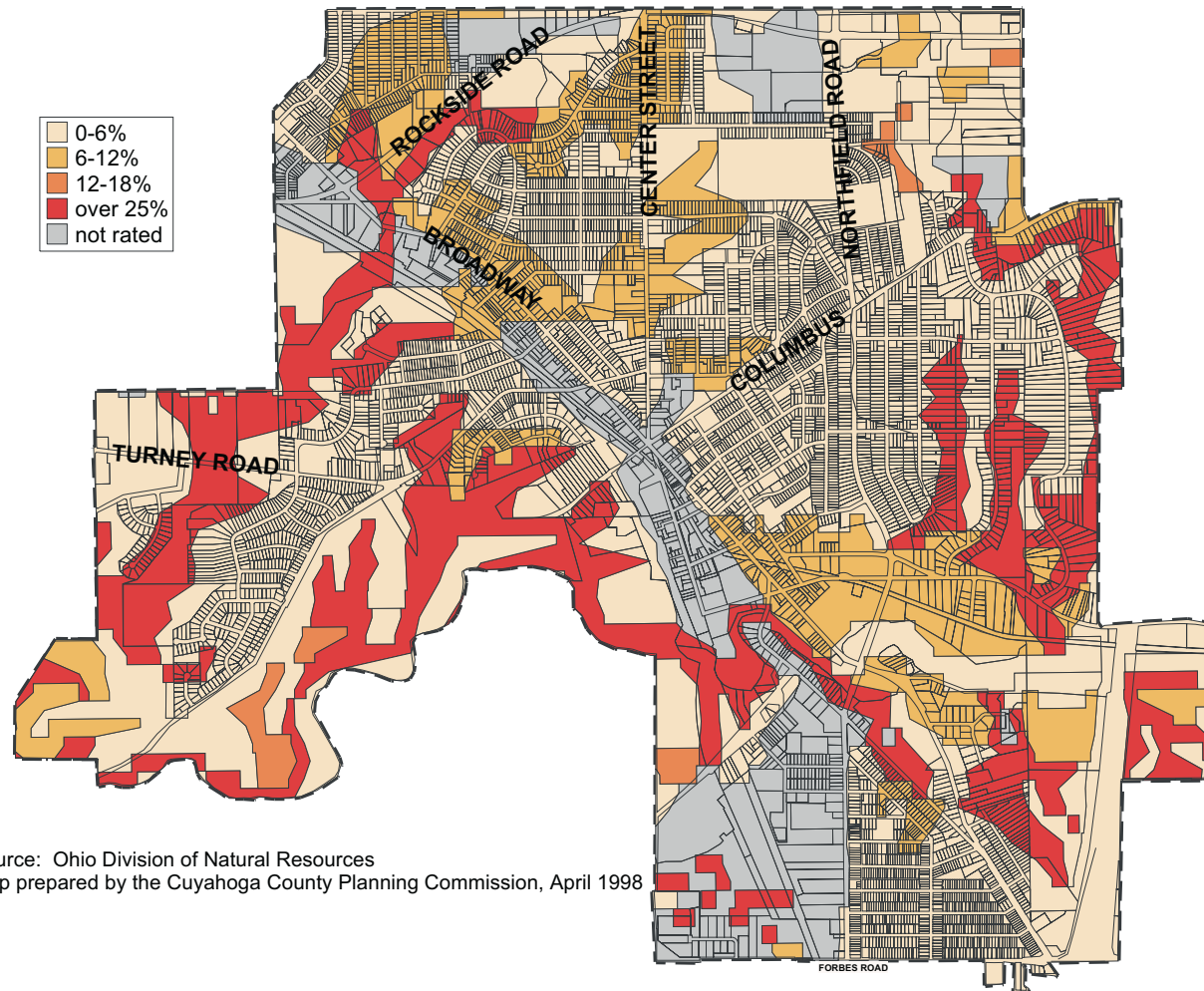
Regional out-migration trends could impact the number of vacant buildings and homes. As businesses and homeowners search for contemporary amenities in newly constructed homes and buildings, more homes and buildings could become vacant in Bedford. Every effort should be brought to bear to counteract regional out-migration trends including:

The two most prevalent land uses, single-family residential and Cleveland Metroparks, project a positive image of the City as a residential community augmented by considerable open space.

Since many people that pass through Bedford only see the land uses that front on arterial roads such as Broadway and Northfield, it is critical to ensure this positive image is reflected in commercial and industrial areas. Neat, orderly properties with attention to detail on landscaping will work to reinforce Bedford's image.

# City of Bedford Master Plan

MAP 3.7, SLOPE BY DESCRIPTION



# City of Bedford Master Plan

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There are many areas where commercial or industrial land uses abut single-family residential areas. Buffering the commercial and industrial business from the residential areas is critical to maintaining a high quality of life for neighborhood residents.

The vacant Wellman Property provides a unique opportunity to redevelop a large parcel of land. Ensuring a safe environmental clean-up and maximizing the potential tax revenue of this land will benefit the City in the long term.

Alterations to zoning codes, including amendments to required setback lines which would allow renovations or additions which would provide amenities found in newly constructed homes should be considered.

Vacant, steeply sloped and usually forested land throughout the City provides areas of openness that add to the character of surrounding neighborhoods. However, due to the steep slopes, the development potential of these parcels is reduced. Since these vacant parcels are of direct benefit to abutting land owners, these property owners should be encouraged to acquire these lands. Yet, if development on steeply sloped lands is ever proposed, protecting the health and safety of the public is paramount. Preserving as much of the existing natural features as possible will help protect the public safety by not disturbing steep slopes and diminish the impact on surrounding neighborhoods.

**Chapter Four**  
**Commercial/Industrial**  
**Market Analysis**

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# City of Bedford Master Plan

## INTRODUCTION

With an inventory of the City's population, housing and land use complete, in order to more fully understand the City of Bedford, it is now critical to study the businesses operating in the City. Commercial and industrial establishments play an important role in supplying goods and services for residents, supporting City services and shaping the City's image. The economic health of a community is often associated with the ability of its businesses to thrive and remain prosperous. This Chapter studies building permit activity in the southeast region in order to understand recent patterns of investment. Also included in this Chapter is an inventory of the number and kinds of businesses located within the City of Bedford. This inventory then becomes the basis on which to define the City's economic strengths, weaknesses and market potential. Finally, economic development incentives currently in place are discussed.

## BUILDING PERMIT ACTIVITY

Building permits for new construction, additions or renovations that were valued at over \$100,000 or, that included 25,000 or more square feet in total area, were inventoried in Bedford and surrounding communities. While there has been stable nonresidential development in the City of Bedford in recent years, Bedford's building permit activity for major projects has been somewhat lower than surrounding communities

because a majority of Bedford's land is already developed and producing revenue. **Table 4.1** shows building permit activity within Bedford and surrounding communities between 1992 and 1997.

TABLE 4.1, BUILDING PERMIT ACTIVITY, 1992-1997

	BEDFORD	Bedford Hts.	Maple Hts.	Oakwood	Walton Hills
<b>NEW STRUCTURES</b>					
Warehouse/Storage	0	8	3	11	4
Manufacturing	0	2	3	1	1
Office	0	5	1	3	0
Commercial	5	2	9	7	1
Other	1	0	5	2	5
<b>ADDITIONS</b>					
Warehouse/Storage	0	10	0	0	2
Manufacturing	2	1	1	0	2
Other	0	2	0	0	1
Commercial	1	0	0	1	0
Other	3	4	1	1	1
<b>RENOVATIONS</b>	<b>4</b>	<b>2</b>	<b>4</b>	<b>1</b>	<b>3</b>
<b>TOTAL</b>	<b>16</b>	<b>36</b>	<b>27</b>	<b>27</b>	<b>20</b>

There were a total of 16 building permits issued by the City of Bedford, for projects meeting the criteria outlined earlier, between 1992 and 1997. Minimal activity occurred from 1992 to 1994, while 1995 and 1997 saw higher levels of permit activity.



# City of Bedford Master Plan

Some substantial projects included the construction of the new Post Office and the expansions of the Mintz Soft Lite Company and Ben Venue which occurred in 1995. The expansion of the University Hospital's Bedford Medical Center and the construction of Meadowbrook Market Square occurred in 1997.

As shown on **Table 4.1**, Bedford Heights issued 36 permits meeting the inventory criteria, the most in the area. Maple Heights and Oakwood each issued 27 building permits while Walton Hills issued 20 building permits which met inventory criteria.

## COMMERCIAL INVENTORY

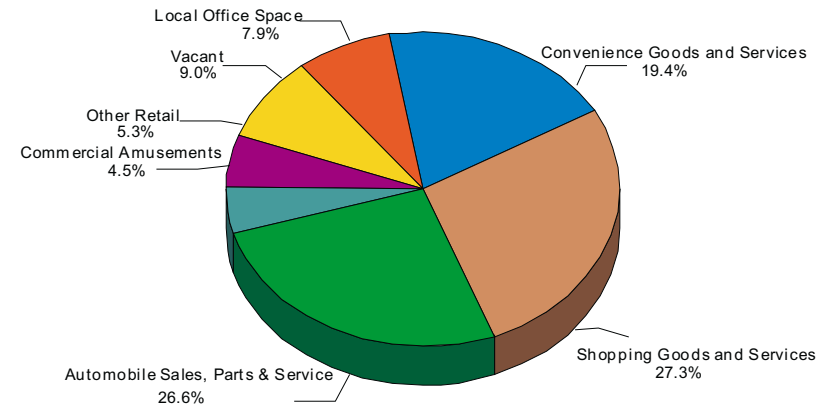
An inventory of the commercial businesses in the City of Bedford was compiled from a variety of sources. An initial listing of businesses was first obtained from the City's Economic Development Coordinator. This "City List" was matched with the *Polk Business Directory*, which organizes businesses by street locations. Then, this information was cross-checked with the 1997 PhoneDisc PowerFinder Digital Directory, a nationwide telephone directory. Additional data from the Cuyahoga County Auditor's Office was also used to acquire floor space, ownership, and tenant status. A windshield field survey was then conducted in September, 1997 and was supplemented by phone calls to confirm tenant status. The Bedford Building De-

partment then provided additional information when all other sources were exhausted.

## Commercial Floor Area

Bedford has an abundance of commercial businesses located within the City. The inventory revealed 2,040,243 square feet of commercial floor space in 25 business categories. **Table 4.2** gives a detailed listing of the categories used and the amount of floor area within each category. **Graph 4.1** summarizes this data while a complete list of the commercial establishments located in Bedford, including the business name, classification and floor area, is included in Appendix A.

GRAPH 4.1, COMMERCIAL FLOOR SPACE, SEPTEMBER 1997





# City of Bedford Master Plan

TABLE 4.2, CITY OF BEDFORD, 1997 RETAIL COMMERCIAL FLOOR SPACE

Type of Establishment	Square Feet of Floor Area	% of Total	Type of Establishment	Square Feet of Floor Area	% of Total
<b>A. CONVENIENCE GOODS AND SERVICES</b>			<b>D. COMMERCIAL AMUSEMENTS</b>		
Supermarkets	100,776	19.4%	Enclosed Amusements	49,509	4.5%
Other Food	21,210		Social Halls	41,547	
Food Service	98,797		<b>Subtotal for D</b>	<b>91,056</b>	
Drugs	25,220		<b>E. OTHER RETAIL</b>		
Other Convenience Goods	78,840		Hotels, etc.	6,008	5.3%
Convenience Services	69,916		Funeral Homes	25,930	
<b>Subtotal for A</b>	<b>394,759</b>		Animal Hospitals	4,760	
<b>B. SHOPPING GOODS AND SERVICES</b>			Training Schools	13,955	
Department Stores	223,891	Business Services	58,325		
Other General Merchandise	88,762	<b>Subtotal for E</b>	<b>108,978</b>		
Clothing and Shoes	53,357	<b>F. VACANT</b>			
Other Shopping Goods	61,959	Existing Vacant	184,179	9.0%	
Furniture	129,371	<b>Subtotal for F</b>	<b>184,179</b>		
<b>Subtotal for B</b>	<b>557,340</b>	27.3%	<b>G. LOCAL OFFICE SPACE</b>		
<b>C. AUTOMOBILE SALES, PARTS AND SERVICE</b>			Local Office	162,125	7.9%
New Auto/Recreation Vehicle Sales	336,164	26.6%	<b>Subtotal for G</b>	<b>162,125</b>	
Used Auto Sales	22,183		<b>TOTAL for A-G</b>	<b>2,040,234</b>	<b>100.0%</b>
Auto Part Sales	32,955				
Auto Repair	134,533				
Gas Stations	15,962				
<b>Subtotal for C</b>	<b>541,797</b>				

As noted, the 1997 inventory revealed 2,040,234 square feet of floor area. In comparison, in 1970, Bedford had approximately

of the total commercial floor area with new automobile sales dominating in total square footage.

806,000 square feet of retail floor area in the same retail categories based on the 1970 publication, "Cuyahoga County, 1990 Retail Business. This translates into an increase of over 150% from 1970 to 1997.

In 1997, the most prevalent commercial use, based on overall floor area and number of establishments, are those businesses classified as *Shopping Goods and Services*. This use accounts for 27.3% of all the commercial floor area in the City. Businesses in this classification are typically department stores, general merchandise, clothing and shoe specialty stores and furniture stores. These types of businesses often occupy the largest amount of floor area in a shopping center.

Not surprisingly, the second most prevalent commercial use is the *Automobile Sales, Parts, and Service* category. The Bedford AutoMile has a large presence in Bedford and attracts many customers into the City. This category accounts for 26.6%

# City of Bedford Master Plan

Convenience Goods and Services ranks third with 19.4% of the overall inventory. Business within this category include supermarkets, drug stores, hair salons, florists, video stores, and food service establishments. Supermarkets and food service establishments comprise approximately 50% of this category, occupying over 200,000 square feet.

*Vacant Floor Area* accounted for 9.0% of the inventory at the time the survey was taken in the fall of 1997. Forty-five percent of the total vacancies were found at the Meadowbrook Market Center at Rockside Road, 20% of the vacancies are located “downtown”, another 20% are near the intersection of Rockside Road and Broadway Avenue and the remaining 15% of the vacancies are located throughout the rest of the City.

The fifth largest category was *Local Office Space* which accounted for 7.9% of the total inventory. Local offices are defined as offices providing services to local residents that are not regionally or nationally oriented firms. This category includes banks and finance companies, insurance and real estate companies, medical offices and health service organizations, and legal and consultant services.

Businesses considered *Other Retail* accounted for 5.3% of the City’s commercial floor space. Businesses in this category include hotels, funeral homes, animal hospitals, training schools and business services.

*Commercial Amusements* occupied the least amount of floor area in the City. Overall commercial amusements accounted for 4.5% of the total inventory. This category included social halls, enclosed amusements such as bowling alleys and fitness studios.

Surprisingly, in a general comparison of mid-1990’s population and retail floor area among communities recently inventoried by this office, the City of Bedford has the second most retail/commercial floor area per resident. Only North Olmsted has more retail floor area per person in this comparison. As shown on **Table 4.3**, there is 119.8 square feet of retail floor area for each Bedford resident. This data underscores the considerable number of sales captured by Bedford businesses as well as the wide variety of goods available to nearby Bedford residents.

## **Sales Capture and Leakage**

Using the Commercial Floor Area Inventory, an analysis was conducted to compare the buying power of Bedford residents with the amount of floor area dedicated to certain businesses. This analysis determined what amount of sales are being “captured” (dollars brought in to the City) and the amount of sales “leakage” (dollars leaving the City). As shown on **Table 4.4**, this study estimates Bedford resident’s annual household expenditures and compares these expenditures with estimated sales figures of Bedford’s retail businesses.

# City of Bedford Master Plan

**TABLE 4.3, GENERALIZED COMPARISON - RETAIL SQUARE FOOTAGE PER CAPITA FOR SELECTED CUYAHOGA COUNTY COMMUNITIES**

Community	Population/Year Estimate*	Current Retail Square Footage**/Year	Per Capita Square Feet
North Olmsted	34,562 / 1996	4,355,320 / 1997	126.0
<b>BEDFORD</b>	<b>14,138 / 1996</b>	<b>1,693,739 / 1997</b>	<b>119.8</b>
Bay Village	16,401 / 1996	172,941 / 1998	10.5
Bedford Hts.	11,790 / 1996	732,861 / 1997	62.2
East Cleveland	31,522 / 1995	979,303 / 1995	31.1
Fairview Park	17,311 / 1996	1,330,460 / 1998	76.9
Garfield Hts.	30,207 / 1996	951,285 / 1997	31.5
Highland Hts.	7,329 / 1996	479,947 / 1996	65.5
Rocky River	19,799 / 1996	1,197,416 / 1997	60.5
Westlake	30,037 / 1996	1,786,713 / 1997	59.5

\*Latest population estimate available is 1996, Ohio Department of Development, Office of Strategic Research.

\*\*Retail excludes Local and Regional Office, Industrial, and Vacant commercial or industrial space.

**SOURCE:** Population estimates from the Office of Strategic Research, 1997. Retail square footage measurements from various Master Plans over the past three years and from the Regional Retail Market Analysis, 1997.

Five major retail categories are analyzed, Convenience, Shopping, Auto, Amusements and Other Retail, along with a few select subcategories that could be determined based upon information available from the U.S. Department of Labor Statistics, Consumer Expenditure Survey.

The number of households and the average amount spent per household for a particular type of retail item, as determined by the *U.S. Department of Labor Statistics, 1995* is shown in Columns 2 and 3 respectively. These household figures are then used to determine the total sales potential of Bedford residents as seen in Column 4. The Commercial Floor Area Inventory provided the amount of floor area in the City as shown in Column 5. National median sales per square foot found in *Dollars and Cents of Shopping Centers, 1997*, Column 6, reveal the expected total sales given the City's area and sales figures as shown in Column 7. The total sales generated by the different retail classifications in Bedford was then compared to the sales potential of Bedford households. Column 8 reveals the sales capture - positive numbers reflecting sales brought in to the City and sales leakage - negative numbers reflecting the dollars in sales residents make outside the City.

Thus, it can be determined whether a particular retail classification is dependent on additional households outside the City boundaries to support its sales.

Overall regional spending patterns and the mix of businesses in the City translates into a sales capture for the City of over \$2.12 million dollars per year. Thus, the City is capturing sales of shoppers who live outside the City in most retail categories.

Further analysis shows that the City is experiencing a sales deficit, or leakage in a few retail categories. Residents are spend-

# City of Bedford Master Plan

TABLE 4.4, BEDFORD RETAIL SALES CAPTURE AND LEAKAGE, JUNE 1998

Retail Category	Total Households	Sales/ Household/ Year	Total Sales Potential	1997 Floor Space	Median Sales per Square Foot	Total Sales	Sales Capture/ (Leakage)
<b>Convenience</b>	<b>6,916</b>	<b>\$5,907</b>	<b>\$40,852,812</b>	<b>396,978</b>	<b>\$203.44</b>	<b>\$80,761,204</b>	<b>\$39,908,392</b>
Supermarkets, Other Food	6,916	\$2,907	\$20,104,812	121,986	\$235.66	\$28,747,221	\$8,642,409
Food Service	6,916	\$2,046	\$14,150,136	98,797	\$269.00	\$26,576,393	\$12,426,257
Other Convenience Goods, Services	6,916	\$954	\$6,597,864	150,975	\$139.94	\$21,127,442	\$14,529,578
<b>Shopping</b>	<b>6,916</b>	<b>\$3,455</b>	<b>\$23,894,780</b>	<b>557,340</b>	<b>\$184.85</b>	<b>\$103,024,299</b>	<b>\$79,129,519</b>
Clothing and Shoes	6,916	\$1,656	\$11,452,896	53,357	\$192.25	\$10,257,883	-\$1,195,013
Furniture	6,916	\$1,320	\$9,129,120	129,371	\$183.54	\$23,744,753	\$14,615,633
<b>Auto</b>	<b>6,916</b>	<b>\$6,095</b>	<b>\$42,153,020</b>	<b>541,797</b>	<b>\$243.27</b>	<b>\$131,802,956</b>	<b>\$89,649,936</b>
New, Used Auto Sales	6,916	\$2,813	\$19,454,708	358,347	\$243.27	\$87,175,075	\$67,720,367
Auto Parts, Repair	6,916	\$2,135	\$14,765,660	167,488	\$147.52	\$24,707,830	\$9,942,170
Gas Stations	6,916	\$1,147	\$7,932,652	15,962	\$339.01	\$5,411,278	-\$2,521,374
<b>Amusements</b>	<b>6,916</b>	<b>\$1,764</b>	<b>\$12,199,824</b>	<b>91,056</b>	<b>\$58.71</b>	<b>\$5,345,898</b>	<b>-\$6,853,926</b>
<b>Other Retail</b>	<b>6,916</b>	<b>\$1,008</b>	<b>\$6,971,328</b>	<b>106,568</b>	<b>\$163.30</b>	<b>\$17,402,554</b>	<b>\$10,431,226</b>
<b>TOTAL</b>	<b>6,916</b>	<b>\$18,229</b>	<b>\$126,071,764</b>	<b>\$1,693,739</b>		<b>\$338,336,912</b>	<b>\$212,265,148</b>

# City of Bedford Master Plan

ing money on commercial amusements, such as movie theaters, skating rinks, and other related entertainment, outside the City. Residents are also traveling elsewhere for clothing and shoe stores. Although Bedford is capturing sales in the larger automobile category, the existing number of gas stations do not meet the needs of Bedford’s residents.

### **Quality of Life Survey Results - Where do people shop?**

While the retail business inventory sales capture and leakage data shows considerable sales captured sales by Bedford businesses, this process conceals the amount of sales brought into the City which makes up for Bedford residents who buy goods and services elsewhere. In fact, as data from the Quality of Life Survey (QOL Survey) shows, many residents take their dollars elsewhere for goods and services. (Please refer to Goals and Objectives for information on the characteristics of QOL Survey respondents.) Question 5 asked “Where do you usually purchase the following goods or services? *Table 4.5* displays the results of the answers to this question.

Approximately 2/3 of the residents who responded to the survey shop for groceries and drug store goods in Bedford. About 11% of the residents shop only outside of the City for these goods. Around 20% of residents shop for groceries and drug store goods both inside and outside of Bedford.

Just over 20% of residents have a doctor or dentist within the City. Forty-four percent purchase health care services outside

**TABLE 4.5, BEDFORD MARKET QUESTION**

	Do Not Purchase	Purchase in Bedford	Purchase Outside Bedford	Both
Supermarket	0.0%	66.7%	10.7%	22.7%
Prescription/Drug Store	0.0%	71.1%	11.8%	17.1%
Doctor/Dentist	1.3%	21.1%	44.7%	32.9%
Bank/Credit Union	2.7%	34.7%	34.7%	28.0%
Day Care	90.6%	7.5%	1.9%	0.0%
Veterinarian Care	46.0%	11.1%	41.3%	1.6%
Beautician/Barber	2.7%	45.2%	34.2%	17.8%
Dry Cleaners/Laundromat	12.3%	58.9%	17.8%	11.0%
Hardware/Lawn Equipment	4.1%	27.4%	35.6%	32.9%
Gasoline/Auto Repair	0.0%	52.7%	10.8%	36.5%
New & Used Autos	7.1%	40.0%	24.3%	28.6%
Auto Parts	7.2%	53.6%	8.7%	30.4%
Furniture/Housewares	4.3%	8.6%	40.0%	47.1%
Clothing	0.0%	2.6%	56.6%	40.8%
Shoes	0.0%	1.3%	52.0%	46.7%
Restaurant (Dine-In)	1.4%	0.0%	25.7%	73.0%
Restaurant (Carry-Out)	4.1%	9.6%	11.0%	75.3%

the City while 32% purchase these services both inside and outside of the City.

QOL Survey respondents’ use of bank and credit union services is somewhat equally distributed. Approximately one-third use Bedford banks/ credit unions, another third use banks/credit

# City of Bedford Master Plan

unions outside the City and the remaining third use banks/credit unions both inside and outside of the City.

Over 90% of QOL Survey respondents do not purchase day care services. A majority of those who do purchase this service do so in the City of Bedford. Just about half of survey respondents do not purchase veterinary care. A majority of those who do, seek veterinary services outside the City.

Most of the survey respondents, 45%, purchase beautician and barber services within the City. Just over 34% only purchase these services outside the City while almost 18% seek these services both in Bedford and outside of the City. Nearly 60% of survey respondents purchase dry cleaning services within the City. Almost 18% only purchase these services outside the City while 11% utilize cleaners both in and outside of the City.

Only 27% of survey respondents shop for hardware and lawn equipment in Bedford. Over 1/3 of the respondents shop only in other communities for these goods while 1/3 of the respondents shop both in and outside the City for these goods.

A majority of survey respondents purchase gasoline and auto repair services within the City. Just over 10% purchase these goods and services only outside the City while another third purchase these goods and services both inside and outside of the City. A majority of those who purchase automobiles do so in Bedford. Almost 30% purchase automobiles both in and out-

side of Bedford while 24% only purchase these goods outside of the City. Over 50% of those who purchase auto parts do so in Bedford while only 8% purchase those goods outside of Bedford.

Just over 8% of survey respondents only purchase furniture and housewares within the City. Almost half of those respondents who purchase furniture and housewares, do so both in and outside the City. Forty percent purchase these goods only outside the City

Only 2.6% of QOL Survey respondents purchase clothing within the City. While just under 60% of respondents only purchase clothing outside the City. Forty percent purchase clothing both inside and outside of the City. This spending pattern is somewhat similar for shoes. Only 1.3% of survey respondents purchase shoes within the City while 52% only purchase shoes outside the City and 46% purchase shoes both inside and outside the city.

Approximately 3/4 of survey respondents patronize dine-in and carry-out restaurants both in and outside the City. Just over 25% of survey respondents only eat at dine-in restaurants outside the City while 11% only eat at fast food restaurants outside the City.

While clearly millions of dollars worth of sales are captured by businesses located within the City, the results of the Quality of

# City of Bedford Master Plan

Life Survey reveal that some sales dollars are leaving the City. The QOL Survey data shows that overall, in excess of 18.4% of purchases made by Bedford residents are made only outside the City. **Table 4.6** ranks those goods and services that QOL Survey respondents only shop for outside the City ( Table 5, Column 3). These estimates of lost sales can be further increased when data for those persons who shop for goods or services **both in and outside** the City are considered. Although, an actual estimate of this increase cannot be determined by the data gathered for this Survey.

**TABLE 4.6, QUALITY OF LIFE SURVEY, HOUSEHOLD SALES LEAVING THE CITY**

Item/Service	Household Sales Leaving the City
Clothing	56.6%
Shoes	52.0%
Doctor/Dentist	44.7%
Veterinary Care	41.3%
Furniture/Housewares	40.0%
Hardware/Lawn Equipment	35.6%
Bank/Credit Union	34.7%
Beautician/Barber	34.2%
Restaurant (Dine-In)	25.7%

## INDUSTRIAL INVENTORY

**Table 4.7** shows the amount of building floor area dedicated for industrial uses within the City. There is currently a total of

1,931,968 square feet industrial floor space in Bedford. **Graph 4.2** summarizes this data while Appendix B shows a complete list of those industrial businesses and vacant properties in the City. As was done for the commercial inventory, similar businesses were grouped in categories and subtotaled.

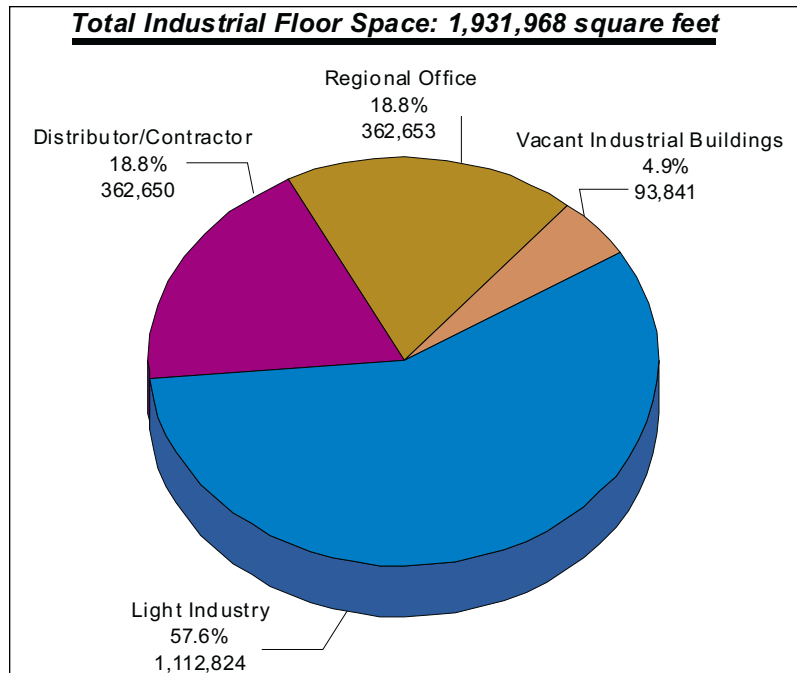
**TABLE 4.7, 1997 INDUSTRIAL FLOOR SPACE**

REGIONAL OFFICE SPACE			
G2	Regional Office	362,653	<b>386.5%</b>
G3	Distributor/Contactor	362,650	
	Subtotal for G	725,303	
INDUSTRIAL			
H1	Light Industry	1,112,824	<b>1185.9%</b>
	Subtotal for H	1,112,824	
VACANT			
I	Vacant Industrial Buildings	93,841	<b>100.0%</b>
	Subtotal for I	93,841	
<b>TOTAL FOR G2-I</b>		<b>1,931,968</b>	<b>100.0%</b>

Those businesses considered *Light Industry* occupied 57.6% of the total industrial floor space. Manufacturing enterprises and those associated warehouses and storage utilize just over 1.1 million square feet of floor space within the City. Although these businesses are distributed throughout the city, a large concentration of these manufacturers are located at the southern end of Northfield Road.

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GRAPH 4.2, INDUSTRIAL FLOOR SPACE, ADJUSTED SEPTEMBER 1997



*Regional Offices* occupied 18.8% of the total industrial inventory. This category includes both distributor/contractor establishments as well as regional offices which are defined as regionally or nationally oriented firms or utilities. University Hospitals Health System, the new Post Office, and the two medical centers, Kaiser Permanente and University Mednet

which are located on Rockside Road, are the largest examples of the regional offices.

Also inventoried was the amount of *vacant industrial* space. This category occupied roughly 4.9% of the inventory. This figure is low when compared to a 5.6% vacancy rate for the southeast region of Cuyahoga County according to a recent Grubb & Ellis report.

## Summary

Based on the data gathered for this inventory, the Cuyahoga County Planning Commission offers the following conclusions and recommendations:

- ✓ Overall, while the population has declined slightly since 1970, there has been considerable commercial and industrial investment in the City. The variety of commercial and industrial businesses and recent developments within the City have helped Bedford stay competitive in the regional market. Although the loss of the Finast Supermarket Headquarters was a great one, the replacement of GTE at this site is beneficial to the community.
- ✓ Bedford retail vacancy rate at 9.0% is similar to greater Cleveland as a whole but lower than the eastern suburbs overall. Crain's Cleveland Business re-



# City of Bedford Master Plan

ported in early 1997 that greater Cleveland's vacancy rate was 9% while the overall eastern suburbs vacancy rate was 13.5%.

- ✓ The City is capturing sales of shoppers who live outside the City in most retail categories. These sales support the assessed value of properties on which the City and the Bedford City School District depend.
- ✓ The finding that Bedford has the second most retail floor area per resident compared to other recently inventoried communities is remarkable. The prevalence of automobile dealerships greatly contributes to this situation. Also, large general merchandise stores such as Dollar General, Hill's, T.J. Maxx and Target weigh in heavily due to their floor area. With these stores, Bedford is positioned in the "Big Box" retailing format. However, the life cycling of retailing formats has gotten shorter and new retail concepts are reaching maturity at a faster rate. Therefore, it would be prudent to consider that the future of retail investments will be in another shopping format.
- ✓ The variety of general merchandise stores in the City and the region means that residents from Bedford and surrounding communities have a wide array of choices. This wide variety of general merchandise

suggests that exploring the specialty shop market might be prudent to guide downtown redevelopment.

- ✓ Data from the Quality of Life Survey shows that there are sales to be captured from Bedford residents who spend dollars outside the City. The data reveals that there are opportunities to capture sales for clothing, shoes, furniture/housewares, and hardware/lawn equipment. Also, there are opportunities to provide doctor/dentistry services, veterinary care, bank/credit union services, beautician/barber services and for a dine-in restaurant.
- ✓ The importance of health care facilities in the business market continues. The City should capitalize on the location of the hospital by working to fill office vacancies with health care professionals who would find it beneficial to be located near the hospital. This effort would also work towards decreasing the number of residents who look for health care, doctor and dentistry services outside the City.
- ✓ Analysis of the location of building permits has shown that major investments have occurred "around the edges" of the City along Rockside Road. Economic development activity at the City's periphery

# City of Bedford Master Plan

should be balanced with attention paid to the City's older commercial areas.

- ✓ The Bedford AutoMile, originally located along Broadway Ave., has enlarged along Rockside Road where a number of dealerships have expanded or re-located. With this investment in new showrooms and facilities comes the need for reinvestment in the older AutoMile areas to ensure continued capturing of sales.
- ✓ The character and atmosphere of the concentration of industrial uses along the southern part of Northfield Road is of considerable importance in order to retain and attract new businesses and investment to the area.

## Development Incentives

### **Improvement Target Area**

As a member of the Cuyahoga County Urban County, the City of Bedford is eligible to participate in various community development and economic development programs

administered by the Cuyahoga County Department of Development and funded through the federal Community Development Block Grant (CDBG) program. In order for a project to be eligi-

ble to utilize CDBG funds, it must meet one of the following three national objectives:

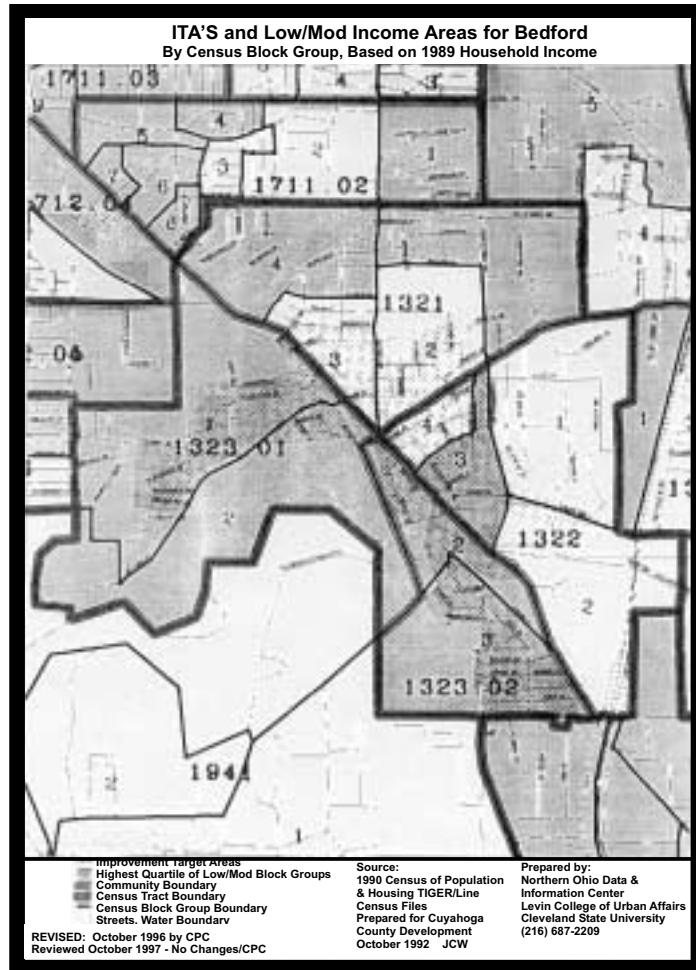
- ✓ aid in the prevention or elimination of slums or blight;
- ✓ be of benefit to low- or moderate-income families; or
- ✓ meet other community development needs of particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community where other financial resources are not available to meet such needs.

As shown on *Map 4.1*, a portion of the City of Bedford has been established as an Improvement Target Area or ITA. This ITA designation allows the City to compete more favorably for some CDBG funds under the criteria of "aid in the prevention or elimination of slums or blight." *Table 4.8* illustrates the types of projects that are usually funded in ITA's through the CDBG program. Additional information provided in this table includes, what entity is the appropriate applicant, if location within an ITA is required and to which program an application should be made.

For more information, please contact Cuyahoga County Department of Development Division at (216) 443-7260 or, the

# City of Bedford Master Plan

**MAP 4.1, IMPROVEMENT TARGET AREA**



**TABLE 4.8, ECONOMIC DEVELOPMENT PROGRAM OVERVIEW**

Type of Project	Applicant	Application Made To	ITA Required
Infrastructure Improvements: roads, sewers, waterlines	Municipality	Cuyahoga County Department of Development, Competitive Municipal Grant Program	Yes
Right-of-way Improvements: sidewalks, street trees, curbs, landscaping, lighting	Municipality	Cuyahoga County Department of Development, Competitive Municipal Grant Program	Yes
Storefront Renovation: architectural services, exterior building improvements, code improvements	Property Owner	Cuyahoga County Department of Development, Storefront Renovation Program	Yes
Business Loans: acquisition, construction, equipment	Business Owner	Cuyahoga County Department of Development, Economic Development Loan Program	No

City of Bedford's Economic Development Coordinator at (440) 232-1600.

### **Enterprise Zone**

The entire city has been designated an enterprise zone as part of a larger five community zone which includes Bedford, Bed-

# City of Bedford Master Plan

ford Heights, Glenwillow, Oakwood, and Solon. Enterprise zones are designated areas in which businesses can receive tax incentives in the form of tax exemptions on eligible new investments. The designation allows local officials to negotiate individually with businesses to encourage new investment and serve as an economic development tool. To be eligible, a business must agree 1) to retain or create employment, and 2) establish, expand, renovate, or occupy a facility located in an Enterprise Zone.

The tax incentives involve only new investment in real or personal property; existing taxable property remains taxable at the current level.

## Benefits:

- ✓ Exemption of up to 75% of the assessed value of real property improvements and/or personal property increases for up to 10 years. The exemption level can be exceeded under special circumstances with local board of education approval.
- ✓ State franchise tax incentives are available to companies that are in compliance with their local Enterprise Zone Agreement and have created new jobs, provided that 25% or more of the new persons hired are from specific disenfranchised groups.

- ✓ Brownfield site incentives are available to companies that make at least a 250% investment over the existing value of the facility. The community can exempt up to 50% of the value of the facility prior to remediation, exempt up to 100% of the increase in the assessed valuation of the real property of the facility during or after remediation, and exempt up to 75% of the assessed value of personal property, all for up to ten years.
- ✓ Additional state incentives available include health care subsidies and disadvantaged worker hiring credits.

For more information, please contact Cuyahoga County Department of Development Division at (216) 443-7260, or the City of Bedford's Economic Development Coordinator at (440) 232-1600.

## **Community Reinvestment Area**

The entire City of Bedford has also been designated as a Community Reinvestment Area. Community Reinvestment Areas (CRAs) are areas of land in which property owners can receive tax incentives for investing in real property investments. The program was created to promote the revitalization of areas where investment has been discouraged by offering property tax exemptions for any increased property valuation that would result from renovation of existing structures or new construc-

# City of Bedford Master Plan

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tion activities. The program can be used to promote historic preservation, residential rehabilitation or new residential construction. The program can also be used as an economic development tool to encourage commercial and industrial renovation or expansion and new construction. Local municipalities determine the type of development to be supported by the CRA Pro-

gram by specifying the eligibility of residential, commercial and/or industrial projects.

For more information, please review the Ohio Revised Code, Section 3735.65-70 or contact the Ohio Department of Development at (614) 644-8360 or contact the City of Bedford's Economic Development Coordinator at (440) 232-1600.

**Chapter Five**  
**Public Facility and**  
**Infrastructure Analysis**

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# City of Bedford Master Plan

## INTRODUCTION

Providing superior services to residents and businesses within Bedford is critical to the future prosperity of the City. The first step towards providing exceptional services is to understand the City’s existing public facilities — municipal buildings, library, schools and existing infrastructure elements — roads, water system, sanitary sewer system and storm water system. This Chapter provides an assessment of these issues for civic leaders to consider while working to determine future public facility and infrastructure needs.

Parks and recreation facilities are an integral part of the quality of life in Bedford. As such, recreation issues are given full attention in the following Chapter of the Master Plan — *Recreation*.

## PUBLIC FACILITIES

A key component to providing superior public services is the buildings that house City departments. Whether or not these facilities are adequate to support the needs of municipal employees to carry out their duties in an efficient manner is an important consideration. **Table 5.1** lists municipal buildings, their size and condition.

## City Hall

The majority of City services are headquartered at the City Hall located at 65 Columbus Road. Built in 1963 with additions in 1971 and 1975, City Hall is 29,212 square feet. City Hall is

**TABLE 5.1, PUBLIC FACILITIES INVENTORY, MARCH 1998**

Building	Address	Size	Year Built	Condition
City Hall/ Police Station/ Jail/ Fire Station	65 Columbus Road	29,212 sq. ft.	1963 w/additions in 1971 & 1975	Does not adequately serve needs
Court	65 Columbus Road	4,650 sq. ft.	1963	Does not adequately serve needs
Service Department Garage	100 Solon Road	22,536 sq. ft.	1951 w/additions in 1965 & 1978	Good
Ellenwood Center	124 Ellenwood Avenue	22,230 sq. ft.	1956 w/remodeling & addition in 1983	Ability to serve recreation needs limited
Recreation Department offices @ Ellenwood	124 Ellenwood Avenue	15,670 sq. ft. of Ellenwood	1956	Somewhat inadequate
Bedford Glens Storage building & Press Box (Rec. Dept.)	Glens Road	Unknown	Unknown	Good
Storage building (Rec. Dept.)	Taylor Road	800 sq.ft.	1968	Needs Replacement
Storage building & cemetery	Cemetery	Unknown	1984	Excellent
Waste Water Treatment Plant	705 Santin Circle	2,910 sq. ft.	1938, 1954, 1974	Very good

# City of Bedford Master Plan

home to the Municipal Court, City Manager's Office, Police Department, Jail, Fire Department, Water Department, Finance Department, Building Department, Council Clerk, Council Chambers and the Economic Development Coordinator. Municipal workers are in cramped offices and often times, workers whose jobs require them to work closely together find themselves separated and thus work less efficiently. In addition, general storage space is needed. The Police and Fire Departments need more space for personnel and to store vehicles indoors on City property.

### **City Hall Space Requirements**

*Time Saver Standards for Building Types* offers general standards for the size of office space for City departments, municipal courts and offices in general. A comparison between the *Time Saver Standards* and current conditions at City Hall and Municipal Court reveals the need for reorganization and additional office space. Floor area needs, based upon the number of current city staff, data from *Time Saver Standards for Building Types* and discussions with city staff are estimated and shown in **Table 5.2. Final floor area requirements and the design of the space should be determined working with an architect.**

### **Service Department Garage**

The Service Department Garage, located at 100 Solon Road houses the offices of the Service Director and Service Department

**TABLE 5.2, NEW CITY HALL SPACE, ESTIMATES OF FLOOR AREA REQUIREMENTS**

Fire Department	14,000 sq. ft. - 16,000 sq. ft.
Police Department	9,000 sq. ft. - 11,000 sq. ft.
City Administration	8,000 sq. ft. - 10,000 sq. ft.
Municipal Court	14,000 sq. ft. - 16,000 sq. ft.
<b>TOTAL</b>	<b>45,000 sq. ft - 53,000 sq. ft.</b>

ment staff. The Service Garage also houses almost all the City's equipment such as trucks, snow plows and sewer cleaning equipment. According to the Service Director, Clint Bellar, the offices are cramped but functioning.

### **Waste Water Treatment Plant**

The City's Waste Water Treatment plant is located at 705 Santin Circle. The building and workspace accommodate daily functions. Ongoing maintenance activities keep the buildings in good repair.

### **Recreation Department**

Recreation Department Offices are located at the Ellenwood Center. This provides a location where recreation staff can be in direct contact with many visitors to the recreation facilities



# City of Bedford Master Plan

**Fire Department Estimate Includes:** Indoor storage for existing vehicles and equipment, turn-out gear storage for 30 firefighters, desk areas, file areas, tele-printer for computerized response, kitchen area for 10, 2 conference rooms, refueling area, restroom facilities, washer/dryer, vehicle maintenance area, locker room for 30, dormitory area for 10, linen storage, generator room, electrical/boiler room, circulation and core building functions.

**Police Station Estimate Includes:** Offices for Police Department Administration, records and clerical areas, public lobby, communications, day room, training, identification, receiving area, receiving garage, interrogation room, exam room, show-up courtroom, prisoner's waiting room, booking room, juvenile/women cells, men's cells, isolation cells, restrooms, kitchen, files, bedding/storage, circulation and core building functions.

**City Administration Includes:** City manager, secretary, the following number of employees - 3 building department, 2 water department, 1 purchasing, 1 economic development, 1 council clerk, 1 finance, 1 payroll, 1 finance director, 2 tax department, 1 floater in billing, 1 receptionist, vault, map room, lounge, storage, computer area, files, reception area, restrooms, council chambers, conference rooms, circulation and core building functions.

**Municipal Court Includes:** judges chambers, judge support staff, court rooms, waiting areas, jury rooms, clerk of courts, 2 billing employees, 2 employees process fines and tickets, 5 bailiffs, 15 support staff from different communities, restrooms, conference room, storage, supplies, files, computer area, circulation and core building functions.

**SOURCE:** David Lynch, City of Bedford Building Commissioner

located there. The Recreation Director, Randy Lewis has indicated that the offices are functioning yet improvements to the office space could increase productivity.

## SCHOOLS

Bedford is part of the Bedford City School District which includes the communities of Bedford, Bedford Heights, Oakwood Village and Walton Hills. According to 1997-98 data, 45% of students live in Bedford Heights, 37% live in Bedford, 15% live in Oakwood Village and 3% live in Walton Hills. The City is also served by several parochial schools.

Schools are an important component of civic life. The reputation of a school district has a great impact on a family's deci-

# City of Bedford Master Plan

sion-making process of determining where to live. Knowledge of school district capacity when looking towards the future of the City is important. Municipal decisions which work to support students and schools will strengthen the City overall.

**Table 5.3** lists schools within the Bedford City School District including address, current enrollment, capacity and the year built. Those schools located in Bedford are listed in **bold** while those schools which are a part of the Bedford City School District but not located in Bedford are listed in *italics*.

### State Department of Education Data

According to the State Department of Education, enrollment in the Bedford City School District is going up. As shown on **Table 5.4**, fall enrollment increased 3% from FY1992 to FY 1997.

As **Graph 5.1** shows, the overall increase in enrollment can be attributed to an increase in pre-school children, children in kindergarten through second grade and an increase in high school students. Those students considered “ungraded” also increased.

### Bedford City School District Projections

The Bedford City School District has prepared projections for the coming school years. This data is shown on **Table 5.5**. The

**TABLE 5.3, BEDFORD SCHOOLS**

School Name	Address	Enrollment 1997-98/Capacity	Year Built /Additions
<b>PUBLIC SCHOOLS</b>			
<b>Bedford High School (Grades 9-12)</b>	481 Northfield Road	1,270/2,727	1954, 1955, 1958, 1971, 1995
<b>Center Academy (Grades 9-10)</b>	155 Center Road	58/65	1954, 1996
<i>Aurora Upper Intermediate (Grade 6)</i>	<i>24200 Aurora Rd. Bedford Heights</i>	<i>285/775</i>	<i>1952, 1955, 1968</i>
<i>Heskett Middle School (Grades 7 &amp; 8)</i>	<i>5771 Perkins Rd. Bedford Heights</i>	<i>590/1,200</i>	<i>1968</i>
<b>Carylwood Intermediate School (Grades 3-5)</b>	1387 Caryl Drive	400/650	1955, 1965
<b>Central Primary School (Grades K-2)</b>	799 Washington Street	495/575	1905, 1918, 1958, 1965, 1996
<b>Columbus Intermediate School (Grades 3-5)</b>	23600 Columbus Rd. Bedford Heights	470/575	1962, 1965
<b>Glendale Primary School (Grades Preschool-2)</b>	400 W. Glendale Avenue	495/575	1953, 1959, 1966
<b>Bedford Board of Education</b>	475 Northfield Rd.	Not applicable	1960
Total - Enrollment vs. Capacity		4063/6,567	
<b>PAROCHIAL SCHOOLS</b>			
<b>St. Mary School (Grades PreK-8)</b>	270 Union Street	277/288	1928
<b>St. Peter Chanel High School (Grades 9-12)</b>	480 Northfield Road	396/500	1957
<b>St. Pius X School (Grades PreK-8)</b>	370 Center Road	245/270	1951

# City of Bedford Master Plan

projections are slightly higher than the total fall enrollment shown by the Ohio Department of Education in *Table 5.4*.

**TABLE 5.4, BEDFORD SCHOOL ENROLLMENT**

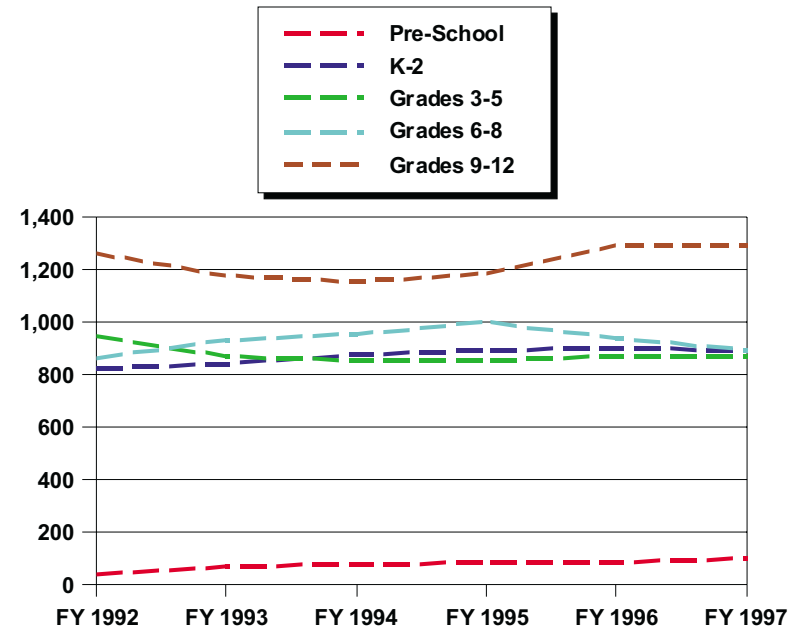
Grades	FY 1992	FY 1993	FY 1994	FY 1995	FY 1996	FY 1997
<b>FALL ENROLLMENT</b>						
Pre-School	39	64	76	83	84	95
K-2	837	874	890	955	901	889
3-5	871	855	850	849	871	869
6-8	932	950	996	973	937	893
9-12	1,187	1,160	1,193	1,262	1,293	1,292
Pre-School/Ungraded	7	6	15	19	21	25
<b>Total</b>	<b>3,873</b>	<b>3,909</b>	<b>4,020</b>	<b>4,141</b>	<b>4,107</b>	<b>4,063</b>

SOURCE: Ohio Department of Education

## Summary

As shown in *Table 5.3*, Bedford City School District enrollment is lower than capacity. Recent enrollment data and short term enrollment projections show the student population within the Bedford City School District to remain at 3900- 4000 students. Based on this data and the fact that enrollment is around 50% of capacity, enrollment increases can be accommodated within existing facilities. Therefore, it is not necessary to consider locating a new school within the City of Bedford at this time.

**GRAPH 5.1, SCHOOL ENROLLMENT**



## LIBRARIES

Bedford is served by the Cuyahoga County Library Systems' Southeast Library. The library serves the communities of Bedford, Oakwood, Bedford Heights and Walton Hills.

# City of Bedford Master Plan

**TABLE 5.5, BEDFORD CITY SCHOOL DISTRICT, SCHOOL ENROLLMENT PROJECTIONS**

School	1998-1999	1999-2000	2000-2001
Grades K-2	889	916	908
Grades 3-5	910	853	876
Grade 6	268	330	285
Grades 7-8	590	567	637
High School	1,318	1,272	1,239
<b>Totals</b>	<b>3,975</b>	<b>3,938</b>	<b>3,945</b>

Source: Enrollment Projections, Bedford City School District, 1997

The library, at 70 Columbus Road, was built in 1991 and is 14,600 square feet. There are 73,000 books and 7,700 tapes and videos available at the library. Annual circulation is 348,900.

The Urban Land Institute’s Development Impact Analysis proposes guidelines for library resources. *Table 5.6* compares the ULI recommended standards with the facilities at the Southeast Library.

## INFRASTRUCTURE

### Roads

There are 48.22 miles of road to be maintained within the City of Bedford. In order to keep track of road condition and main-

**TABLE 5.6, LIBRARY COMPARISON**

Item	Suggested Standard*	Population**	Southeast Library	Resources Provided
Book Stock	2.75-3 books per person	31,829	73,000	2.3 books per person
Annual Circulation	9.5 volumes per person	31,829	338,944	10.6 volumes per person
Library Space	.6-.65 sq. ft. per person	31,829	14,600	.46 sq.ft. per person

\*For communities of 10,000-35,000 persons.

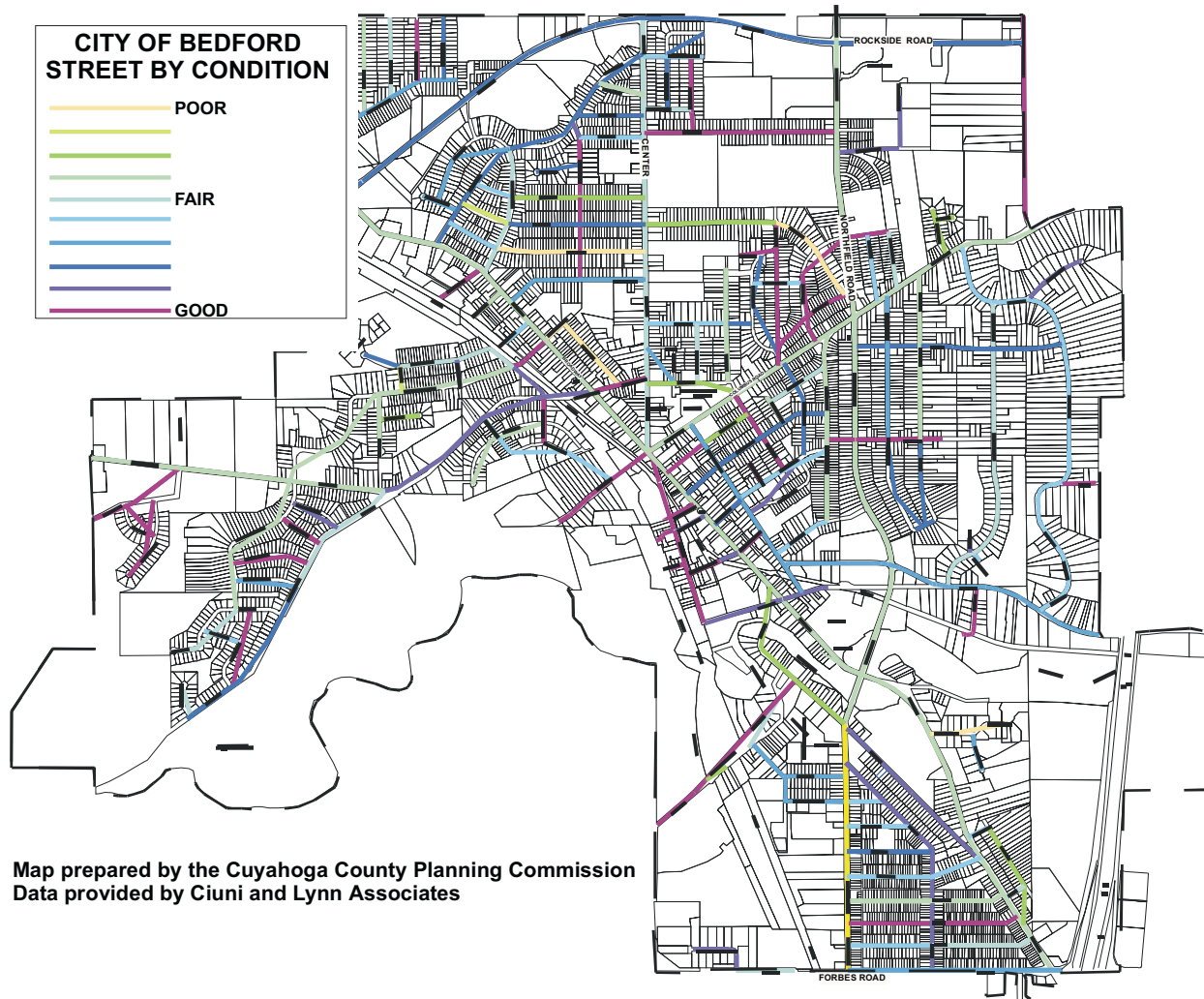
\*\* Includes population of service area - Bedford, Bedford Heights, Oakwood Village and Walton Hills

**Source:** Urban Land Institute, Development Impact Assessment Handbook

tenance activities, Cuini & Lynn Associates, City Engineers, prepared a listing of roads and rated the condition of those roads in 1996. The Cuyahoga County Planning Commission used this data to create *Map 5.1*. A visual representation of road condition data is important to see if certain areas of the City have poorer roads than other areas. Fortunately, while a few roads are considered to be in “poor” condition (shown in yellow) there are no areas of the City in which all or most of the roads are considered to be poor.

# City of Bedford Master Plan

MAP 5.1, CITY OF BEDFORD, STREETS BY CONDITION, 1996



# City of Bedford Master Plan

## Water System

The City of Bedford owns and operates its own water distribution system. Water is supplied to the City of Bedford by the City of Cleveland through five arterial water mains and thirteen master meters. Bedford then supplies water to its customers through a comprehensive distribution system. Most of the water mains owned by the City of Bedford are cast iron pipes, constructed 50-60 years ago. In order to ensure stable water service to its residents and businesses, the City provides routine maintenance and makes improvements to the Water System, as determined by the City Engineer, through the Capital Improvement Planning Process.

In order to track routine maintenance activities of the water system, as a part of this study, the Cuyahoga County Planning Commission has prepared a digital, water distribution map (please see *Map 5.2*) illustrating each water pipe segment. A digital database of 229 records, showing the type and size of the pipe, as well as an area to note maintenance activities information corresponds with this map. Using a computerized Geographic Information System (GIS) and pointing to a water line segment on the computer screen will cause information in the digital database to be displayed for review. *Table 5.7* is an example of the information shown on in the digital database. The map and associated database will be provided to the City Engineer.

TABLE 5.7, PARTIAL WATER SYSTEM DATABASE, CITY OF BEDFORD

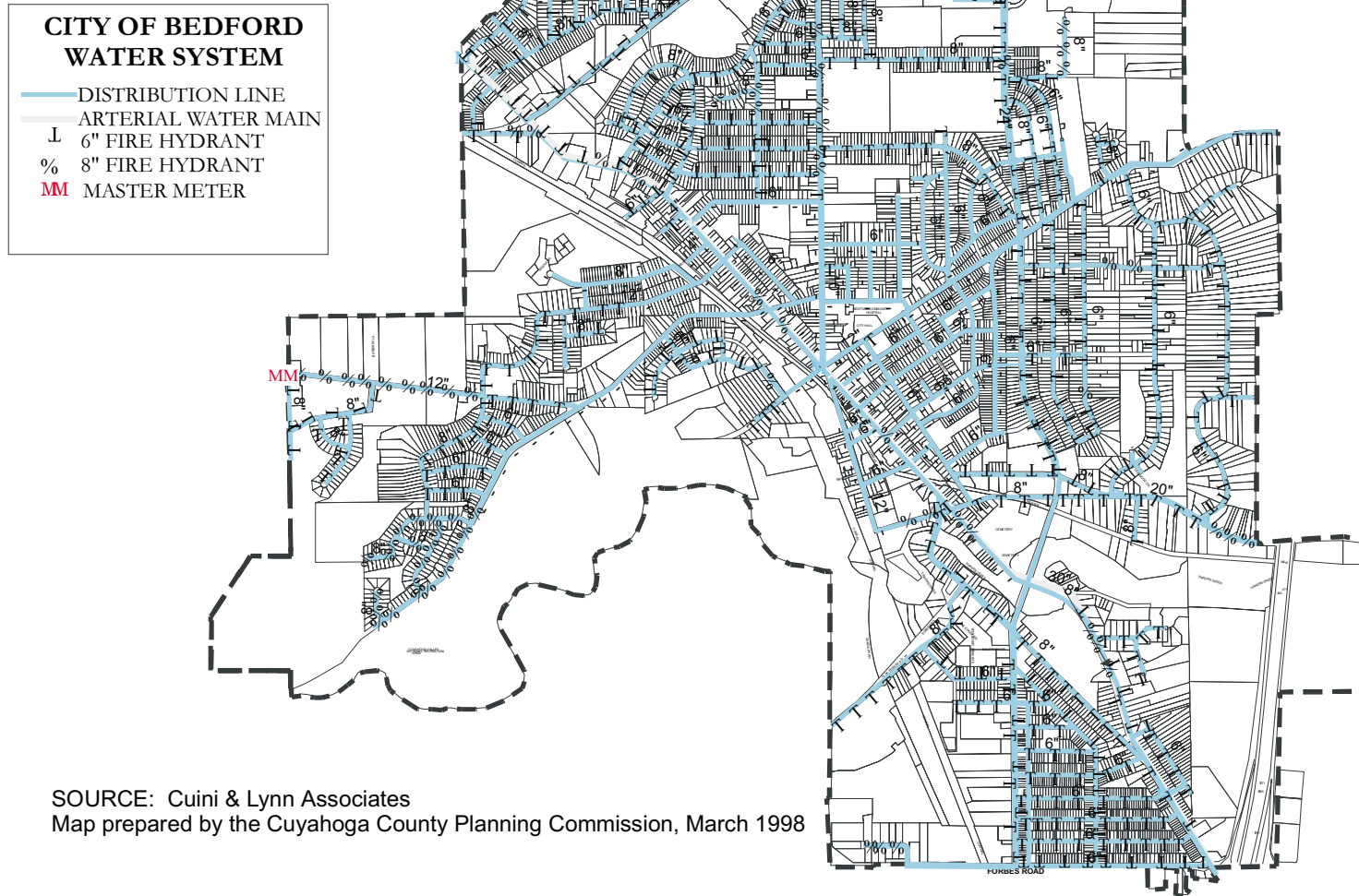
Location	Arterial Main	Size of Pipe	Maintenance Comment
Broadway	yes	30"	
Broadway	no	8"	
Center	no	10"	
Center	no	8"	
Grace St.	no	6"	
Lamson Ave.	no	6"	
E. Glendale	no	6"	
Elmwood Ave.	no	6"	
Elm Ave.	no	6"	
Blaine Ave.	no	6"	
Garden St.	no	6"	
Ennis Ave.	no	6"	
Columbus	no	12"	
Columbus	no	8"	
Magnolia	no	4"	
W. Grace	no	8"	
Ledgewood	no	6"	
Mapleton	no	6"	
Grandmere	no	6"	
Broadmore	no	6"	
Santin Circle	no	8"	
Beverly	no	8"	

## Sanitary Sewer System

The Sanitary Sewer System includes ten basic sewer areas which were developed to conform with the topographic features of the City. The entire City is served by the Wood Creek

# City of Bedford Master Plan

MAP 5.2, WATER DISTRIBUTION





# City of Bedford Master Plan

trunk sewer (constructed in 1937 and replaced in the mid 1970's) with the exception of two areas: the Corkhill Road development and the lower Glendale/Santin Circle area.

Bedford's collection and treatment system was initially constructed in 1913, serving the central portion of the City. This plant was abandoned and a new facility was constructed in 1938 with a capacity of 1.1 mgd (million gallons per day), serving 11,000 persons. In 1954, this facility was enlarged in order to provide secondary treatment at a design flow of 2.2 mgd. The final expansion came in 1974 providing tertiary treatment and a design flow of 3.2 mgd. The maximum flow is 6.4 mgd while the average flow is 2.4 mgd. Between 1976 and 1997, the City of Bedford expended approximately \$11 million on the Waste Water Treatment Plant and the major components of the collection system.

The Bedford Sanitary Sewer Collection system consists of approximately 269,524 feet of sewer pipe and 1,065 manholes at an average depth of 8-9 feet. The City of Bedford Service Department conducts routine maintenance on the system. Approximately 10-15% of the system is inspected and cleaned each year. In order to track routine maintenance activities on the sanitary sewer collection system, as a part of this study, the Cuyahoga County Planning Commission has prepared a digital, Sanitary Sewer Collection System Map (please see *Map 5.3*), illustrating each sewer pipe segment. A digital database of 1,162 records showing the location, size and slope of the san-

itary sewer pipe, as well as an area to note maintenance activities corresponds with this map. Using a computerized Geographic Information System (GIS) and pointing to the pipe segment will cause information in the digital database to be displayed for review. *Table 5.8* shows an example of the detailed information in the digital database. The map and associated database will be provided to the City Engineer.

## **Storm Sewer System**

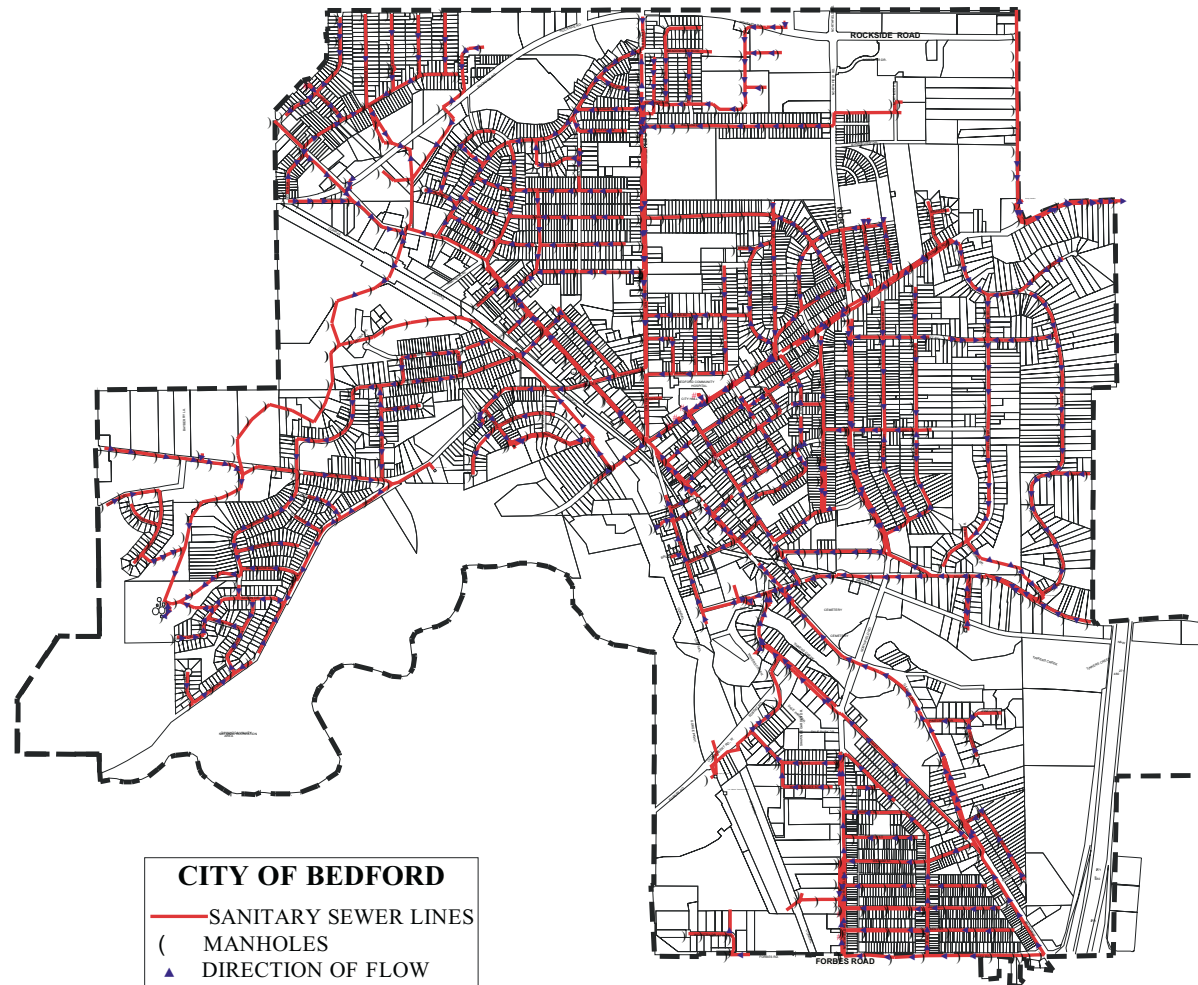
The City's extensive storm sewer system, separate from the sanitary sewer system, ensures that storm water is directed to avoid flooding of land and buildings. The storm sewer system, which was constructed over fifty years ago, is approximately 23 miles long. A combination of offset pipe joints, cracked or broken pipes, deteriorated joints and the general age of the system results in storm water entering the sanitary sewers. This storm water, combined with normal sanitary flow can exceed the capacity of the sanitary sewer, thereby resulting in sewer surcharging, basement flooding and overflow of wastewater into the environment.

The City of Bedford Service Department conducts routine maintenance on the system. As with the water and sanitary sewer systems, the Cuyahoga County Planning Commission has prepared a digital, Storm Sewer Collection System Map (please see *Map 5.4*), illustrating each sewer pipe segment in order to track maintenance activities. A digital database of



# City of Bedford Master Plan

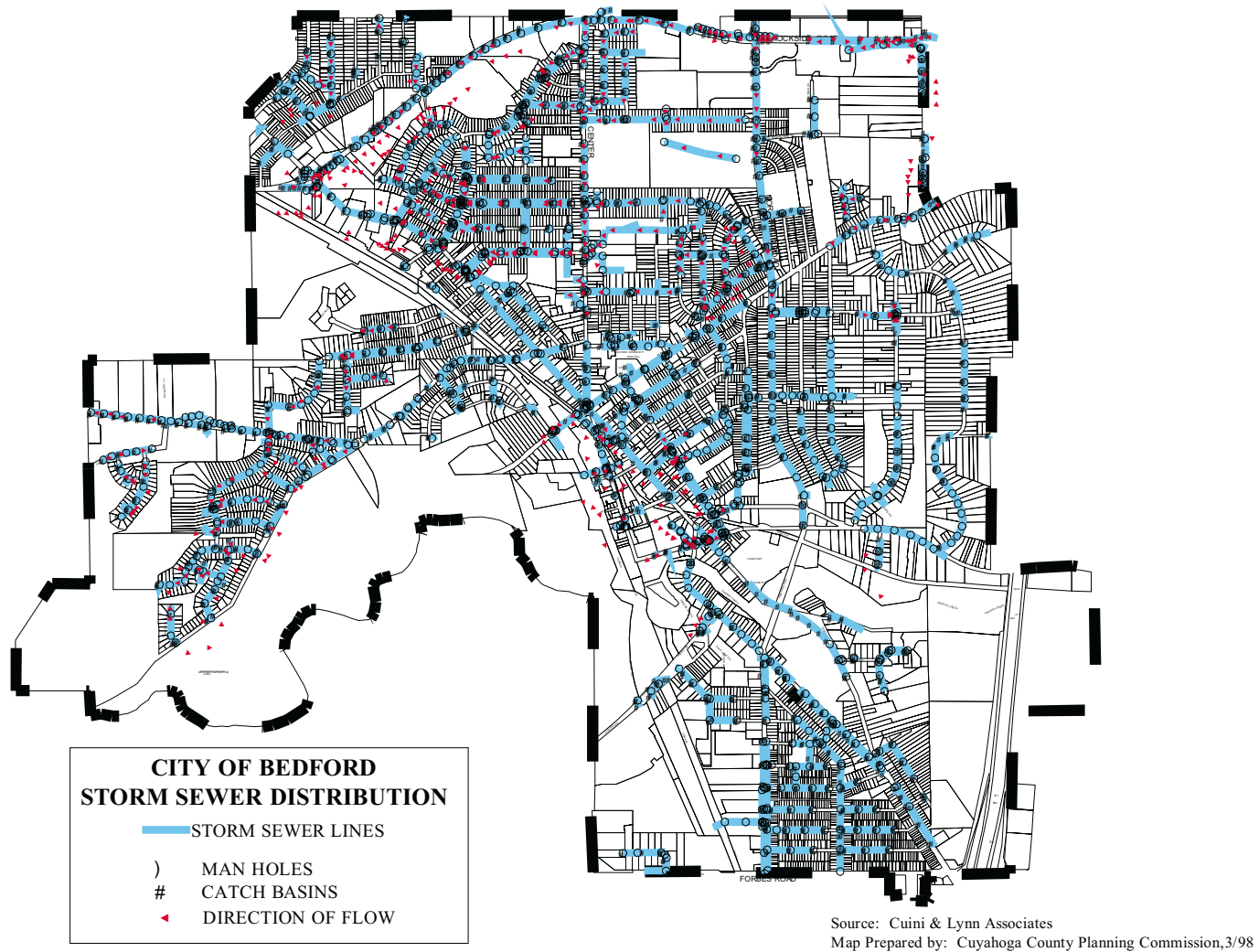
MAP 5.3, SANITARY SEWER COLLECTION SYSTEM



Source: Ciuni & Lynn Associates  
Map Prepared by: Cuyahoga County Planning Commission

# City of Bedford Master Plan

MAP 5.4, STORM SEWER COLLECTION SYSTEM



# City of Bedford Master Plan

**TABLE 5.8, SANITARY SEWER DATABASE**

Street	Length	Pipe Size	Slope	Maintenance Comment
Center	37'	15"	9.68%	
Center	250'	15"	1.04%	
Center	35'	10"	0.58%	
Center	373'	10"	1.20%	
Center	366'	15"	1.31%	
Dawson Ct.		10"		
Center	345'	12"		
Center	320'	10"	1.24%	
Blaine Ave.	345'	12"		
Blaine Ave.	336'	12"	0.46%	
Blaine Ave.	430'	10"	3.29%	
Logan	431'	10"	0.10%	
Logan	400'	10"	0.77%	
Garden St.	293'	10"	1.72%	
Garden St.	442'	10"	1.19%	
Elm St.	500'	10"	1.76%	
E. Grace	374'	18"	0.40%	
Lamson	457'	10"	0.67%	
E. Grace	356'	18"	0.64%	
E. Grace	66'	18"	0.48%	
Broadway	305'	10"	0.46%	
Broadway	305'	10"	0.46%	

1,787 records includes the location, size and slope of the pipe, as well as an area to note maintenance activities. Using a GIS system, pointing to the sewer line segment on the computer screen will cause information in the digital database to be dis-

played for review. **Table 5.9** shows an example of the information shown in the digital database. The map and associated database will be provided to the City Engineer.

**TABLE 5.9, STORM SEWER DATABASE**

Street	Length	Pipe Size	Slope	Maintenance Comment
Avalon	260'	18"	0.40%	
Berkshire	28'	12"	1%	
Avalon	350'	15"	0.40%	
Avalon	148'	15"	0.30%	
Avalon	175'	12"	0.35%	
Marion	175'	12"	0.35%	
Marion	175'	12"	0.35%	
Avalon	127'	18"	1.72%	
Nordham	105'	12"	1%	
Marion	248'	15"	0.60%	
Marion	238'	15"	0.60%	
Berwyn	35'	12"	1%	
Berwyn	115'	12"	0.50%	
Marion	313'	15"	2.67%	
Marion	242'	12"	0.63%	
Talbot	190'	12"	1.50%	
Talbot	310'	15"	0.50%	
Berwyn	205'	21"	0.30%	
Berwyn	254'	24"	0.30%	
Berwyn	21'	12"	0.30%	
Berkshire	40'	24"	0.30%	
Berkshire	315'	30"	0.54%	

# City of Bedford Master Plan

## NEEDS ASSESSMENT

As reported in the Demographics Chapter, the City's population is projected to remain stable. Maintaining a stable population base depends heavily upon providing quality public services.

While no major increases in infrastructure capacity need to be considered due to the projected stability of the population, the challenge before the City is maintaining the water system, sanitary sewer system and storm water collection system to provide quality service.

Providing adequate office space for City departments to efficiently operate is critical to ensuring quality services. Therefore, the plans for construction of a new city hall or renovation of the existing city hall should continue to be pursued.

Working to sustain services for residents and businesses and even providing new types of infrastructure such as communication technologies, will provide the City of Bedford with a competitive edge in the regional market.

## Sources:

Bellar, Clint, City of Bedford Service Director  
Cuini, Joseph, Cuini & Lynn Associates, City of Bedford Engineer  
Lynch, David, City of Bedford Building Commissioner  
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An Engineering Report on the Water Distribution System of the City of Bedford, Ohio, September, 1965, Willard F. Schade and Associates, Consulting Engineers, Cleveland, Ohio.  
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Sanitary System Maps, Ciuni & Lynn Associates  
Storm System Maps, Ciuni & Lynn Associates  
Water System Map, Ciuni & Lynn Associates  
Bedford City School District  
Cuyahoga County Auditor's Office  
Cuyahoga County Library System, Southeast Library  
Ohio Department of Education  
Cuyahoga County Planning Commission staff field observations

# **Chapter Six**

## **Recreation**

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# City of Bedford Master Plan

## INTRODUCTION

Planning for the future of recreational offerings in the City is a vital part of the overall plan for the future of the City. This chapter provides a review of the City's current recreational facilities and programs and recreation department and also looks to the future of recreation through the participation of civic leaders and residents at 1998 COPS meetings and through a comprehensive recreation survey.

As stated in earlier chapters, the regional population is not expected to grow and overall, the region's population continues to move further out into previously rural areas. While current population projections predict Bedford to maintain its current level of population, the regional out-migration trend has affected and will continue to affect the City of Bedford's ability to retain residents. One of the tools available to City leaders to maintain a stable population base is to provide residents and potential residents with appropriate and high quality recreational opportunities. Similarly, recreational opportunities can provide a competitive edge for the City to attract businesses. By being able to offer recreational opportunities to those people who work in the City, business owners can maintain a healthy work force, thus increasing productivity.

## PARKS AND RECREATION FACILITIES

Recreational opportunities for Bedford residents are available through the City of Bedford Parks, Bedford City Schools located within the City and at the Cleveland Metroparks' Bedford Reservation. *Map 6.1* shows the location of these parks and recreation facilities.

### *City of Bedford*

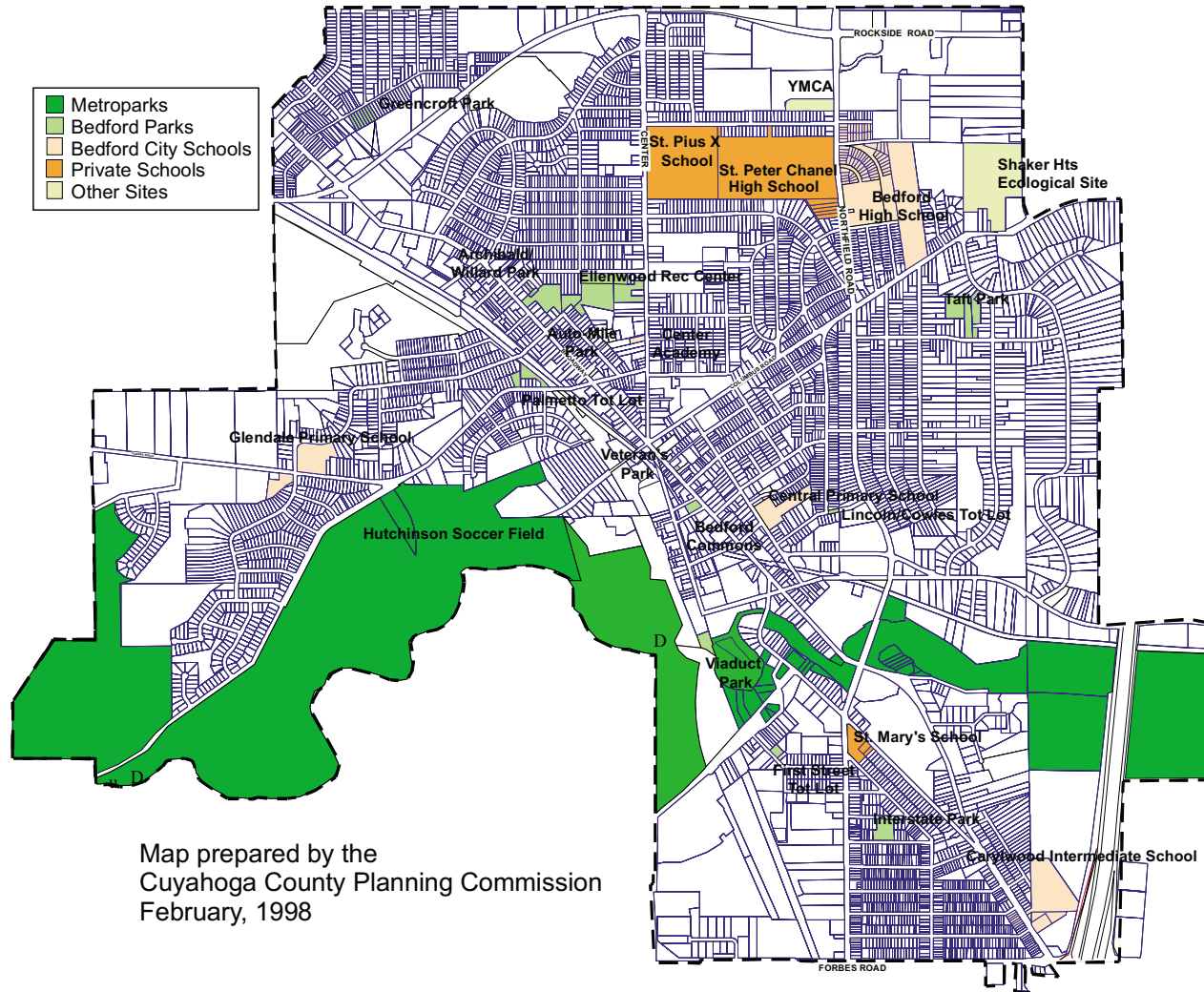
Currently, the City of Bedford Recreation Department includes a director and 7 full time staff and 45 seasonal/part time staff. These employees administer seasonal programs, park maintenance, special events and eight Senior Citizens programs.

City parks include Archibald Willard Park, Automile Park, Bedford Commons, First Street Tot Lot, Greencroft Park, Interstate Park, Palmetto Tot Lot, Taft Park and Viaduct Park. *Table 6.1* lists each City of Bedford park and its location and acreage, while *Table 6.2* inventories the facilities at each Bedford Park.

There are other private recreational facilities available to City residents including the YMCA, The Light of Hearts Villa and Bedford Hospital. Many programs are offered including pre-school and youth activities and family, adult and senior programs.

# City of Bedford Master Plan

MAP 6.1, RECREATION SITE INVENTORY



Map prepared by the  
Cuyahoga County Planning Commission  
February, 1998



# City of Bedford Master Plan

**TABLE 6.1, CITY OF BEDFORD PARKS**

Park	Address	Acreage
Archibald/Willard Park	124 Ellenwood Avenue	4.36 acres
Automile Park	Broadway Avenue	0.34 acres
Bedford Commons	Broadway Avenue	0.84 acres
First Street Tot Lot	First Street	0.59 acres
Greencroft Park	94 Greencroft Avenue	1.60 acres
Hutchinson Field*	West Grace	6.00 acres
Interstate Park	39 Justin Street	1.80 acres
Lincoln/Cowles Tot Lot	Lincoln & Cowles	0.24 acres
Palmetto Tot Lot	Palmetto	1.50 acres
Taft Park	705 Taft Avenue	4.20 acres
Veterans Park	Broadway Ave.	0.03 acres
Viaduct Park	Willis St.	1.30 acres
<b>TOTAL ACRES</b>		<b>22.8 acres</b>
Facility	Address	Size
Ellenwood Center	124 Ellenwood	22,230 sq.ft.
Recreation Dept. Offices (within Ellenwood)	124 Ellenwood	15,670 sq. ft.

\*Leased to the City of Bedford by the Cleveland Metroparks

**TABLE 6.2, CITY OF BEDFORD PARKS, ACTIVITY/FACILITY INVENTORY**

## Archibald Willard Park

- Swimming Pool with Pavilion
- Baseball field w/bleachers
- Horseshoe Pit (refurbished 1994)
- Volleyball Court
- Playground: swing sets, wooden jungle gym, benches
- Picnic Pavilion
- 25 Picnic tables
- 2 grills

## Automile Park

- Bench
- Picnic Tables

## Bedford Commons

- Gazebo
- Historic Statue
- Clock
- Benches

## Greencroft Park

- Athletic Field
- Sled Riding Hill
- Basketball Court
- Playground: swing set, bench, new playground apparatus, 1994 with new base material
- Parking lot expanded and repaved

## Hutchinson Multi-Purpose Athletic Field

- Field
- Walking Path
- Parking Lot

## Interstate Park

- T-Ball/Youth Baseball Field w/bleachers
- Basketball Hoops (2)
- Small Open Field
- Playground: jungle gym, swings



# City of Bedford Master Plan

Picnic Pavilion  
Parking Lot

## **Taft Park**

Youth Baseball Field w/bleachers  
Basketball  
Playground: swing set, slide, metal monkey bars,  
overhead bars, paved play area  
Picnic Pavilion  
Bike Racks  
Parking lot - resurfaced 1993

## **Veteran's Park**

Plaque  
Bench

## **Viaduct Park**

Parking lot  
Railroad Viaduct over Tinker's Creek Gorge

## **TOT LOTS**

### **First Street Tot Lot**

2 play structures with sand base  
Geodesic dome climbing structure

### **Lincoln/Cowles Tot Lot**

Play structure

Open area  
Swings

## **Palmetto Tot Lot**

Play structure  
Swing set  
2 parking spaces  
Bench  
Picnic table

Bedford's Park system provides a wide array of facilities and activities. As shown on **Table 6.2**, ball fields, picnic facilities and playground equipment are found throughout the City.

### **Programs**

Recreational programs are offered to youth and adults. Youth programs include baseball, softball, basketball, spring and fall soccer, flag football and swim team. Adult programs include men's and women's basketball, golf league, horseshoe league, flag football, softball and volleyball. **Table 6.3** inventories youth involvement in recreational programs from 1993 to 1997.

As shown in **Table 6.3**, interest in youth baseball and softball steadily grew from 1993-1997. Participation increased 26% while the number of teams increased by 21%. Participation in

# City of Bedford Master Plan

TABLE 6.3, YOUTH INVOLVEMENT IN RECREATION PROGRAMS, 1993-1997

Program/Type	Ages	1997		1996		1995		1994		1993		Cost
		# of Teams	Participation	# of Teams	Participation	# of Teams	Participation	# of Teams	Participation	# of Teams	Participation	
Baseball/Softball	5-18	74	1,019	64	901	62	868	63	849	61	804	\$10.00
Basketball (Inst.)	10-12						17		19		22	\$10.00
	9-12	7	40	4	23							
Fall Soccer	5-7	6	75	6	69	6	80	6	61	4	46	\$10.00
Spring Soccer	5-14	18	231	20	253	22	282	15	184	17	197	\$10.00
Girl's Soccer (fall)	8-12	3	24			3	20					
Flag Football	8-13	7	62	8	70	10	102	9	95			\$10.00
Swim Team	4-17		42		24		34		49		48	\$10.00
Playgrounds	5-14		225		150		150		180		205	
<b>TOTAL</b>		<b>115</b>	<b>1,718</b>	<b>102</b>	<b>1,490</b>	<b>103</b>	<b>1,553</b>	<b>93</b>	<b>1,437</b>	<b>82</b>	<b>1,322</b>	

SOURCE: City of Bedford Recreation Department

soccer has fluctuated over the years but increased overall from 1993-1997. However, sustained interest in girl's fall soccer has not yet materialized.

**Table 6.4** inventories adult involvement in recreational programs from 1993 to 1997. As shown, the most popular adult recreational activity is men's basketball. The golf league has maintained a steady participation rate between 1993 and 1997 and interest in the horseshoe league grew. Collectively, softball league participation also remained constant between 1993 and 1997. However, interest in "co-ed" volleyball was not sustained over this time period.

### **Bedford City Board of Education Facilities**

Outdoor recreation facilities at local schools augment the City's recreation sites. **Table 6.5** lists the facilities and equipment available at the local public schools.

### **Cleveland Metroparks**

The Cleveland Metroparks system was established in 1917. Today, the park system consists of nearly 19,000 acres of land in 12 reservations, their connecting parkways and the Metroparks Zoo. The City of Bedford hosts a major portion of the Metroparks *Bedford Reservation*. As noted in the Land Use

# City of Bedford Master Plan

TABLE 6.4, ADULT INVOLVEMENT IN RECREATIONAL PROGRAMS, 1993-1997

Program/Type	1997			1996		1995		1994		1993		Cost
	Ages	# of Teams	Participation	# of Teams	Participation	# of Teams	Participation	# of Teams	Participation	# of Teams	Participation	
<b>ADULT</b>												
Men's Basketball	open	6	66	4	39							\$55.00
Men's Basketball	over 30	8	77	8	80	8	80	6	47	6	60	\$200.00
Men's Summer 4 x 4		8	67	8	65	8	62	6	47	6	44	\$100.00
Women's Basketball			34								28	\$50.00
Golf League			60		60		60		60		60	\$75.00
Horseshoe League			24		20		12		16			\$10.00
Fall Softball		8		8		8		8		8		\$125.00
Men's Weekday Softball		8		6		6		8		8		\$210.00
Men's Sunday Morn. SB		10		12		12		12		12		\$150.00
Women's Weekday SB		6		8		8		8		8		\$150.00
Co-Ed Volleyball						6	36	4	24			\$10.00
<b>TOTAL</b>		<b>54</b>	<b>328</b>	<b>54</b>	<b>264</b>	<b>56</b>	<b>250</b>	<b>52</b>	<b>194</b>	<b>48</b>	<b>192</b>	

**SOURCE:** City of Bedford Recreation Department

Chapter, the Bedford Reservation consists of 565 acres of land, or 16.5% of the City.

Residents of Bedford find many recreational opportunities within the Bedford Reservation including:

- Tinker's Creek Gorge Overlook
- Bridal Veil Falls
- Shawnee Hills Golf Course

- Physical Fitness Trail
- Hemlock Creek Picnic Area
- Hermit's Hollow Picnic Area
- Lost Meadow's Picnic Area
- Egbert Picnic Area
- Willis Picnic Area

The City of Bedford is fortunate to host these important regional recreational facilities. The value of residential property

# City of Bedford Master Plan

TABLE 6.5, FACILITIES AND EQUIPMENT AVAILABLE AT LOCAL SCHOOLS  
(1991)

## **BEDFORD HIGH SCHOOL**

- 1 Softball Field/Football Stadium
- 2 Hardball/Soccer Field w/ benches
- 5 Tennis Courts
- 1 Jogging Track

## **CENTRAL SCHOOL**

- 1 Soccer Field
- 1 Small Open field
- Paved Play area
- 3 Swing sets, 3 slides, 4 metal monkey bars, pipe tunnel, climbing structure
- 4 Picnic tables
- Parking lot

## **Carylwood Intermediate**

- 5 Basketball courts
- 2 Swing sets
- 2 Slides
- Paved paved area
- 2 Overhead bars
- 4 Teeter totters
- Tether-ball
- Spring animals

## **Glendale Primary School**

- 2 Play structures

- Picnic tables
- Play tubes
- Small open field
- Funnel Ball
- Basketball Courts
- Paved play area
- Discovery Garden

surrounding park lands is continually enhanced by the open, natural areas.

## **RECREATION FACILITY SERVICE AREAS**

An inventory of parks is not complete without a determination if “passive” recreation parks are provided and studying the service areas of “active” recreation parks. Passive recreation activities include strolling, sitting and “watching the world go by”. The City has several parks to serve the needs of those residents interested in passive recreation activities. Bedford Commons, Veteran’s Park, Automile Park, and Viaduct Park are considered passive parks to serve the needs of residents. Although, it is important to note that **all** parks within the City, including Cleveland Metropark’s Bedford Reservation allow for passive recreational opportunities.

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Active recreation includes swimming, tennis, court games, field games and playground activities. The National Parks and Recreation Association offers criteria on which to classify these types of recreation areas. These classifications are *Playlot*, *Neighborhood Playground*, *Neighborhood Park*, *Community Playfield*, and *Community Park*. **Table 6.6** describes the characteristics of each park type and which category each active recreation City of Bedford park and Bedford Board of Education facility is included. As shown, Palmetto Tot Lot, Lincoln Cowles Tot Lot and the First Street Tot Lot are considered *Playlots* to serve the nearby neighborhood children. Greencroft Park, Interstate Park and the primary schools - Glendale and Central and Carylwood Intermediate School are considered *Neighborhood Playgrounds*. Archibald Willard Park, Taft Park and Hutchinson Field are considered *Neighborhood Parks*. Although Archibald Willard Park and Taft Park are undersized in terms of acreage, the facilities provided meet the needs a wider range of the population. Bedford High School and the Ellenwood Center are considered *Community Playfields* due to the type of facilities located there. Bedford resident's needs for a *Major Community Park* are met at the Cleveland Metropark's Bedford Reservation.

Applying the recommended location criteria to each of the park and school sites gives insight into whether all parts of the City are served by nearby recreational facilities. **Map 6-2** illustrates a 1/4 mile service area around Palmetto Tot Lot, Lincoln Cowles Tot Lot and First Street Tot Lot. One-half mile service

areas are shown around Greencroft Park, Taft Park, Archibald Willard Park, Interstate Park, Hutchinson Field, Bedford High School, Glendale Primary School, Central Primary School and Carylwood Intermediate School. This map shows that a few residential areas are outside the service areas of the City's parks or school facilities. These areas are:

- ✓ the areas east and west of Center Street just south of Rockside Road;
- ✓ the Archer Road, Wellmon Road, Wenso Road and Solon Road area; and
- ✓ the western extent of Button Road area.

## CLOSE TO HOME PARKS

Of primary importance to young families is the proximity of close to home parks in relation to their neighborhood. Close to home parks are considered those parks which serve residents within 1/4 mile. Even though several parks and school sites serve the needs of residents within 1/2 mile, the City's larger parks and school sites also have play equipment which serves the needs of younger children. It is important to look specifically at each park or school site to see how it meets the need for close to home recreation space. Therefore, **Map 6.3** illustrates 1/4 mile service areas for each park or school site. This map re-

# City of Bedford Master Plan

**TABLE 6.6, PARK CLASSIFICATION**

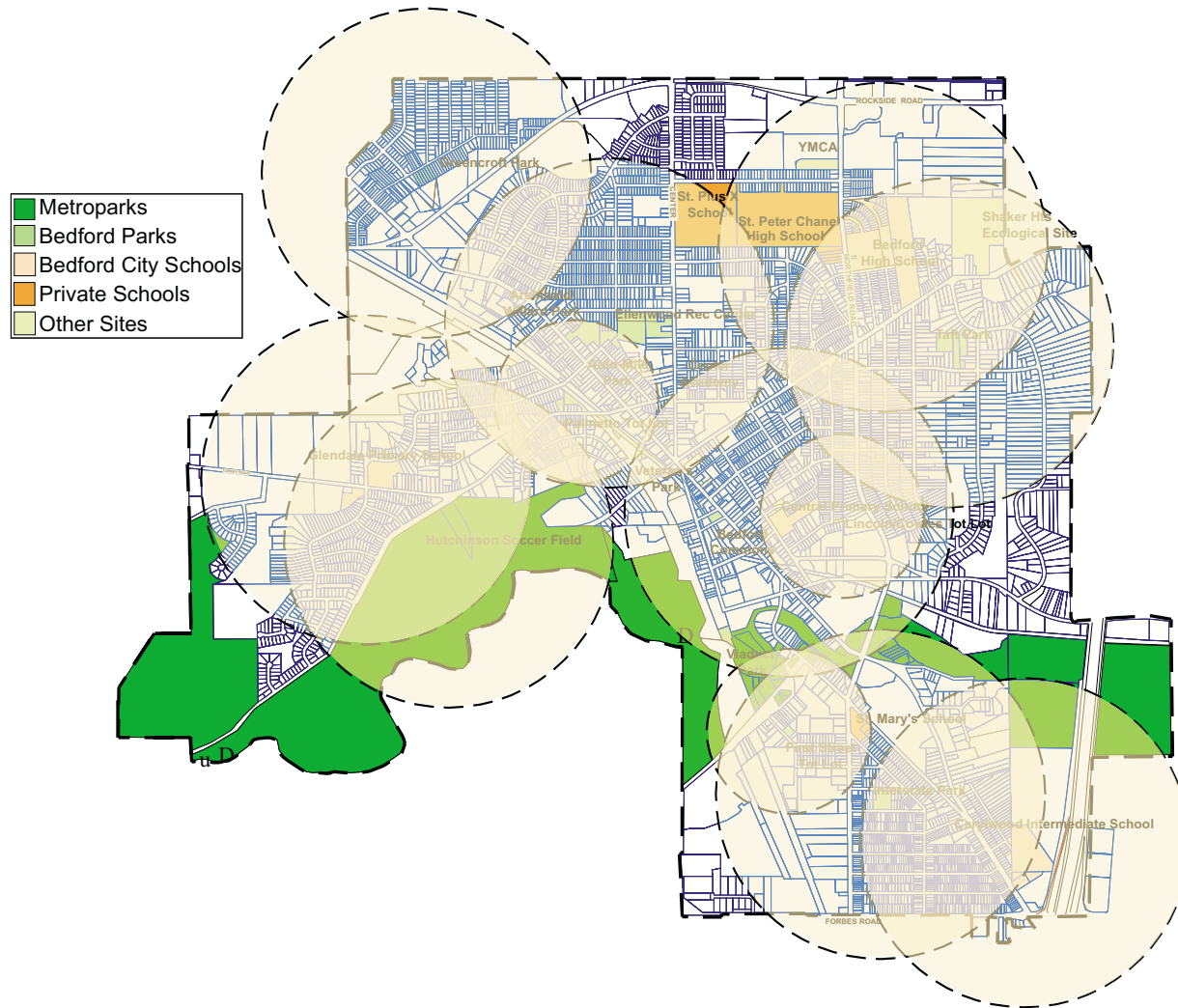
Park Type	Population Served	Size	Location Criteria	Contents	Bedford Parks
Playlot	Toddlers- Age 9	1,000 sq. ft to 1 acre	1/4 mile walking distance/ should not have to cross major street	Play structure, swings, slides, sandboxes, paved area for wheeled toys, spray pool, benches, landscaping	Palmetto Tot Lot Lincoln/Cowles Tot Lot First Street Tot Lot
Neighborhood Playground	Pre-school- School Age, concentrated on ages 5-14	+/- 2 acres	1/2 mile walking distance/ many times includes school sites	Distinct play areas for pre-schooler and school age, open space for spontaneous play, multiple use paved play areas, court games, field games, wading pool, games for adults - shuffle board, horseshoes, ice rink , parking, lighting	Parks:Greencroft Park Interstate Park Schools:Glendale Primary Central Primary Carylwood Intermediate
Neighborhood Park	Ages 5-39 with emphasis on 5-18	6-8 acres	1/2 mile walking distance	Lawn area, picnic area, scenic walking paths, activity field, landscaped park for passive recreational needs (walking, resting) but with designated active areas, provides scenic value	Archibald Willard Park (Ellenwood not included) Taft Park Hutchinson Field
Community Playfield	All ages with focus on 20-39 (One per community)	15-25 acres	1-1.5 miles, biking distance	Athletic complex, lighted court and field games, community center or indoor recreation facility to serve the needs of junior and senior high students and adults	Bedford High School Ellenwood (part of A. Willard Park)
Major Community Park	All ages	20-35 acres	1-4 miles	Combination of activities from natural areas to developed activity areas, play apparatus, bicycle trails, swimming - beach or pool, picnic areas, game courts, natural areas, ice skating, winter sports, golf, zoo, museums, parking, sanitary facilities	Metroparks - Bedford Reservation

veals several neighborhoods which could benefit from the establishment of additional close to home parks. These neighborhoods are:

- ✓ Grand Boulevard Kenyon
- ✓ Meadowgate Blvd./West View
- ✓ Talbot Drive/ Avalon Drive
- ✓ East and West of Northfield Road south of Columbus Street
- ✓ Archer Road, Wellmon Road area including Solon Road
- ✓ Best Street/Paul Street
- ✓ Button Road area south of Grandmere Drive
- ✓ Turney Road/Lee Road

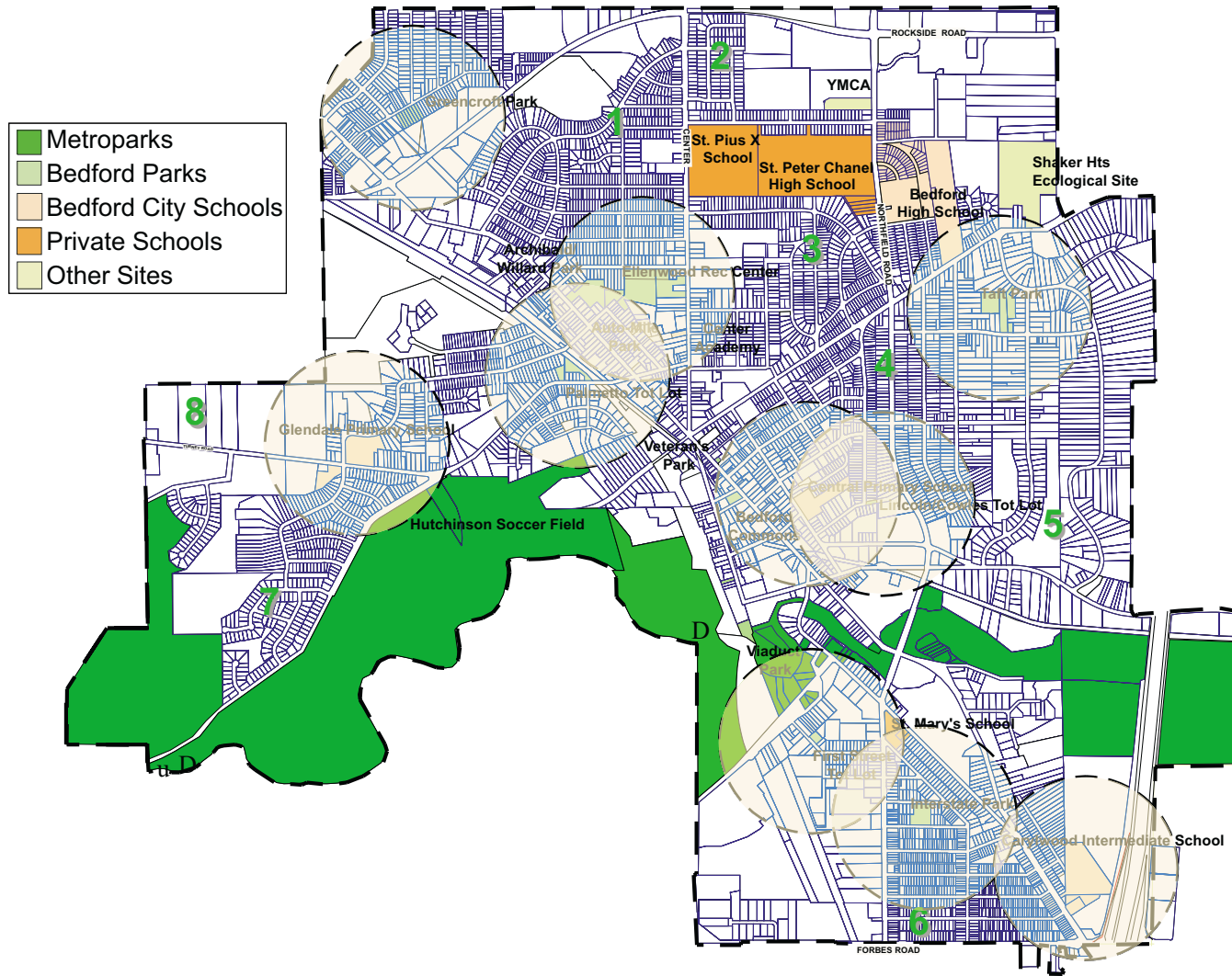
# City of Bedford Master Plan

MAP 6.2, RECREATION SITE SERVICE AREAS



# City of Bedford Master Plan

MAP 6.3, CLOSE-TO-HOME PLAYLOTS AND NEIGHBORHOOD PLAYGROUNDS SERVICE AREAS





# City of Bedford Master Plan

## **FUTURE OF RECREATION**

During the spring of 1998, Community Oriented Public Service (COPS) meetings were held. The major topic of discussion for these meetings was future recreational needs. Meeting participants were asked to discuss what recreational programs they are interested in, what recreational facilities the City needs and to give ideas on how the programs and facilities might be funded. These discussions are summarized below.

### **Community Oriented Public Service Meetings Summary of Discussions**

Meeting participants recognized that there are strong city-sponsored recreational events in Bedford, most importantly, the *Parties in the Park* at Bedford Commons. There was also mention of the fact that the city is safe and well lit which allows for walking as exercise and recreation throughout the City using the sidewalk system.

Residents stated that they learned of recreational program offerings through City flyers and word of mouth. Although, meeting participants felt that communication regarding recreational programs could be improved. There was a suggestion of working with the Bedford Times Register to increase awareness of recreational offerings.

### ***Indoor Pool***

Common to all COPS meetings was the desire for year-round access to swimming facilities. Meeting participants were interested in free swim time including family swims, teen swims and adult swims, water exercise classes and swimming lessons. At two of the meetings, exploring the possibility of constructing a dome over the pool at Ellenwood was offered as an alternative to the construction of a new indoor pool.

### ***Health Related Recreation Activities***

The need for access to a year-round place to walk for exercise was mentioned at each COPS meeting. The need for aerobics classes which meet the needs of senior citizens was also discussed at each meeting.

### ***Activities and Programs***

Flexibility in the time of day and time of year when activities are offered is needed according to COPS meeting participants. Evening recreational opportunities are crucial to adults who work outside the home. The need for morning activities was mentioned at two of the meetings, to meet the needs of senior citizens and stay-at-home mothers.

Activities in which whole families participate, year round activities for children and after school programs would be of benefit according to meeting participants. The need for organized, safe teen dances was suggested.

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Programs directed to specific age groups was mentioned with the 30-45 year old age group given special note. Card game tournaments was offered as a program that adults might wish to participate. Billiards and ping pong tournaments, as well as line dancing classes were also suggested.

The desire for winter programs including ice skating and sledging was mentioned, along with craft and pottery classes and volunteer activities. There was interest in expanding the day excursion trips beyond those for senior citizens. Meeting participants mentioned trips for families to amusement parks that the City used to coordinate.

## **Facilities**

Meeting participants suggested that the City needs a recreation center in order to meet the future recreational needs of residents. An indoor pool, walking track and exercise areas could be built and become a focus for Bedford resident's recreational needs. Discussion regarding a center included questions concerning the cost, where the facility would be built and if Bedford residents would support a recreation center. Further, some residents weren't sure a recreation center was really needed. One resident offered that "Bedford doesn't need to build a recreation center to create a sense of community... we already have that here".

Renovations that might be done at Ellenwood to meet future recreational needs was discussed. Some meeting participants

felt that Ellenwood is and always will be an old school with limited capacity to serve a wide range of recreational needs. It was mentioned that the gymnasium at Ellenwood was very small, so small that when walking in the gym many people get dizzy from turning so much. Also, a discussion was held regarding Bedford residents using the Bedford City School District facilities or Bedford Heights facilities instead of constructing a recreation center. Meeting participants mentioned that while the School District's outdoor facilities are available, there are many limitations on the use of the indoor facilities. Bedford Heights' facilities are also currently available to Bedford residents by paying a fee. Many people felt there are negative territoriality issues when Bedford residents use Bedford Heights' facilities.

The need for an ice skating rink was mentioned and that offering ice skating would expand recreational offerings in to the winter. Also suggested was the need for an area to roller blade or skateboard. Providing a designated area may keep kids off the streets and thus be a safer alternative to roller blading or skateboarding in traffic. Concerns over how the facility should be designed and what the City's liability would be were voiced.

Some meeting participants wanted to see the City's existing parks expanded and more tot-lots or neighborhood parks created so that children did not have to cross a busy street to get to them. Also the need for crosswalks to provide safe access to all park sites was desired by meeting participants.

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The need for a teen center was suggested. Also mentioned was the desire for a billiards hall or a space for residents to rent for private parties. The desire to have a community theater was discussed. In addition to having a theater in which to present theatrical productions was the need to have ample storage space to keep props and costumes.

## **Funding**

Although many meeting participants acknowledged the need for and voiced their support for exploring the construction of new recreational facilities, there was a collective concern over the cost of construction, operation and staffing of a new facility. Funding construction and operations through a property tax levy was offered as a way to pay for a recreation center. Meeting participants suggested that user fees or family passes be used to assist funding the staffing and operational costs of a new recreation center.

Discussion of the staffing needs of a recreational center led to a determination that the City should explore the establishment of a Senior Citizens Affairs staff person. It was pointed out that Randy Lewis, the current Recreation Director, has done a wonderful job meeting the needs of seniors through the Senior programs the recreation department offers however, senior citizen needs are demanding more and more of his time.

COPS meeting participants stated that partnerships with nearby communities should be explored. Distributing the cost across

two communities would lower the cost for everyone. Partnering with local churches was also offered as a way to increase the City's recreational offerings. Specifically, the Methodist Church might be open to discussing the use of their gymnasium.

Meeting participants asked if there is any state or federal grant money available for recreational projects. It was reported that there are currently not any grant programs which might assist the City. The State of Ohio's Natureworks program is ending and the federal Urban Parks and Recreation Program has not been funded by Congress in many years.

Corporate sponsorship was offered as a way to reduce costs. An income tax increase could also be designated for recreational purposes. With either of these options, the City's recreation facilities could be offered for use by people who work within the City. Employees could exercise near work and employers would reap the benefits of a healthy work force. Also, costs would be further defrayed which would benefit residents.

## **Recreation Surveys**

City Council felt that it was important to offer a way for each household to voice their opinion regarding recreational issues. As such, a *Recreation Survey* was prepared and distributed to each household within the City in March 1998. Residents were

# City of Bedford Master Plan

asked to answer the survey questions and mail it back to the City at no cost.

A total of 7,178 surveys were sent. Of this, 704 surveys were returned for a response rate of 9.8%. **Table 6.7** indicates the number of persons in each age group that were represented by survey responses. In total, the responses to the survey tracked the opinions of 1,684 persons in each of 10 age groups.

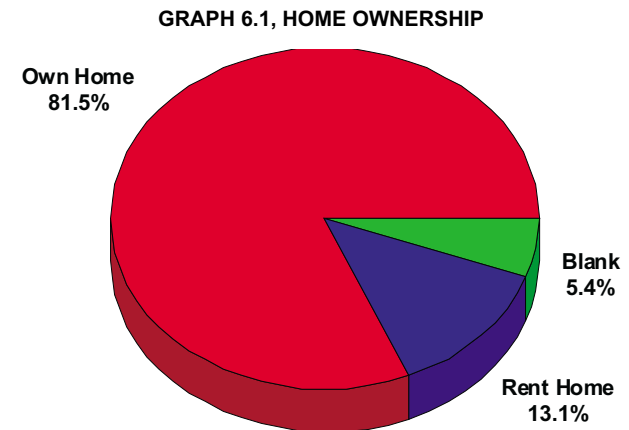
**TABLE 6.7, AGE AND NUMBER OF PERSONS REPRESENTED BY SURVEY RESPONSES**

5 years and under	144
6 - 9 years	102
10 - 13 years	95
14 - 17 years	83
18 - 24 years	91
25 - 44 years	520
45 - 54 years	196
55 - 64 years	142
65 - 74 years	205
75 years & >	106
<b>TOTAL</b>	<b>1,684</b>

As shown in **Graph 6.1**, 81% of those who returned completed surveys own their home, while 13% rented their home. Approximately 5% of survey respondents did not answer this question.

**Graph 6.4** illustrates that 67% of survey respondents lived in homes where one or two persons worked full or part-time. Twenty-three percent of survey respondents lived in homes where there was no one who worked. Approximately 4% of survey respondents lived in homes where there were 3 persons working, while 1.5% lived in homes where there were 4 or more persons working full or part-time. Just under 5% of the surveys that were returned had no answer for this question.

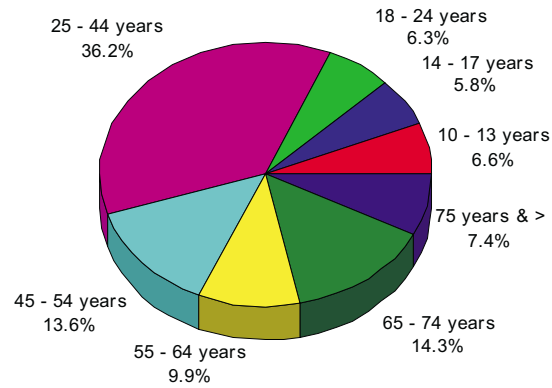
## Who Responded to the Survey



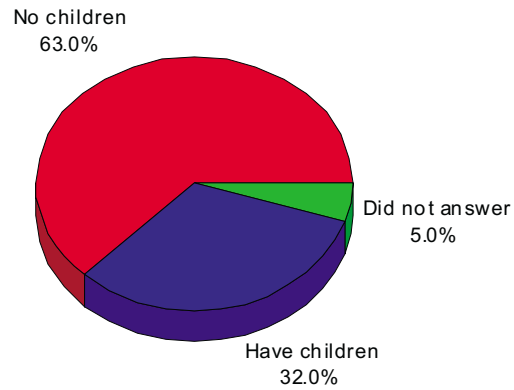
As shown on **Table 6.8**, adults are most interested in activities that occur weekly, as opposed to those that occur daily,

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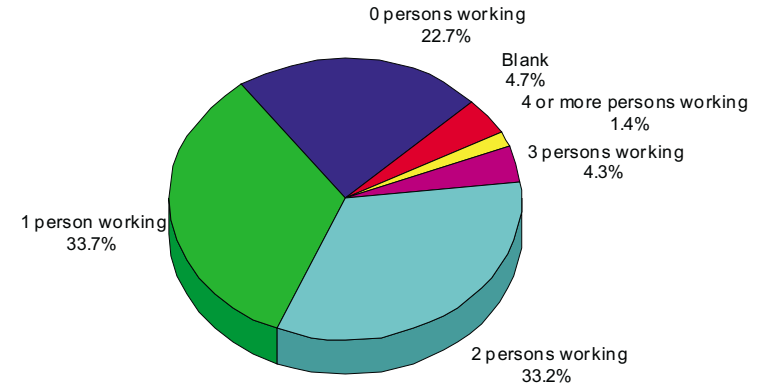
**GRAPH 6.2, RESPONDENT'S AGE**



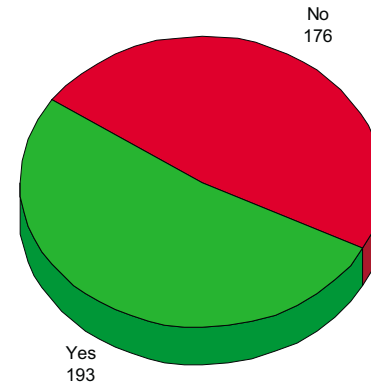
**GRAPH 6.3, FAMILY COMPOSITION**



**GRAPH 6.4, EMPLOYMENT**

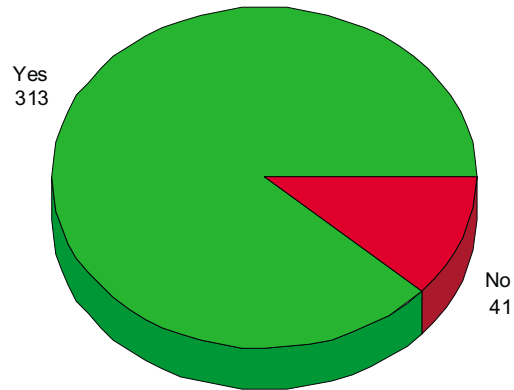


**GRAPH 6.5, QUESTION 1: DO YOU FEEL THAT THE TYPE AND NUMBER OF RECREATIONAL PROGRAMS OFFERED BY THE CITY OF BEDFORD ARE SUFFICIENT?**

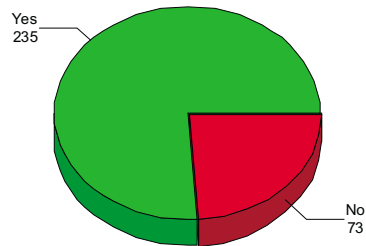


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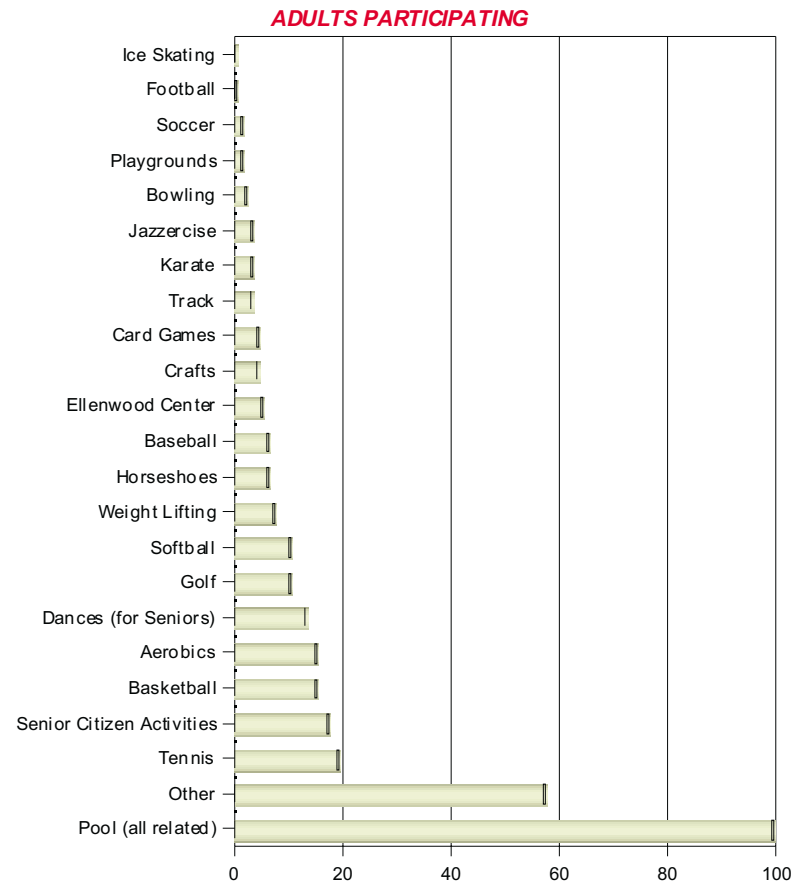
**GRAPH 6.6, QUESTION 2: ARE RECREATIONAL PROGRAMS OFFERED AT CONVENIENT TIMES?**



**GRAPH 6.7, QUESTION 3: ARE RECREATIONAL PROGRAMS OFFERED AT CONVENIENT LOCATIONS?**



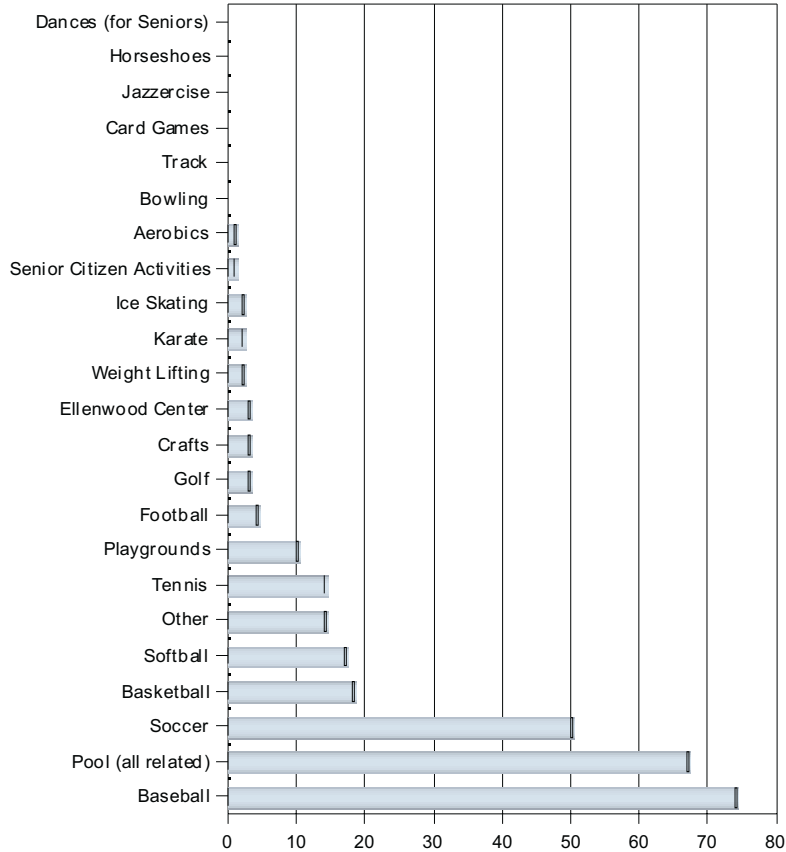
**GRAPH 6.8  
QUESTION 4 IN WHAT RECREATIONAL PROGRAMS DO YOU OR MEMBER OF YOUR HOUSEHOLD CURRENT PARTICIPATE**



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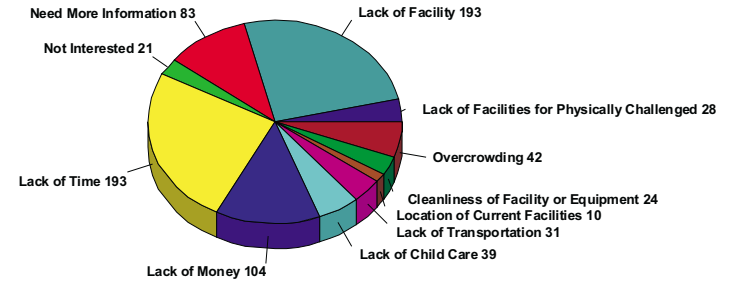
GRAPH 6.8 (continued)

**CHILDREN PARTICIPATING**

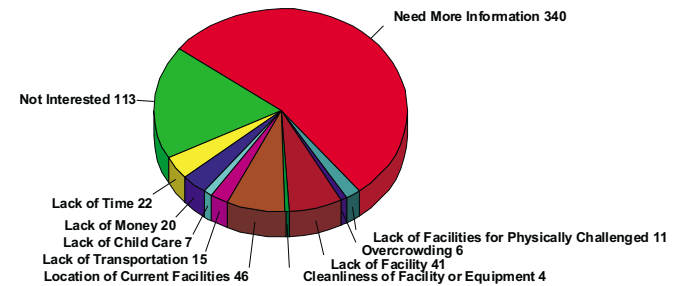


GRAPH 6.9, QUESTION 5: WHICH OF THE FOLLOWING PREVENT YOU OR YOUR FAMILY FROM TAKING PART IN RECREATIONAL ACTIVITIES?

**ADULTS**



**CHILDREN**



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**TABLE 6.8, QUESTION 6: PLEASE REVIEW THE FOLLOWING LIST OF PROGRAMS AND INDICATE HOW OFTEN YOU OR YOUR CHILDREN WOULD BE INTERESTED IN PARTICIPATING**

ADULTS					CHILDREN				
Program	Daily	Weekly	Bi-Weekly	Monthly	Program	Daily	Weekly	Bi-Weekly	Monthly
Basketball League	4	34	9	7	Basketball League				
Men	11	39	13	9	Men				
Women	8	12	6	4	Women				
Teen	4	49	10	2	Teen				
Indoor Swimming Pool	122	117	45	23	Indoor Swimming Pool	46	64	11	4
Swimming Lessons	24	58	18	5	Swimming Lessons	18	77	12	4
Water Exercise	88	132	53	6	Water Exercise	13	19	3	1
Free Swim	110	109	34	14	Free Swim	43	52	16	4
Exercise Room	145	125	46	6	Exercise Room	27	29	10	2
Tennis	28	42	14	9	Tennis	9	14	5	2
Volleyball	15	54	23	7	Volleyball	8	20	8	11
Adult Rec. Room	97	98	41	18	Adult Rec. Room				
Skateboarding Area	4	2	1	1	Skateboarding Area	30	26	6	4
Golf Lessons	17	113	31	15	Golf Lessons	5	28	8	4
Community Theater	14	58	16	57	Community Theater	6	27	9	8
Dance Lessons	11	79	27	11	Dance Lessons				
Country Western	10	84	24	14	Country Western	1	6	2	2
Ballroom	7	64	22	18	Ballroom	1	6	2	3
JazzBand/Orchestra	2	20	11	21	JazzBand/Orchestra	1	7	1	2
Gardening Class	11	106	45	43	Gardening Class	1	8	2	4
Pottery/Crafts	15	132	38	43	Pottery/Crafts	2	18	10	3
Card Tournaments	5	41	14	32	Card Tournaments	0	4	1	2



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bi-weekly or monthly. However, indoor swimming pool for daily use and daily “free swim” time ranked the highest in those categories.

**Table 6.9** shows that adults chose “exercise room” the most of any desired facility. Indoor swimming pool, water exercise and

free swim time were the second, third and fourth desired recreation facility or activity. A need for an adult recreation room was ranked fifth overall. Programs adults that were interested in include pottery/crafts, gardening classes and golf lessons.

**Table 6.8** shows that desired activities for children are also preferred on a weekly basis. However, the provision of a skateboarding area for use on a daily basis is desired. Again, an indoor pool, swimming lessons and free swim time were popular choices as desired activities for children or teens. This fact is further supported by the data shown in **Table 6.9**. Activities involving indoor swimming ranked first, second and third in overall total times chosen. The desire for an exercise room and skateboarding completed the top five preferred facilities or activities.

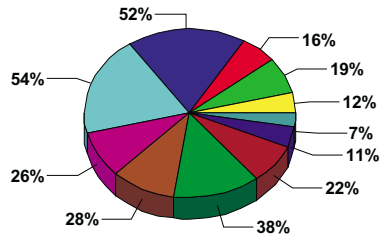
Survey Question 7 asked residents to rate the importance of several issues when making recreational decisions. Respondents were offered an opportunity to add another item that is important to them when making a decision to participate in recreational activities. The additional issues offered included:

**TABLE 6.9, RECREATION PREFERENCES**

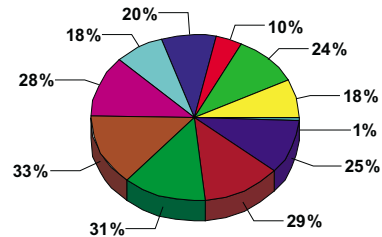
ADULTS		CHILDREN	
Program	Total Times Chosen	Program	Total Times Chosen
Exercise Room	322	Indoor Swimming Pool	125
Indoor Swimming Pool	307	Free Swim	115
Water Exercise	279	Swimming Lessons	111
Free Swim	267	Exercise Room	68
Adult Recreation Room	254	Skateboarding Area	66
Pottery/Crafts	228	Community Theater	50
Gardening Class	205	Volleyball	47
Golf Lessons	176	Golf Lessons	45
Community Theater	145	Water Exercise	36
Country Western Dancing	132	Pottery/Crafts	33
Dance Lessons	128	Tennis	30
Ballroom Dancing	111	Gardening Class	15
Swimming Lessons	105	JazzBand/Orchestra	11
Volleyball	99	Country Western Dancing	11
Tennis	93	Ballroom Dancing	12
Card Tournaments	92	Card Tournaments	7
Men's Basketball League	72		
Teen's Basketball League	65		
JazzBand/Orchestra	54		
Basketball League	54		
Women's Basketball League	30		
Skateboarding Area	8		

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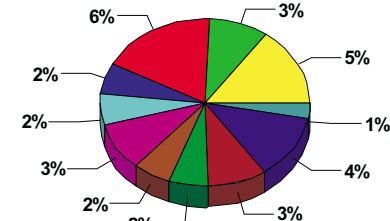
GRAPH 6.10, QUESTION 7: USING THE SCALE PROVIDED, PLEASE RATE THE IMPORTANCE OF THE FOLLOWING ISSUES WHEN YOU MAKE YOUR CHOICE TO PARTICIPATE IN RECREATIONAL ACTIVITIES



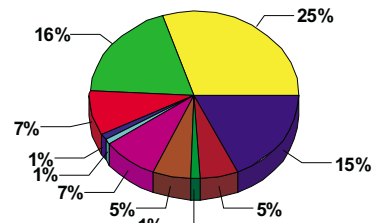
**VERY IMPORTANT**



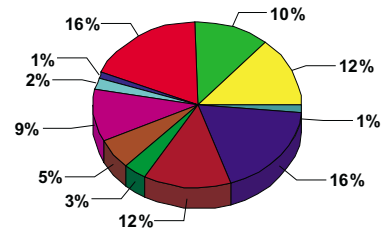
**IMPORTANT**



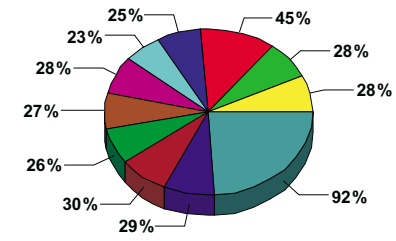
**VERY UNIMPORTANT**



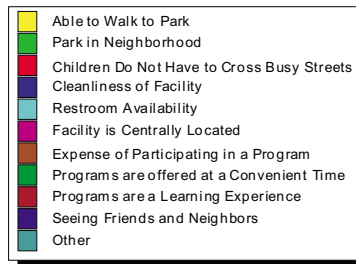
**UNIMPORTANT**



**NO OPINION**



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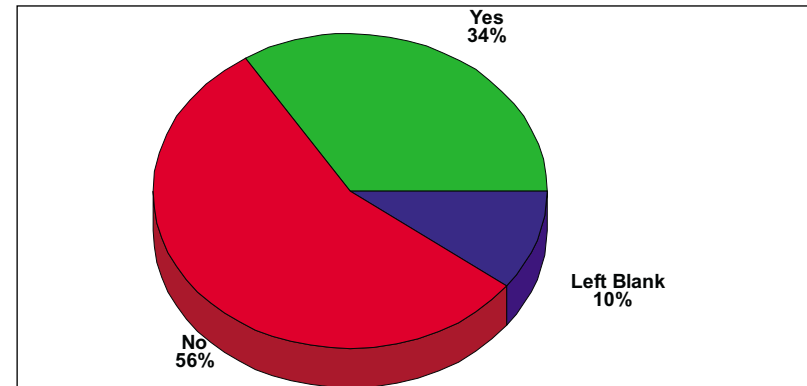
# City of Bedford Master Plan

- ✓ Safety - including adult supervision needed, need for trained staff and lighting
- ✓ A variety of quality, challenging programs
- ✓ Programs for all age groups from toddlers, to adults and senior citizens
- ✓ Need for child care
- ✓ “Well organized activities that don’t waste my time”
- ✓ “Having a place for showers and parties - community center”
- ✓ Need adults-only time for exercise and pool activities

A majority of survey respondents indicated that they would not support a property tax increase to finance the construction of recreational facilities. As shown on **Graph 6.11**, 56% of survey respondents would not support a tax increase while 34% indicated they would support a property tax increase.

Further analysis of this data reveals that disinterest in an increase in property taxes to fund recreation activities is universal through all of the City’s six council districts (please see **Table 6.10**).

**GRAPH 6.11, QUESTION 8: WOULD YOU SUPPORT A PROPERTY TAX INCREASE TO FINANCE THE CONSTRUCTION OF RECREATIONAL FACILITIES**



**TABLE 6.10  
PROPERTY TAX INCREASE OPINION, COUNCIL DISTRICTS**

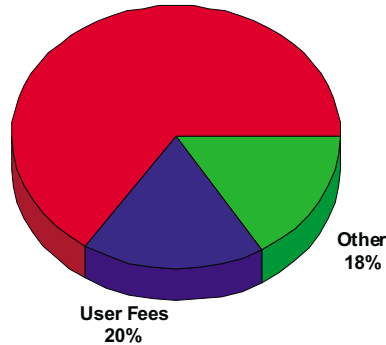
	Yes		No		Left Blank	
	#	%	#	%	#	%
Ward 1: Support Property Tax for Construction of Recreational Facilities	40	35%	60	52%	16	14%
Ward 2: Support Property Tax for Construction of Recreational Facilities	33	31%	65	60%	10	9%
Ward 3: Support Property Tax for Construction of Recreational Facilities	36	29%	68	55%	19	15%
Ward 4: Support Property Tax for Construction of Recreational Facilities	54	41%	66	50%	11	8%
Ward 5: Support Property Tax for Construction of Recreational Facilities	34	30%	73	65%	5	5%
Ward 6: Support Property Tax for Construction of Recreational Facilities	44	40%	57	52%	9	8%

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Although survey respondents were not interested in an increase in property tax to finance the construction of recreational facilities, respondents were interested in property taxes to minimize user fees than solely user fees to fund the operation of the facilities. *Graph 6.12* illustrates this data.

**GRAPH 6.12, QUESTION 9: IF NEW FACILITIES WERE CONSTRUCTED, HOW WOULD YOU PREFER MONEY BE RAISED TO OPERATE THE FACILITIES**

Property Tax Increase - Minimize User Fees  
73%



Survey respondents were offered an opportunity to give specific ideas on how they prefer money be raised to operate new recreational facilities. One-hundred fifteen respondents offered ideas; *Table 6.11* lists these responses starting with the most popular.

**TABLE 6.11, QUESTION 9: OTHER IDEAS FOR FUNDING RECREATIONAL FACILITY OPERATION**

Fundraisers*
Combination Property Tax & User Fees
User Fees
Local Business Sponsorship
Reallocation of Existing City Funds
Grants
Bonds
Income Taxes
Forget New City Hall and Build a New Recreation Center

\*Survey respondents offered several fund raising ideas including casino nights, lottery, recycling programs, bake sales and flea markets.

## Cross-Tabulations

In order to more fully understand the responses to the Recreation Survey, it is necessary to study the comparisons between how respondents answered two or more questions. For example, as shown on *Table 6.12*, 442 persons selected any one of the indoor pool activities. Forty-four percent of these persons, or 196 of those persons who are interested in indoor pool activities, also voted “no” on supporting a property tax increase. So, nearly half of the persons who indicated an interest in an indoor pool don’t want to pay for it through property taxes.

*Table 6.12* also shows that of the 442 persons who selected any one of the indoor pool activities, 69% prefer that there be a property tax increase in order to minimize user fees for new

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TABLE 6.12, ANSWER COMPARISONS

Ward	Number of Persons Who Selected Pool Activities	Percent of Persons Who Would Not Support a Property Tax Increase But Who Selected Indoor Pool Activities	Percent of Persons Who Would Support a Property Tax Increase For Operations of New Recreation Facilities	Percent of Persons Who Would Support User Fees for Operations of New Recreation Facilities	Percent of Persons Who Would Prefer Both a Property Tax and User Fees for Operations of New Recreation Facilities
1	75	40%	65%	21%	8%
2	74	50%	72%	30%	15%
3	75	43%	77%	23%	12%
4	88	41%	64%	27%	13%
5	64	53%	69%	30%	11%
6	66	41%	70%	38%	20%
<b>TOTAL</b>	<b>442</b>	<b>44%</b>	<b>69%</b>	<b>28%</b>	<b>13%</b>

recreational facilities while 28% prefer that only user fees be charged to cover the cost of operations. Overall, 13% of those persons who selected any one of the indoor pool activities prefer that both a property tax and user fee be used to cover the cost of operations of new recreational facilities.

## RECREATION SUMMARY

### Recreational Trends

The National Parks and Recreation Association (NPRA) has outlined many trends which affect how a community will provide recreational services in the future. Trends applicable to the City of Bedford include:

- ✓ A decline in federal and state programs which for years provided funding to help cities to purchase park

# City of Bedford Master Plan

and open space land and to develop this land as they wished.

- ✓ Park agencies (and cities) have been forced to respond to increased demand for park and recreation opportunities with decreasing financial resources.
- ✓ Close taxpayer scrutiny of local government spending, forcing providers of public goods and services to demonstrate some rational standard that what citizens are asked to pay is that which is needed to get the job done and is not so excessive as to be frivolous.
- ✓ An explosion of interest among citizen groups in preserving community open lands such as wetlands, floodplains, foothills, forests and prairies for the purposes of environmental protection and “green recreation” which is passive in nature and required little in the way of facility development.
- ✓ The expansion of service delivery responsibilities including protecting and programming elements of the community’s historical, cultural and natural heritage.
- ✓ A growth of public-private partnerships to provide both active park and recreation facilities as well as community open lands.

- ✓ A growing recognition that recreation demand is often met by a host of providers.
- ✓ A shift away from reliance on absolute standards (ie. “X” acres per 1,000 people), to increasing self direction where the size and number of parks is based on what the citizens determine is best for themselves.
- ✓ A greater emphasis on understanding what the customer needs and wants in order to deliver the quality of experience that is expected for the money paid.
- ✓ Increased demand for “one-stop shopping” for recreational activities ie. meeting the needs of the whole family in one place.
- ✓ A demand from all sectors of the community for equity and uniform quality in the provision of park and recreation resources, facilities and programs.

The City must consider several issues when making decisions regarding the future of recreational facilities and programs including existing facilities, interest in existing programs and meeting unsatisfied needs. It is important for recreational offerings to help attract and retain young families as well as meet the needs of adults. A summary of the facilities, programs and funding issues studied in this chapter is as follows.

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## **Facilities**

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- ✓ COPS meeting participants and Survey Respondents desired an indoor pool.
- ✓ COPS meeting participants were interested in an indoor place to walk for exercise.
- ✓ Survey respondents were interested in daily use of an exercise room for adults.
- ✓ COPS meeting participants and Survey Respondents are interested in a community room which could be rented for parties.
- ✓ Both COPS meeting participants and Survey Respondents brought up the need for a community theater.
- ✓ COPS meeting participants desired crosswalks to facilitate access to parks and school sites.

## **Programs**

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- ✓ COPS meeting participants and survey respondents felt there is a need for better notification regarding recreational programs that are available.

- ✓ COPS meeting participants felt there is a need for more flexibility in the timing of activities -evening activities for adults who work and morning activities for seniors and stay-at-home mothers. However, Survey Respondents overwhelmingly felt that “programs were offered at convenient times.”
- ✓ The need for teen dances, card tournaments, pottery and craft classes and dancing lessons was suggested by COPS meeting participants. Survey respondents were interested in participating in craft classes, dancing lessons and gardening classes once per week.
- ✓ Survey respondents expressed an interest in golf lessons.

## **Funding**

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- ✓ COPS meeting participants concluded that partnerships with surrounding communities to construct new recreational facilities should be explored. These partnerships could extend to city churches, Bedford Hospital and other community groups.
- ✓ Fifty-six percent of survey respondents indicated that they were not interested in supporting a property tax increase to finance the construction of recreational facilities. Although, just about half of those who

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would not support a property tax increase were still interested in having an indoor pool.

- ✓ An income tax increase could be considered to assist in the financing of the construction of recreational facilities.

Many recreational facilities and programs desired by COPS meeting participants and Recreation Survey respondents point to the need for a recreation center which would include an indoor pool, walking track or area, community room and exercise room. If the City so chose to pursue the construction of a recre-

ation center, financing that construction using all the tools available to the City and exploring partnerships could make the construction of a recreation center a reality.

**Sources:** Recreation, Park and Open Space Standards and Guidelines, National Recreation and Park Association, Roger A. Lancaster, Editor, 1987.

Park, Recreation, Open Space and Greenway Guidelines, National Recreation and Park Association and the American Academy for Park and Recreation Administration, James D. Mertes, Ph.D., CLP and James R. Hall, CLP



# **Chapter Seven**

## **Focus Areas**

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# City of Bedford Master Plan

## DOWNTOWN BEDFORD

### Introduction

Downtown is the heart and soul of Bedford. Residents are proud to invite friends to a Party-in-the-Park, store owners know their customers by name, and a walk downtown is to truly experience the American small town. Recently, like most early 20<sup>th</sup> century shopping districts, downtown Bedford has encountered considerable challenges. Downtown is faced with competition from regional malls and new strip shopping centers and challenged by shoppers' mobility and expectations. Without a collective interest in revitalization and without concerted community-wide effort, shoppers may lose confidence in Downtown. Downtown Bedford may then fall into the cycle of disinvestment and disrepair that has gripped so many older shopping districts.

The good news is that Downtown Bedford has many positive attributes on which to build a revitalization effort, including Bedford Commons, the comfortable sidewalk, the nearby parking areas and the historic buildings along Broadway. In order to maximize the potential for attracting shoppers to downtown, this section will discuss Bedford residents' expectations and desires for downtown, the characteristics of the early 20<sup>th</sup> century shopping district and existing conditions in downtown Bedford. This section ends with design recommendations for a revitalization effort. Chapter 8, *Implementation Strategies*, will provide recommendations for changes to the zoning code

and suggestions to garner continued support from property and business owners in a revitalization effort.

### Downtown's Importance

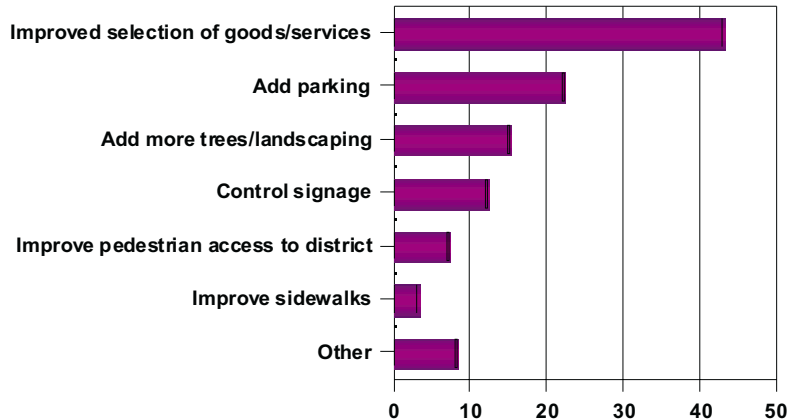
At the outset of the Master Planning process, a meeting of the Bedford Planning Commission was held. At this meeting, residents, the Bedford Planning Commission, City Council members, and the City staff defined current *Strengths* of Bedford as well as *Challenges* the City will face in the future. At this meeting, it was determined that Downtown Bedford was very important to the City as a whole. As such, "Content with small town atmosphere" was ranked the **number one** Bedford *Strength*. Downtown, with its traditional building layout, building styles and Bedford Commons, is the physical representation of small town atmosphere. Residents of many other Cuyahoga County communities long for such a clearly defined center for their community. Further, to "Protect and enhance downtown" was seen as the second most important *Challenge* facing the City of Bedford in the future. "Protecting and enhancing downtown" was second only to concern for the community's aging infrastructure as a major challenge.

Early in 1997, a Quality of Life Survey was distributed to a random sample of Bedford residents. Question Seven asked "What improvements to the Broadway Commercial corridor could be made to make it more attractive for shopping? Please mark all that apply". As shown in **Graph 7.1**, the issue that was

# City of Bedford Master Plan

most important to survey respondents was improving the selection of goods and services.

Graph 7.1, Desired Broadway Commercial Corridor Improvements



## Early and Mid-20<sup>th</sup> Century Commercial Districts

In order to begin a discussion of revitalization of downtown Bedford, it is necessary to look back to where the district and buildings began. The establishment of fire laws and the movement towards zoning codes contributed to the overall design of early 20<sup>th</sup> century commercial districts. Wooden commercial structures were no longer permitted. Building heights were usually two stories. Generally, retail activities were carried out on the first floor while the upper floor(s) were designated for

residential or office uses. By the mid 20<sup>th</sup> century, single-story buildings were introduced, designed solely for retail operations. The single story buildings shared some of the decorative design details of the two-story structures but focused completely on the storefronts, representative of future commercial development. Design features of early and mid 20<sup>th</sup> century commercial districts include:

**Building Location** - Buildings were placed without front or side setbacks which brought the buildings up to the street and maximized building size.

**Building Use** - Buildings were generally mixed use with retail activities on the ground floor and residential or office uses on upper floors.

**Building Materials** - Brick and other masonry units were popular. Cast concrete was introduced as a substitute for sandstone, terra-cotta gained popularity, and colorful glazed tiles were used functionally and decoratively.

**Windows** - Large display windows were the hallmark of storefronts in the early and mid-20<sup>th</sup> century. The broad expanse of display windows permitted an outside view of the wares and activities found within the business. Second story windows were numerous and generally symmetrically spaced.

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**Lighting** - With the advent of reliable electrical service, the decorative lighting of building facades became an important design element. “Goose-neck” lighting, or lights which illuminated signs, were popular.

**Balconies** - Projecting balconies were a common feature. They were usually edged with a protective and decorative metal rail.

**Awnings** - Awnings were generally cotton canvas and provided shelter for pedestrian shoppers as well as shielded the store windows from direct sunlight.

**Signs** - Signs were usually placed just above the large display windows. Signs could also be found painted on the windows or along the edge of a canvas awning. Projecting signs were sometimes used.

## Existing Conditions

With a brief overview of the beginnings of early and mid-20<sup>th</sup> century commercial districts complete, the next section reviews current conditions within Downtown. *Map 7.1* illustrates the current land use of the downtown area. Commercial land uses, shown in red, front Broadway Avenue. Residential areas abut these commercial uses northeast of Broadway. Land uses southeast of the Broadway commercial corridor include institutional (U.S. Post Office), industrial and residential.

*Map 7.2* shows the current zoning of the downtown area. The Broadway Avenue corridor is zoned *Retail Business*. Residential zoning, including *One to Two-Family Residence* and *Multi-Family Residence* zones, abut the commercial corridor on the northeast. Land is zoned for industrial purposes to the southwest of the Broadway Corridor.

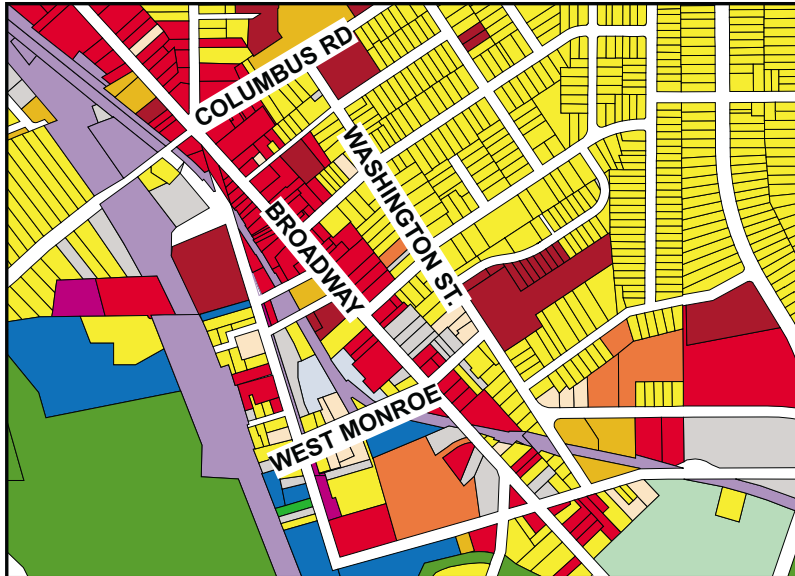
Central to protecting and enhancing downtown is the necessity to attract customers - local residents, regional visitors and tourists. The competition for customers is intense. It is a well documented retailing strategy that shoppers like new experiences. Because shopping is partly entertainment, shoppers are attracted to new regional malls, strip shopping centers, big-box retailers and newly renovated shopping districts. Nearby, evidence of this attraction to new experiences and shopping opportunities can be found in the success of Meadowbrook Square and the new Super K-Mart on Center Street in Maple Heights.

Further evidence of the effectiveness of capturing shoppers attention by renovation can be found in the decision of the Simon/DeBartolo Group to invest \$25 million to renovate Randall Park Mall and the decision of the owners of Southgate to renovate that center.

Nearby, newly constructed stores and shopping centers which are in the process of renovating increase the competition for customers. Therefore, it is critical to revitalize the downtown commercial district in order to *maintain* Downtown’s market

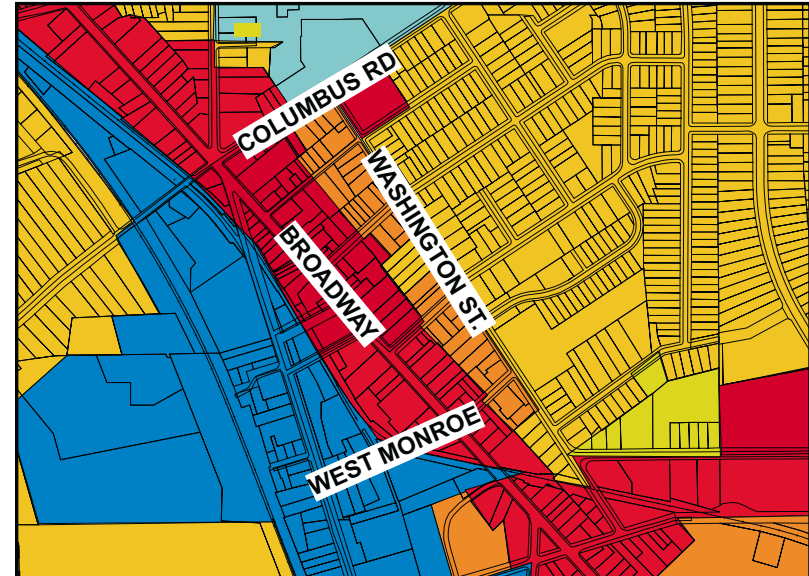
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MAP 7.1, DOWNTOWN LAND USE



- |   |                      |
|---|----------------------|
| Single-Family                               | Cleveland Metroparks |
| Two-Three Family                            | Local Parks          |
| Multi-Family                                | Utilities            |
| Senior Citizen Housing                      | Vacant Land          |
| Commercial                                  | Vacant Building      |
| Industrial                                  | Land Bank            |
| Government                                  | Roads                |
| Institutional (Schools, Churches, Hospital) | Other                |
| Cemetery                                    |                      |

MAP 7.2, DOWNTOWN ZONING



- |    |                              |
|----|------------------------------|
| B1 | Retail Business              |
| B2 | General Business             |
| B3 | Shopping Center              |
| BP | Business Professional        |
| I1 | Industrial                   |
| R1 | One-Family Residence         |
| R2 | One- to Two-Family Residence |
| R3 | One- to Six-Family Residence |
| R4 | Multi-Family Residence       |

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*Bedford Commons*



*Cyber Pete's Sidewalk Shot*

share in the face of all the nearby competition. However, providing a new shopping experience through revitalization should **actually increase** downtown's market share and attraction for shoppers. As such, *Maps 7.3* and *7.4* outline existing conditions within downtown that should be addressed as a part of a revitalization effort. Further discussion of the existing conditions can be found below.

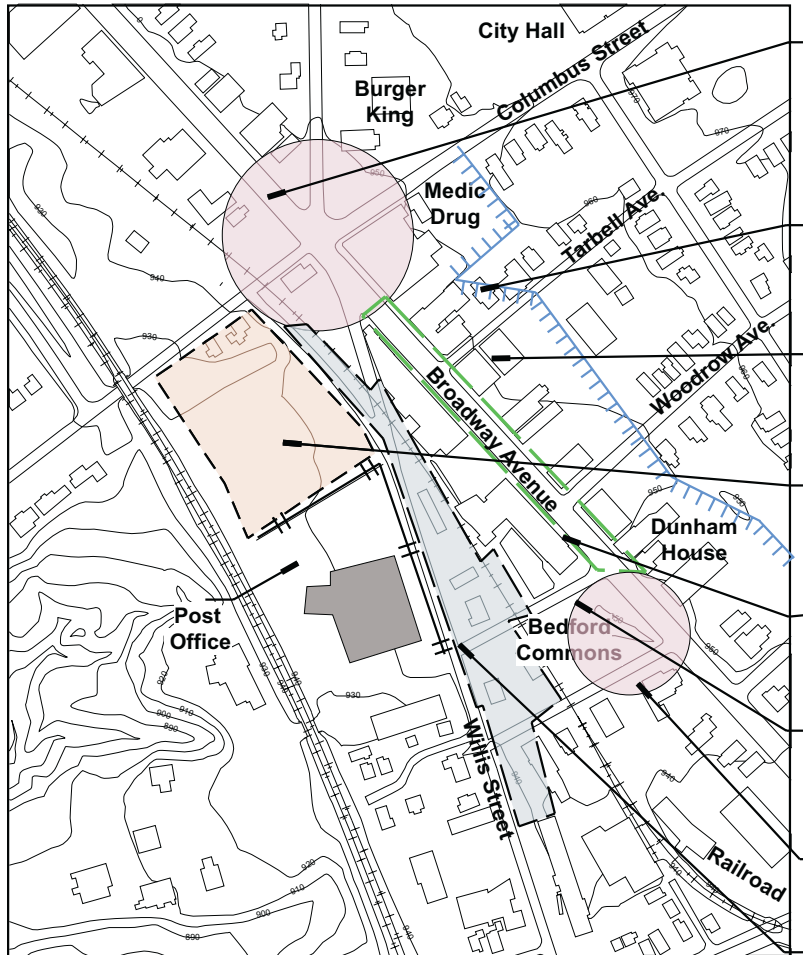
**Gateways into Downtown** — The intersection of Broadway, Columbus and Center Street is the gateway or entry to downtown from the north and should reflect the character and design of the downtown district. From the south, Bedford Commons and the surrounding historical buildings are a picturesque, attractive gateway into downtown Bedford.

**Bedford Commons** — The well designed and maintained Bedford Commons and surrounding historical buildings provide a valuable downtown public gathering place. The components of the Commons - wrought iron fencing and benches, brick walkways, statue and gazebo provide guidance for many elements of design for the whole of Downtown.

**Broadway Avenue Characteristics** — Throughout the Downtown area, Broadway Avenue has one travel lane in each direction, with a center left turn lane at the intersections of Tarbell and Woodrow Avenues, and a row of on-street parking along each side.

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**MAP 7.3, DOWNTOWN BEDFORD, EXISTING CONDITIONS/REVITALIZATION CONSIDERATIONS**



The Broadway Avenue, Center Street and Columbus Road intersection is the gateway into the downtown shopping district and should reflect the character of downtown.

There is inadequate buffering and screening between residential and commercial districts.

Parking areas need landscaping and defined pedestrian walkways.

Potential development site. The future design should connect Broadway Corridor both in architecture and function.

Corridor needs improved consistency in storefront design and signage.

Bedford Commons and surrounding historical buildings are a nicely designed gateway into downtown.

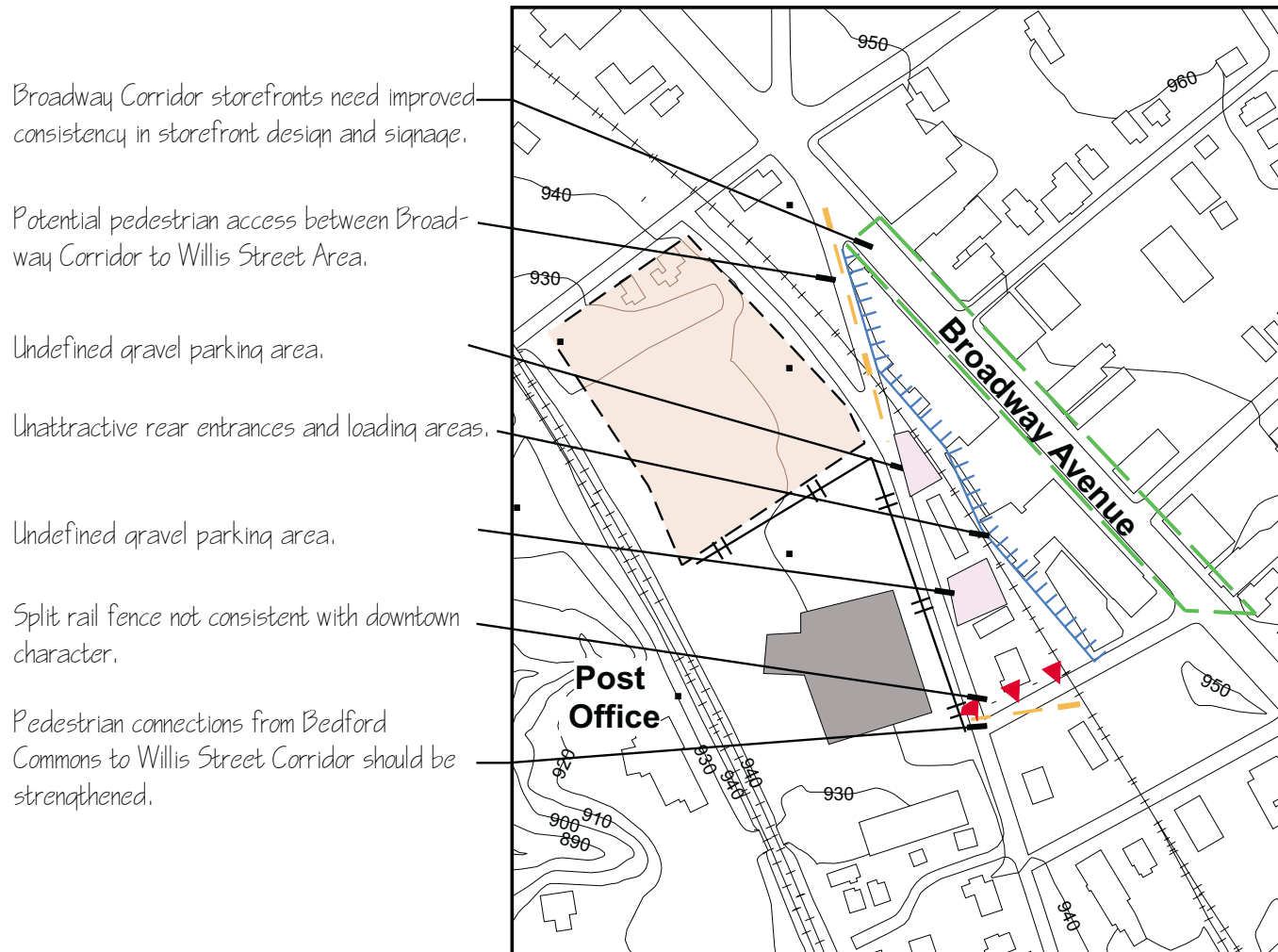
The Bedford Commons offers a focal point and design theme for all of the downtown

Undefined parking and lack of landscaping make area unattractive.



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**MAP 7.4, DOWNTOWN BEDFORD, EXISTING CONDITIONS/REVITALIZATION CONSIDERATIONS**





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**Sidewalk** — The sidewalk is in good repair, level and of an adequate width to allow pedestrians to walk comfortably.

**Street Trees** — Street trees line Broadway Avenue planted in cast concrete containers.

**Utilities** — Utility lines run above ground. Streetlight lines cross the roadway.

**Lighting** — Decorative street lights are located on existing telephone poles.

**Trash Cans** — Refuse containers are found intermittently throughout the district.

**Benches** — Benches found along Broadway are well used.

**Relationship of Commercial/Industrial Areas and Residential Areas** There is inadequate screening and buffering of commercial parking areas from residential neighborhoods.

**Parking** — Parking is available along Broadway Avenue. In addition to scattered private parking areas, public municipal parking lots are available behind the buildings which front on Broadway from Tarbell Avenue to south of

Woodrow Avenue on the northeast side of Broadway. On the southwest side of Broadway, private parking areas are augmented by a municipal parking lot at the corner of North Park and Willis Street. The large parking lot at the Chamber of Commerce is undefined and not sufficiently paved. These public and private parking areas could benefit from more landscaping and designated walkways. Split rail fencing used to define parking areas is out of character. An analysis of the amount of parking available downtown can be found later in this section.

**Building Use** Most buildings are used for totally commercial purposes.

**Existing Storefront Design** — Many storefronts have been renovated over several decades. Thus, the design of the storefront renovations reflects the fashions of different eras which does not create a cohesive district.

**Building Location** — Buildings abut the sidewalk. No buildings are set back from the sidewalk giving a suburban appearance.

**Building Materials** Some of the original brick buildings have been covered up by materials not compatible with the original building design. Wood, metal and shake and asphalt shingles have been placed over the existing brick and masonry units. Some colo-

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nial style trim, moldings and lighting fixtures can be found in the district.

**Windows**—Some large display windows and second story windows have been covered over - filled in with wood or masonry. Other windows have been re-sized, filled in with wood, masonry or with the back of an interior display. Generally, the number and size of windows have been reduced.

**Lighting** — In a few areas, storefronts have been “colonialized” by the use of colonial style light fixture design. Generally thought of as interior lighting, fluorescent lights are used in some areas.

**Balconies** — There are no balconies currently present.

**Awnings** Many metal awnings and mansard roofs are found throughout the district.

**Signs** — In general, existing signage reflects a wide range of styles from those appropriate to the architecture of the building to those which reflect a different character than the building to which the sign is attached. Some signs are in awkward locations due to the application of mansard roofs and metal awnings. Some signs are oversized or not professionally con-

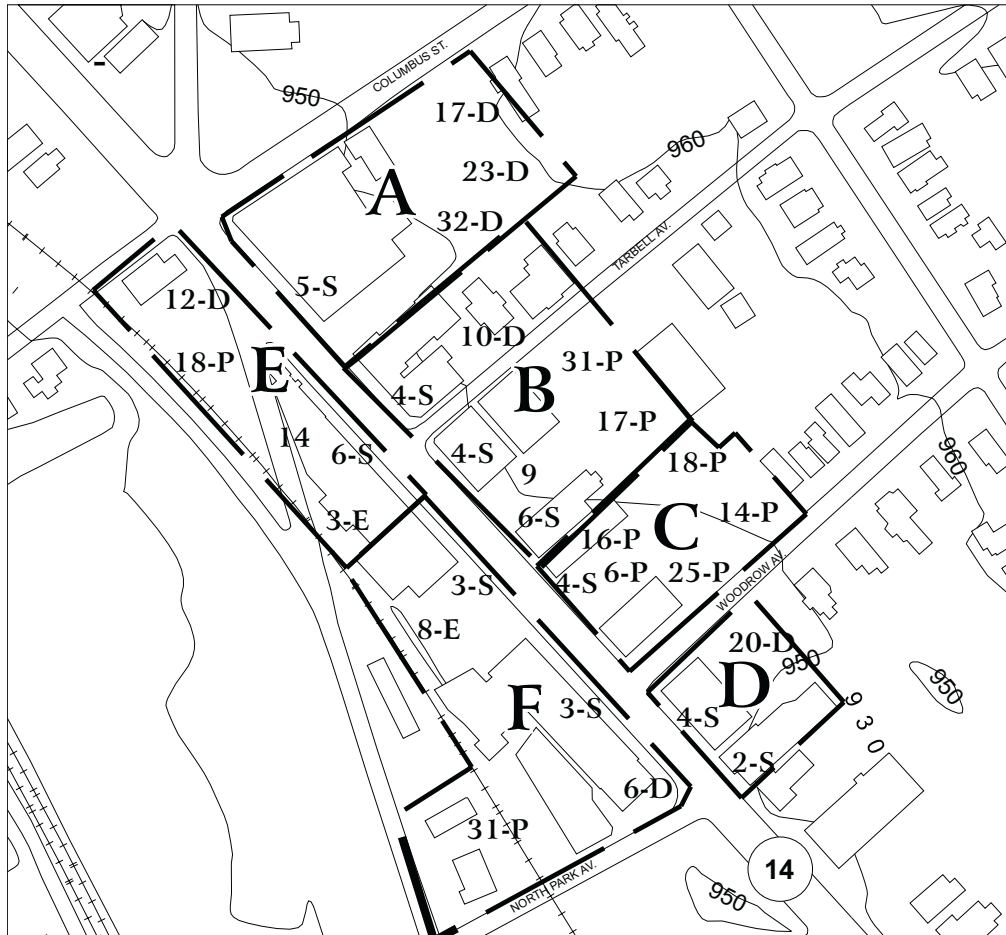
structed. There are few pole signs, projecting signs and billboards. Temporary signs cover some windows. Several buildings have nicely done signs which are painted on windows which is typical of early 20<sup>th</sup> century commercial district signage.

## **Parking Analysis**

Convenient parking areas are a critical element of a successful shopping district. Providing parking in older downtowns is especially challenging. A study of the number and location of parking spaces was conducted in December 1997. As shown on *Map 7.5*, the downtown district was divided into six sub-areas for analysis. The number of parking spaces in each sub-area was counted. Parking spaces were broken into three categories, “D” for parking spaces designated for a specific building or business, “S” for on street parking spaces, “E” for designated employee parking spaces in awkward, difficult to reach areas, and “P” for public parking spaces. *Table 7.1* shows the number of each type of parking space in each of the six sub-areas. As shown, the number of parking spaces provided when compared to the amount of building area ranges from a high of 14.5 parking spaces per 1,000 square feet of building area in sub-area “C” to a low of 1.1 parking spaces per 1,000 square feet of building area in sub-area “F”. Overall, a total of 2.8 parking spaces are provided for every 1,000 square feet of building area.

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MAP 7.5, DOWNTOWN PARKING DISTRICTS



Numbers Indicate Number of Parking Spaces

Letters Indicate:

D - Designated for a specific building or business

S - On-street parking on Broadway

E - Employee (spaces difficult to reach or awkward layout)

P - Public spaces

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**TABLE 7.1, DOWNTOWN PARKING SPACES**

Area	Building Floor Area	Parking Spaces	Parking Spaces Per 1,000 Sq. Ft.
<b>Area A</b>	14,800 Sq. Ft.	55 Medic Drug	
		17 Medical Arts Bldg.	
		5 On Broadway	
		<b>77 TOTAL</b>	<b>5.2 Spaces / 1,000 Sq. Ft.</b>
<b>Area B</b>	31,680 Sq. Ft.	10 @ 665 Broadway	
		57 Public	
		14 On Broadway	
		<b>81 TOTAL</b>	<b>2.5 Spaces / 1,000 Sq. Ft.</b>
<b>Area C</b>	5,728 Sq. Ft.	79 Public	
		4 On Broadway	
		<b>83 TOTAL</b>	<b>14.5 Spaces / 1,000 Sq. Ft.</b>
		<b>Area D</b>	20,236 Sq. Ft.
6 On Broadway			
<b>26 TOTAL</b>	<b>1.28 Spaces / 1,000 Sq. Ft.</b>		
<b>Area E</b>	17,577 Sq. Ft.		
		32 Public	
		3 Employee	
		6 On Broadway	
		<b>53 TOTAL</b>	<b>3.0 Spaces / 1,000 Sq. Ft.</b>
<b>Area F</b>	43,278 Sq. Ft.	6 Vincenza's	
		31 Public	
		6 On Broadway	
		8 Employee	
		<b>51 TOTAL</b>	<b>1.1 Spaces / 1,000 Sq. Ft.</b>
<b>TOTAL</b>	<b>33,299 Sq. Ft.</b>	<b>371</b>	<b>2.8 Spaces / 1,000 Sq. Ft.</b>

The “Parking Handbook for Small Communities”, published by the Institute of Transportation Engineers, National Main Street Center and the National Trust for Historic Preservation offers general guidelines on the number of parking spaces that should be provided in the downtowns of smaller communities. As shown on **Table 7.2**, the number of parking spaces recommended for each type of business listed ranges from 3.0 spaces per 1,000 square feet for a bank to 1.0 space per 1,000 square feet for a grocery store.

**TABLE 7.2, PARKING GENERATION RATE**

Building Space Use	Generation Rate
Grocery Store	1.0 Space / 1,000 Sq. Ft.
Medical Office	2.2 Space / 1,000 Sq. Ft.
Bank	3.0 Space / 1,000 Sq. Ft.
Variety Store	2.0 Space / 1,000 Sq. Ft.
Clothing Store	2.0 Space / 1,000 Sq. Ft.

**Source:** Parking Handbook for Small Communities, John D. Edwards, Institute of Transportation Engineers, National Main Street Center, National Trust for Historic Preservation

Using these guidelines, the overall amount of parking in downtown Bedford meets the recommended standards. However, not every sub-area meets the recommended standards. Sub-area “D” only has 1.28 parking spaces per 1,000 square feet of building area. Because overall the number of parking spaces

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provided meets recommended standards, it is necessary to provide clear signage and designated pedestrian walkways to guide shoppers from the available parking to those parts of the downtown shopping district which don't meet recommended standards. Similarly, sub-area "F" only has 1.1 parking spaces per 1,000 square feet of building area.

## Recommendations

### Market Capture

The downtown commercial district has several roles to balance in order to remain successful. In order to survive, the district must meet the needs of the nearby local shopper; the visitor from other nearby communities; and the potential "tourist" from Ohio or from out of state, looking to experience small town America.

These potential shoppers have different needs as outline below:

**Local Resident** — Many residents can walk to downtown and quickly purchase what they need without needing to drive. These residents need clean, clear sidewalks and maybe a small pull-cart to get their goods back home. Other

Bedford residents need to drive to the area. They need to quickly find a parking space and be able to meet as many of their needs as possible in one trip. Local resident needs include convenience goods, food (grocery store and restaurants), clothing, cards, flowers, videos books/magazines. Because all Bedford residents have many choices on where to spend their money, downtown businesses must still work diligently to earn the nearby resident as a customer.

**Regional Visitor/Tourist** — These potential shoppers need clear directions to the downtown district at nearby freeway interchanges and along City's major streets. Once in the downtown area, there should be clearly visible signs directing the way to parking areas. The parking areas should be nicely landscaped to portray a positive image. Pedestrian walkways should easily and clearly direct the visitors to the stores. Public restrooms should be made available. Maps of the district and all of Bedford should be made available at all businesses. In

order to draw the regional shopper, it would be of great benefit to attract a store or restaurant not found anywhere else in the immediate region to draw people to the area. Since most of the big-box stores in the nearby area offer general mer-

*The Planning Commissioner's Journal reports: "Studies reveal significant differences between tourist and resident perceptions of a community. Tourists are open and receptive to everything they see, while residents tend to tune out the familiar environment along the roads they travel day in and day out. This suggests that local tourism officials need to become much more aware of the overall character of their community".*

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chandise, exploring the specialty retail market may be appropriate to add businesses to downtown Bedford.

## **Design Recommendations**

A shopper's opinion and perception of a commercial area is dependent upon what he or she sees and experiences upon their arrival. Breaking down the elements that make up Downtown into clearly defined components and analyzing the importance of each element will work towards creating a unique, time efficient and pleasant experience.

**Northern Gateway** — The gateway from the north should be redesigned. While the character of the old Post Office should be preserved, the gas station property and car lot should be landscaped and the addition of a brick wall which screens parked cars should be considered. Future renovation of the Burger King should include the addition of historic design elements to the building design and sign design.

**Bedford Commons** — The high quality experience available at the Commons should be preserved by continued maintenance.

**Broadway Avenue** — The row of on-street parking provides a buffer between pedestrians and traffic and should be preserved. Split rail fencing should be replaced with wrought iron or similar to mimic the fencing at Bedford Commons. Burying the overhead utility lines or relocating

the lines to the rear of the properties, should be considered with any future reconstruction of Broadway Avenue. The decorative lights recently installed should be moved down to just above the first floor height to relate more to the pedestrian.

**Parking** — The City of Bedford has worked very hard in recent years to provide parking areas to support the downtown businesses. Overall, the number of parking spaces downtown meets recommended standards. Parking along Broadway is prime for quick in-and-out shopping. These spaces should be left for shoppers; no employees or business owners should park on Broadway. Signage which directs visitors to the parking areas is required. The parking lots should be landscaped and buffered from adjacent residential neighborhoods. The landscaping areas should be of a size which is appropriately scaled to the parking area; ie., a large expanse of paving cannot be sufficiently landscaped by a 2-3 foot strip. Landscaping should not completely block the view of the parking lot from the street; however, shrubs should be at least 21/2 feet tall and form a hedge to screen parked cars from the view from the street. Trees should be added within large parking lots. Fencing should be wrought iron or similar. Designated pedestrian sidewalks, and signage which directs shoppers to the shopping district should also be installed. Landscaping in these areas are subject to harsh conditions. Therefore, a mechanism for maintenance and watering should be established.

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**Storefront Design**— Storefront design and appearance as a critical issue. An individual building in disrepair signals a negligent property owner; a few buildings in disrepair signals an area in economic distress; many buildings in disrepair signal an unsafe area in decline. Outdated storefront renovations from past eras make a building look in disrepair and should be removed. Reclaiming the original storefront design will create a new shopping experience. Also, maintaining the original storefront will avoid costs in the future of continually redesigning the storefront as eras and architectural styles change. As such, recommendations for storefront design are as follows:

### **Building Location**

- ✓ Building renovation and or reconstruction should always place the building directly abutting the sidewalk.

### **Building Use**

- ✓ Most early 20<sup>th</sup> century commercial districts had a mix of uses. Today, as previously, residential and office uses could complement and support commercial retail activities. This mix of uses should be re-

lished. Downtown residents add vibrancy to the district. Renting out upper floors for residential uses could provide added income to the building owner and encourages resident population downtown.

### **Building Materials**

- ✓ Any building material that covers the original building storefront should be removed and the original storefront should be restored.

### **Windows**

Before World War II, window shapes in general were more vertical than horizontal. Since that time, window design has changed to be more horizontal than vertical. Renovations of some downtown buildings reflect this change in attitude toward window design. Tall

windows have been shortened at the bottom by enlarging the bulkhead or by filling in the top cornice or frieze. A reduction in window space was usually done to create a more energy efficient building or to create more interior display area. Unfortunately, well intentioned, conspicuous alterations to the window design diminishes the architectural significance of a building.

### **SECRETS TO GOOD DESIGN**

- Start Small*
- Avoid Themes-Encourage Uniqueness*
- Create Compatibility*
- Stress Continuity*
- Build Quality*
- Don't Copy*
- Be Realistic*

Source: Downtown Ohio, Inc.



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- ✓ Large display windows encourage window shopping. Any windows that have been covered over or re-sized should be uncovered and returned to their original design.
- ✓ Windows are an integral part of many buildings' original design. Second story windows that have been completely filled in and covered over should be reopened and new, energy efficient windows installed.

## Lighting

- ✓ When original fixtures are present, an effort should be made to repair or replace them in a similar design.
- ✓ Lighting should be appropriate for the exterior of a commercial building. No fluorescent lights or lights designed for residential uses should be permitted.
- ✓ The scale and placement of light fixtures should fit the scale and style of the building.

### **SEVEN STEPS TO SUCCESSFUL STOREFRONT DESIGN:**

1. *Consider the entire building*
2. *Take cues from the neighbors*
3. *Change dramatically with color*
4. *Integrate facades with awnings*
5. *Change image through signs*
6. *Develop focal points with lighting*
7. *Use windows to inject vitality*

**SOURCE:** Downtown Ohio, Inc.

- ✓ Lighting should highlight storefront windows and entrances. Lighting fixtures should be hidden or shielded so that the light produced is non-glaring or does not draw attention away from the sign or storefront. Lighting fixtures should not be colonial in design.

## Balconies

- ✓ Balconies add to the architectural design of a building and are an asset to second story uses. If there is evidence that a balcony ever existed on a building, the possibility of replacing that balcony should be explored.

## Awnings

Metal or fiberglass awnings are not objectionable when they appear as part of the original design of post-1950's buildings. These types are rarely visually successful when applied to buildings constructed before the mid- 20<sup>th</sup> century. Mansard roofs were added to many buildings in the 1970's and 1980's.

### **THREE SECRETS OF GOOD DESIGN:**

- Preserve your district's character*
- Ask everyone's opinion*
- Keep it simple!*

**SOURCE:** Downtown Ohio, Inc.



# City of Bedford Master Plan

EXHIBIT 7.1, TERRY'S PRO SHOP (EXISTING)



# City of Bedford Master Plan

EXHIBIT 7.2, TERRY'S PRO SHOP (PROPOSED)



# City of Bedford Master Plan

These roofs with shake shingles provide shelter for pedestrians entering the stores. However, this style of roof design reflects a rustic, rural image which is not in keeping with the early to mid-20<sup>th</sup> century commercial district. Many metal awnings and mansard roofs, when added to buildings, obscure the natural sign band designed for each building, leading to awkward sign designs. Metal awnings and mansard roofs also eliminated transoms and balconies.

- ✓ Mansard roofs and metal awnings should be removed and replaced with canvas awnings. The canvas awnings should be the same color for each building. Generally, awnings in darker colors wear better and do not show dirt and grime. Awnings can be personalized by different border designs, stripes and signage.

## *Trim*

Any trim or molding which “colonialize” a building should be removed in favor of accessories typical to an early 20<sup>th</sup> century commercial district.

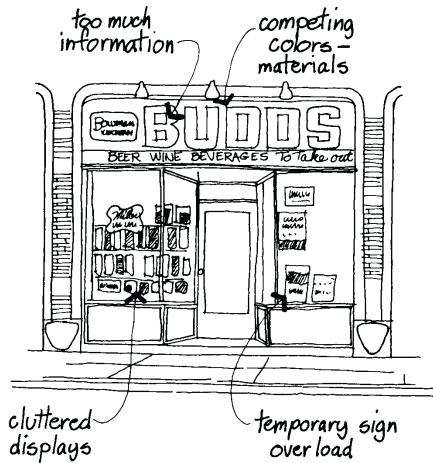
## *Signs*

- ✓ All signage should be designed to fit well within any architecturally allotted space. For buildings without such clearly defined spaces, signage can be placed on windows and entrance doors, awnings, or on an open wall space which complements the architectural integrity of the building. In many cases, the removal of

mansard roofs should reveal architecturally allotted spaces for signs.

- ✓ Lettering on all signage should be large enough to read but not so large as to be out of scale with the building design. The style of lettering used should be carefully considered since each lettering style conveys a different image.
- ✓ A sign’s color should complement its building color.
- ✓ Signs that are seen as a group or a series, as on each building, should be designed as a unit with respect to size, shape, style, material, illumination, color and placement.
- ✓ If a distinctive or vintage sign is intact and compatible with the present usage of a building, retention and restoration should be considered.
- ✓ Projecting signs were a part of the original 20th century commercial district and can still be used appropriately with consideration of size, shape, style, material, illumination, color and placement.
- ✓ Large signs painted directly on the side of a building may be appropriate. A vintage style sign which is not overpowering can add interest and reinforce the

# City of Bedford Master Plan



sense that downtown Bedford is an older commercial district. Billboards attached to the top of buildings or on a separate sign structure attached to a building should be avoided.

**SOURCES:**

- ✓ Downtown Ohio, Inc.
- ✓ The Cleveland Neighborhood Commercial Rehabilitation Manual, A Practical Guide to Exterior Rehabilitation, City of Cleveland, Department of

Community Development, Jackman Printing Company Division of Prism Concept, Incorporated, 1989.

- ✓ Parking Handbook for Small Communities, John D. Edwards, Institute of Transportation Engineers, National Main Street Center, National Trust for Historic Preservation
- ✓ Planning Commissioners Journal/Number 28/ Fall 1997, Tourism and the Environment, What's the Connection?, Edward T. McMahon
- ✓ Storefront Renovation Workbook and Guidelines, City of Brooklyn, Cuyahoga County Planning Commission, December 1993.

# City of Bedford Master Plan

## NORTHFIELD ROAD CORRIDOR

### Introduction

Encouraging continuing investment in the City's industrial and commercial areas is critical to the City's future financial stability. The appearance of an industrial or commercial area is reflective of the vitality and successfulness of an area as a place to do business. As such, it is crucial that business areas portray a healthy, successful business environment. The Northfield Road corridor, from Union Street south to the City's boundary with Walton Hills (at Forbes Road) is a commercial and industrial area in need of an upgrade of its visual appearance. Therefore, this area is being studied as a focus area of the Master Plan.

### Land Use and Zoning

The Northfield Road Corridor focus area is approximately three-quarters of a mile in length. There are a variety of land uses found in this focus area, as shown on *Map 7.6*. These land uses include, heavy and light industrial, commercial, institutional uses such as St. Mary's Church and School. Vacant land also exists along the Northfield Road corridor.

All frontage lots on the east side of Northfield Road, from Paul Street to Forbes Road, are zoned *General Business District* (B-2) as shown on *Map 7.7*. The frontage lots on the west side of this corridor, from Union to Interstate Street, are also zoned

B-2. This zoning classification allows many varied uses ranging from offices, stores, services, and other light assembly uses. A second zoning classification in this area is *Industrial District* (I-1) which can be found on the west side of Northfield Road from Interstate Street down to Forbes Road. I-1 industrial districts allow manufacturing, assembly, repairing and rebuilding of equipment and warehousing and storage.

### Existing Conditions

A detailed inventory of existing conditions was conducted in November 1997. This survey revealed several visual deficiencies which contribute to the overall character of the corridor. *Maps 7.8 and 7.9* illustrate and describe specific conditions as noted at the time of the inventory. A summary of these issues can be found below.

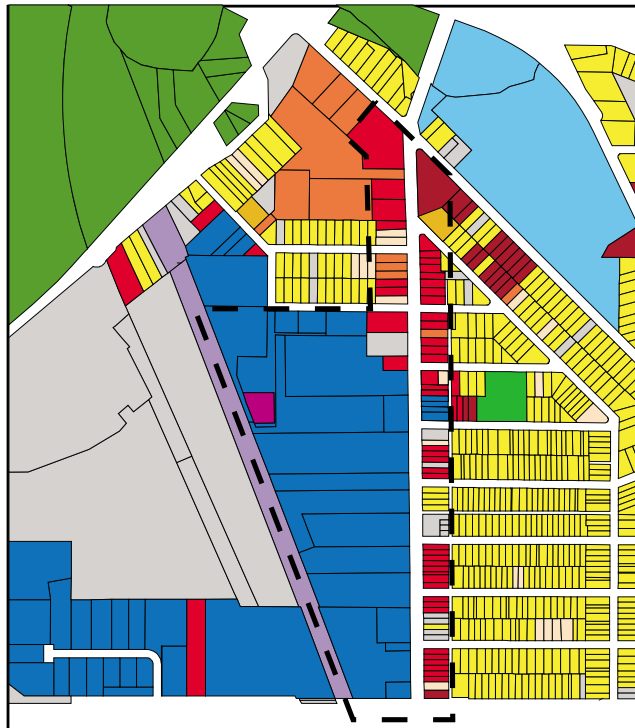
***Building setbacks*** or the distance between a building and the street, vary widely along this corridor. This adds to a sense of disorganization.

Another concern is overall ***building maintenance***. While many buildings along this portion of Northfield Road are in good repair, some structures are in disrepair and ill-maintained. Exterior painting is needed at several locations. Many architectural details on houses, and the facades on many of the storefronts are either neglected, covered up, or



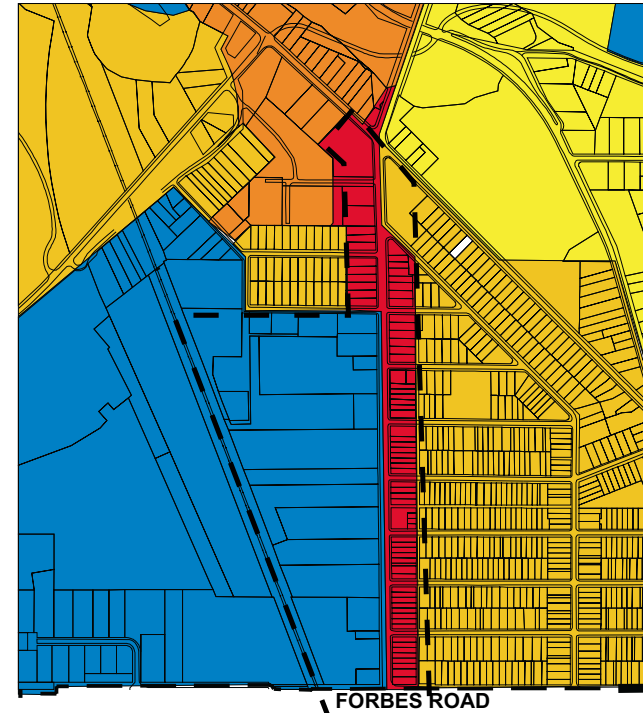
# City of Bedford Master Plan

MAP 7.6, NORTHFIELD ROAD CORRIDOR FOCUS AREA, LAND USE



- |   |                      |
|---|----------------------|
| Single-Family                               | Cleveland Metroparks |
| Two- Three-Family                           | Local Parks          |
| Multi-Family                                | Utilities            |
| Senior Citizen Housing                      | Vacant Land          |
| Commercial                                  | Vacant Building      |
| Industrial                                  | Land Bank            |
| Government                                  | Roads                |
| Institutional (Schools, Churches, Hospital) | Other                |
| Cemetery                                    |                      |

MAP 7.7, NORTHFIELD ROAD CORRIDOR FOCUS AREA, ZONING MAP



- |                                 |
|---------------------------------|
| B1 Retail Business              |
| B2 General Business             |
| B3 Shopping Center              |
| BP Business Professional        |
| I1 Industrial                   |
| R1 One-Family Residence         |
| R2 One- to Two-Family Residence |
| R3 One- to Six-Family Residence |
| R4 Multi-Family Residence       |

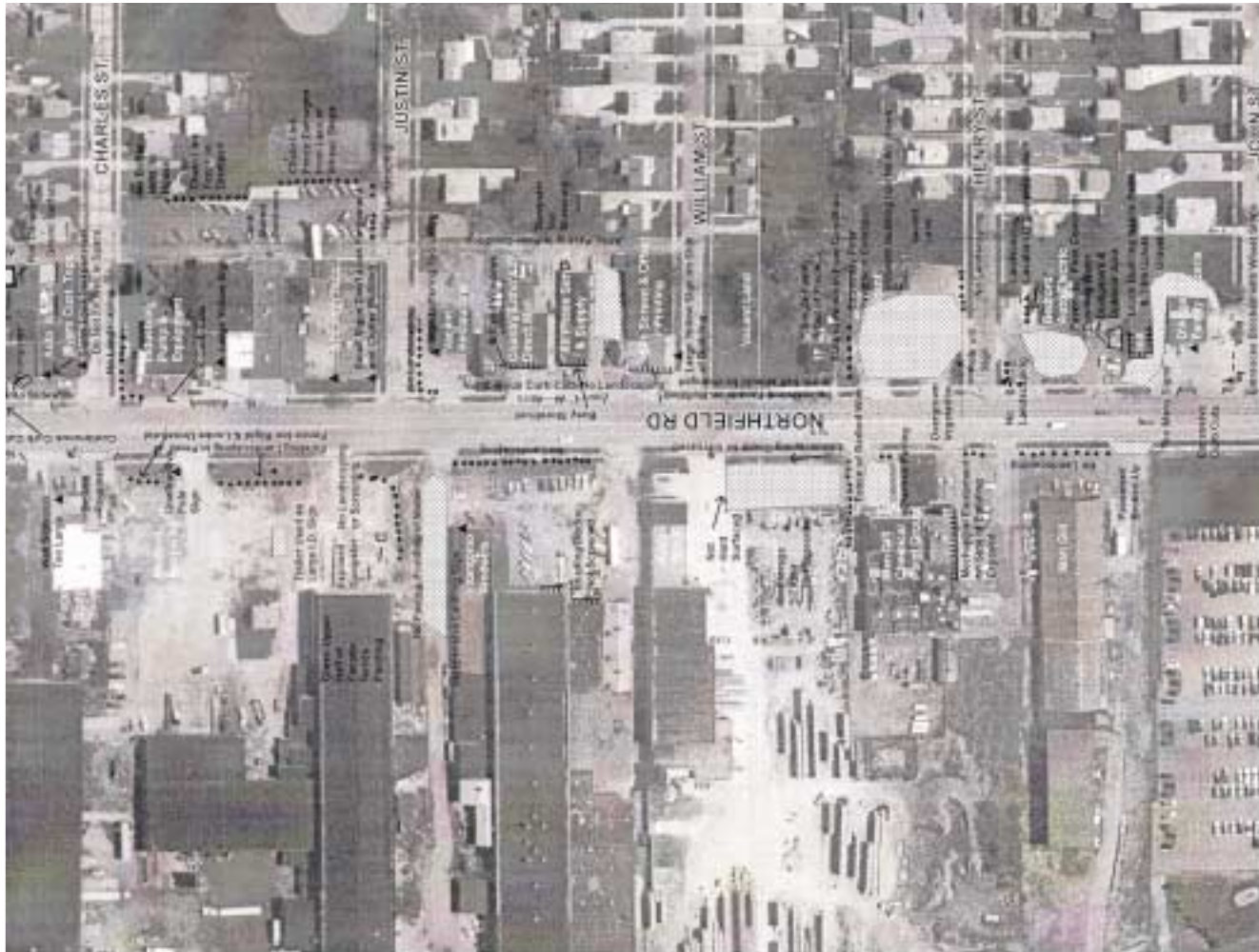
# City of Bedford Master Plan

MAP 7.8, NORTHFIELD ROAD CORRIDOR, EXISTING CONDITIONS



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MAP 7.9. NORTHFIELD ROAD CORRIDOR, EXISTING CONDITIONS





# City of Bedford Master Plan

altered with materials that do not complement the original architecture.

The location and condition of *parking areas* is of concern. Often, the parking lot pavement condition is poor or inadequate including cracked pavement, large potholes, and ponding water. Most parking areas lack landscaping. Many of the commercial and industrial businesses allow parking in the front of their establishments which creates a cluttered atmosphere that is hazardous to pedestrians. Parking area pavement, sidewalks and paved tree lawns are not defined and blend to create a sterile expanse of paving. Further, the corridor has a high number of curb cuts to access parking areas which adds confusion to drivers and jeopardizes safety.

Excessive business advertisement or *signage* is another noticeable problem along Northfield Road. In many cases, the quality of the sign is poor. Makeshift or deteriorated signs exhibit a negative image. In some cases, the size, color, or location is not in proportion to the building or its surroundings. Numerous pole signs, which many communities view as undesirable, were also inventoried. Some properties had too many signs competing for view.

The Northfield Road corridor lacks *landscaping*. Several of the areas of landscaping within the corridor were in need of maintenance. Areas of outdoor storage and other undesir-

able features are visible from the road due to lack of landscaping.

Other concerns along this portion of the Northfield Road corridor included *outdoor storage* and *inappropriate screening*. Several businesses store mechanical equipment or miscellaneous debris outdoors which was in view from the road. Loading docks and garbage dumpsters are located in front of some business establishments creating an unpleasing view.

## **Recommendations**

Based upon the review of existing conditions and discussions with City leaders, the following recommendations are offered to improve the visual quality of the Northfield Road corridor.

### ***Building Setbacks***

Setbacks are consistent in some areas but are inconsistent in other areas. The building setback of renovations and new in-fill development should be carefully considered. Large disparities in the amount of building setback can be ameliorated through the strategic placement of new renovations or the placement of new construction.

### ***Building Maintenance***

Buildings should be maintained in accordance with the requirements of the City of Bedford Building Code and

# City of Bedford Master Plan

Zoning Code. Property owners should be made aware of violations and be asked to promptly improve their property. Previous building renovations which covered over the a building's original character should be removed. Renovations which represent the design style of the era and not the original character of the building do not portray a positive image.

## **Parking Areas**

In accordance with Section 1957.03(3)(C) "*Parking lots for the use of more than three (3) vehicles shall be smoothly graded, adequately drained and hard surfaced*". Appropriately maintained, hard surfaced parking areas are crucial to improving the image of this corridor. Front yards should not be used as parking areas. Parking should be placed to the rear or side of the business. The alleys that run on the east side of Northfield Road from Interstate to Forbes, could also be better used for access to parking. Reducing curb cuts, driveway widths and the number of driveways by creating shared access points for multiple buildings would improve the visual quality of the corridor and improve safety.

Parking areas in business districts should be screened from adjoining residential districts. Section 1957.03(3)(A) requires "*Whenever a parking lot is located to adjoin a side or rear lot line in any R district as defined in Title Seven of the Planning and Zoning Code, a solid masonry wall or substantive, tight fence, which may be shrubbery, five feet (5*

*feet) high shall be constructed and maintained along such side or rear lot line*".

## **Signage**

Signs on buildings should be in scale with the building they are placed upon and coordinated with building's architectural design. Signs should be professionally constructed with materials appropriate for commercial use. The number of signs allowed on each property should be limited.

The City should consider discontinuing the use of pole signs. This type of sign tends to overlap and clutter the streetscape. In areas without uniform building setbacks, the use of pole signs further adds to the creation of an area without organization. The information on pole signs competes for dominance with the signs on a building which is visually confusing.

## **Landscaping/Screening**

Building foundations should be landscaped. Front yard parking areas should be eliminated in favor of landscaping and grass. Parking areas should be screened from view using shrubs and trees. Tree lawns that have been paved over should be returned to lawn.

The uniform planting of more street trees along Northfield Road would work towards unifying the area. However, the small tree lawn in many areas and the heavy number of

# City of Bedford Master Plan

trucks that travel this corridor would make it difficult for new, small street trees to survive. Therefore, it is crucial for the landscaping of each individual property to address its own aesthetic improvement needs of providing for foundation planting, screening parking lots, defining parking areas from sidewalks and the road pavement and screening any undesirable views. Dumpsters should always be located on the side or rear of the property.

*Exhibits 7.3 and 7.4* illustrate the visual results of these recommendations. Front yard parking was removed, windows were

uncovered, foundation landscaping and trees were added in an effort to improve the appearance of this example property.

## **Property Owners/ Business Owners**

Crucial to the future success of the Northfield Road corridor as a business district is the involvement of the business and property owners to understand the necessity to invest in property improvements. In order to assist the City and property/business owner interest groups in bringing together the stakeholders in the corridor, *Table 7.3* lists the property owner, business, ad-

**EXHIBIT 7.3, NORTHFIELD ROAD FOCUS AREA (EXISTING)**



**EXHIBIT 7.4, NORTHFIELD ROAD FOCUS AREA (PROPOSED)**



# City of Bedford Master Plan

**TABLE 7.3, PROPERTY OWNERS ALONG NORTHFIELD ROAD CORRIDOR**

Parcel Number	Address	Business	Property Owner	Owner's Address	
814 03 006	10 Northfield Rd	Bedford Sunoco	Sun Oil Co	10 Northfield Rd	
814 03 007	16 Northfield Rd	Grumbellies Family Restaurant	DK Grumbellies	40 Northfield Rd	
814 03 009	48 Northfield Rd	Vacant	Nikki Va. Corp.	1400 Nesbitt Rd	Sagamore Hills
814 05 044	52 Northfield Rd	Supreme Auto Body	Rossman, Melvin and Twila	5961 Kimberly Dr	Bedford Heights
814 16 001	55 Northfield Rd	Polar Blast	Baumgart, Herman	24015 Edgehill Dr	Beachwood
814 05 043	56 Northfield Rd	Two-Family Residential	Nowak, Angeline	56 Northfield Rd	
814 05 042	60 Northfield Rd	Two-Family Residential	Sopko, Helen	60 Northfield Rd	
814 05 041	66 Northfield Rd	Vacant	Al's Elec Motor Service	135 Northfield Rd	
814 05 040	70 Northfield Rd	MM Installations	Palumbo, James	70 Northfield Rd	
814 05 039	72-74 Northfield Rd	Apartments	Timko, Rick & Duber, Steve	17380 Egbert Rd	
814 05 038	78 Northfield Rd	Pair of Jacks Bar	J M J Properties Inc	78 Northfield Rd	
814 16 002	87 Northfield Rd	Dollar General Store	Reider, Howard	34310 Aurora Rd	Solon
814 05 036	88 Northfield Rd	Two-Family Residential	Sablotny, K D and Edward, V A	25361 Columbus St	
814 16 008	89 Northfield Rd	Timko's Tavern	Timko, Richard	14109 Summit Ave	Maple Heights
814 15 014	97 Northfield Rd	Bedford Veterinary Hospital	Hafenbrack, Wallace	97 Northfield Rd	
814 09 017	100 Northfield Rd	Duale Body Service	Aa Duale Assoc Inc	100 Northfield Rd	
814 09 016	100 Northfield Rd	Ssp Fittings Corp.	Ssp Fittings Corp.	8250 Boyle Pkwy	Twinsburg
814 15 010	115 Northfield Rd	Apartments	Sablotny, Kevin	115 Northfield Rd	
814 15 009	117 Northfield Rd	Sentinel Auto Security	Sablotny, Edward	105 Northfield Rd	
814 15 001	125 Northfield Rd	Industrial Pump & Equipment	Ochwat, Albert	135 Northfield	
814 15 007	127 Northfield Rd	Sparkler Mfg.	P & R Mgt Co.	127 Northfield	
814 09 015	130 Northfield Rd	Page's Body Shop	Hojdar, Edward	27375 Pergl Rd	Glenwillow
814 15 002	135 Northfield Rd	Al's Elec Motor Service	Ochwat, Albert and Elaine	135 Northfield	
814 15 005	135 Northfield Rd	Story Equipment Sales	Ochwat, Albert and Elaine	135 Northfield	
814 09 014	150 Northfield Rd	Seko Inc.	Seko Inc., An Ohio Corp	150 Northfield Rd	
814 09 010	154 Northfield Rd	State Of Ohio	State Of Ohio	154 Northfield Rd	
814 09 011	160 Northfield Rd	Bedford-Northfield Properties	Bedford-Northfield Properties Ltd	7401 Morgan Ave	Cleveland
814 14 017	169 Northfield Rd	Vacant (restaurant)	Lowe, Johnny	34125 Cannon Rd	Solon
814 14 016	171 Northfield Rd	Two-Family Residential	Vasquez, Joseph	23620 Drake Rd	Bedford Heights

# City of Bedford Master Plan

TABLE 7.3 (continued)

Parcel Number	Address	Business	Property Owner	Owner's Address	
814 14 014	175-177 Northfield Rd	Coventry Litho & Direct Mail	Jff Real Estate Co.	177 Northfield Rd	
814 14 013	181 Northfield Rd	All Phase Service & Supply	Duber, Steve	181 Northfield Rd	
814 08 005	190 Northfield Rd	Koltcz Concrete Block Co.	Koltcz Concrete Block Co.	7660 Oak Leaf Rd	
814 03 008	193 Northfield Rd	Apartments	McCarthy, Donald	1230 Standard Bldg	Cleveland
814 14 005	213 Northfield Rd	Single-Family Residential	Kormack, Heather & Star	213 Northfield Rd	
814 08 007	214 Northfield Rd	Man-Gill Chemical Co.	Man-Gill Chemical Co.	23000 St. Clair	Cleveland
814 14 001	227 Northfield Rd	Vacant (gas station)	Merex Corporation	P.O. Box 18160	Cleveland
814 08 008	236 Northfield Rd	Man-Gill Chemical Co.	Man-Gill Chemical Co.	23000 St. Clair	Cleveland
814 10 001	245 Northfield Rd	Bedford Marathon	Frankito, Joseph Charles	30320 Miles Rd	Solon
814 10 005	257 Northfield Rd	D'Angello's Pizza	Angello, Ronald	257 Northfield Rd	
814 08 009	270 Northfield Rd	Ben Venue Laboratories Inc.	Ben Venue Laboratories Inc.	300 Northfield Rd	
814 10 009	273 Northfield Rd	Dairy & Deli	Rihal, Surinder	4960 Lander Rd	Orange
814 10 013	291 Northfield Rd	Single-Family Residential	Parker, William	120 Wheelock Dr	Bedford Heights
814 10 017	315 Northfield Rd	Jolly Rogers Donuts	Huffman, Eunice	315 Northfield Rd	

Source: Cuyahoga County Auditor's Office, 1998 PhoneDisc, 1997 CPC Market Inventory

dress and permanent parcel number for the properties along Northfield Road.

## Summary

Attention to appropriate building maintenance, parking lot screening and paving, appropriate signage, the addition of landscaping and screening undesirable views will enhance a corridor and reflect the image of a successful place to do business.

These elements will be especially important to encouraging future investment. These design guidelines and improved enforcement of the zoning code offer solutions to the existing aesthetic problems of the Northfield Road corridor.

# City of Bedford Master Plan

## WELLMAN PROPERTY

### Introduction

Time continues to pass and regardless of the considerable efforts by the City, Bedford is still home to a conspicuous example of one of Ohio's most critical urban problems - vacant, contaminated land. Ohio Environmental Protection Agency files reveal that the cleaning up the toxic chemicals left by operations of the S.K. Wellman Company on the 59 acre site off Egbert Road has been an issue for over 10 years. Some blame the company for not being committed to solving the problems they created and which now prohibit redevelopment of the site. Others believe that the Ohio Environmental Protection Agency is holding up progress to clean up the site. What remains essential to the future of the City of Bedford is improving these 59 acres to a condition that allows for redevelopment. The City is intent upon this happening as soon as possible. Looking forward to the time when this property is available for redevelopment, this focus area studies the redevelopment possibilities of the site on Egbert Road.

### Existing Conditions

*Map 7.10* illustrates the Wellman property site in Bedford. *Table 7.4* shows that this property is owned by a combination of S.K. Wellman Corporation of Cleveland

Map 7.10, FOCUS AREA, BRUSH WELLMAN SITE



# City of Bedford Master Plan

TABLE 7.4, OWNERSHIP

Community	Owner	Co-Owner	Address	City	Transfer Date	Previous Owner
Walton Hills	S.K. Wellman Corp.		17878 St. Clair	Cleveland	01/01/87	Not Available
Walton Hills	Egbert Corporation	Corp. Fka The S.K. Wellman	1200 Hanna Bldg.	Cleveland	03/25/88	SKW Aquisition Corp.
Bedford	S.K. Wellman Corp.		17876 St. Clair	Cleveland	01/01/87	Not Available
Bedford	Egbert Corporation	Corp. Fka The S.K. Wellman	1200 Hanna Bldg.	Cleveland	03/25/88	SKW Aquisition Corp.
Bedford	S.K. Wellman Corp.		17876 St. Clair	Cleveland	Not Available	Not Available
Bedford	S.K. Wellman Corp.		17878 St. Clair	Cleveland	Not Available	Not Available
Bedford	S.K. Wellman Corp.		17876 St. Clair	Cleveland	01/01/87	Not Available

and the Egbert Corporation of Cleveland. For the purposes of this report, the property will be referred to as the Wellman Property and the Wellman Corporation because Brush-Wellman Inc. (fka S.K. Wellman Corp.) is the parent company of the Egbert Corporation.

### **Current Status of Clean-Up**

At the insistence of the City of Bedford, the Wellman Corporation has considered many options for clean-up of the property in recent years. A Phase I assessment, which is a review of records to determine potential contamination, is currently being conducted. It is hoped that a Phase II assessment, which includes the discovery and extent of contamination through site investigations, will begin soon. In the meantime, the Wellman

Corporation has been working to clean up specific Resource Conservation and Recovery Act (RCRA) sites on the property.

After consideration of other options, the Wellman Corporation plans to clean up the property for redevelopment and coordinate the redevelopment themselves. As of October 1998, the Company is working with Hall and Associates, a professional company certified by Ohio Environmental Protection Agency (OEPA) to coordinate a clean up effort. Hall and Associates met with OEPA officials during August 1998. Mr. Rod Beals of OEPA reports that if the company chooses to pursue the OEPA's Voluntary Action Program, the company is not required to notify OEPA of their efforts while they are in progress. OEPA would be made aware of their efforts to clean up the property when the company would submit a *No Further Action* letter after the property is brought to state standards or an



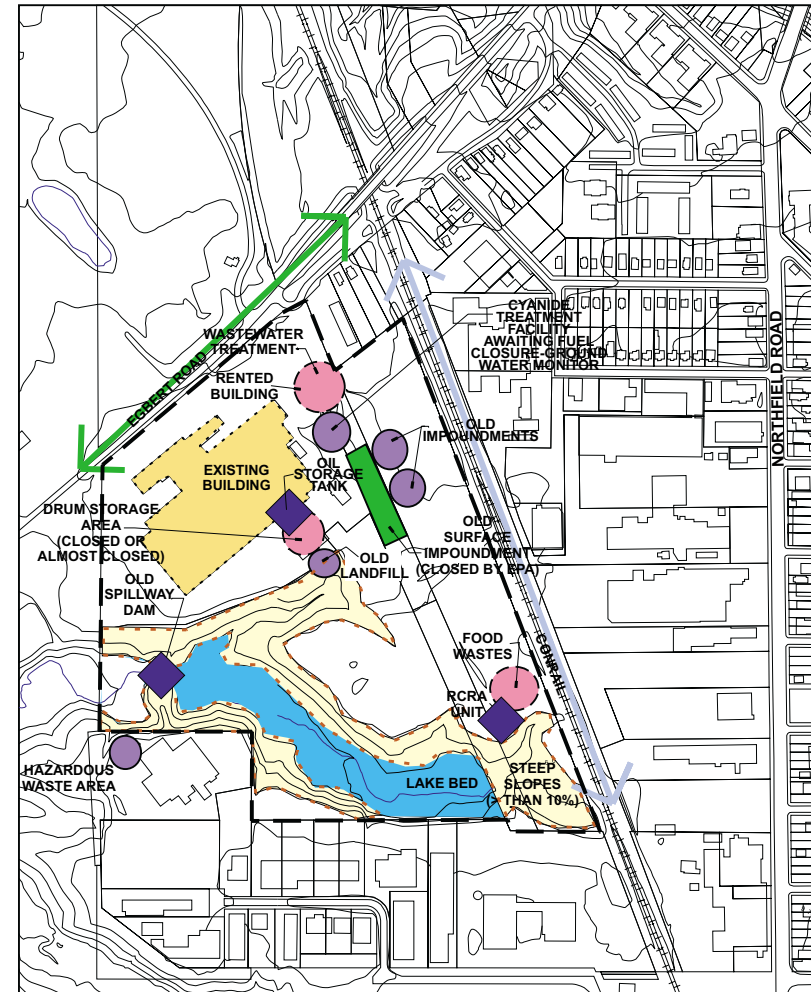
# City of Bedford Master Plan

operations and maintenance plan is in place to address contamination. The *No Further Action* letter states that the site meets the state standards according to the certified professional and the property owner.

## Site Conditions

Every property slated for development or redevelopment has conditions which constrain the development or redevelopment process. The Wellman Property has both environmental and topographical constraints. **Map 7.11** shows existing conditions on the Wellman property. As shown, there is a large building foundation and basement existing on the site near Egbert Road. This foundation is the remnant of the building which was torn down in the early 1990's. Also, near Egbert Road is the old wastewater treatment facility and the cyanide treatment facility. Just behind the building foundation is the oil storage tank area, drum storage area, an old landfill site and old impoundment areas. Slopes greater than 10% lead down to an old lake bed which encompass the southern portion of the site. Regulated hazardous waste units under the Resource Conservation and Recovery Act (RCRA Unit) and a food waste site are located along the Conrail tracks on the east side of the property.

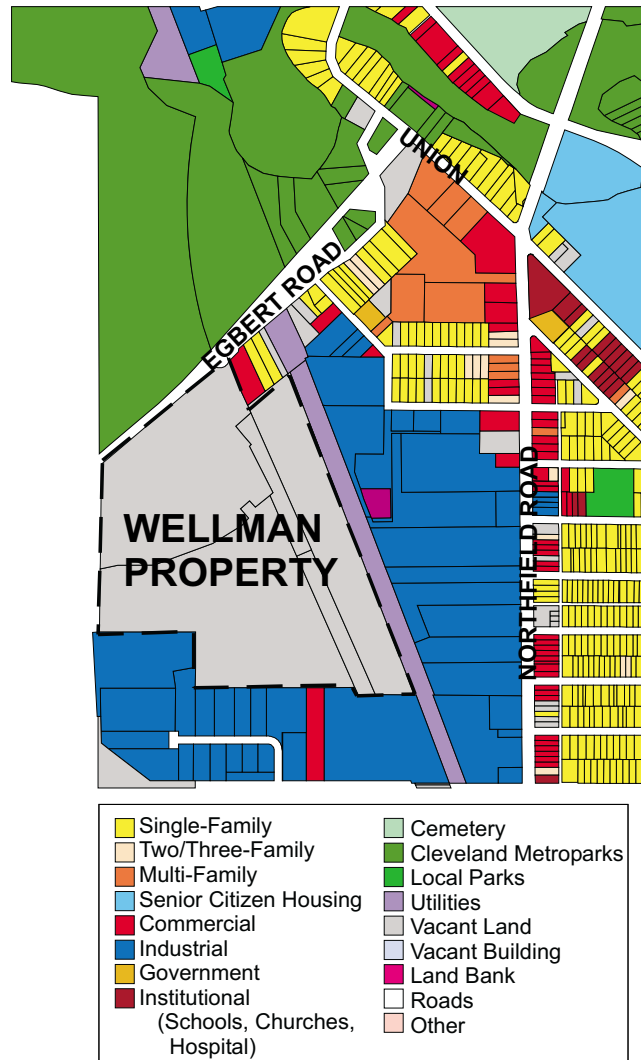
MAP 7.11, BRUSH WELLMAN SITE, EXISTING CONDITIONS





# City of Bedford Master Plan

MAP 7.12, LAND USE



## Land Use and Zoning

*Map 7.12* illustrates the land uses surrounding the Wellman property. The Wellman property is shown in gray indicating that this property is currently vacant. Commercial and residential uses abut the south side of Egbert Road to the east of this property. A Conrail railroad line abuts the property on the east. The industrial area off of Industry Drive, Forbes Road and Krick Road abuts this property to the south. The Shawnee Hills Golf Course within Cleveland Metroparks' Bedford Reservation is located to the north of this property across Egbert Road.

The Wellman site and surrounding area south of Egbert Road, as shown on *Map 7.13*, is zoned *I-1 Industrial*. To the north of the Egbert Road, the Bedford Reservation is zoned *One-Two Family Residence*.

## Development Potential

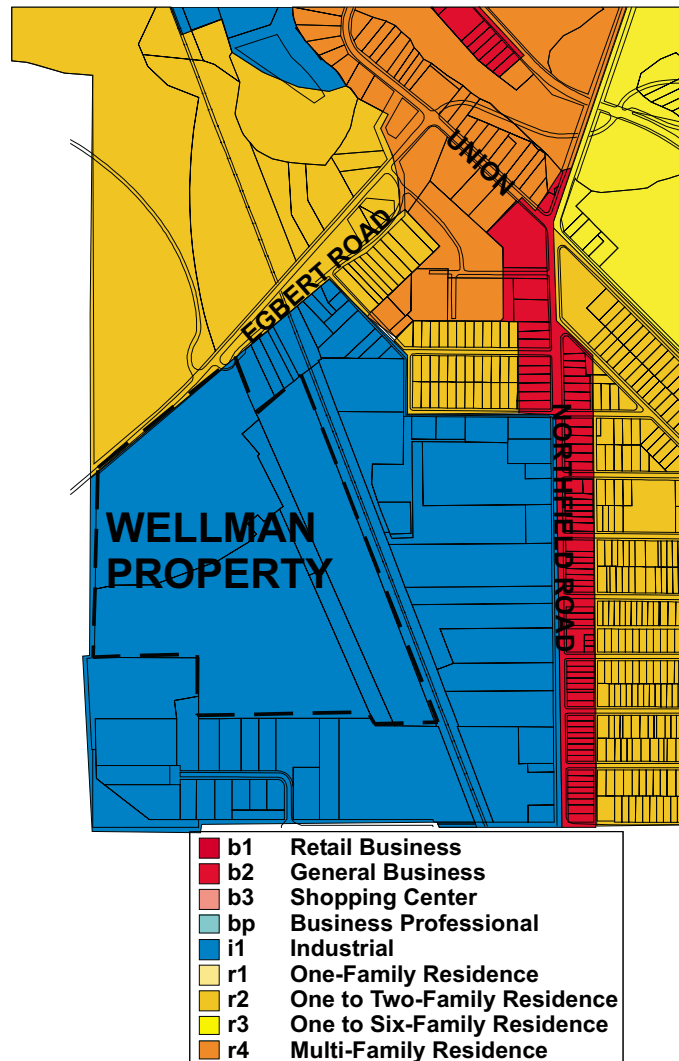
Excerpts from Grubb and Ellis' Cleveland Metropolitan Area report for the Urban Land Institute's *ULI Market Profiles 1998* are listed below.

## Industrial Market

*"Although many signs pointed toward a slowed industrial market in 1997, the slowdown did not materialize. As a result, last year marked the third straight year of strong sale and leasing activity. High levels of construction and demand exceeded supply for most types of industrial space."* The report further states

# City of Bedford Master Plan

MAP 7.13, ZONING



that “Acute shortages continued in several sectors, particularly among newer warehouse and distribution space in the 50,000 to 125,000 square foot range.”

“Provided that the economy remains vigorous, the industrial market should continue its strong showing in 1998. The small but fast growing high-tech and R&D market should experience sustained growth this year, increasing the need for high-tech and flex-type space.”

Mr. Alec Pacella, client services manager for Grubb and Ellis stated that “high-tech, flex- type space” is building space which is divided into a range of about 50% office and 50% warehouse as opposed to traditional industrial space which is usually around 30% office and 70% warehouse. Mr. Pacella stated that “in late 1998, 20,000- 40,000 square foot buildings on 2.5 - 3.0 acre lots are moving right now.”

### Office Market

“Chagrin Highlands, a 300 acre mixed use development planned for the east submarket, announced a 120,000 square foot office project, half of which will be pre-leased. In addition, funding is in place to develop an interchange that will be pivotal to the overall project. When completed, Chagrin Highlands is planned to contain 3 million square feet of office space, 250,000 square feet of boutique retail and 1,000 hotel rooms.”

“In the suburbs, speculative construction will continue and

# City of Bedford Master Plan

*easily outpace the volume delivered last year. While demand will remain strong, the prospective addition to the suburbs of 500,000 square feet of competitive inventory almost guarantees an increase in the vacancy rate.”*

## **Access**

The Wellman company was established on this site in 1952. Before the construction of the interstate freeway system in the 1960's, access was provided to industrial development through arterial roads and railroads. Today, access to the regional market through the interstate freeway system is essential for the success of industrial and industrial office park development. **Map 7.14** shows the Wellman site in relation to the nearest freeway interchange at Interstate-271 and Forbes Road. Access to the Wellman property is 1.68 miles away from the I-271, Forbes Road interchange. From the interchange, traffic is required to make one right turn at the Forbes Road/Northfield Road intersection; a left turn at the Northfield Road/Union Road Intersection and another left turn at the Union Road/Egbert Road intersection in order to access the property. Due to the circuitous route from the Forbes Road interchange, the visibility of the property to the regional market is compromised.

Improving access to the site would support redevelopment of the site and potentially increase the rate of redevelopment activity. Redevelopment opportunities in the Northfield Road

corridor or the Krick Road industrial area should consider providing additional access to the Wellman Property as well as improving circulation in the Krick Road / Industry Drive area. Four options to improve access to the Wellman Property are outlined below and illustrated on **Map 7.15**.

### ***Northfield Road Stub Street***

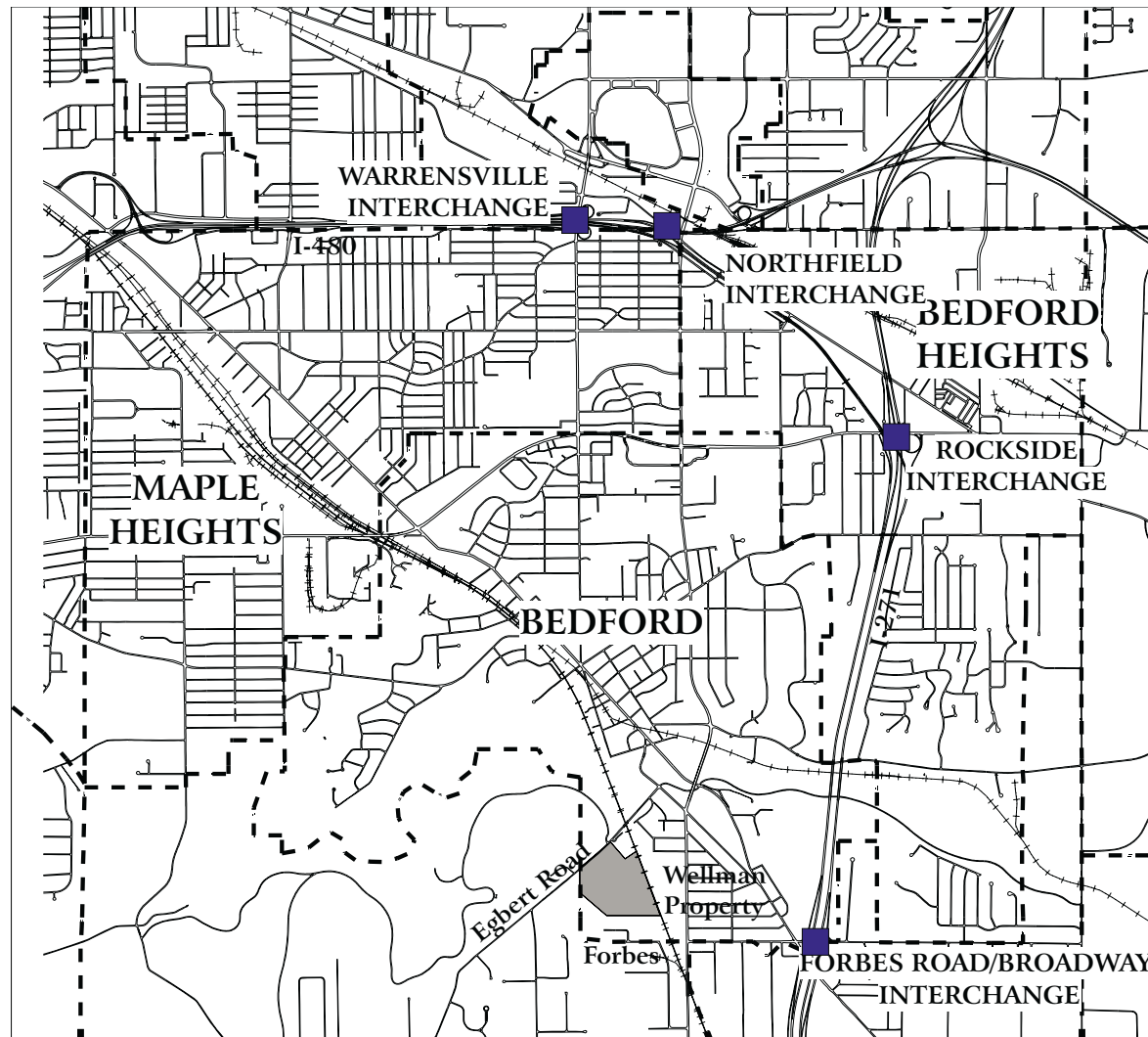
This access option considers constructing a street from the eastern boundary of the Wellman property, over or under the railroad line to intersect with Northfield Road. This would provide access to the Wellman property which is .79 miles away from the Forbes Road interchange. A trip from the interchange to the property would require a right turn at the Forbes Road/Northfield Road intersection and a left turn on to the access road. The stub street would access the Wellman property near the developable portion of the site. Access to the Krick Road industrial area would not be improved. The route from the interchange to the property would be more direct and would enhance the regional visibility of the site.

### ***Krick Road Spur***

This option to improve access to the Wellman property considers constructing an access road or “Krick Road Spur” as shown on **Map 7.15**. This option would create access to the southern portion of the Wellman Property. Constructing this option would require cooperation of Hukill Chemical, the adjacent property owner. The distance from the Forbes Road interchange to the Wellman property boundary would be

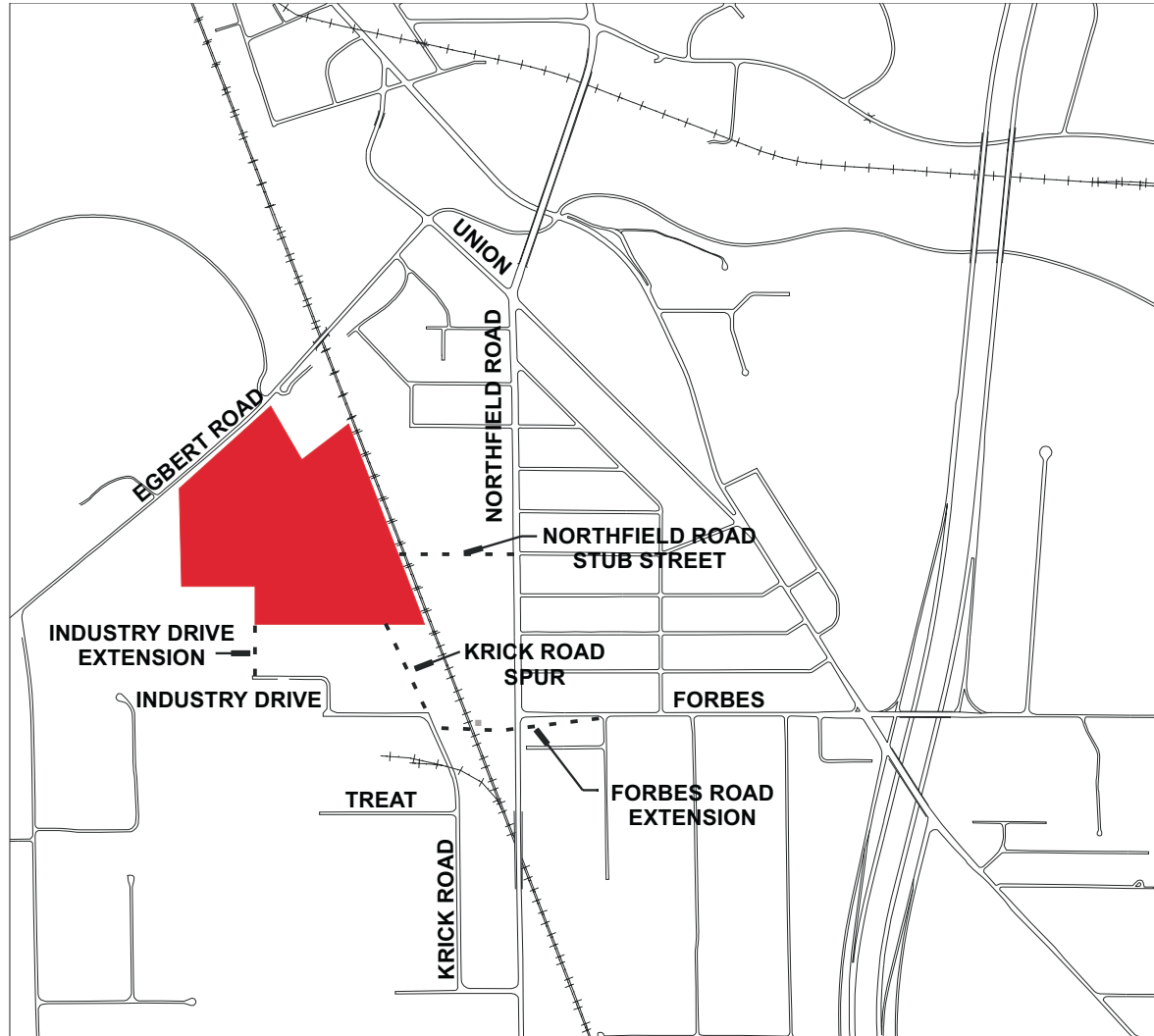
# City of Bedford Master Plan

MAP 7.14, WELLMAN PROPERTY IN RELATION TO FREEWAY SYSTEM



# City of Bedford Master Plan

MAP 7.15, WELLMAN PROPERTY ACCESS OPTIONS



# City of Bedford Master Plan

1.66 miles with the current road configuration. From the interchange, traffic would be required to make a left turn at the Forbes Road/Northfield Road intersection, a right turn on to Krick Road and follow Krick Road to the right. Access to the Krick Road industrial area would be improved, although directing traffic through this older industrial area may not be a desirable first impression for a newly developing area. However, due to the circuitous route from the Forbes Road interchange, the visibility of the Wellman property to the regional market would remain less than optimal.

### ***Forbes Road Realignment and Extension Krick Road Spur***

Working with the Village of Oakwood and Bedford property owners Ben Venue and Cja Associates, Forbes Road could be realigned slightly to the south of its current intersection with Northfield Road. Forbes Road could then be constructed heading directly east, cross the railroad line and intersect with Krick Road. Subsequently, constructing the aforementioned Krick Road spur, again requiring the cooperation of Hukill Chemical, would create access to the southern property line of the Wellman Property. The distance from the Forbes Road interchange would be 1.0 miles. A trip from the Forbes Road interchange would require a right turn from Forbes Road onto Krick Road spur to access the property. A deep ravine on the Wellman property would have to be crossed to provide access to the developable portion of the property. Access to the Krick Road industrial

area would be improved. Visibility of the site, with almost direct access off a road with an interchange with I-271, would be enhanced.

### ***Industry Drive Extension***

The street pattern in the Krick Road / Industry Drive industrial area is a long dead-end street. Providing a link to the Wellman Property by extending Industry Drive would solve the circulation problem inherent when there are a large number of companies and employees located along a dead-end road. The distance from the Forbes Road interchange to the Wellman Property would be 1.82 miles. A deep ravine and/or the old lake bed would have to be crossed to provide access to the developable portions of the property. However, as previously noted, directing traffic through this older section may not be a desirable first impression.

**Table 7.5** summarizes the characteristics of the existing circulation route and the options to enhance access to the Wellman property and improve circulation in the Krick Road / Industry Drive area.

## **DEVELOPMENT ALTERNATIVES**

Redevelopment options for this site take into account the following assumptions:

# City of Bedford Master Plan

**TABLE 7.5, SUMMARY WELLMAN PROPERTY CIRCULATION**

Option	Distance to Property from Forbes Road Interchange @ I-271	Railroad Crossing Required	Road Link Required on Wellman Property	Improved Access to Krick Road Area	Property Visibility to Regional Market
Existing Conditions	1.68 Miles	NO	NO	NO	LESS THAN OPTIMAL
Northfield Road Stub Street	.79 Miles	YES	YES	NO	ENHANCED
Krick Road Spur	1.66 Miles	NO	YES	YES	LESS THAN OPTIMAL
Forbes Road Extension/ Krick Road Spur	1.0 Miles	YES	YES	YES	ENHANCED
Industry Drive Extension	1.82 Miles	NO	YES	YES	LESS THAN OPTIMAL

- ✓ The land is cleaned-up to the satisfaction of Ohio Environmental Protection Agency. As portions of the site are deemed to meet required standards, the land would be subdivided and sold without liability to new owners.

- ✓ The large building foundation and basement is removed.
- ✓ The steepest parts of the site are not developed thus preserving the steeply sloped areas and not disturbing the old lake bed.

Two site plan alternatives have been developed for potential re-development of the Wellman Property. Alternative 1 subdivides the site into 13 parcels at approximately two acres. Alternative 2 subdivides the site into different sized parcels ranging in size from 2 acres to 10 acres and allows for greater flexibility in design.

### **Alternative 1**

Alternative 1 proposes to subdivide the parcel into 13, two-acre parcels (*see Map 7.16*). Two new industrial cul-de-sacs, each with 80 foot right-of-way, are proposed to provide access to the new parcels. Industrial lots are not proposed to front on Egbert Road to preserve the character of the roadway near the heavily traveled entrance to the Metroparks reservation which draws visitors from the region. This orientation of industrial businesses, in an enclosed setting, is similar to many industrial parks in the area. Also, over the long term, this orientation could avoid issues regarding the visual quality of industrial property that the City is facing along the heavily traveled Northfield Road corridor.



# City of Bedford Master Plan

MAP 7.16, FOCUS AREA, BRUSH WELLMAN SITE, SEPARATE PARCEL LOT ALTERNATIVE



*Table 7.6* lists the development impacts of Alternative 1 while Appendix A details the multipliers methodology of this impact analysis. As shown in *Table 7.6*, this development alternative considers the development of 28.6 acres or 1,246,899 square feet of land. This development scenario estimates that this 28.6 acres will be developed as 50% light industry, 20% heavy industry and 30% office. Industrial/office building coverage is calculated at 35% of the parcel for a total of 436,414 square feet.

“*Trip Generation*”, published by the Institute of Transportation Engineer’s (ITE), provides data on which to estimate the number of potential industrial and office employees that would be working on this site. Using the estimated industrial and office building area and the data provided by ITE, 892 employees would work on the Wellman site with the development of Alternative 1.

As shown in *Table 7.6*, these employees would generate approximately 2,562 vehicle trips per day to and from the site. Over 91,000 gallons per day of sewage would be generated while water consumption is estimated at 106,675



# City of Bedford Master Plan

**TABLE 7.6, WELLMAN PROPERTY, DEVELOPMENT ALTERNATIVES**

	<b>Alternative 1</b>	<b>Alternative 2</b>
	<b>2 Acre Lots</b>	<b>Campus Setting</b>
<b>Property Data</b>		
Developable Site Acreage	28.6	25.6
Developable Site Square Footage	1,246,899	1,245,816
Development Scenario	50% light ind./20% heavy ind./	50% light ind./
	30% ind. office park	50% ind. office park
Building coverage 35%	436,414 sq.ft.	390,600 sq.ft.
<b>Employee Forecast</b>		
New Employees	892	815
<b>Vehicle Trips</b>		
Total Additional Vehicle Trips	2,562	2,726
Environmental Impacts		
Sewage Flow (gallons/day)	91,741	70,227
Water Consumption (gallons/day)	106,675	81,659
Solid Waste Production (tons/day)	1.13	0.97
<b>Property Tax Revenue Projection</b>		
Building Value	\$18,199,337	\$17,148,164
Property Value	\$1,430,000	\$1,280,000
Total Value	\$19,629,337	\$18,428,164
Potential City Revenue	\$249,292	\$234,037
Potential School District Revenue	\$757,888	\$711,511
<b>Income Tax Revenue Projection</b>		
Industrial Employees	630	423
Income / Industrial Employee	\$35,000	\$35,000
<b>TOTAL INCOME Industrial Employees</b>	<b>\$22,050,000</b>	<b>\$14,805,000</b>
Office Park Employees	262	392
Income /Office Employee	\$28,000	\$28,000
<b>TOTAL INCOME Office Employees</b>	<b>\$7,336,000</b>	<b>\$10,976,000</b>
<b>TOTAL INCOME/Industrial&amp; Office</b>	<b>\$29,386,000</b>	<b>\$25,781,000</b>
<b>POTENTIAL Income Tax Revenue</b>	<b>\$587,720</b>	<b>\$515,620</b>
<b>TOTAL POTENTIAL City Revenue</b>	<b>\$837,012</b>	<b>\$749,657</b>
Costs to Provide Services	\$299,520	\$209,707
<b>POTENTIAL NET TO CITY</b>	<b>\$537,492</b>	<b>\$539,950</b>

gallons per day. Solid waste production is estimated at 1.13 tons per day.

Based on data from Means Construction Cost Data, an estimate of the total value of the industrial and office buildings can be calculated. *Table 7.6* shows that the buildings are estimated to be valued at almost \$18.2 million. Using data from the Cuyahoga County Auditor's office for the value of industrial/office land in the southeast quadrant of the County, the site is estimated to be valued at \$1.4 million for a total value for the site of \$19.6 million. Based on the current property tax rate, an estimated \$249,292 in property tax could be expected by the City.

Projected income tax revenue from site employees is also calculated in *Table 7.6*. As shown, industrial employees average income is \$35,000 according to the Ohio Bureau of Labor Statistics. Using this number, the amount of income that could be generated by industrial employees on the site is estimated at \$22 million. Office workers earn an average of \$28,000 per year according to the Ohio Bureau of Labor Statistics. Therefore, office workers on the site will make over \$7 million. The total income for the site is estimated at \$29,386,000. Potential income tax to be gained by the City would be \$587,720.

Considering potential property tax revenue and income tax revenue, total potential City revenue is estimated at

# City of Bedford Master Plan

\$837,012. However, there will be costs to provide City services to the redeveloped area. The Fiscal Impact Handbook, published by Urban Land Institute provides a methodology by which to project the cost to provide services to a newly developed area. Using data from the City's 1997 Comprehensive Annual Financial Report (CAFR), multipliers from the Fiscal Impact Handbook and the number of potential employees, the cost to provide services to those employees can be estimated. Multipliers from the Fiscal Impact Handbook are based on a City which:

Is a second order city between 10,000 and 24,000 people with a stable population or declining slightly.

Has a service system which is at capacity or having a slight excess of capacity, meaning the service system is operating at its most efficient level, most service categories exhibit neither over nor underutilization.

Using this information, the cost to provide general government, public safety, public works, health and welfare, recreation and culture services and statutory and unclassified expenses for each new employee can be estimated. *Table 7.6* also shows that the cost to provide services to the new employees is estimated at just under \$300,000. Therefore, subtracting the estimate of the cost to provide City services from the total potential City revenue leaves a net gain to the City of \$537,492 from the development of Alternative 1.

## **Alternative 2**

Alternative 2 proposes to subdivide the parcel into five parcels which range in size from two to ten acres, as shown on *Map 7.17*.

This Alternative emphasizes flexibility in design layout using combinations of lot sizes to be based on on demand for industrial lots. This design proposed two access points on the Egbert Road to distribute traffic. These industrial roads are planned to have an 80 foot right-of-way. As in Alternative 1, industrial lots are not proposed to front on Egbert Road to preserve the character of the roadway near the heavily traveled entrance to the Metroparks reservation which draws visitors from the region.

*Table 7.6* lists the development impacts of Alternative 2. Again, Appendix A lists the multipliers used and the methodology of this impact analysis. As shown in *Table 7.6*, this development alternative considers the development of 25.6 acres or 1,245,816 square feet of land. This development scenario estimates that this 25.6 acres will be developed as 50% light industry 50% office. Industrial/office building coverage is calculated at 35% of the parcel for a total of 390,600 square feet.

"*Trip Generation*", published by the Institute of Transportation Engineer's (ITE), provides data on which to estimate the number of potential industrial and office employees that would be working on this site. Using the estimated industrial and of-

# City of Bedford Master Plan

office building area and the data provided by ITE, 815 employees would work on the Wellman site with the development of Alternative 2.

As shown in *Table 7.6*, these employees would generate approximately 2,726 vehicle trips per day to and from the site. Over 70,000 gallons per day of sewage would be generated while water consumption is estimated at 81,659 gallons per day. Solid waste production is estimated at .97 tons per day.

Based on data from Means Construction Cost Data, an estimate of the total value of the industrial and office buildings can be calculated. *Table 7.6* also shows that the buildings are estimated to be valued at almost \$17.1 million. Using data from the Cuyahoga County Auditor's office for the value of industrial/office land in the southeast quadrant of the County, the land is estimated to be valued at \$1.2 million for a total value for the site of \$18.4 million. Based on the current property tax rate, an estimated \$234,037 in property tax could be expected by the City.

MAP 7.17, FOCUS AREA, BRUSH WELLMAN SITE, INDUSTRIAL CAMPUS ALTERNATIVE



# City of Bedford Master Plan

Projected income tax revenue from site employees is also calculated in *Table 7.6*. As shown, industrial employees average income is \$35,000 according to the Ohio Bureau of Labor Statistics. Using this number, the amount of income that could be generated by industrial employees on the site is estimated at \$14 million. Office workers earn an average of \$28,000 per year according to the Ohio Bureau of Labor Statistics. Therefore, office workers on the site will make over \$10.9 million. The total income for the site is estimated at \$25,781,000. Potential income tax to be gained by the City would be \$515,620. When considering potential property tax revenue and income tax revenue, total potential City revenue is estimated at \$749,657.

Once again, the City can expect costs associated with providing City services to the redeveloped area. The Fiscal Impact Handbook provides a methodology by which to project the cost to provide services to newly developed area. Using data from the City's 1997 CAFR, multipliers from the Fiscal Impact Handbook and the number of potential employees, the cost to provide services to those employees can be estimated. Multipliers from the Fiscal Impact Handbook are based on a City which:

Is a second order city between 10,000 and 24,000 people with a stable population or declining slightly.

Has a service system which is at capacity or having a slight excess of capacity, meaning the service system is operat-

ing at its most efficient level, most service categories exhibit neither over nor underutilization.

Using this information, the cost to provide general government, public safety, public works, health and welfare, recreation and culture services and statutory and unclassified expenses for each new employee can be estimated. *Table 7.6* shows that the cost to provide services to the new employees is estimated at \$209,707. Therefore, subtracting the estimate of the cost to provide City services from the total potential City revenue leaves a net gain to the City of \$539,950 from the development of Alternative 2.

## SUMMARY

Bedford is on the leading edge of this issue in Ohio. Many communities around the State will look to Bedford for leadership in the future. Alternative 1 divides the parcel into smaller lot sizes which would mean the industrial lots could be within reach of many smaller industrial businesses. Also, lots could be ready for redevelopment in stages as each area is cleaned up. Alternative 2 subdivides the parcel into parcels of various sizes. This range of parcel sizes allows for the property to meet the needs of many types of businesses both large and small. The larger parcel sizes in Alternative 2 allows for the establishment of the headquarters of larger businesses with executives and

# City of Bedford Master Plan

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higher paid employees which could mean more income tax revenue.

Another issue to be noted is that these two development alternatives propose locating roadways over areas which are or have

been contaminated. Covering contaminated areas with pavement, and thus avoiding further disturbance of any remaining contamination is currently a favorable solution. However, the questions revolving around putting a public road over an area that is/was contaminated must be addressed.

# City of Bedford Master Plan

## APPENDIX A, WELLMAN PROPERTY, IMPACT ANALYSIS DATA

<b>Employee Data</b>	
Light Industrial Employees (per 1,000 sq. ft.)	2.16
Heavy Industrial Employees (per 1,000 sq.ft.)	1.82
Industrial/Office Park Employees (per sq. ft.)	2
<b>Traffic</b>	
Light Industrial (per 1,000 sq. ft.)	6.97
Heavy Industrial trips (per 1,000 sq. ft.)	1.5
Industrial/Office Park trips (per 1,000 sq.ft.)	6.96
<b>Environmental Impacts (Industry)</b>	
Sewage Production - gal/day/employee	129
Water Consumption - gal/day/employee	150
Solid Waste Consumption - tons/day/employee	0.00138
<b>Environmental Impacts (Office)</b>	
Sewage Production - gal/day/floor area (office)	0.07998
Water Consumption - gal/day/floor area (office)	0.093
Solid Waste Consumption - tons/day/employee (office)	0.001
<b>Property Value Data</b>	
Means construction cost ( Factories)	\$47.27
Means construction cost (Warehouse & Office)	\$40.31
Avg. value of Industrial Land (per acre)	\$50,000
<b>Property Taxes</b>	
Effective tax rate ( comm./ind.)	65.89
Distribution of tax dollars (Non-Residential)	
City (19.4%)	12.7 mills
Schools (58.6%)	38.6 mills
<b>Income Taxes</b>	
Estimated Avg. Industrial Employee Income	\$35,000
Estimated Avg. Office Employee Income	\$28,000
Income tax rate	2.00%

# **Chapter Eight**

# **Final Guide Plan**

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# City of Bedford Master Plan

The Final Guide Plan reflects the culmination of discussions with the Planning Commission and City Staff regarding each chapter of the Master Plan and focus areas. First, a revised list of overall goals for the future of the City is offered. Second, recommendations on the future of the special areas of study, Focus Areas, are outlined. Also, recommendations on City-wide issues are offered. Lastly, the Final Guide Plan Map summarizes the goals and recommendations.

## GOALS

The Master Planning process has been guided by the goals and objectives defined at the outset of the Plan. However, as discussions evolved, it became apparent that additional goals were appropriate to define. Recommended goals to guide the future of the City are listed below. Those goals added during the Master Planning process are listed in italics.

- ✓ Preserve small town atmosphere by maintaining a traditional downtown and preserving the historic character of buildings and neighborhoods.
- ✓ Keep neighborhoods strong by promoting housing preservation efforts and buffering homes from commercial and industrial properties.

- ✓ *Encourage and maintain single-family housing and ownership throughout the City.*
- ✓ Carefully plan investment in community infrastructure to preserve stable neighborhoods and maintain a high quality of city services.
- ✓ Promote an overall pattern of land use compatibility.
- ✓ *Preserve and protect the mature trees within the City.*
- ✓ *Provide for the varied recreational needs of City residents.*
- ✓ Provide for the continued upkeep and exterior maintenance of the City's commercial and industrial properties.
- ✓ Work with the Bedford City School District and surrounding communities to ensure a quality education for Bedford's children.
- ✓ Maintain a competitive tax structure and promote redevelopment strategies that continue to diversify and strengthen the tax base.



# City of Bedford Master Plan

- ✓ Preserve the character of downtown while working with the Chamber of Commerce, property owners and business owners to expand downtown's market share. Generate a successful mix of businesses that provide services and products that meet resident needs as well as draw patrons from the region.
- ✓ Preserve the high quality of safety services.
- ✓ Preserve and promote the existing excellent access to jobs and the regional market.
- ✓ Work with the Greater Cleveland Transit Authority to ensure and improve service to residents.
- ✓ *Streamline the City's approval processes to promote investment and redevelopment and use boards and commission's time wisely.*
- ✓ *Ensure accurate accounting of number of residents by working with the U.S. Census Bureau through the Cuyahoga County Planning Commission.*

## FOCUS AREAS

The previous Focus Area discussions outlined the future for special areas of study within the City. A summary describing the Master Plan's vision for these areas is listed below.

### Downtown

The Master Plan envisions a vibrant, dynamic downtown with residents and retail shops, local offices and restaurants which meet the needs of Bedford residents as well as visitors. Overall, the design should be true to the district's original character. Buildings should be restored as closely as possible to their original design. However, within an agreed to palate of design schemes, the preferences of individual property owners and business owners should be honored. Modern amenities and comforts should be offered in a design appropriate to the historic qualities of downtown. Signage should be coordinated and appropriate to building style and overall downtown character. Parking areas should be well marked, comfortable for pedestrians and reflect the character of downtown. Business and property owners should work together to promote themselves and the district. Rear entrances should be clearly marked, neat and orderly. Where necessary, undesirable views should be screened. In order to achieve these goals, the Master Plan envisions an environment of cooperation, mutual respect and support between downtown business and property owners, the Chamber of Commerce, City administration and City Council.

# City of Bedford Master Plan

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## **Northfield Road**

The Master Plan envisions a neat, well maintained industrial/commercial corridor which reflects a positive image. Individual buildings and parking areas are in good repair and meet City codes. Each property should be neatly landscaped. Signage should be appropriate to building design and size of property. Buildings with small setback from Northfield Road should not have parking in front. All objectionable views of site operations, outdoor storage of materials and loading areas should be screened from view. Wholesale redevelopment activities in any part of the corridor are encouraged and should avoid re-creating any of the current problems with the district.

## **Wellman Property**

Many opportunities await as the Wellman property remains dormant. The development options offered in the Master Plan are just two examples of the countless development alternatives and business combinations. The City should pursue every available strategy to see that this land becomes available for redevelopment. The City should assist in providing additional access to the Wellman property if it becomes clear that increased access is essential to the success of redevelopment activities. Wholesale redevelopment activities of the property along Northfield Road directly east of the Wellman property should include a discussion regarding access to the Wellman Property. Also, any plans to address the circulation challenges in the

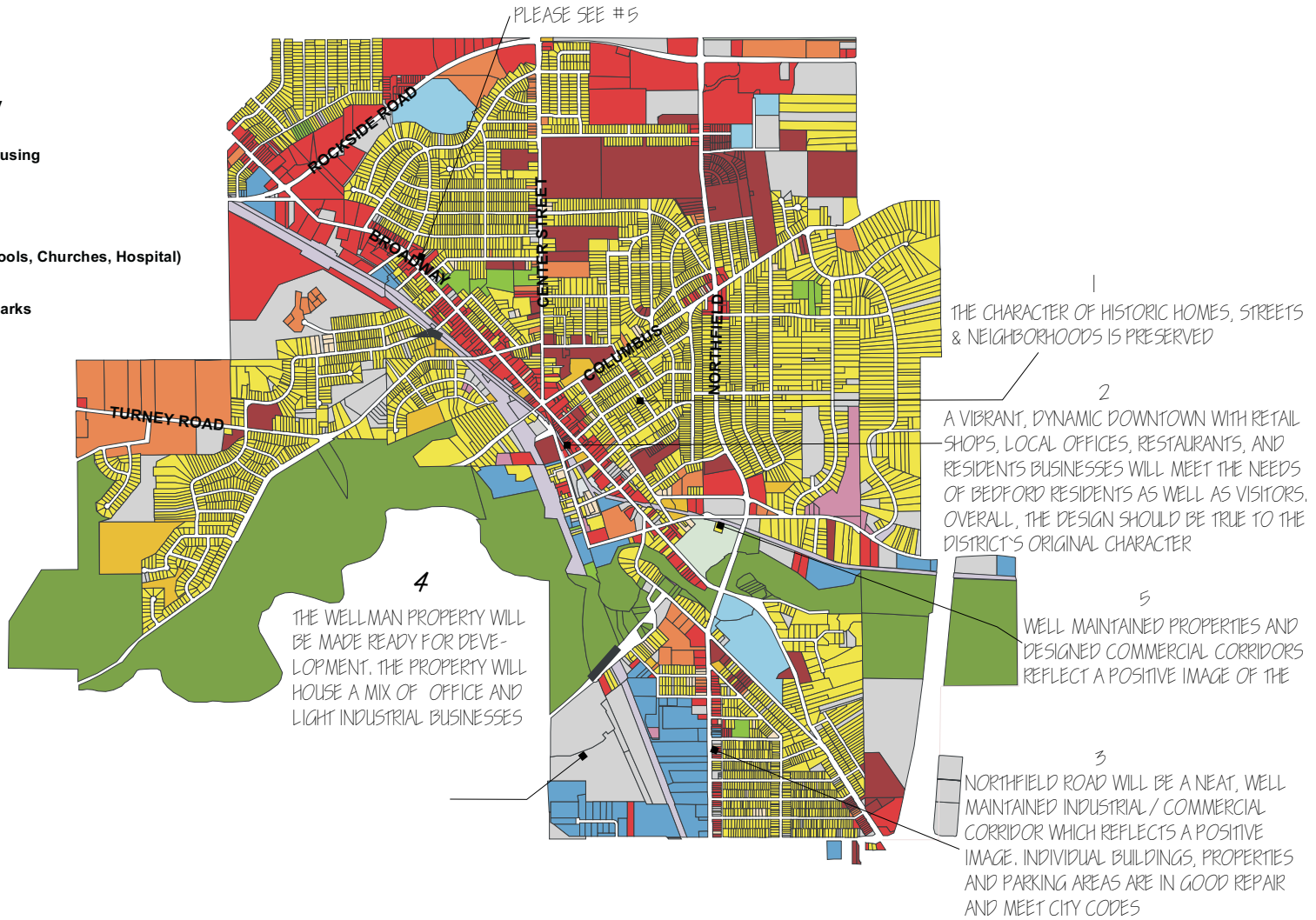
Krick Road/Industrial Drive area should include access to the Wellman Property.

# City of Bedford Master Plan

MAP 8.1, FINAL GUIDE PLAN MAP

## LAND USE

- Single-Family
- Two/Three-Family
- Multi-Family
- Senior Citizen Housing
- Commercial
- Industrial
- Government
- Institutional (Schools, Churches, Hospital)
- Cemetery
- Cleveland Metroparks
- Local Parks
- Utilities
- Vacant Land
- Vacant Building
- Land Bank
- Roads
- Other



# City of Bedford Master Plan

## CITYWIDE GOALS

- A. BEDFORD WILL HAVE WELL-MAINTAINED, PREDOMINATELY SINGLE-FAMILY NEIGHBORHOODS WHERE MATURE TREES ARE PROTECTED AND CARED FOR. INFRASTRUCTURE IS WELL-MAINTAINED TO PROVIDE UNINTERRUPTED SERVICE. RESIDENTIAL NEIGHBORHOODS ARE BUFFERED FROM COMMERCIAL AND INDUSTRIAL AREAS.
- B. BEDFORD SAFETY SERVICES REMAIN HIGH-QUALITY AND SERVE THE NEEDS OF RESIDENTS AND BUSINESSES.
- C. BEDFORD WILL PROVIDE RECREATIONAL OPPORTUNITIES TO MEET THE VARIED NEEDS AND PREFERENCES OF CITY RESIDENTS.
- D. BEDFORD WILL CONTINUE TO PRESERVE AND MAINTAIN ACCESS TO JOBS AND THE REGIONAL MARKET, INCLUDING WORKING WITH THE GREATER CLEVELAND TRANSIT AUTHORITY TO ENSURE AND IMPROVE SERVICE TO RESIDENTS.
- E. BEDFORD WILL MAINTAIN A COMPETITIVE TAX STRUCTURE AND PROMOTE REDEVELOPMENT STRATEGIES WHICH CONTINUE TO DIVERSIFY AND STRENGTHEN THE TAX BASE. ECONOMIC DEVELOPMENT ACTIVITIES INCLUDE MAINTAINING COMPETITIVE TAX STRUCTURE, PROMOTING THE USE OF THE COMMUNITY REINVESTMENT AREA PROGRAM, ENCOURAGING BUSINESS DEVELOPMENT AND NEW BUSINESS LOCATION, AND OFFERING STREAMLINED APPROVAL PROCESS ON ROUTINE ISSUES.
- F. BEDFORD WILL ENSURE ACCURATE ACCOUNTING OF THE NUMBER OF RESIDENTS BY WORKING WITH THE U.S. CENSUS BUREAU.
- G. BEDFORD WILL CONTINUE TO WORK WITH THE BEDFORD CITY SCHOOL DISTRICT AND SURROUNDING COMMUNITIES TO ENSURE A QUALITY EDUCATION FOR BEDFORD'S CHILDREN.

# **Chapter Nine**

## **Implementation Strategies**

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# City of Bedford Master Plan

This chapter of the Master Plan discusses implementation strategies to carry out the recommendations contained within the Master Plan. It is important to realize that the Master Plan is only a document. It will take a diligent and coordinated effort by local officials and citizens for the recommendations within the Plan to become a reality. In order to direct this effort, it is necessary to identify specific strategies and actions for City leaders to refer to when implementing the recommendations within the Master Plan.

## **FORMAL ADOPTION OF THE MASTER PLAN**

The formal adoption of the Master Plan by City Council is paramount to the successful implementation of the policies set forth in the Master Plan. This formal adoption of the Plan enables the City Council, Planning Commission and Board of Zoning Appeals to make decisions on civic matters on the basis of a clearly stated unified set of long range policies. The use of the Master Plan in day-to-day decision-making is critical to realizing the goals of the Plan. It is in this exercise or, the lack of it, that Master Plans succeed or fail. To be effective, a Master Plan must be considered in all relevant physical-development decisions made by the City's Boards and Commissions. The Master Plan should serve as a practical working guide allowing decisions made on short-term issues to be made within the framework of long-term goals.

In order to keep the Master Plan in the forefront of physical development matters for the long term, up-to-date copies of the Master Plan should be made available to newly elected Mayors, Council Members as well as newly appointed members of the Planning Commission and Board of Zoning Appeals. Copies of the Plan should also be made available to the City's Building Department, City Engineer and Law Director. Steps to successfully adopting the Master Plan include the following:

### **Formal Adoption of the Master Plan**

1. A draft of the Master Plan should be distributed to all members of the City Council, the Planning Commission, selected City staff. Copies should also be made available to the public. A clearly stated review period should be determined with comments due on a certain date.
2. Modifications to the Plan recommended should be considered by the Planning Commission. Agreed-to changes should then be made to the Plan.
3. The Planning Commission should then be asked to adopt the Master Plan.

# City of Bedford Master Plan

4. Upon receiving the Planning Commission's recommendations on the Plan, City Council should adopt the Plan noting any required modifications.
5. Final copies of the Plan should then be made available to all interested parties.

## **Periodic Review of the Master Plan**

Although the Master Plan should be the basis for decision-making and the aim for programs and activities, the Master Plan should not be viewed as an infallible predictor of City Council or Planning Commission action. The Council may amend any part of the Plan at any time, so there is never a guarantee that the Council will sustain the Plan in all of its detail. The Master Plan should become a part of a continuous planning process. Changing economic, technological and social conditions are valid reasons for amending or overhauling the Master Plan. Proposed changes to the Master Plan should be considered whenever elements of the Plan become unworkable due to unanticipated changes in the community. In addition to the periodic changes that may or may not occur, the Master Plan should be reviewed in its entirety every five to seven years to determine if changes to the Plan are warranted. An amendment to the City Charter requiring periodic updates would assure that the Plan is reviewed automatically during whatever specific time period is incorporated in the Charter.

Finally, distribution of the final Master Plan is critical to ensuring its success. The Plan's effectiveness depends on the extent to which it is seen, read, understood, used and respected.

## **IMPLEMENTATION STRATEGIES    FOCUS AREAS**

### **Downtown Focus Area**

Partnerships at every level are critical to ensuring a successful future for Downtown Bedford. Downtown "stakeholders" - business owners, property owners, the Chamber of Commerce, City council and administration must all play a role to creating a vibrant downtown. With this in mind, as a part of the Master Planning process, three meetings, to discuss the future of downtown were held. These meetings were hosted by the Chamber of Commerce and coordinated by the Cuyahoga County Planning Commission. Business owners, property owners and Chamber of Commerce members were invited to attend each meeting. City representatives joined the group for a discussion with Downtown Ohio Inc. A brief overview of the discussion held at each meeting can be found below.

# City of Bedford Master Plan

## Meeting Notes

### March 24, 1998 Downtown Bedford Workshop

#### Why should downtown merchants and property owners work together?

1. Competition for retail customers is fierce.
2. Aging downtown that must compete with new, well designed retail centers.
3. New retail centers have coordinated management and marketing strategies.
4. Downtown properties assessed value not keeping pace with rest of City and the overall County average.

#### Action Items

1. There is a need for a publicity/marketing campaign to attract shoppers.

2. The physical appearance of the downtown district is an issue — streetscape, parking areas design, building architecture and signage.
3. Soliciting the support of *property owners* is critical.
4. Partnership between merchants, property owners, Chamber of Commerce and City of Bedford must be created to work towards revitalizing downtown Bedford.
5. Establish a “**BUY BEDFORD**” campaign to encourage residents to shop in downtown.
6. Schedule another meeting to further discuss downtown Bedford’s future.

### May 12, 1998 Downtown Bedford Workshop

#### Main Issues Discussed

**Cleanliness and General Maintenance.** Some business owners feel the City does not do enough - watering plants and other small improvements along Broadway. The City feels the busi-



# City of Bedford Master Plan

ness owners should take a more active role in helping to address trash etc. in front of their business.

**Trash Collection.** Each business currently depends on a private company to pick up their business' trash. This means that trash gets picked up at different businesses at different times. Some business owners complained that sometimes their company doesn't come and then the trash gets strewn around. A new ordinance will require each business to have its own garbage dumpster. A discussion was held involving business owners hiring the same trash hauling company so that the trash gets picked up at the same time and to have more leverage with the company to insist that the trash gets picked up in a timely manner.

**Communication.** Meeting participants thought there needs to be further communication and interaction between business owners, the City, the Chamber of Commerce and if possible property owners. Chamber of Commerce leaders said they would be interested in being involved in downtown but the Chamber needs more membership from downtown in order to be able to be effective.

**Competing With Big Retailers.** Cuyahoga County Planning commission staff presented the ideas of found in the book "Up Against the Wal-Marts" by Don Taylor and Jeanne Smalling Archer. The authors offer eight reasons why customers are flocking to the big retailers:

1. Customers want value.
2. Customers love choices.
3. Customers love anything new.
4. Customers love convenient locations.
5. Customers love long open-for-business hours.
6. Customers want the convenience of one-stop shopping.
7. Customers don't want hassles (waiting, poor return policies, out-of-stock sale items)
8. Customers want a friendly, personal touch in a clean, fun place to shop.

**June 30, 1998**  
**Downtown Bedford Workshop**  
**Downtown Ohio Inc. Presentation**

Mr. Kevin Kuchenbecker, Executive Director of Downtown Ohio Inc. spoke to a group of business owners, property owners, city officials, school board officials, media, chamber of

# City of Bedford Master Plan

commerce members about their Mainstreet Program. Downtown Ohio Inc. is a non-profit corporation organized to encourage development, redevelopment and improvement of downtown areas throughout Ohio. The Mainstreet Program is a comprehensive revitalization program that promotes historic and economic redevelopment of traditional business districts in Ohio. The Mainstreet Program is a four step program modeled after the National Main Street Center which has been providing technical assistance to communities since 1980. The four steps Mr. Kuchenbecker outlined are:

1. **Organization** involves building a Mainstreet framework that is well represented by civic groups, merchants, bankers, citizens, public officials and chambers of commerce. A strong organization provides the stability to build and maintain a long-term effort.
2. **Design** enhances the attractiveness of the business district. Historic building rehabilitations, appropriate in-fill construction, street and alley clean-ups, colorful banners, landscaping and lighting will all improve the physical beauty of downtown as a quality place to shop, work, walk, invest and live.
3. **Economic Restructuring** involves analyzing current market forces to develop long-term solu-

tions. Municipal infrastructure investment and business expansion, retention and recruitment of new businesses, and creative conversion of unused space for new uses sharpens the competitiveness of Main Street's traditional retail merchants and service businesses.

4. **Promotion** involves marketing Downtown as a destination, developing an enticing image to shoppers, investors and visitors. Street festivals, retail events, heritage tourism and image development campaigns are some of the ways Main Street encourages consumer traffic in Downtown.

*Mr. Kuchenbecker can be reached at Downtown Ohio, Inc., 61 Jefferson Avenue, Suite 203, Columbus, Ohio 43215, 614-224-5410.*

Suggested strategies to be undertaken through a stakeholder partnership to ensure the future success of Downtown are listed below.

#### **Communication**

- ✓ A communication network between stakeholders - business owners, property owners, Chamber of Commerce and City - must be established to build consensus and trust.

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- ✓ A committee should be formally established to define clear, common goals for downtown and to direct revitalization efforts.

## **Marketing**

- ✓ Downtown's competition - regional malls, strip shopping centers and large retailers - each have their own coordinated promotional effort. Cooperation between downtown merchants on promotional strategies, sales and hours of operation would mimic the coordinated effort by the competition. The cost of advertising space in local and regional publications could be shared. Promotional strategies, unique to downtown Bedford, should be "brainstormed" and utilized. Create partnerships with other businesses groups in the City, ie. the *Automile*. Shared marketing campaigns, coupons and other promotional efforts could benefit both groups.
- ✓ As noted in Chapter 3, Market Analysis, Bedford residents spend money for many things outside of Bedford. Therefore, Downtown Bedford could benefit by the establishment of businesses which could capture these lost sales.
- ✓ The re-establishment of a BUY BEDFORD campaign could be encourage residents to shop in downtown.

- ✓ Work with local Realtors to highlight a diverse, vibrant downtown as a place to live.
- ✓ Research, compile, and publish a map and literature of Downtown businesses for a heritage walking tour. These maps and literature should be readily available at each business.
- ✓ As stated in Chapter 3, Market Analysis, there is a wide array of general merchandise stores in the area. Exploring the specialty shop market for downtown may draw visitors.
- ✓ Encourage the establishment of health care offices downtown in close proximity to the hospital.
- ✓ Showcase a different downtown businesses in each Chamber of Commerce or City newsletter.
- ✓ Encourage businesses to advertise on the City's Web site or to create a *Downtown Bedford* web site.

## **Business Development**

- ✓ Hold a series of seminars on how to run a small business to successfully compete with large scale Wal-mart and Super-K type retailers to assist downtown merchants.

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- ✓ It is essential to portray a positive image in older commercial areas that are working towards revitalization. This includes diligent maintenance efforts to the interior and exterior of each building. Establishments which are not a part of the mainstream retail/service sector — pawn shops, check cashing centers and the like — should be prohibited from locating downtown. These types of uses, together with older buildings in a traditional setting, unfortunately portray a less than optimum image of the district to the visitor. These types of uses would be better located in newer businesses centers.
- ✓ Encourage the establishment of a nationally known store or restaurant to draw customers for other downtown merchants.

## **Zoning**

- ✓ Establish a new zoning district which addresses the special needs and goals for downtown.
- ✓ Establish criteria to evaluate demolition permit requests.

## **Zoning Map Amendments**

- ✓ Re-zone the downtown area, including gateway areas, to the newly created zoning district.

## **Design**

### **Design Review**

- ✓ The design of Downtown is unique. Ensuring that re-development activities preserve and improve the character of downtown, it is necessary to provide for design review of signs, building alterations and additions and storefront renovations. Design review should be seen as an insurance policy that the qualities that make downtown a special place are preserved. Zoning largely deals with numeric measures: heights, setbacks, sign size, number of parking places needed and is therefore, inadequate to preserve the special qualities of downtown. Design review, based on a clearly stated objectives, will ensure that the issues of character and quality is addressed.
- ✓ Details regarding establishing design review for downtown are found below.
  - **Design Review Board**  
Establish a citizen board or commission charged with reviewing development proposals in downtown. Because this is such a specialized function, a successful board/commission should include volunteer members from designated professional groups - architects, landscape architects,

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artists, engineers, historic preservation experts and others engaged in the redevelopment process.

- **Published Materials**

Materials should be published and available to the public. This publication should explain the procedures and *review criteria* to the general public and the development community. The information should be written in clear terms and illustrated with diagrams, simple charts and other graphics.

- **Preapplication Meeting**

These meetings need not take much time but are valuable in starting the review process. This should be a meeting to discuss the major issues of the proposal before the applicant takes the time to prepare a formal application.

- **Public Notice**

Large scale projects should include notification of the public in a local newspaper and notifying nearby property owners and businesses of a pending application that may drastically change the character of the area.

- **Analysis**

A uniform format by which to evaluate whether or not an application meets or does not meet the boards stated *review criteria* should be developed. This analysis should contain a list of conditions that would serve to make the project more in line with the criteria.

- **Communication, Cooperation, Collaboration, Negotiation**

Design review should emphasize cooperation and collaboration to avoid adversarial posturing. In order for design review to be accepted by the community, the board should make it clear that the purpose is not to throw hurdles in the path of projects but to find solutions to issues associated with a given proposal.

- **The Decision**

Many decisions require that conditions attached to the approval of the board. Such conditions can be tied to subsequent actions. For example, before a building permit is issued, a condition that a storefront design must be altered to meet the board's

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requirements could be added to the board's approval.

## ▪ Appeals

Despite the best intentions, there is always the possibility of an appeal of the board's decision. It is important to establish an appeals process.

## ▪ Enforcement

A key element of successful design review is enforcement. It does a community little good to approve a particular design and then have items dropped from the project as it is built. Approval of the design should be viewed as a formal contract - a binding agreement between parties.

### **Design of Parking Lots**

- ✓ Signs to direct visitors to parking lots should be erected. The signs should be unique, "eye-catching" and reinforce the design qualities of downtown.
- ✓ Shade trees should be introduced in large parking lots. Pedestrian walkways should be created to direct visitors from the parking areas to the stores.

- ✓ Parking lots should be adequately screened and buffered from residential areas.

### **Other Design Elements**

- ✓ Install signs at gateways or entrances to the downtown district announcing the visitor is entering *Downtown Bedford*.
- ✓ Work to lessen or eliminate utility lines, wires, and poles downtown.
- ✓ Add more street furniture.

### **Other Issues**

- ✓ Provide matching monies to those businesses making improvements.
- ✓ Help to enforce no employee parking along Broadway in front of businesses.
- ✓ Encourage local clean-up in front of business.- picking up the occasional pop can, etc...
- ✓ Encourage downtown merchants to become members of the Chamber of Commerce.

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- ✓ Assist business owners to build a strong coalition by obtaining a single trash collection contract for downtown. This will decrease the opportunities for litter creation when a single business is overlooked by their contractor.
- ✓ Monitor the regional commuter rail planning process and strive to have Bedford a stop on a commuter rail line. If plans to establish commuter rail become feasible, the impact of commuter rail on downtown land uses and the business mix should be studied.
- ✓ Promote the benefits of the Community Reinvestment Area and the Improvement Target Area designation. Advertise known monies available for improvements.

## **Northfield Road Focus Area**

- ✓ Continue to work with group of property and business owners. The importance of an attractive district must be conveyed.
- ✓ Support businesses by continuing to pursue the improvement of Northfield Road with the Ohio Department of Transportation, the Cuyahoga County Engineer and NOACA.

## **Building Maintenance**

- ✓ Unused windows should be replaced with black glass. Windows boarded up on the outside or filled in on the inside lends to a sense of desolation and abandonment.
- ✓ Work to make sure each building meets all building code regulations.

## **Parking Areas**

### **Unattractive Front Yard Parking**

- ✓ Work to eliminate front yard parking that doesn't meet the required setback by enforcing I-1 Industrial Districts, Section 1941.06 which requires a 10 foot setback for front yard parking areas.

### **Deteriorated Parking Pavement**

- ✓ Enforce Section 1957.03 (3)(C) which requires that "parking lots for the use of more than three vehicles shall be smoothly graded, adequately drained and hard surfaced".

### **Lack of Parking Lot Screening and Landscaping**

- ✓ The Parking Provisions Chapter should be amended to include the addition of the requirement that parking areas over a certain size be screened from view from the road through the use of a 2-3 foot planting hedge. Parking lots over a certain size could also be

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required to have a certain percentage of the pavement area be dedicated to trees and lawn areas.

## **Driveways**

- ✓ Parking Provisions, Section 1957.03 (3) (F) requires the the City Manager to first approve the location of driveways to safeguard the safety of pedestrians and the traveling public. The overuse of driveways eliminates tree lawns and areas for landscaping which would improve the visual quality of the area. Therefore, this section should be amended to include standards of minimum and maximum driveway widths for one-way and two-way traffic and requirements which manage the number of driveways entering each property according to the width of the property.

## **Lack of Buffering Between Commercial and Industrial Lots and Residential Areas**

### **General Business Areas**

- ✓ B-2, General Business Districts, Section 1937.05 (e) directs readers for the landscaping requirements in the B-2 Zone to the requirements of the B-P, Professional Office, Section 1933.04(d). Section 1933.04(d) which states that “whenever a side or rear yard are contiguous to residentially zoned land, said yard area shall be screened and landscaped in accordance with a plan approved by the Planning Commis-

sion utilizing any one or a combination of the following methods..”. These methods are: 5 -6 foot solid masonry wall; planting; and a mound. Therefore, working to enforce the requirements of Section 1933.04(d) would improve the visual quality of the area and work to protect the residential neighborhoods.

### **Parking Lots**

- ✓ In the Industrial Zone, enforce Section 1957.03(C) which states that “Whenever a parking lot is located to adjoin a side or rear lot line in any R District..., a solid masonry wall or substantial, tight fence, which may be shrubbery, five feet (5 ft.) high shall be constructed and maintained along such side or rear lot line.” Within the Zoning Code review to be done in response to the Master Plan, this section could be amended to more clearly define what a buffer should look like through the addition of example drawings of buffers.

### **Screening Objectionable Views**

- ✓ Dumpsters should be enclosed and in side or rear yard.
- ✓ There are two options regarding outdoor storage and the view of site activity handling materials not stored in a building:



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- The I-1 Industrial Districts could be amended to include the allowance of areas of outdoor storage and materials handling only if suitably and completely screened from the road and neighboring properties; or
- Amend the I-1 District to require that *all* industrial processes and activities occur within an enclosed building.

## **Building Landscaping**

- ✓ Requiring a small area for landscaping, 5-6 feet around the foundation of all commercial and industrial buildings will work to improve the visual quality of the district.

## **Signage**

- ✓ Section 1949.01(b)(2) states that “all signs not conforming with the provisions of this chapter are hereby declared a nuisance.” Therefore, a property owner may be cited for any sign that does not meet the requirements of this code.
- ✓ New applications for sign permits should be carefully studied to determine if all signs on the property, collectively and separately, meet the requirements of

Chapter 1949 in terms of overall sign area, the number of signs, sign materials and that the property signs are professionally manufactured.

## **Wellman Focus Area**

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- ✓ Continue prompting property owner to ensure their interest in cleaning-up and redeveloping the property.
- ✓ Insist that OEPA cooperate in a meaningful way by providing a clear direction for the land owner.
- ✓ Work with the new State administration to further the City’s goal of seeing the property redeveloped. Make contact with Governor Taft and impress upon him and his staff the urgency of this issue.
- ✓ Provide information so that local, state, and federal officials and the public fully understand the problem of vacant, contaminated land and its detrimental effect on communities. Garnering the assistance of the media to get the message across may be necessary.
- ✓ Review redevelopment opportunities along Northfield Road and in the Krick Road/ Industry Drive area mindful of the potential for improved access to the Wellman property.

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- ✓ Review the requirements of the *I-1 Industrial Districts* to determine if these guidelines are appropriate for the redevelopment of this large parcel into a cohesive industrial park. Issues include: minimum lot size industrial lot size, protecting the character of Egbert Road as it faces the Metroparks which has many visitors, avoiding the issues currently faced along Northfield Road south of Union and the process by which a large parcel can be redeveloped in phases.

## IMPLEMENTATION STRATEGIES CITY GOALS

Implementation strategies for city-wide goals that are not specifically addressed in Focus Areas are offered below.

***Preserve small town atmosphere by maintaining a traditional downtown and preserving the historic character of buildings and neighborhoods.***

- ✓ Consider the implementation strategies offered in the Downtown focus area.
- ✓ Establish a process by which residents can establish a *conservation neighborhood* with consideration of the following goals:

- To maintain neighborhood character and integrity by focusing special attention on the maintenance of the physical environment; the enhancement of physical, social and economic resources and the accommodation of desirable change;
  - To promote reinvestment by fostering stable property values;
  - To promote the efficient use of neighborhood lands and to encourage compatible in-fill development;
  - To encourage and support rehabilitation of the physical environment and programs for the conservation and revitalization of historic neighborhoods;
  - To foster harmonious, orderly and efficient growth, development and redevelopment; and
  - To aid in the prevention slums or blight.
- ✓ A *conservation neighborhood* can be any area of the City containing physical features or improvements or both which are of historical, social, cultural, archi-

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tectural or aesthetic significance to the City and cause such area to constitute a distinctive section of the City.

- ✓ In the absence of a conservation neighborhood district, prepare guidelines for infill development that encourages new homes to be of a design compatible with surrounding homes.

## ***Keep neighborhoods strong by promoting housing preservation efforts and buffering homes from commercial and industrial properties.***

- ✓ Educate residents through workshops and seminars on community standards and inexpensive ways of maintaining their properties in sound condition. Recognize property owners in target areas who maintain their properties well.
- ✓ Combine code inspection and enforcement efforts with public information to make residents aware of specific problem areas which do not meet community maintenance standards.
- ✓ Encourage and support resident involvement in the identification and elimination of blighting influences and neighborhood cleanup efforts.

- ✓ Work to enforce sections of the zoning code which require a buffer between commercial and residential uses.

- ✓ Work with multi-family property owners, tenants and other interested parties to develop a comprehensive and uniform approach to achieving compliance with City codes. Encourage monitoring and maintenance of rental properties by owners to prevent and eliminate nuisance violations.

- ✓ Maintain high property maintenance standards in parks and publically owned parking lots.

- ✓ Promote the use of the Community Reinvestment Area benefits to encourage and support homeowner repairs.

## ***Carefully plan investment in community infrastructure in order preserve stable neighborhoods and maintain a high quality of city services.***

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## *Preserve the high quality of safety services.*

- ✓ Continue to explore the construction of a new City Hall to provide adequate accommodations for municipal staff to efficiently provide high-quality services.
- ✓ Integrate the use of the water line, sanitary sewer lines and storm sewer lines provided into the Capital Improvements Planning process.
- ✓ Continue to explore advances in telecommunications to ensure that Bedford residents and businesses are served by the latest and most efficient technology.

## *Streamline the City's approval processes to promote investment and redevelopment and use boards and commission's time wisely.*

- ✓ Allow City staff to approve routine sign approvals, outside of downtown. Signs that clearly meet code requirements can then therefore be approved without convening the Planning Commission. Signs in downtown should be submitted for design review.
- ✓ Allow City staff to approve routine lot-split plats. Lot-splits that clearly meet code requirements can

then be approved without convening the Planning Commission.

## *Ensure accurate accounting of number of residents by working with the U.S. Census Bureau.*

- ✓ Work with Cuyahoga County and the U.S. Census Bureau before the 2000 census to ensure the number of Bedford residents is accurately counted.

## *Encourage and maintain single-family housing and ownership throughout the City.*

- ✓ Study the possibility of re-zoning some R-2 areas to R-1.
- ✓ Do not promote the conversion of single family homes to doubles. Maintain the minimum floor area per dwelling unit.

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## *Promote an overall pattern of land use compatibility.*

- ✓ Work with business owners and the Chamber of Commerce to educate business owners on the importance of exterior maintenance activities.
- ✓ Work to enforce sections of the zoning code which require a buffer between commercial and residential uses.
- ✓ Establish regulations for the location of adult uses.

## *Preserve and protect the mature trees within the City.*

- ✓ Continue to support the efforts of the new Tree Preservation Board.
- ✓ Work with property owners to ensure older trees are maintained.
- ✓ Protect the mature trees on vacant, steeply sloped land by establishing regulations for development on steep slopes.

## *Provide for the varied recreational needs of City residents.*

- ✓ With a strong emphasis on partnerships, explore the possibility of the construction of a community recreation center to augment existing community recreation facilities.
- ✓ Inventory existing crosswalk locations leading to schools and parks. Where necessary, establish or re-located crosswalks to provide safe, direct access to parks and schools.
- ✓ Work with local newspapers to ensure residents are notified of recreational opportunities.
- ✓ Hire a Senior Citizens' Affairs staff person to coordinate senior citizens' activities.

## *Provide for the continued upkeep and exterior maintenance of the City's commercial and industrial properties.*

- ✓ Along Broadway Avenue, to improve the exterior of commercial properties, consider requiring commercial property owners to install a small area of landscaping abutting the right-of-way. This could include a 3-4 foot area for shrubs to screen parking

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lots and a wrought iron fence (or similar) as a tie in to downtown and Bedford Commons.

- ✓ Work to uniformly enforce building code maintenance requirements.
- ✓ Keep all city properties well maintained to provide an example for property owners.
- ✓ Promote the use of the Community Reinvestment Area benefits to encourage and support homeowner repairs.

***Work with the Bedford City School District and surrounding communities to ensure a quality education for Bedford's children.***

- ✓ Maintain a strong relationship with the Bedford City School Board and the other communities within the Bedford City School District.
- ✓ Encourage residents to become involved at their children's school and with the School Board's activities.
- ✓ Continue and expand upon use of BOE sites for resident populations.

***Maintain a competitive tax structure and promote redevelopment strategies which continue to diversify and strengthen the tax base.***

- ✓ Monitor the City's tax rate in relation to neighboring communities and communities across the region to ensure the City remains competitive.
- ✓ The City of Bedford is affected by regional, state and federal transportation policy and infrastructure investment policy. Transportation and infrastructure are two of the key elements that allow out-migration. While the region has seen a slight increase in the number of households, the overall population of the region is forecasted to remain stable. Thus, if the current trend toward out-migration continues, aided by new roads and infrastructure, the City of Bedford will be affected. The City should work to affect transportation and infrastructure policy by becoming active in regional boards and commissions and direct contact with federal and state law makers to ensure that the interests of Bedford are protected.
- ✓ Support the redevelopment of the Wellman property to ensure the location of tax revenue producing industry and offices.

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***Preserve and promote the existing excellent access to jobs and the regional market.***

***Work with the Greater Cleveland Regional Transit Authority (GCRTA) to ensure and improve service to residents.***

- ✓ Monitor NOACA , the Cuyahoga County Engineer and the Ohio Department of Transportation's activi-

ties and policies to ensure the City of Bedford's needs are met.

- ✓ Continue working with the Greater Cleveland Regional Transit Authority to monitor GCRTA's changes to existing bus routes to ensure Bedford is adequately served including service from a proposed southeast circulator bus route.