

**SPECIAL COUNCIL WORK SESSION
MONDAY, OCTOBER 8, 2012**

7:00 P.M. PROMPT

MASTER PLAN REVIEW COMMITTEE

- **CONFIRM CHAIR AND VICE-CHAIR**
- **DISCUSSION OF UPDATE OF CITY MASTER PLAN**

Arts & Cultural Board – Ken Matosky
Historical Preservation – Chris Sweet
Planning Commission – Helen Briggs
Civil Service Commission – John Whittaker
Board of Building Standards – Victoria Stemple
Resident input – Jean King/Richard Novak
Board of Zoning Appeals – (no chair selected)

- **EXECUTIVE SESSION – Personnel**

PLEASE TURN OFF ALL CELL PHONES BEFORE COUNCIL MEETING
(Council minutes and agenda posted at www.bedfordoh.gov)

2012

Bedford Arts & Culture Board Meeting
August 2, 2012

Master Plan

Present: Joyce Daunch, Mike Mallis, Ken Matosky, Gina Pieragostine

1. Sandy Spinks has been nominated for the open Board position. Her nomination will be presented to City Council for approval.

2. SUMMARY OF DISCUSSION ON CITY OF BEDFORD MASTER PLAN

Since the Arts & Culture Board is under the Economic Development Department we focused on that area of the 2007 Master Plan.

- * A question about the change in demographics from 2000 (listed in the Master Plan) to 2010 was raised. This could have an effect on current planning.

Following the format of the 2007 Master Plan the following are recommendations for additions to the strategic plan.

Economic Revitalization (pg. 17)

"Allocating additional resources to the community planning and economic development process."

- * Allocate more money to Economic Development for Arts & Culture. This should include hiring a Program Assistant to plan events, programs, and other arts activities. Even though we wish to encourage volunteerism, leaving the initiation and coordination of these activities entirely to volunteers will lead to a lack of continuity and sustainability. Note: Cities that have successful arts programs have paid directors/coordinators. Ex.: Chagrin Falls – Chagrin Arts, Cleveland Heights – Heights Arts Council, Gordon Square Arts District - Detroit-Shoreway Assoc., et cetera.
- * The budget should also provide "seed-money" to initiate self-supporting programs.
- * *"Management of increased traffic"*: Re-route semi-truck traffic off Broadway from the downtown at Rockside Road to route 271 or Northfield Road. Make downtown more pedestrian friendly.
- * Offer incentives such as rebates to new businesses, possibly a payroll tax rebate at the end of the year.
- * Develop a plan to specifically attract art-oriented businesses offering tax incentives, links to funding resources through private grants, and organizations such as CPAC, COSI and others.
- * At every arts event, survey artists to learn if they would like to live, work, or rent studio space in Bedford. Could the MURAL fund and/or Storefront Renovation

Program help to attract artists? Also, utilize the current database of artists currently developed by the Arts Board.

- * At every opportunity, present artists with a “Bedford Advantage” packet of information from the Dept. of Economic Development.
- * Utilize the CIC (CDC?) as a vehicle for arts development, artist’s residences, or public art.
- * The Economic Development Plan should also include a consumer shopping needs assessment to get a feel for the types of merchants (businesses) in demand.
- * Keep lines of communication open between the Chamber of Commerce and the City.

Niche Marketing Strategy (pg. 26)

- * Help local artists develop an Artist Co-Op Gallery in downtown Bedford, such as the Creager building, which is in the center of town. When foot-traffic increases, other businesses such as restaurants, specialty stores, and support services are drawn in.
- * Turn the Convent grounds on Broadway into a unique Bed & Breakfast. When people come to the Bedford “destination”, they will need a place to stay!
- * There is no mention of our historical sites and museum in the original plan. These are a marketable asset and should be included.
- * Turn the Commons into an “Arts Campus”, i.e., the Old Church renovated into a Performing Arts Center, the garden behind the Dunham House becomes a meeting place for arts programs, the Piazza house becomes an artist’s studio where classes could be held. The Depot becomes a white-napkin teahouse. Tap into resources such as the Cleveland Restoration Society and Park Works. (See 2009 proposal)
- * Invite Whole Foods Market or another entrepreneurial entity to open a “French Market” in the old Medic building.

Other Ideas:

- * Expand the current proposed “FriDates” program under discussion to include regular Saturday band concerts and Sunday car shows. Possibly have an auto dealership sponsor each weekend.
 - * Develop a strong Public Art program – displaying art along Broadway, to include free standing or murals.
3. Meeting adjourned at 8:30 pm

BEDFORD ARTS & CULTURE BOARD
AUGUST 24, 2012

Present: Joyce Daunch, Jeanne Sapir, Brenda Junkin, Sandy Spinks, Stan Koci

The meeting was called to order at 7 p.m. The purpose of the meeting was to gather input from members of the board who had not been at the August 2 meeting's discussion of the Bedford Master Plan.

The next meeting will be on Tuesday September 25 at 7 p.m. The agenda will be planning for 2013.

The following items were raised for the Master Plan review

- Develop a website independent of the City's website to feature artists. One idea for the website is to feature artists, i.e. Artist of the Month (or longer period of time). The featured artist would have the opportunity to create a design, get "likes" and have the design be incorporated into items that can be sold. Brenda Junkin will prepare a proposal detailing the project.
- Create a kiosk that will list all the cultural events happening in the city during any designated time period. Examples would be concerts in any venue such as churches, schools, library, art shows, lectures, performances, etc. This kiosk is to be very visible, metal, with the Arts & Culture Board logo. This is important to highlight all the activities and promote them.
- Create guidelines for festivals, events on the Commons. The City has recently instituted guidelines for the use of the Commons it would be a position to establish criteria for individual festivals. Organizations wishing to have a festival would meet with the Events Coordinator to make plans, to discuss the criteria. Such criteria would include program content. The purpose of this would be to refresh and rejuvenate events on the Commons. The festivals have been an important feature of life in Bedford, and help create visibility, economic benefit. It would be desirable to raise the drawing power of these events and quality. The events coordinator would work as a "consultant" to community groups, and would coordinate what happens on the Commons.
- Impact of the arts on economic development.
The impact of the arts has ample evidence in other communities in the Greater Cleveland area. One only has to look at the Tremont area, Gordon Square and other areas. Other communities such as Chagrin Falls and Shaker Heights, Shaker Square has developed active arts programs and thus developed a cache or "personality" for their communities. This creates a response by the public to

visit these destinations, and for the creative class to not only visit, but to consider living and working in such areas.

In order to develop Bedford into such a destination, there needs to be reasons to come here such as boutiques, restaurants, interesting shops, galleries, etc. The landlords are vital in this endeavor. The City could work with the landlords to be unified in promoting the city, to agree to a plan for the type of businesses, specifying arts, attracting diverse tenants that will enhance the city's image and increase foot traffic, i.e. art galleries, small bakery, gift shops. A corollary would be guidelines for hours of open business, coordinating with city events.

In addition, the City should encourage the "pop up shop" concept to stimulate permanent business development.

It would be important for the City to promote and advertise to the public that unique and creative businesses can come to the City with a business plan for resources on grants, financial planning, etc.

- In order to help create livability in the City, encourage more neighborhood/block parties. The City could support these by providing information on how to have one, the protocol, and even some suggestions for fun activities. This could be a public relations opportunity for the Police and Fire Departments. Information on the protocols could be dispensed in the spring in the water bill.

Master Plan 2012

Bedford Historic District Board - Minutes from June 27, 2012 meeting

Called to order: 3PM by Janet Caldwell

Introduction of members

Old business: none

New business:

Janet discussed term limits for members of the board. Other city boards have terms for members. We are in compliance with the new ruling.

Discussion of chairing the HD board. Janet Caldwell will remain as chair for this year.

Discussion of proposed Master Plan:

Janet asked members to complete a rating sheet on the proposed initiatives with 1 being the most important and 10 being the least important. These are to be turned into Janet so that they can be sent to city hall along with board member's suggestions and commentary.

The floor was opened for each member to make commentary about the master plan:

Dick Bender spoke about the number of churches in Bedford and the importance of stressing this.

He would like to see Meadowbrook revitalized and commerce in general.

The old Medic building remains empty which is not good for downtown.

Dick inquired about the old depot.

Another plus in Bedford is the athletic stadium which is top rate. It should be publicized.

Our recreation activities are good; we have beautiful baseball diamonds and a pool.

Chris Sweet was concerned about attracting young adults and mentioned businesses that might bring them in- Starbucks, more stores for shopping, expanded rec center.

She missed a card shop in town.

She said we have a great district we need commerce to bring people in to shop.

Holsey Handyside

Commented that the YMCA offers excellent opportunities for fitness.

He discussed the importance of the historic district as a focus area for the town. It is a living museum of Victorian architecture. Our history and historic district should be marketed by the city.

He had concerns about rush hour traffic.

He stressed that having a Master Plan is good but implementing it is important. This falls on the city and the department heads.

Tom Lowe felt strongly that a round-about would be detrimental to the city.

Our gateways into the city need improved

Our history is important in identifying who we are. We should become a destination.

The quietness of our neighborhoods is important and should be maintained and mentioned in marketing.

Janet Caldwell felt that infrastructure issues should be a priority in the general budget plus look for other funding sources to improve this.

She is not in favor of a round-about and noted that some cities on the west coast are removing them because of safety issues.

Marketing our surrounding recreational opportunities such as golf, hiking and biking trails is important. She noted that communities that built bigger indoor facilities are not generating the use that maintains the building.

She impressed the importance of history as the primary identifying factor for Bedford. It is a source of pride for residents and envied by others.

Our neighborhoods have historic names; we don't have to make up names.

Meeting ended: 4:15PM

Commentary on the Proposed 2012 Master Plan, as requested

I. Master Plan Initiatives

Numbers 7, 8, & 9 are infrastructure issues and should be addressed aggressively with additional planning, funding from available sources and implementation.

Numbers 10 & 12 could be grouped as safety issues. The newly installed railroad crossing restrictions seem to have only increased the potential for injury. Grade crossings have always been a hazard and will continue to be so in communities with railroad rights-of-way. Historically, Bedford's most lethal crossing was Ward's crossing which resulted in the Northfield Road overpass near the intersection of Forbes. The Washington Street and Powers Road underpasses have served as alternate routes when rail lines prohibit normal flow of traffic. It is unfortunate that the city fathers of 1882 allowed the Connotton Valley Line (W&LE today) to transect the Public Square. Local, state and federal agencies need to assist the W&LE and Norfolk & Western railroads to negotiate use of the mainline through this area and close the Bedford section of the W&LE entirely. Continuing to impede alternate flows of traffic only frustrates residents and visitors.

Issue 12-A roundabout should not be considered. The popularity of the roundabout in recent years is abating in cities where it has been installed due to the increase of pedestrian accidents in areas where a roundabout was installed. Stopping at intersections allows businesses in the area a chance to be viewed and noted. The layout of the five point intersection is part of the historic charm and quaintness which help identify Bedford. The 1999 Master Plan and the 2007 Survey list small town charm and historic areas as the main attractive to live here. Cities such as Chagrin Falls remain vibrant despite heavy traffic flow.

Issue 6- Recreational Trails are a quality of life enhancement. Educational pamphlets on accessing the parks via Bedford streets and signage to remind motorists that bicyclists are in the area are an inexpensive start.

The remaining future initiatives listed are 'advertising.' Our neighborhoods have names, if Zande & Assoc. had taken the time to inquire, they would have had a correct listing of the historic names. Banners look tacky and faded by the end of summer; there is an associated cost with this temporary fad. Corner streetscape enhancements require installation and maintenance. Improved gateway entrances with landscaping would be wonderful. We look pitiful compared to Oakwood at the main interstate ramps.

II. Additional comments

The proposed Master Plan seems lacking in Environmental protection, especially run-off area and sloped grading. There is a missing flood plane from the map.

We need to put in writing adequate screening and buffering between commercial/industrial areas and residential areas. Noise abatement should be included.

Less single family rental properties. To suggest funding for converting second floors to rental units of existing single family homes only compounds the housing issue.

Draft infill housing standards for neighborhood compatibility.

Pursue a CLG rating.

Enter into the Heritage Home Loan Program which emphasizes historic values of older homes rather than 'poor.'

Regular periodic communication between the historic business district owners and city hall; not just a yearly reminder to shovel snow.

Treat the business district rentals as one cohesive unit such as a shopping mall. The city could assist with this with an RFP to area realtors so that the building and business owners can choose an exclusive agent to work for them collectively. Our historic district would benefit from antique shops and other 'browsing' -type stores.

Improve recreational services without a new building by cooperating with other communities. Bedford Hts has an excellent basketball program with Jim Chones, former Cavs pro, as the director. Offer group golf lessons for Bedford youth and adults through Shawnee Hills .We can supply transportation for our youth for these and other endeavors. We have an assortment of recreational activities in Northeast Ohio, such as hiking and back packing lessons, bike safety and maintenance, ice skating. We can offer a wide variety of programs for children and adults by capitalizing on the many existing programs in NE Ohio.

Janet Caldwell

440 439-9101

I N P U T F o r: t h e N e w C i t y o f B e d f o r d M A S T E R P L A N

At some point and under some heading, the new City of Bedford Master Plan should call to attention to and brag actively about the display of American vernacular architecture around the Public Square and in the business district.

Holsey G. Handyside / h g h

June - July 2012

HISTORIC BEDFORD LIVES ON

Most of the residents of Bedford are totally unaware that the center of their small city is a living showcase of late 19th and early 20th Century American architecture. And that four of the buildings in this small area are listed on the National Register of Historic Places maintained by the US Department of the Interior.

This treasure of American architecture surrounds the Bedford Public Square and extends northwest-ward along Broadway to the intersection of Broadway / Powers Road / North and Columbus Streets.

The oldest of these significant buildings is the Hezekiah Dunham House which was built in 1832. It is listed on the National Register. The next oldest appears to be the small house on the corner of Broadway and Franklin Street which may well date back to 1859, and was once occupied by the editor of the weekly newspaper and his family.

The "modern" contingent begins with the old US Post Office (1934) on Broadway (now the headquarters of the distinguished architectural firm which restored it), and ends, at least so far, with the Ohio Bell Telephone -- now Ameritec -- Building (1950) next door to the Dunham House.

Despite these "era-extendors", the wide-ranging collection of late 19th century "Victorian" and early 20th Century structures is the central focus of Bedford's living display of history.

Time-wise, this group begins with the Connotton Valley Railroad station built in 1882 located on the Public Square, and extends -- chronologically -- to the 1920's with the Chevrolet dealership built by Lynn Horton on North Park Street facing the Public Square (now the Nature Stone showroom). It includes the Franklin Victorian (1888) on the NW corner of Broadway and Franklin Street (known to previous generations as the "Carr House", the residence of the family of the Carr Brothers Co.) and the dozen or so commercial buildings on both sides of Broadway from the Square to the Powers Road - North Street - Columbus Road intersection.

But the real Victorian "showplaces" are the three structures located on or adjacent to the Square: The Bedford Township Hall (1874); the Community Building, originally the First Baptist Church (1892); and the Gates-Handyside House (1893) which was the first house in Bedford wired for electricity as it was being built. All three are on the National Register.

Here is my ranking of the twelve choices/suggestions provided:

1. Improved Gateway signage
2. Recreation trails
3. Water line improvements
4. Waste water plant improvements
5. Sanitary sewer improvement areas
6. Keep Bedford Green
7. Rail crossing issue (especially the "anti-pedestrian" solution of the blocking of Monroe Street !)
8. Overlay Zoning District Streetscape Enhancements (whatever this is)
9. Neighborhood Branding Concepts
10. Automobile Gateways (especially if this refers to 35' towers at each entrance to the auto mile area)
11. Presidential Neighborhood banners
12. Potential Roundabout

But there are a whole lot of other things the new Master Plan ought to cover: Such as: either vigorously enforcing the ordinance requiring all the merchants on Broadway to shovel the snow off the sidewalk in front of their store fronts -- SUBJECT TO CITATIONS AND DOLLAR FINES -- or joining together -- or requiring the Chamber of Commerce to organize -- the shoveling of the entire business district by a paid contractor.

Included in this system should be requiring the City to plow the sidewalks on the Square as well as the sidewalks linking the city parking lots to Broadway. ALL these ought to be cleared by the City JUST AS it plows Broadway !! As of now, the drivers who park in the city-owned parking lots must walk in the middle of North Park Street to get from their parked cars to their work destinations on Broadway.

H G H

Greetings Janet,

My sincere apologies on the delay. Its been thankfully VERY busy since we last talked.

So My Input...

1) My Top Three Priorities are Recreation Trails, Automobile Gateway, Improved Gateway Signage.

2) Bottom Three are Water Treatment Plant Improvements, Water Line Improvements, Sanitary Sewer Improvements

3) All others are equal

4) We need IMPROVED Public Relations on our Positives, Our History and Quiet Community

5) Be known as a Destination to come to.

Thinking back to the Meeting, much of what you said was Dead On.

A concern for me, is City Staff committment. As in "this is just another job" and "why struggle or push hard, the economy is struggling so...lets just weather this out."

The problem with this attitude is it is a Defeatist mentality...at least from my perspective.

Thanks for asking and listening to my input.

Janet,

I FORGOT one thing.....it is NO Absolutely NO to a Roundabout.

Thanks Again,

Tom

Master Plan: Chris Sweet ideas

I found it difficult to singly number the 12 initiatives. I ended up combining some of them.

#1 I put waste water treatment, water lines and sanitary sewer issues all at #1. Without these, the basic foundation of the city, how much does the rest matter? If the infrastructure is no good or falling apart, improved signs won't help people want to be here.

#2 Improved Gateway signs are an important introduction to our city. It's the first thing to catch your eye. It shows pride in the community. The Oakwood border signs and the Maple Hts. border signs are sad. Even a few flowers would help. I would include any streetscape enhancements in this area.

#3 The Bedford Metropark should be better promoted. Is that Bedford's responsibility or the Metropark's? Are there pamphlets in local stores outlining the trails, picnic areas and waterfalls? I haven't seen one. Do people even know about the wading pool along the park drive? They should, especially in the hot weather we have had.

#4 I don't feel banners or neighborhood branding are that important. I like the hanging baskets along Broadway in the downtown area. There is already so much to look at, banners aren't necessary.

#5 Automobile Gateways. They don't fit a small town image in my opinion, but if they are considered important, I would hope they have more than a stone monument look.

#6 I don't feel the railroad crossing is a top issue. I understand those people living near the tracks might want a quiet zone, but they chose to live there. Closing off roads or making barricades also causes an inconvenience, which is a quality of life issue as well.

#7 I don't consider the roundabout important at all. I see it as dangerous if there is no pedestrian access. Yes, traffic can be backed up during the afternoon rush hours, but not so severely that we need a roundabout.

I believe Bedford needs to go back to the original advice of removing "service" businesses from ground floors and adding shopping to that level. The charm of downtown and the streetscape is there, but we need reasons for people to come into Bedford. To see tax preparers, exercise places, hair salons, and chiropractors at eye level.....what makes people go "oooo, let's stop in there"? I'd love to have a bakery, an ice cream shop, a Starbucks, a bookstore, gift shop or a card shop. Bedford had almost every one of those in the recent past. How do we get them back? Meadowbrook (Target side) is a ghost town, and that intersection leads into Bedford. How do we fill the empty stores? Lakewood is bustling with shops along the main roads, and most are very pedestrian friendly and accessible. What ideas can we get from them?

Chris Sweet
a

JANET

ITEMS NEEDED TO CONTINUE AND IMPROVE THE
QUALITY OF LIFE IN BEDFORD

REC. CENTER - WORKOUT EQUIP - POOL

FINEST SPORT STADIUM - PLAYERS IN NFL

CHURCHES, 24 TO SELECT FROM

HISTORICAL SITES IN CITY

NEED ANTIQUE SHOPS DOWNTOWN

LOCAL HOSPITAL IN TOWN

ACCESS TO INTERSTATES 241-480

BEDFORD AUTOMILE

VIADUCT PARK

HIGHLY RANKED POLICE AND FIRE DEPTS.

THOUGHTS OF DICK BENDER

Just - Bender

W

Planning
2012

Bedford 2007 Master Plan Meeting – September 19th, 2012 7pm

Present: Art Dickard, Harvey Dzomba, Bob Erdos and Helen Briggs

The Planning Commission formed a sub-committee of the Bedford 2007 Master Plan Committee. We met on four occasions to go over the entire Master Plan and to offer our comments and suggestions.

We decided as a group that the Master Plan tried to cover too many items at one time. We felt that each item could be classified as either a High, Medium, or Low priority and at times, a no priority. Our priorities, comments, questions, and suggestions are in red.

At our last meeting on Sept. 19th, we decided to choose our top 3 items from the Master Plan that we felt should be tackled first whereupon the others would start to fall into place. It was unanimous and our top 3 are as follows:

Top 3 Areas

- Appearance of Bedford especially at the entrances to our City
 - Create new or enforce current ordinances in regard to grass cutting, debris, dirt mounds, weeds, etc. for all residences and businesses and vacant lots. Current laws and ordinances may not currently be enough to address the issues.
 - Add temporary or part time employees to the Building Department to begin an inventory of all properties, business and residence, that would be in violation of these new ordinances
 - Litter also needs to be addressed in this category
- Continuous Maintenance of our Infrastructure
 - Water lines – benefit of having our own water department
 - Sewer lines
 - Roads – our roads are better than most communities but patchwork needs to be better quality
- Attract Public to purchase homes in Bedford and Business owners to set-up businesses here
 - Continue to apply for grant money – strong push to obtain these funds
 - Advertise as much as possible even without a newspaper
 - How often can information be placed in The Plain Dealer?
 - Good things happen in our school system and we need to advertise that as often as possible
 - Police used to patrol more often. More police patrolling all streets will show potential (and existing) homeowners that Bedford is the place to live and do business!!

The following pages contain the minutes from our first three meetings with our priorities, comments, questions and suggestions in red.

Bedford 2007 Master Plan Meeting – June 26th, 2012 7pm

Present: Art Dickard, Bob Erdos, Harvey Dzomba, and Helen Briggs

First topics of discussion:

- Fill the position of Building Commissioner – DONE as of 10-1-12 Council Meeting
- Terms to reinstate Planning Commissioners cannot expire, must be kept updated – DONE as of Council Meeting in September 2012.

I. Executive Summary

1. Automobile Gateways

Discussion: Need to work on Bedford's appearance. Landscaping, road repairs, signage, city employees need to do a better job on some repairs (ie: Grand Blvd. pothole repair)

Priority = HIGH

2. Recreational Trails

Priority = LOW

3. Improved Gateway Signage

Discussion: Same as number 1. Need to work on Bedford's appearance.

Priority = HIGH

4. "Presidential" Neighborhood Banners

Discussion: Appearance needs to improve first before this can be considered.

Priority = LOW

5. "Keep Bedford Green" Banners

Discussion: Appearance needs to improve first before this can be considered.

Priority = LOW

6. Neighborhood Branding Concepts

Discussion: Not sure if this is important at this time.

Priority = LOW

7. Waste Water Treatment Plant Improvements

Discussion: We felt that we needed more information here such as cost. Perhaps Clint can explain to us a little more about how the plant is run and also give us a tour. We felt that Bedford's infrastructure was extremely important.



Priority = HIGH

8. Water Line Improvements

Again, Bedford's infrastructure is extremely important to Quality of Life

Priority = HIGH

9. Sanitary Sewer Improvement Areas

Discussion: The study is on file. We would like to see more details on this study.
Replace sewers as needed

Priority = Need more information

10. Rail Crossing Issues

The railroads have always been very difficult to work with. Repairs have been made since 2007 so hopefully can remain a low priority for quite some time.

Priority = LOW

11. Overlay Zoning District Streetscape Enhancements

Discussion: Area for the Chamber of Commerce

Priority = LOW

12. Potential Roundabout

Discussion: A lot of land acquisition would be needed as semi-trucks would be too large in the current area that is available. Roundabouts are not something that most drivers understand. Accident rate would increase. Roundabout at West 14th and Jennings Freeway has had several accidents since its creation. Still working on finding the numbers on this.

Priority = NONE

13. Zoning Changes

Discussion: These changes should be on a case-by-case basis

14. Redevelopment Areas

Discussion: Former Taylor Chair, Old St. Pius back property, and the Convent. Can we get a better, larger map of the area? Not a lot of land left to develop so we need to focus here. Any word on plans for these three properties.

Priority = HIGH

15. Brownfield Remediation

Discussion: Taylor Chair problem, Kelly Towing

Priority = HIGH

16. Infill Development

Discussion: Majestic Mfg. How to access these properties?

Priority = Need more information = MEDIUM

17. Improved Access to Tinkers Creek – Krick Road Area

Discussion: Railroad is very difficult to work with. Improvements need to be made to Egbert. Signage to show where this area is located.

Priority = LOW

18. Rail Quiet Zones

Discussion: We have no control over this situation. Ball is in railroad's court.

Priority = LOW

II. Population and Demographics

III. Community Survey

Discussion: We would like to see 2010 stats and the new Planning and Zoning Code.

Bedford 2007 Master Plan Meeting – July 24th, 2012 7pm

Present: Art Dickard, Harvey Dzomba, and Helen Briggs

IV. Focus Areas

A. Economic Revitalization

1. Introduction – Again, stress the need for a replacement for the Building Commissioner

2. Planning Issues

a. Redevelopment (Meadowbrook, Tinkers Creek Commerce Park, Former Taylor Chair)

b. Attraction and Retention – Everything needs to be catalogued and inventoried. Not sure what the Geographic Information System is??

A

3. Conditions and Trends – Loss of jobs and job opportunities
4. Economic Incentives
 - a. EZ – Enterprise Zone
 - b. CRA – Community Reinvestment Area
 - c. Job Creation and Retention Program
5. Bedford Consumer Profile
 - a. Simple Living
 - b. Older and Newcomers
 - c. Cozy and Comfortable
6. Strategies and Recommendations
 - a. Promote Bedford

We need to do a better job of this
 - b. Revitalize Existing Retail Shopping Nodes

Needs to be Number One Priority
 What is the tax rate for businesses versus surrounding communities?
 - c. Increase the Utilization of the Bedford Community Improvement Corp. (CIC)

Use of Land Banks sounds good but could be legally complicated
 - d. Promote an Extensive Bedford Banner to promote us

Could be done at a later time
 - e. Pursue the Feasibility of Developing an “Automile” Special Improvement District
 - f. Revise the Economic Development Incentives Program

Economic Development Department??
 - g. Expand Resources for Community Planning and Economic Development Efforts
 - h. Update the Zoning Map and Ordinances

When was this last done?
 - i. Develop an Economic Development Plan

Mike Mallis and Economic Development??
 Is this Regional Planning?

j. Nurture Existing Business and Industry

Expand on this on the City's Website

Can Chamber assist here?

***Meet with Chuck St. John for ideas?? ***

k. Develop Niche Marketing Strategy

History Museum Leaders

Arts and Culture Board Leaders

Bedford Medical Center Leaders

Chamber Leaders

All can work together to promote strengths of each of these areas

l. Establish Community and Neighborhood Linkages to Cuyahoga Valley National Park, MetroParks, and Trail Systems

Done at a later date

m. Promote Entrepreneurial Activities and Enterprises

Chuck St. John Conversation

n. Effectively Manage Traffic Congestion Issues

7. Downtown Revitalization Recommendations

a. Restructure Downtown Business District – More retail vs. service

Mike Mallis and Economic Development?

b. Develop Downtown "Select Business" Incentives

c. Promote Community Reinvestment Area (CRA)

d. Develop Downtown Area Special improvement District – Fee from Property Owners

e. Develop Consumer Shopping Needs Survey

f. Feasibility of Roundabout

Not enough area to do this

8. Industrial Revitalization Recommendations

a. Brownfield Revitalization

Shaker Landfill

Solon Road Property

Next to Tinkers Creek Commerce

b. Promote Tinkers Creek Commerce Parkway – Improve Access

B. Housing

1. Intro

2. Planning Issues

- a. Foreclosures
- b. Point-of-Sale and Point-of-Rental

Still being done??

- c. Possible Revision of Zoning and Subdivision
- d. Encourage Building in Existing Lots – CIC???
- e. Remove Blighted Houses
- f. Capital Improvement Program to Fund Special Assessments

3. Conditions and Trends

- a. 20% Homeowners are Transitory
- b. Affordable Housing in Bedford

4. Neighborhood Characteristics

- a. Wards 1 and 5 – Owned Homes Longer
- b. Wards 1 and 5 – Most Foreclosures

Not sure these stats make sense

- c. Bedford Vacancy Rate Lower than County
- d.

5. Strategies and Recommendations

- a. **HIRE NEW BUILDING COMMISSIONER IMMEDIATELY - DONE**
- b. Promote Planned Unit Development

Building Department

- c. Update the SubDivision Ordinance

Building Department

6. Promote Infill Development

7. Encourage Development of Neighborhood Associations and Groups

Difficult in this day and age when neighbors do not know each other

8. Promote Neighborhood Branding

Not at this time, can wait

9. Promote Restoration of Historic and Unique Homes

Zoning and Historical Society

10. Promote Neighborhood Character

Can be done later

11. Utilize Federal, State, and Other Available Programs to Increase Home Ownership and Home Affordability

- a. State Investment Tax Credit (Historic Homes)
- b. Low Income Housing Tax Credits
- c. County Programs
 - a. Exterior Maintenance Program
 - b. Down Payment Assistance Program
 - c. Housing Rehab Loan Program
 - d. Housing Revenue Bond Program
 - e. Mixed Use Rental Assistance Loan

Do we inform residents of these programs??

Are these on the website??

Are they in the Welcome Packet??

Is there someone on staff at City Hall to assist with these programs??

Bedford 2007 Master Plan Meeting – August 14th, 2012

Present: Art Dickard, Harvey Dzomba, Bob Erdos and Helen Briggs

IV. Focus Areas

C. Recreation

1. Introduction

- a. Access to Parks
- b. Growing need for recreation services for Seniors

***We felt this area was already somewhat addressed in our community and that it would be a lower priority over other items in the Master Plan. ***

2. Planning Issues

- a. What types of programs
- b. How to fund programs
- c. 10% of citizens filled out survey and did not want a tax increase
- d. We may want to look at regional options

***Again, a lower priority ***

3. Existing Conditions and Trends

- a. Ellenwood Trail System
- b. Ellenwood cannot expand

***Ellenwood is a great resource that we think can be utilized further without expanding. Maybe some advertising to get citizens to use the facility more often. ***

4. Strategies and Recommendations

- a. Building a new rec center – NOT a priority at this time
- b. Expand Ellenwood – NOT a priority at this time
- c. Establish a Senior Center – NOT a priority at this time – Ellenwood can further be used for this purpose
- d. New pool or make existing one year round – NOT a priority at this time – we have 3 pools in the community currently
- e. Increase Programming for adults and children
- f. Provide childcare - Do we currently provide this?

5. Develop Parks and Recreation Master Plan – ***Has this been done? ***

6. Develop a Feasibility Study – ***Has this been done? ***

7. Improve Communication

***Rec website is linked to City website but not many people know it. Maybe have schools send info home with children to spread the word. ***

8. Increase collaboration with entities with similar rec needs

- a. YMCA
- b. Private sector
- c. Bedford Hts., Oakwood, and Walton Hills

9. Pursue additional funding avenues

***Additional Grants ***

10. Develop Performance Measures

- a. Online survey with active rec users
- b. Use National Accreditation Standards – ***has this been done? ***

11. Embrace trail and greenway-based recreational programming – ***low priority ***

12. Pursue the Feasibility of developing downtown recreational outlets –*** low priority***

D. Storm Water and Sewer Management

1. Introduction

2. Planning Issues

- a. Storm and Sewer will need to run to vacated properties being developed
- b. Systems must be large enough but not too large
- c. Be careful with solids deposits

3. Existing Conditions and Trends
 - a. Sanitary sewers – 50 miles
 - i. Root intrusions
 - ii. Downspouts need to be turned out
 - iii. Ben Venue is maxed out
 - iv. R/W – ***what does this mean? ***
 - v. Sewer Master Plan – ***has this been done? ***
 - b. Waste Water Treatment Plant
 - i. 3.2 million gallons/day
 - ii. EQ Basin is problematic – ***what is this? What overflow? ***
 - c. Water Mains – 51 miles
 - i. Some over 100 years old
 - ii. Water from City of Cleveland through 16 meter sites
 - iii. Control should be kept locally
 - iv. Water pressure fine – sometimes too high
 - v. Water Master Plan – ***has this been done? ***
 - d. Storm Sewers – 50 miles
 - i. Flooding at Broadway and Taylor – ***does this still happen? ***
 - ii. Storm Sewer Master Plan – ***has this been done? ***
 - e. Solid Waste
 - i. No solid waste collection by the city
 - ii. Need to do more recycling
 - iii. Switched from Waste Management to J&J

4. Strategies and Recommendations
 - a. Sanitary Sewers
 - i. Work with a Consultant
 - ii. Horribly expensive
 - b. Waste Water Treatment Facility
 - i. Sand filters appear to be a limitation –*** how ***
 - ii. Work with a Consultant – expensive
 - iii. Cannot clean EQ Basin
 - c. Water Mains
 - i. No model of distribution system
 - ii. Work with Consultant
 - iii. Corrosion Issues – Polyethylene wraps, Dipra, CorrPro
 - d. Storm Sewers
 - i. Storm Sewer Master Plan – ***has this been done? ***
 - ii. Continue to upgrade
 - iii. Shared Parking
 - iv. Compact Parking spaces
 - v. Bioretention
 - vi. Sand filters
 - vii. Porous Pavement
 - e. Solid Waste
 - i. Closure plan for Shaker landfill

5. Pursue Additional Funding Sources
 - a. Combination of grants and loans

- b. Keep funds in the black
- c. Reserves for emergencies
- d. ODOD Business Development (412) account
- e. Ohio Public Works Commission (FKA State Issue 2)
- f. Ohio Water Development Authority – Community Assistance Fund
- g. OWDA Loan Fund
- h. USDA Rural Development
- i. Water Pollution Control Loan Fund (WPCLF)
- j. U.S. Department of Housing and Urban Development (HUD)
- k. Ohio Water and Sewer Rotary Commission

KING

RESIDENT
input

RECOMMENDATIONS FOR REVISION OF CITY OF BEDFORD MASTER PLAN
2007

SUBMITTED BY: JEANNE KING; INDIVIDUAL ON THE REVIEW COMMITTEE
2012 on October 3, 2012

I have great interest in the future of Bedford and for this reason I have volunteered to be on the Revision Committee for the City of Bedford Master Plan of 2007. As an individual citizen of Bedford, Ohio I submit the following recommendations based on information provided in the Master Plan of 2007. These recommendations are based on facts that were not available before the October 8, 2012 deadline. Therefore, they do not reflect a current 2010 census for Bedford. (the Master Plan and last census reflects the year 2000). There was never a meeting of the Revision Committee to discuss details. My recommendations are solely based on my individual observations and ideas for the growth of Bedford.

VISION: BEDFORD – THE DESTINATION CITY

MISSION STATEMENT - BEDFORD, OHIO WILL PROVIDE A SAFE,
PROSPEROUS AND HEALTHY PLACE FOR PEOPLE OF EVERY AGE TO COME,
LEARN AND ENJOY ABUNDANT LIFE.

RECOMMENDATIONS ARE AS FOLLOWS:

To promote Bedford using three transportation modes that are already active in the City.

- Trains
- Automobiles
- Bikes and Walking

People come here to enjoy our green city. Let Bedford be their destination.

A) Economics – Develop downtown and other marketplace areas for attracting bike, train and walking enthusiasts. Also include healthy restaurants along the business areas. Raise the standard for landlords, commercial and residential, to attract business and people to adhere to the mission statement.

B) Recreation - Tap into our surrounding park areas. Promote the golf courses. Green areas are diminished in many communities; NOT BEDFORD. The MetroParks and Cuyahoga National Park and the Cuyahoga River are all accessible nearby. Promote festivals, businesses and permanent housing as an asset for the long-term goal for quality of life. Smaller homes reduce the “carbon footprint” but not the quality of life in Bedford. Empty nesters could seek to relocate here. Also those with smaller families and single people who would like to establish roots in a community.

RECOMMENDATIONS FOR REVISION OF CITY OF BEDFORD MASTER PLAN
2007 - JEANNE KING

C) History - Bedfore is rich in history. Let us tell our story. Grants can provide "talking audio tours" similar to "hear/here" (an audio tour of Cleveland Metro Parks). These could be accessible for walkers, bikers or those traveling in automobiles. Sponsor in partnership with MetroParks an annual bike fundraiser for MS, cancer or other charity. This identifies Bedford as a destination.

D) Branding Bedford - The Presidential District is already recognized. Identify with banners other areas of Bedford. Banners could be the color green to emphasis Bedford as a Green City. Other areas of Bedford could be named for a natural or historic landmark. Ex. Bedford Falls District. The areas could be determined by Council Wards. The names could be called out as districts. (already recognized in the Presidential District designation.)

E) Upgrade infrastructure - Upgrade the sewer system and water lines to continue to preserve the mission of the city.

Respectfully submitted,

Jeanne King
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