MASTER PLAN REVIEW COMMITTEE
WEDNESDAY, FEBRUARY 20, 2013
6:00 P.M. PROMPT

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- **DISCUSSION OF CITY MASTER PLAN –**

Bedford, Ohio February 20, 2013

A Master Plan Review Committee Work Session was held at Bedford City Hall on Wednesday, February 20, 2013 at 6:03 p.m. Present: Chairman John Whittaker, Vice-Chair Jeanne King, Helen Briggs, Janet Caldwell, Vicki Stemple. Absent: Dr. Haamid Javaid, Ken Matosky. Council Members: None required. Also Present: Clerk of Council Lorree Villers, Marty Stemple. Administration: Henry Angelo, City Manager, Mike Mallis, Economic Development Director.

Mr. Angelo and Mr. Mallis informed the Committee of several avenues the City was taking that involved numerous items. A lot of the issues had not been carved in stone and a few of them would take years to accomplish. They explained some of the obstacles, amount of work and frustration it took to accomplish some of these issues. They both talked about the following items: street repairs/resurfacing, costs at the WWTP, waterlines breaks and repairs, age of the infrastructure, sewer line costs, recent State mandated septic tanks issues, County owned streets in need of repair, the situation at the former Taylor Chair Company, bonds, grants, Capital Improvement loans, street/area clean up for the diversion program, signage, CDBG monies, the nine (9) acres of the old Taylor Chair area, the good relationship with the Metro Parks, the great Automile improvements, banner costs, the Building Code violations concerning a lot of the commercial buildings, the outdated appearance of some buildings in town and so on.

The Committee expressed their dislike of placing banners all around town and the main entrances to the City that needed beautifying. The perception of Bedford needed to be changed because it was a very nice place to visit and live. The Quality of Life was important to everyone.

Mrs. Briggs passed out a sample flyer for the Broadway beautifying clean up idea. It was well received. Mr. Angelo thought the diversion program participants could address a lot of the areas.

Chairman Whittaker noted the issues to be discussed this evening were the remainder items:

- #13, #14, #15, #16, #17, #18 – Potential Roundabout, Zoning Changes, Redevelopment Areas, Brownfield Remediation, Infill Development, Improved Access to Tinkers Creek-Krick Road Area, Rail Quiet Zones.

Suggestions this evening were as follows:

#13 Zoning Changes

#14 Redevelopment Areas

#15 Brownfield Remediation

#16 Infill Development

#17 Improved Access to Tinkers Creek-Krick Road Area

#18 Rail Quiet Zones

- The Committee agreed to keep all of the issues listed as they originally were in the 2007 Comprehensive Master Plan. (see attached page 6 of the 2007 Master Plan)

The Committee decided this would be their last meeting. They felt they had accomplished their task.

The Master Plan Review Committee Work Session adjourned at 7:35 p.m.

Clerk of Council

Mayor – President of Council

Major Initiatives of the Plan
Several ideas surfaced during this Master Plan update. These ideas, coined "future initiatives" are:

11/14/12

1. Automile Gateways
Automile Gateways were proposed to enhance the image of Northeast Ohio's largest collection of car dealerships. These gateways will function as a decorative feature as well as directional signage to improve the shopping experience of the Bedford Automile.

2. Recreations Trails
The Bedford Reservation, adjacent to the City, is part of the Cuyahoga Valley National Park. This Cleveland Metropark offers trails and picnic areas, and includes Shawnee Hills Golf Course as one of its attractions. An initiative has been proposed to improve the linkage between the residential areas and downtown to the adjacent national park, The Buckeye Trail, and Towpath Trail System.

3. Improved Gateway Signage
Gateways into the city act as a front door. Improving Bedford's Gateway Signage will enhance the city's image and will promote growth and redevelopment.

12/19/12

4. "Presidential" Neighborhood Banners
Bedford is home to a historic residential neighborhood known as the "Presidential" District. Adding banners along streets within this district will enhance the area and promote a sense of pride. Banners should be pursued in other neighborhoods as well.

12/19/12

5. "Keep Bedford Green" Banners
More than 20% of Bedford is reserved as park and open space. Because of this, Bedford has an overwhelming amount of mature trees. "Keep Bedford Green" Banners will embrace this quality and continue efforts to protect it.

1/14/13

6. Neighborhood Branding Concepts
When Bedford was established as a residential community, pockets of development began to pop up throughout the city. Each neighborhood has its own identity with different characteristics that should be recognized and embraced by its residents. This could be accomplished through neighborhood branding by using banners, street signs, columns, and neighborhood associations.

1/14/13

7. Waste Water Treatment Plant Improvements
The WWTP was constructed in 1937 and is located on the south-western edge of town. Even though numerous expansions and modifications have taken place over the years, additional improvements need to be made.

8. Water Line Improvements
Bedford currently maintains over 50 miles of water lines. Some of these lines are nearly a century old and need to be replaced. In some locations the pressure is too high and can cause serious problems.

9. Sanitary Sewer Improvement Areas
Over 50 miles of sanitary sewer are maintained by the City. Most of the outfalls discharge into Tinker's Creek. Collapsed sewer mains have caused a major flooding problem. Other sewers pass through contaminated sites which raises much concern.

10. Rail Crossing Issues
Railroad tracks bisect the City and cause serious safety service problems when responding to an emergency. When trains are using the tracks in certain locations, response times could increase due to the limited access to neighborhoods south of the railroad tracks.

11. Overlay Zoning District Streetscape Enhancements
To improve the appearance and overall appeal of the City, key locations have been highlighted for possible streetscape enhancements. These locations include the Automile, Broadway Ave. (north of Columbus Ave. and between the railroad and Northfield Rd.) and Northfield Rd. (south of Union St. to Forbes Rd.)

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12. Potential Roundabout
Roundabouts are generally accepted as being a safer alternative to traditional traffic signals, primarily due to the reduction in potential conflict points between vehicles. Roundabouts can also offer 30 percent higher capacity than traditional traffic signals. The Columbus Rd./Center Rd./Broadway Ave. intersection should be studied for a Roundabout due to the high volume of traffic and 6 point intersection.

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Feb 20, 2013
#13-18

13. Zoning Changes
There has been no comprehensive review of Bedford's zoning in recent years. In result of this, sporadic rezonings have occurred. An updated zoning ordinance and map could help the City's revitalization efforts. Key zoning initiatives would help to better enhance the economic prosperity of the Automile, Downtown, and Willis Road area.

14. Redevelopment Areas
A majority of Bedford is developed. This allows for under-utilized areas to be redeveloped to ensure additional growth and commerce to the City. Areas for redevelopment considerations are highlighted in the future initiatives map.

15. Brownfield Remediation
Once an undeveloped Brownfield site, Tinkers Creek Commerce Park is becoming a thriving commercial development. In addition to this development, Bedford has two other sites to be remediated including the existing brownfield adjacent to the Commerce Park and Industry Dr., and property located on Solon Road east of I-271.

16. Infill Development
Like redevelopment areas, infill development areas would provide growth and commerce to the City. These areas include land adjacent to Egbert Rd. and Tinkers Creek Commerce Park and a site near the Automile with limited access due to the adjacent railroad tracks.

17. Improved Access to Tinkers Creek-Krick Road Area
Access to the existing Tinkers Creek-Krick Rd. area should be upgraded to improve access to I-271 and therefore help to promote the site's economic livelihood.

18. Rail Quiet Zones
The railroad, which cuts through the center of Bedford, creates an unpleasant atmosphere to adjacent residential neighborhoods. City officials have been in negotiations with railroad representatives to reduce the noise pollution in these areas.