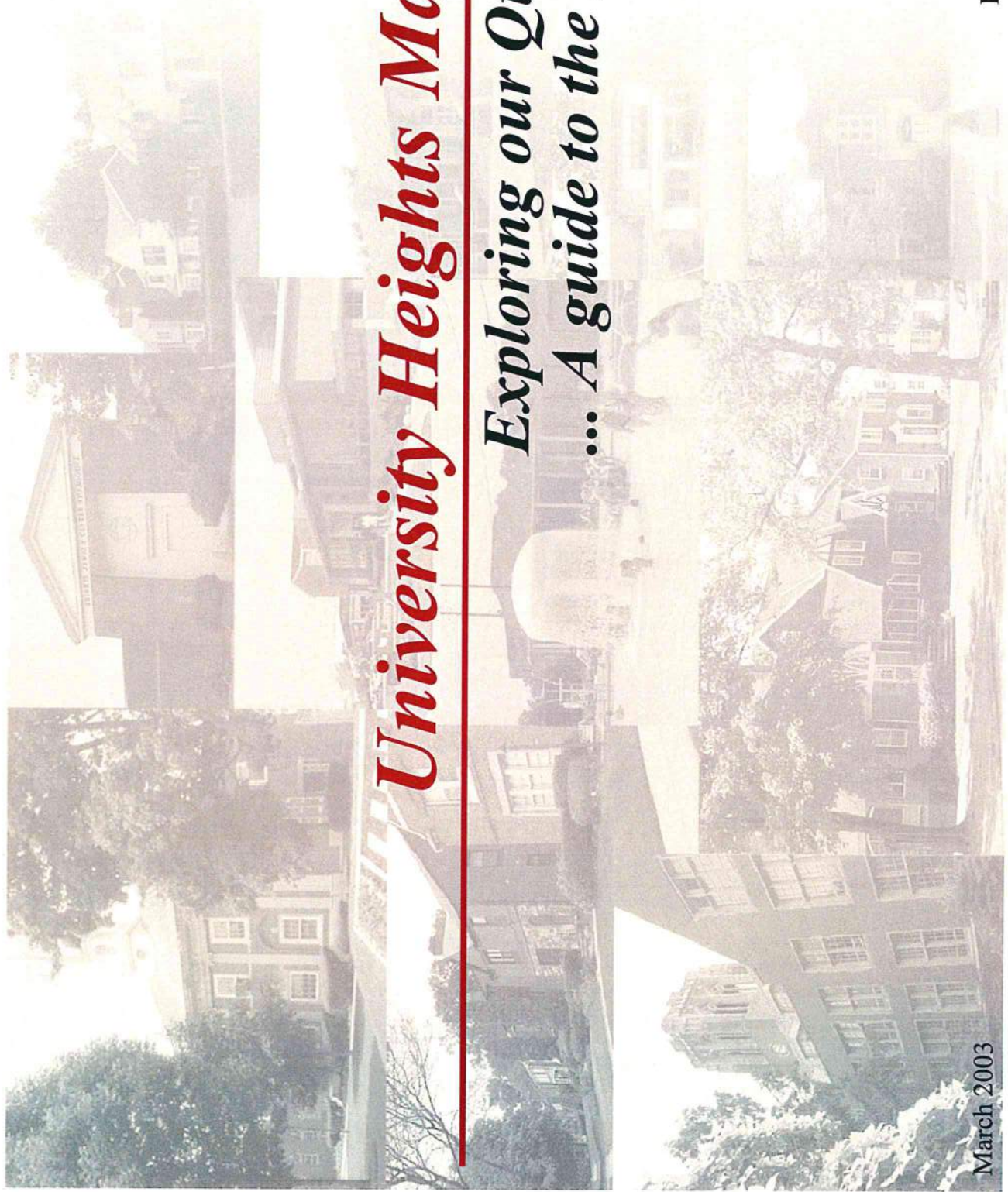




University Heights Master Plan

*Exploring our Quality of Life
... A guide to the Future*

March 2003

City of University Heights
City Architecture
Hunter Morrison and Associates

THE MASTER PLAN - A Guide to the Future

This Master Plan has been written with the intention of guiding the growth and development of the City of University Heights for the next ten years. The plan is meant to serve as a guide to assist in the determination of the community's priorities as change occurs, opportunities arise and the community continues to evolve. While containing the requisite documentation and analysis of existing conditions, strengths, weaknesses and opportunities, this master plan is intended to be more proactive in nature; identifying specific redevelopment sites, developing recommendations based on stated goals and objectives, and prioritizing actions required to meet these goals. This is intended, as with any master plan process, to empower the City of University Heights by enabling civic leaders to work toward these goals in a focused manner, and, when the opportunity arises, to respond to development proposals from outside entities with a clarity of purpose to ensure the highest and best use of each valuable parcel of the City's land. The document is meant to be a flexible tool that continues to evolve with the community.

Street

Neighborhood

City

Community

Region

State

Country

World

To provide an overview of the current environment in the City of University Heights as well as a glimpse of future potential, the master plan document is broken into three sections. The first section, *Understanding University Heights*, deals with the physical make-up of the city. It begins with an analysis of the city in relation to its neighbors, with a series of critical demographic comparisons. After presenting an understanding of the demographic trends that impact the city, the physical nature of University Heights is examined, along with the ways in which people interact with and use the city.

The second section of the Master Plan is dedicated to exploring a variety of development options and recommendations. This section, entitled *Envisioning University Heights*, identifies sites throughout the city that could be redeveloped with a series of uses that can address a variety of identified needs. Recognizing that the built-out nature of the city leaves little room for large-scale redevelopment efforts, the ideas generated reflect a focused approach consisting of smaller-scale, doable projects. Many of the sites include a series of options, exploring the relationships between varying land uses.

The third section of this document, *Rebuilding University Heights*, delineates a series of priorities, plan recommendations, and action steps. These are intended to guide City leaders as they prioritize the investment of public funds and the City's ability to undertake a variety of challenging, but critically important activities intended to strengthen and sustain University Heights' quality of life.



University Heights Master Plan

A Guide To The Future

THE MASTER PLAN PARTICIPANTS

The three sections of this document have been put together with the help of University Heights public officials and citizens, whom we would like to thank for their cooperation in gathering information about the city and their guidance in helping the planning team to understand the goals and aspirations of the community. These individuals have included:

Mayor: Beryl Rothschild

City Council: Adele H. Zucker, Vice Mayor
Steven D. Bennett
Margaret Duffy-Friedman
Frankie B. Goldberg
Susan R. Infeld
R. Patrick Kelly
Elijah L. Wheeler II

City Officials: Joseph R. Ciuni, City Engineer
Kenneth J. Fisher, Law Director
William C. Nadeau, Building Commissioner
Arman R. Ochoa, Finance Director
John Pitchler, Fire Chief
Gary Stehlik, Police Chief
Christopher Vild, Service Director
Nancy E. English, Clerk of Council
Walter Stinson, Community Coordinator

The caring and diverse residents, business people and institutions of University Heights who voluntarily and enthusiastically participated in the community planning process

University Heights Master Plan *A Guide To The Future*



UNDERSTANDING UNIVERSITY HEIGHTS

- A. Introduction
 - Developing the Plan
- B. The 'Heights' Community
 - Physical and Demographic Analysis
 - Population Analysis
 - Population Age
 - Number of Families
 - Household Income Analysis
 - Owner-Occupied Housing Analysis
 - Renter-Occupied Housing Analysis
 - Residential Investment Analysis
 - Residential Movement Analysis
 - Vacant Parcel Analysis
- C. Character of the City
 - Regional Context
 - Land Use Plan
 - RTA / Public Transportation Linkages
 - Infrastructure Analysis
 - The Streets
 - Gateways to the City
 - Gateway / City Identification Sites
 - The Fairmount Circle Gateway
 - The Cedar / Taylor Gateway
 - The Cedar / Warrensville Gateway
 - The Cedar / Green Gateway
- D. Primary Activity Centers
 - Primary Activity Centers Analysis
- E. Public Open Space
 - Public Open Space Analysis
- F. Municipal Facilities Analysis

ENVISIONING UNIVERSITY HEIGHTS

- A. Opportunities For Change
 - Potential Development Sites
 - The Cedar / Taylor Retail District
 - Existing Conditions
 - Conceptual Analysis
 - University Square / Purvis Park District
 - Existing Conditions
 - Conceptual Analysis
 - Claver / Milton Residential District
 - Existing Conditions
 - Conceptual Analysis
 - Fairmount Circle / John Carroll
 - College Town District
 - Existing Conditions
 - Conceptual Analysis
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 - Conceptual Analysis
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 - Existing Conditions
 - Conceptual Analysis
 - Cedar / Green Retail District
 - Existing Conditions
 - Conceptual Analysis
 - Purvis Park
 - Pocket Parks
- B. Architectural Precedents
 - Medium Density Housing
 - Higher Density Housing
 - University / College Towns
 - Civic / Municipal Centers
 - Commercial / Mixed-Use Districts
 - Community Gathering Spaces
 - Streets and Gateways
- C. The Community Meeting

REBUILDING UNIVERSITY HEIGHTS

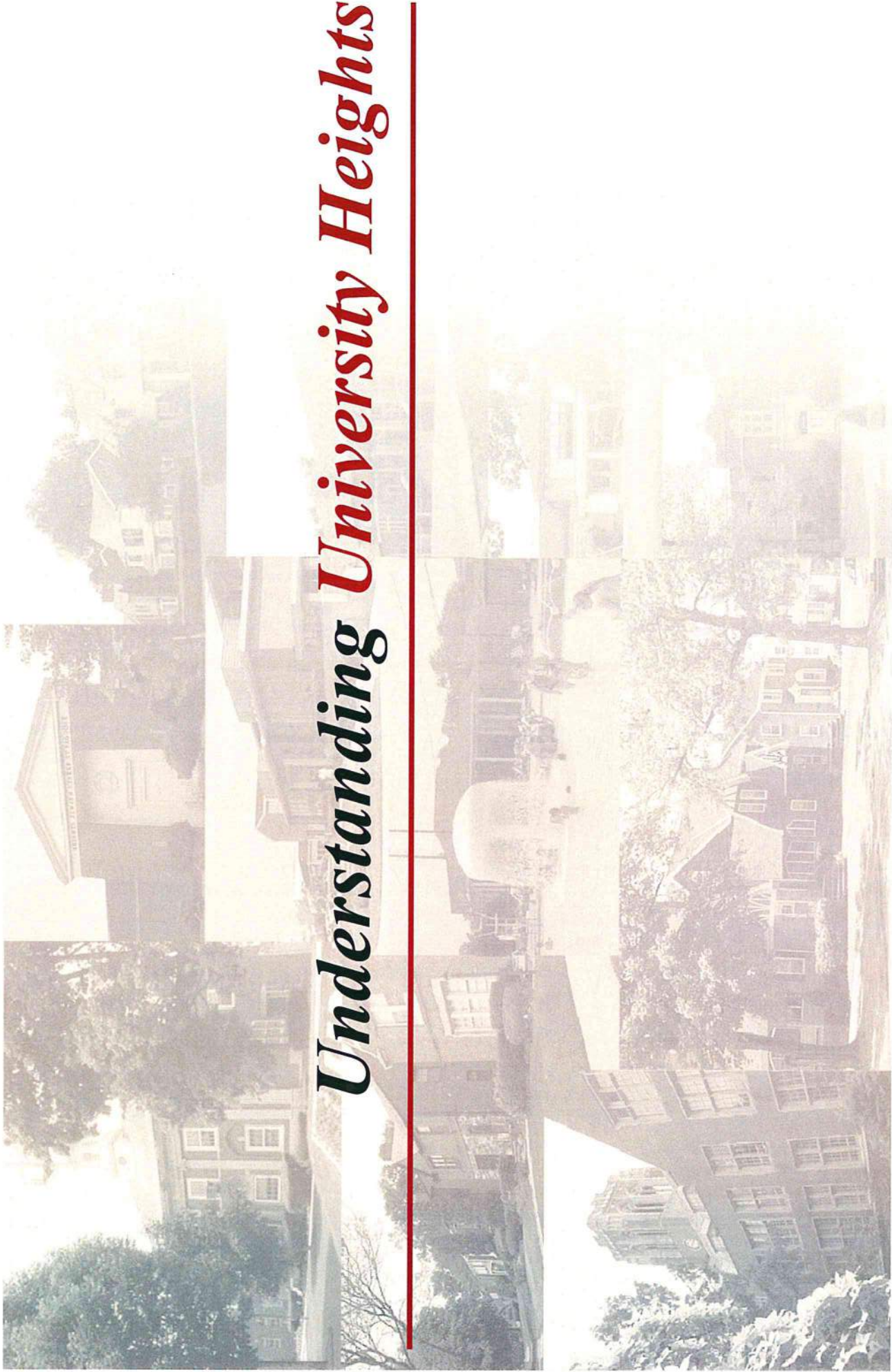
- A. Plan Recommendation Summary
- B. University Heights Zoning Code Review
- C. University Heights Capital Program
- D. Master Plan Priorities



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Understanding University Heights

Located

INTRODUCTION

The City of University Heights offers a very unique blend of qualities that enable its residents to live a diverse lifestyle. Because of its location within the Greater Cleveland area, and its physical size and make up, University Heights is able to feel like a small town while having advantages of larger-city conveniences. As a part of the Heights community, University Heights residents are offered proximity to a number of cultural, religious, and business institutions, as well as varied groupings of retail and entertainment attractions. Such world renowned institutions as the Cleveland Clinic, Case Western Reserve University, University Hospitals, the Cleveland Orchestra, the Cleveland Museum of Art and the many other cultural icons located in the University Circle area are minutes away and easily accessible by either car, public transportation, or bicycle. University Heights is located between Downtown Cleveland and the I-271 corridor and has access to the business, retail, entertainment, and recreational venues both offer. It is also less than 10 miles from the region's greatest asset, Lake Erie.

Compact

There is more to University Heights than what surrounds it. The city itself has much to offer. The city occupies about 1.8 square miles of land, a fraction of the land occupied by the cities that surround it. For the residents, this is truly an attraction to the area. With a series of diverse but tightly knit neighborhoods, and its proximity to a variety of retail venues, University Heights has been able to retain a small town atmosphere that a lot of other cities have lost due to the pressure of development. Its smaller size also allows the city to offer services to its residents on a more personal level. For example, monthly newsletters are published and delivered with trash collections. These announce community events as well as local news, such as leaf pick-up dates in the fall.

Walkable

The city's unique small town/big city feel is a quality that draws many people to University Heights and is a characteristic of the community that should be appreciated and exploited in any future development. Previous development has eroded this feeling in a few areas of the city, particularly in the auto-oriented retail districts. Although essential in our modern society, what sets University Heights apart from many other communities is the ability to achieve a balance between the needs of the automobile and the feeling of community characterized by the ability of residents to easily walk their neighborhoods. At 1.8 square miles in size, University Heights has the ability to become a model of a "walkable/bikeable," community.



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Sustain / Maintain

DEVELOPING THE PLAN

Evaluating the community's current and future needs and identifying "opportunity sites" have been central to the process of creating this Master Plan. The process began with research into the background of University Heights, such as the current physical make-up of the city, past plans, and the demographics of its population. Once this information was collected a series of meetings were held with Mayor Rothschild and the City Council that focused on where University Heights currently stands both internally and as a part of the greater Heights community, and how the quality of life in University Heights could be improved as a result of this plan.

Connect

In one meeting, the group reviewed a list of every day activities and located on a map where each person accomplishes this within the Heights region. As a result of this exercise an understanding of the strengths that University Heights can offer its residents and those of the region was developed, as well as the interdependence that exists between the City and surrounding communities. Simultaneously, existing landuses were analyzed, and opportunity sites were identified throughout University Heights. Based on the nature of each site, and the assessment of the needs of the Heights community, new uses have been proposed. Finally, each of the sites and the various redevelopment options have been prioritized to identify how each meets the immediate needs of the city and how the development or redevelopment of each will increase the community's quality of life.

Enrich

This Master Plan is conceived on the idea of, "exploring our quality of life." In the past the City of University Heights has done an excellent job of balancing the changing needs of the community with the desire to maintain the values that make University Heights a great place. This plan will serve as a guide for a series of future development sites that have the potential for enhancing the city's quality of life. These sites are designed to accommodate the needs of the population arriving via the automobile, while integrating the qualities of a well designed, pedestrian oriented community.

Enliven

New development in the City of University Heights has to be undertaken very carefully. Situated as a compact inner ring suburb, the city is substantially developed and land-locked. Wholesale changes in the city's development patterns are neither possible nor desirable. Due to the fact that there are very few vacant parcels within the city, any development entails evaluating whether or not the current uses on a particular property benefit the city to their greatest potential. If it is determined that they do not, the site must then be considered differently. Therefore, it is essential for University Heights to carefully analyze its current land uses in light of its needs, priorities, and goals and make thoughtful, incremental changes that improve the community's quality of life.



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THE 'HEIGHTS' COMMUNITY

Throughout the process of developing this Master Plan, the diversity of University Heights' population became ever more apparent. The city has residents from all walks of life, income ranges, and ethnic backgrounds. With the inclusion of such institutions as Fuchs Mizrachi School and the Gesu School, strong and diverse religious groups play an important role in the community. John Carroll University heightens the diversity even more by bringing students, graduate students, professors, and young professionals to the city from around the region and around the world. As a strong family oriented community, University Heights also has a strong base of families of all ages and is increasingly attractive to younger households and first-time homeowners.

All of these factors and their meaning to the city become apparent after analyzing the demographics from the latest census and comparing University Heights with its immediate neighbors; Cleveland Heights, Shaker Heights, South Euclid, and Beachwood. It is immediately apparent that all of the cities function together to offer cultural and commercial assets that are important to each community. Beachwood has become a center for large scale, high-end retail. Cleveland Heights, with Severance Center, and University Heights, with University Square, together meet the daily shopping needs of many Heights residents. Shaker Heights offers high quality public transportation and a wonderful regional recreational resource in the form of the Shaker Lakes park system with its open spaces, lakes, wetlands and trails, and its renowned Nature Center.

University Heights has many assets that it, too, offers the Heights community. Its strongest asset is John Carroll University. In addition to being a major employer, the university brings a wide range of people into the community on a regular basis and exposes these people to the special qualities of University Heights. By bringing students, faculty, and employees into the community, John Carroll helps make University Heights a more dynamic place than it might otherwise be. In addition to the University, the community's smaller retail centers feature shops and restaurants catering to the needs of its diverse population.



University Heights Master Plan *A Guide To The Future*

To generate the demographic analysis portion of the study, we utilized U.S. Census reports from 1990 and 2000. The planning team analyzed both sets of statistics for University Heights as well as the surrounding communities of Beachwood, South Euclid, Cleveland Heights and Shaker Heights. This enabled the team to get a sense of how demographic trends have impacted each city differently.

Although Beachwood, South Euclid, Shaker Heights, and Cleveland Heights have certain similarities with University Heights, there are some key demographic differences between the five cities. Previous master plans for University Heights have referred to the residents as a "mature population." However, the latest census numbers indicate that at 32, the median age of a University Heights resident is younger than that of any of the surrounding communities. This can be attributed to a number of different things. The university definitely plays a key role in the age of the population. The most important conclusion, however, is that University Heights, with its stock of well-constructed, smaller homes is attractive to younger home owners seeking high quality, affordable housing close to the region's employment centers.

There are other notable demographic differences between University Heights and the surrounding cities. University Heights has one of the largest percentage of owner-occupied homes of the five cities, second only to South Euclid, at 75%. In some ways this is beneficial to the city in that owner-occupied housing tends to be kept in better shape and is more likely to see further investment than renter occupied housing. However, due to their similarities, the large amount of owner-occupied homes do not offer residents a wide range of residential offerings.

Another point worth noting is the fact that University Heights has witnessed the greatest amount of movement within the past ten years. This can be attributed to a number of factors. Some turnover from an older to younger population has occurred, with many first time homebuyers viewing their investment in the modest homes in the city as a stepping stone, to be sold within a relatively short period of time. The University also plays a role in this, with the considerable movement of students and related populations. Finally, exit poles conducted by the city have demonstrated that there is a significant amount of movement that stays within University Heights, as



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residents have chosen to purchase their next home within the city as well. This particular fact reflects positively on the strengths of the community.

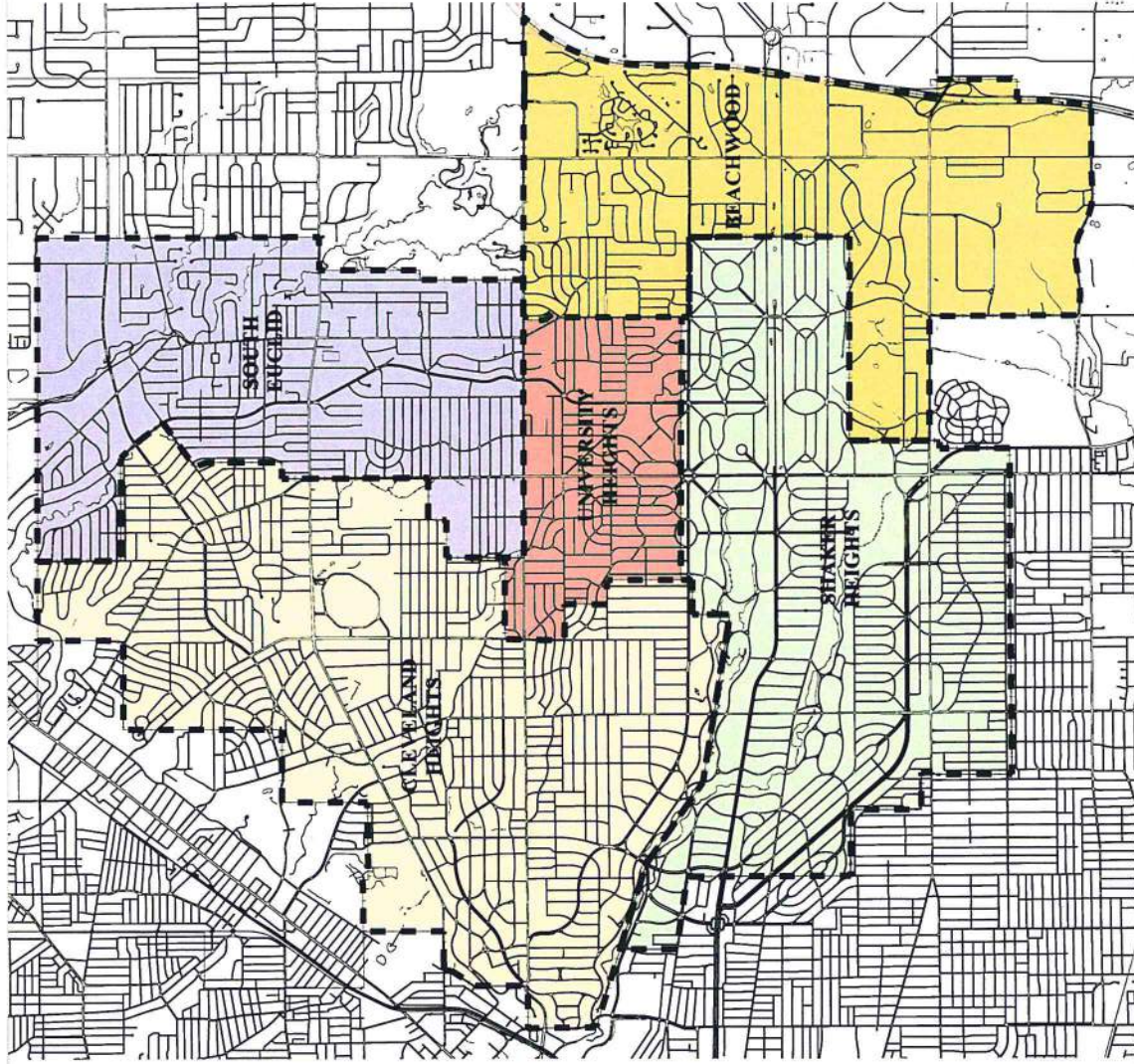
The planning process has highlighted the fact that the needs of a wide variety of University Heights residents must be taken into account. These include college students, first time homeowners, families of various sizes, empty nesters, and the elderly. From that point, the potential homeowners can be further sub-divided into a wide array of ethnic and religious groups, with the Jewish and Catholic institutions drawing a lot of residents to the City. This cross section of the population is healthy for a city, and University Heights has a number of different programs that support and encourage the interaction of groups from all walks of life. This Master Plan recognizes the variety of needs of different populations, and represents development opportunities that will foster their interaction to ensure that University Heights will continue to flourish with its diverse, yet cohesive, set of neighborhoods.

The following diagrams reflect key demographic information important to understanding the social characteristics of University Heights.



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UNIVERSITY HEIGHTS			
POPULATION - 14,140			
LAND AREA - 18 SQ. MI. (1,167 ACRES)			
PERIMETER - 63 MI.			
DENSITY - 785 PEOPLE / SQ. MI.			
CLEVELAND HEIGHTS			
POPULATION - 49,964			
LAND AREA - 82 SQ. MI. (5,222 ACRES)			
PERIMETER - 161 MI.			
DENSITY - 603 PEOPLE / SQ. MI.			
SOUTH EUCLID			
POPULATION - 23,575			
LAND AREA - 47 SQ. MI. (2,989 ACRES)			
PERIMETER - 116 MI.			
DENSITY - 506 PEOPLE / SQ. MI.			
BEACHWOOD			
POPULATION - 12,186			
LAND AREA - 52 SQ. MI. (3,347 ACRES)			
PERIMETER - 132 MI.			
DENSITY - 234 PEOPLE / SQ. MI.			
SHAKER HEIGHTS			
POPULATION - 29,405			
LAND AREA - 64 SQ. MI. (4,064 ACRES)			
PERIMETER - 139 MI.			
DENSITY - 459 PEOPLE / SQ. MI.			

THE 'HEIGHTS' COMMUNITY

PHYSICAL AND DEMOGRAPHIC ANALYSIS

- One of the remarkable characteristics of University Heights is its density. While it is the smallest of the Heights communities, it is considerably denser than its neighbors at 7,855 people / sq. mi. Cleveland Heights is the second densest city at 6,093 people / sq. mi. and Beachwood is the least dense with 2,343 people / sq. mi.

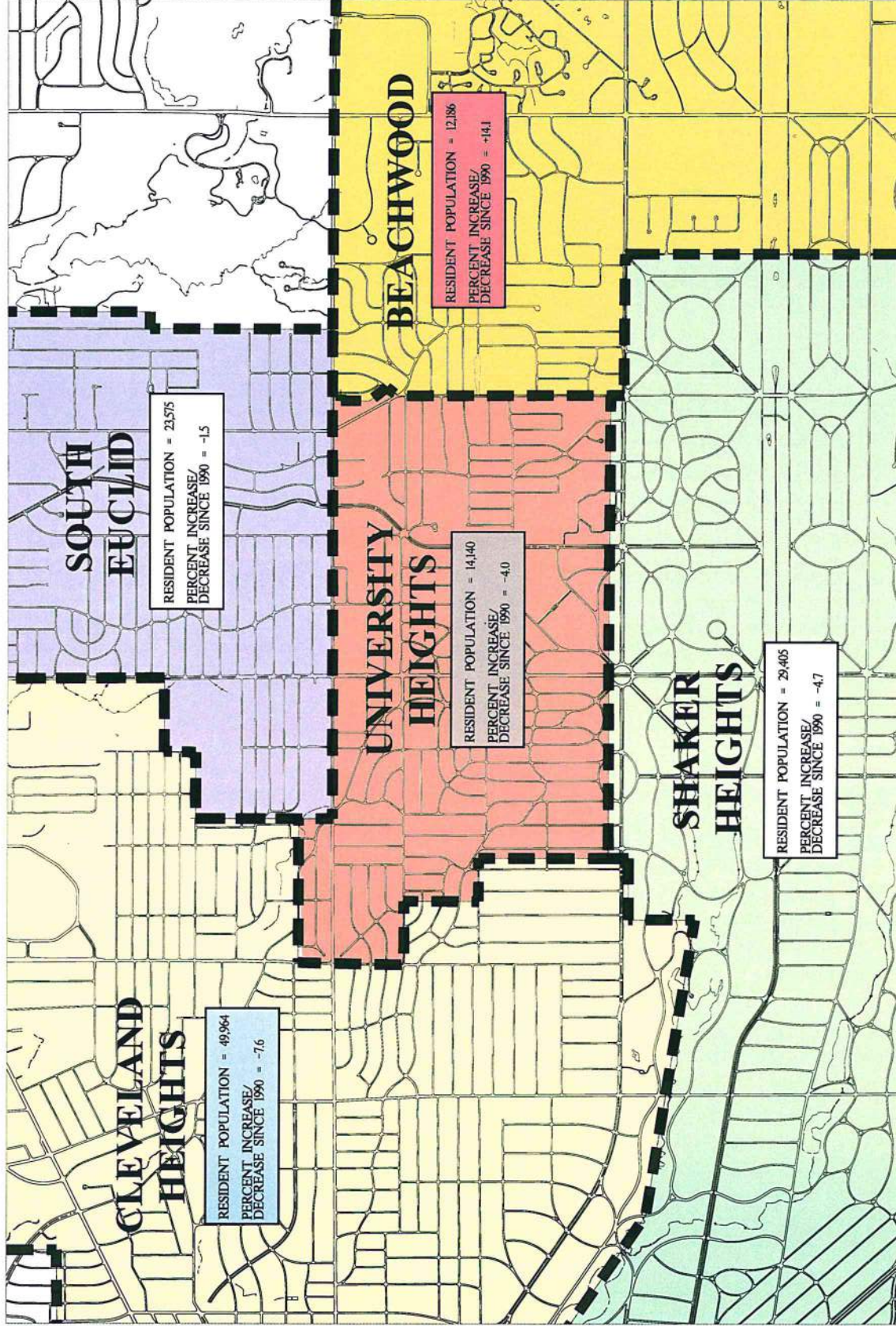


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THE 'HEIGHTS' COMMUNITY

POPULATION ANALYSIS

- University Heights has a smaller population than all surrounding communities except Beachwood. The decrease in population that has occurred in the past ten years is slightly lower than average among all communities that have lost population.

DRAWING KEY
 GREATEST POPULATION INCREASE
 GREATEST POPULATION DECREASE

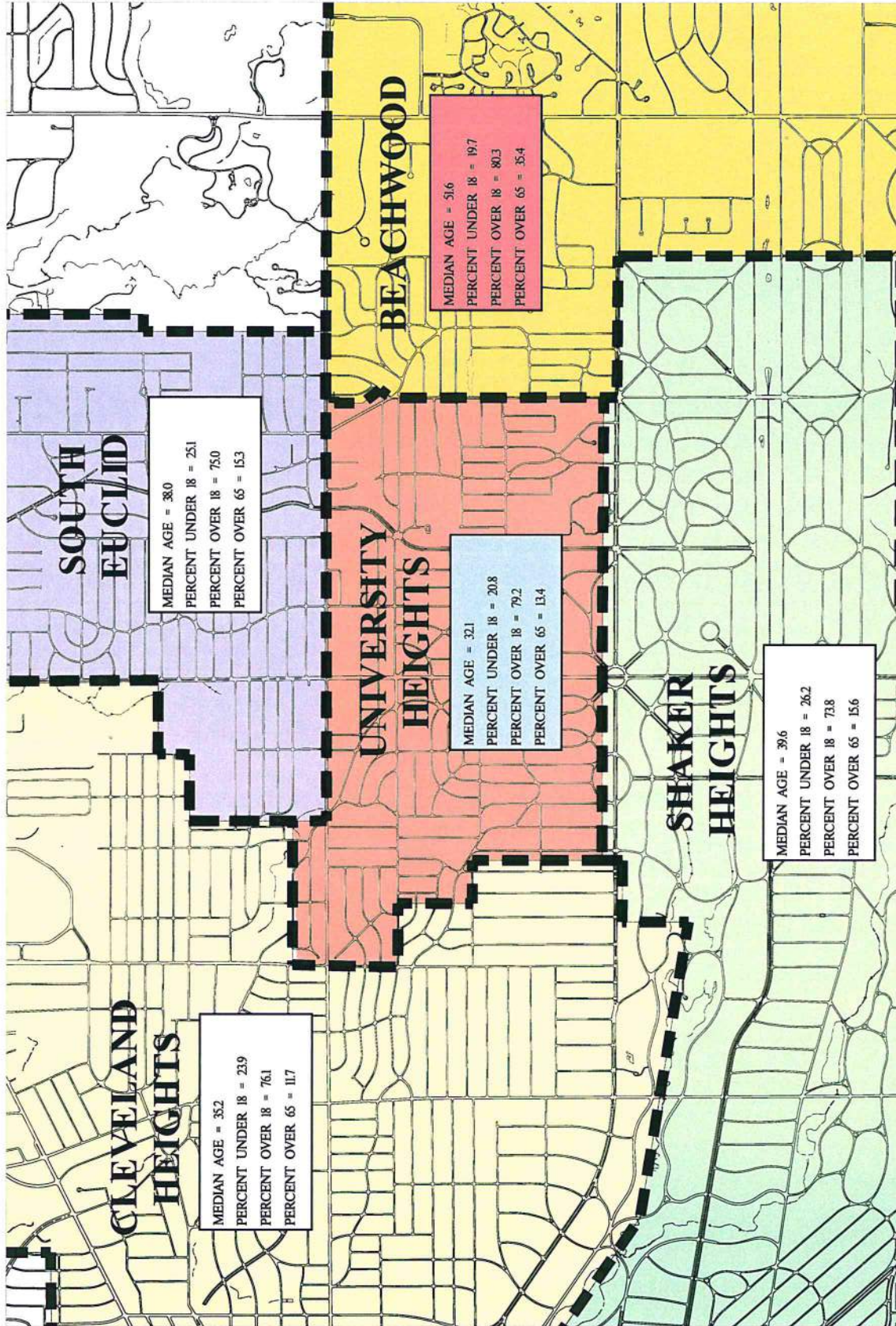


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THE 'HEIGHTS' COMMUNITY

POPULATION AGE

- In median age comparison, University Heights has the youngest population at 32.1 years. This reflects a shift from the city's previous perception as having a more mature population.

- A younger median age demonstrates the City's appeal to families and first time home owners

DRAWING KEY

- OLDEST MEDIAN AGE
- YOUNGEST MEDIAN AGE

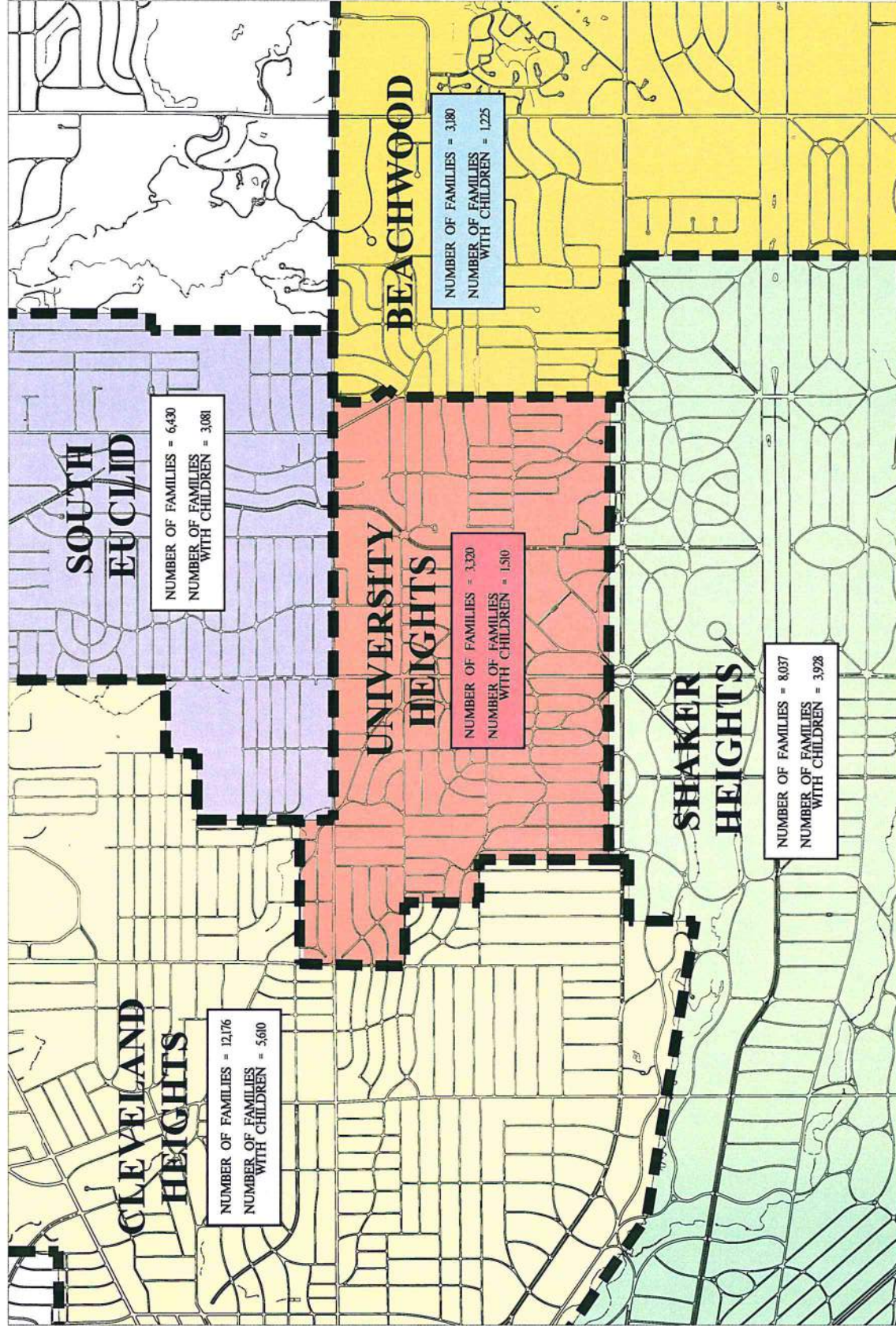


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THE 'HEIGHTS' COMMUNITY

NUMBER OF FAMILIES

- University Heights parallels adjacent communities in that 45-49% of families in the community have children. Beachwood is the only city that falls outside of this range at 38%, reflecting its older population.

- Based on the number of families within the City, the issue of quality schools (both public and private) is important to the residents.

DRAWING KEY

- HIGHEST PERCENTAGE OF FAMILIES W/ CHILDREN
- LOWEST PERCENTAGE OF FAMILIES W/ CHILDREN

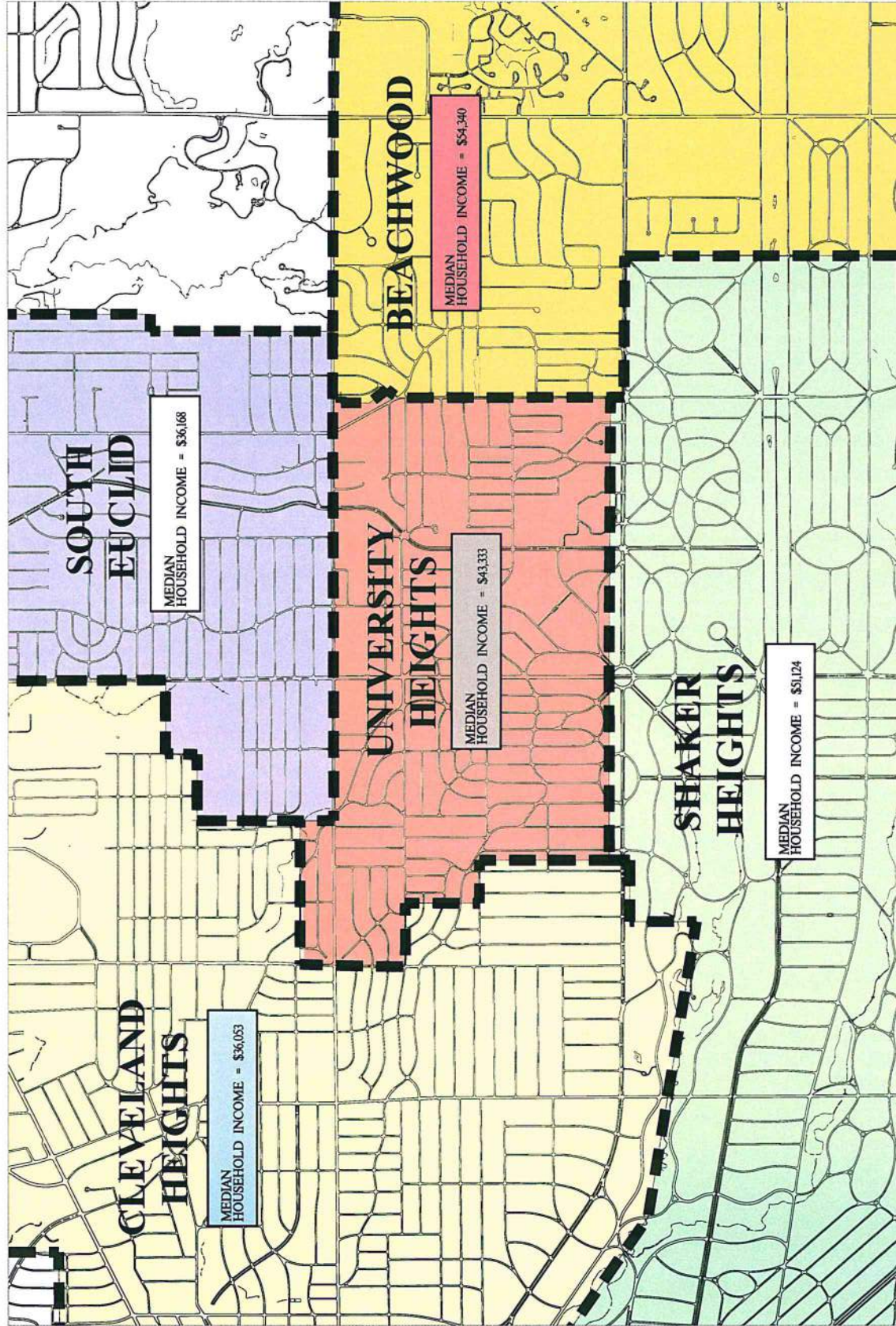


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THE 'HEIGHTS' COMMUNITY

HOUSEHOLD INCOME ANALYSIS

- The median household income in University Heights is higher than that of Cleveland Heights and South Euclid, and lower than that of Shaker Heights and Beachwood.

- The population of University Heights is financially stable, and provisions should be set in place to retain these groups as their lifestyles and needs change.

DRAWING KEY
 HIGHEST MEDIAN HOUSEHOLD INCOME
 LOWEST MEDIAN HOUSEHOLD INCOME

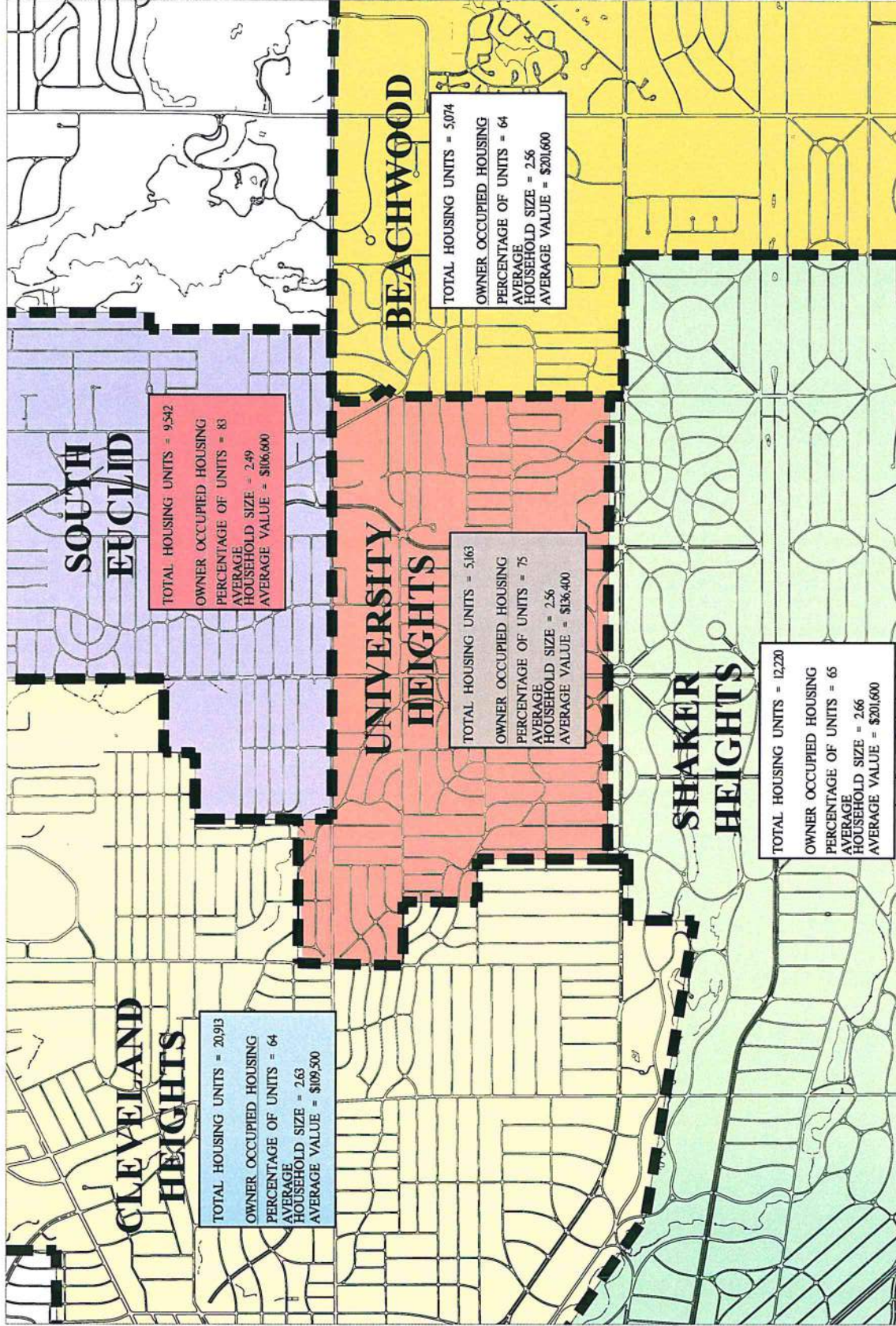


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THE 'HEIGHTS' COMMUNITY

OWNER- OCCUPIED HOUSING ANALYSIS

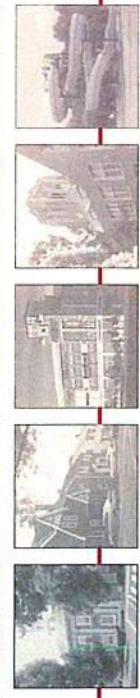
- The percentage of University Heights homes that are owner-occupied is higher than all other surrounding communities except South Euclid.
- A solid residential base has been established within University Heights' neighborhoods allowing them to remain appealing as the houses age.

DRAWING KEY

- GREATEST PERCENTAGE OWNER OCCUPIED
- LOWEST PERCENTAGE OWNER OCCUPIED

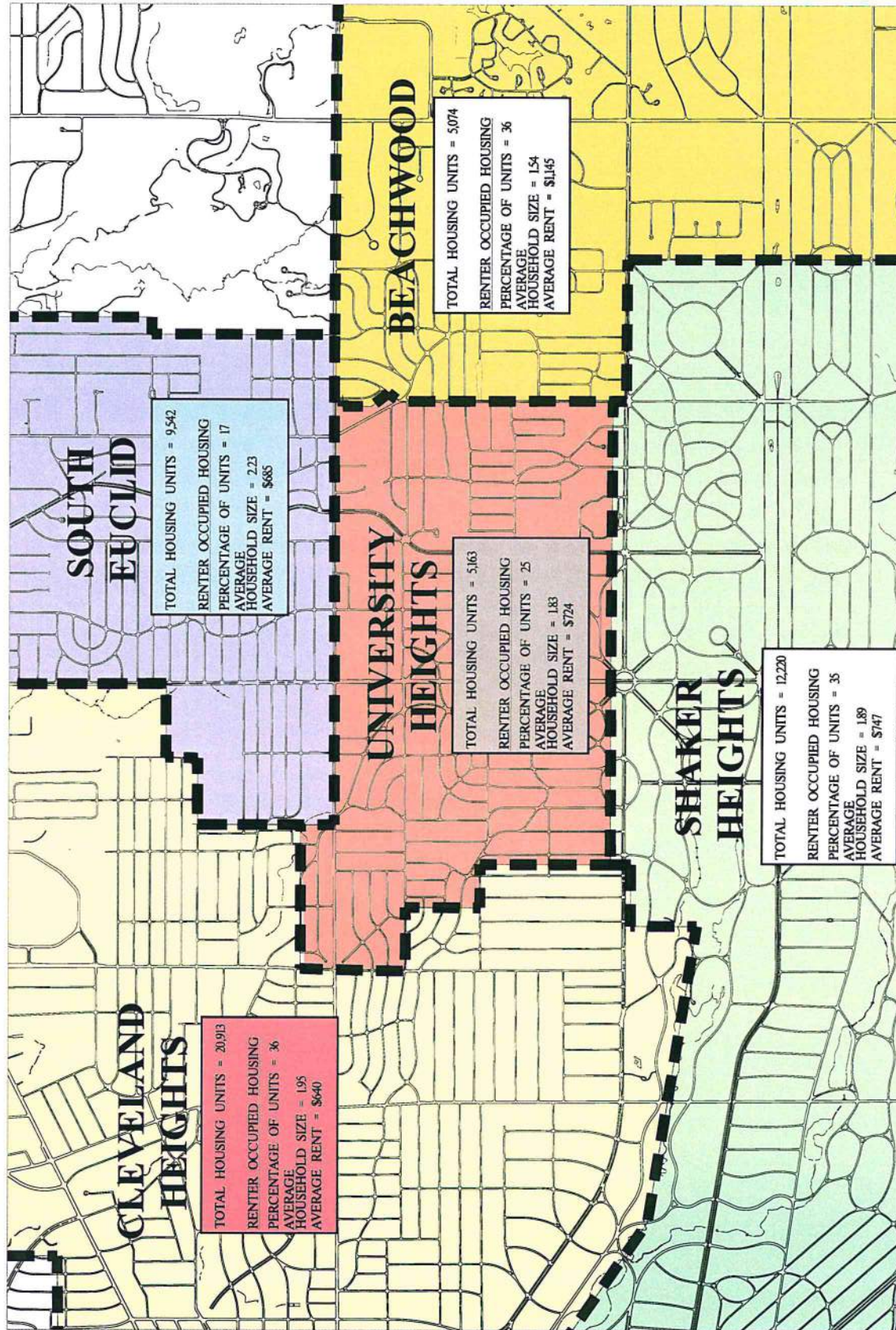


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THE 'HEIGHTS' COMMUNITY

RENTER- OCCUPIED HOUSING ANALYSIS

- The average rental costs in the city of University Heights are comparable with those of Shaker Heights and higher than those of Cleveland Heights and South Euclid.

DRAWING KEY

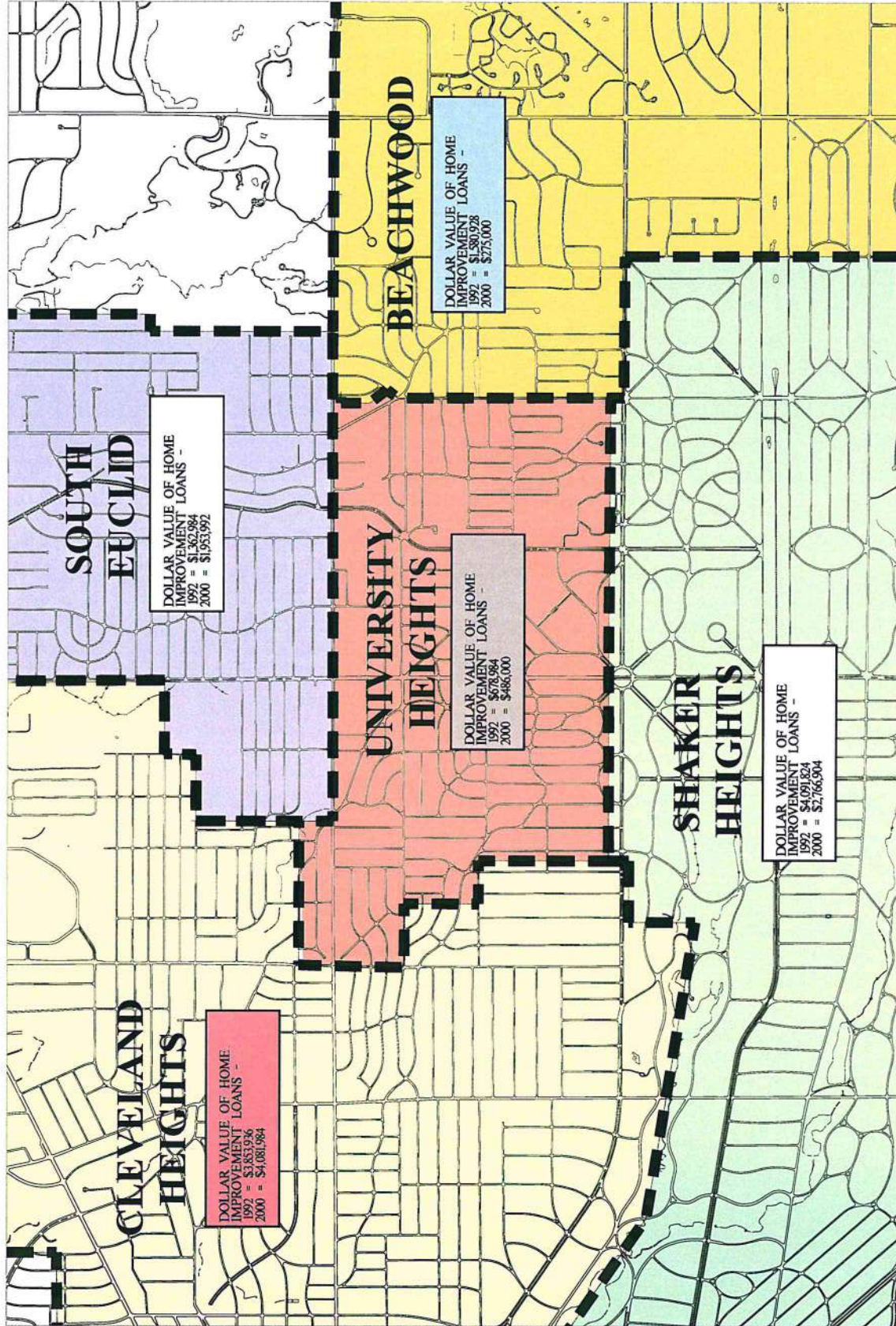
- GREATEST PERCENTAGE RENTER OCCUPIED
- LOWEST PERCENTAGE RENTER OCCUPIED



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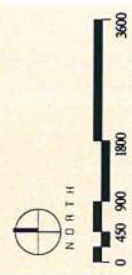
THE 'HEIGHTS' COMMUNITY

RESIDENTIAL INVESTMENT ANALYSIS

- When comparing home improvement loan values to the number of units, University Heights ranks low with an average of \$99.13/unit. Shaker Heights is the highest at \$226.42/unit and Beachwood is the lowest at \$54.20/unit.

- It has been noted however, that the general investment levels within the City have been higher based on the number of permits granted.

DRAWING KEY
 MOST MONEY SPENT ON HOME IMPROVEMENTS
 LEAST MONEY SPENT ON HOME IMPROVEMENTS

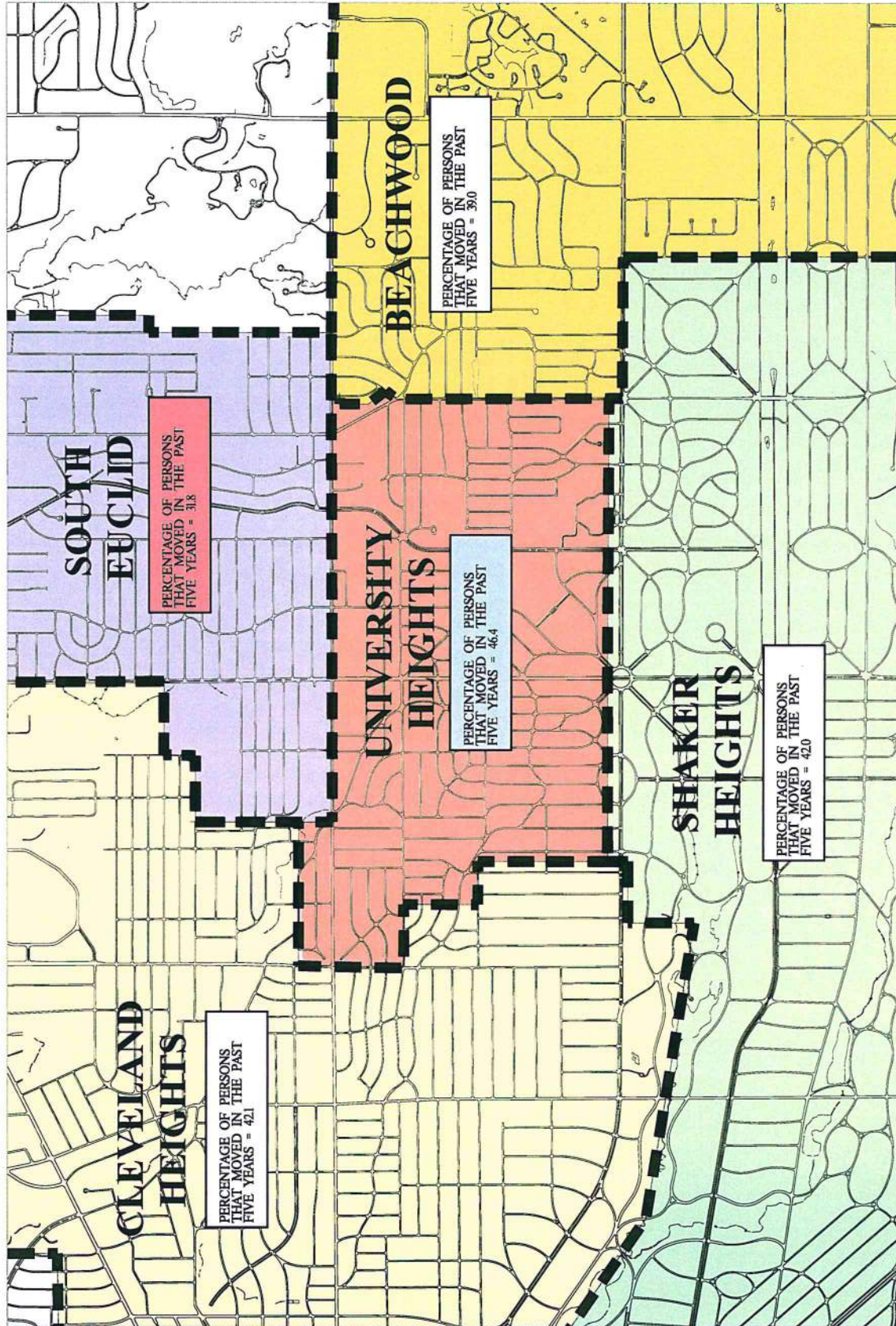


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THE 'HEIGHTS' COMMUNITY

RESIDENTIAL MOVEMENT ANALYSIS

- In the last five years, University Heights has witnessed a larger percentage of residential movement than adjacent communities.
- This can be attributed to the presence of the University and the similarity of the housing stock.

DRAWING KEY

- LEAST POPULATION MOVEMENT
- MOST POPULATION MOVEMENT



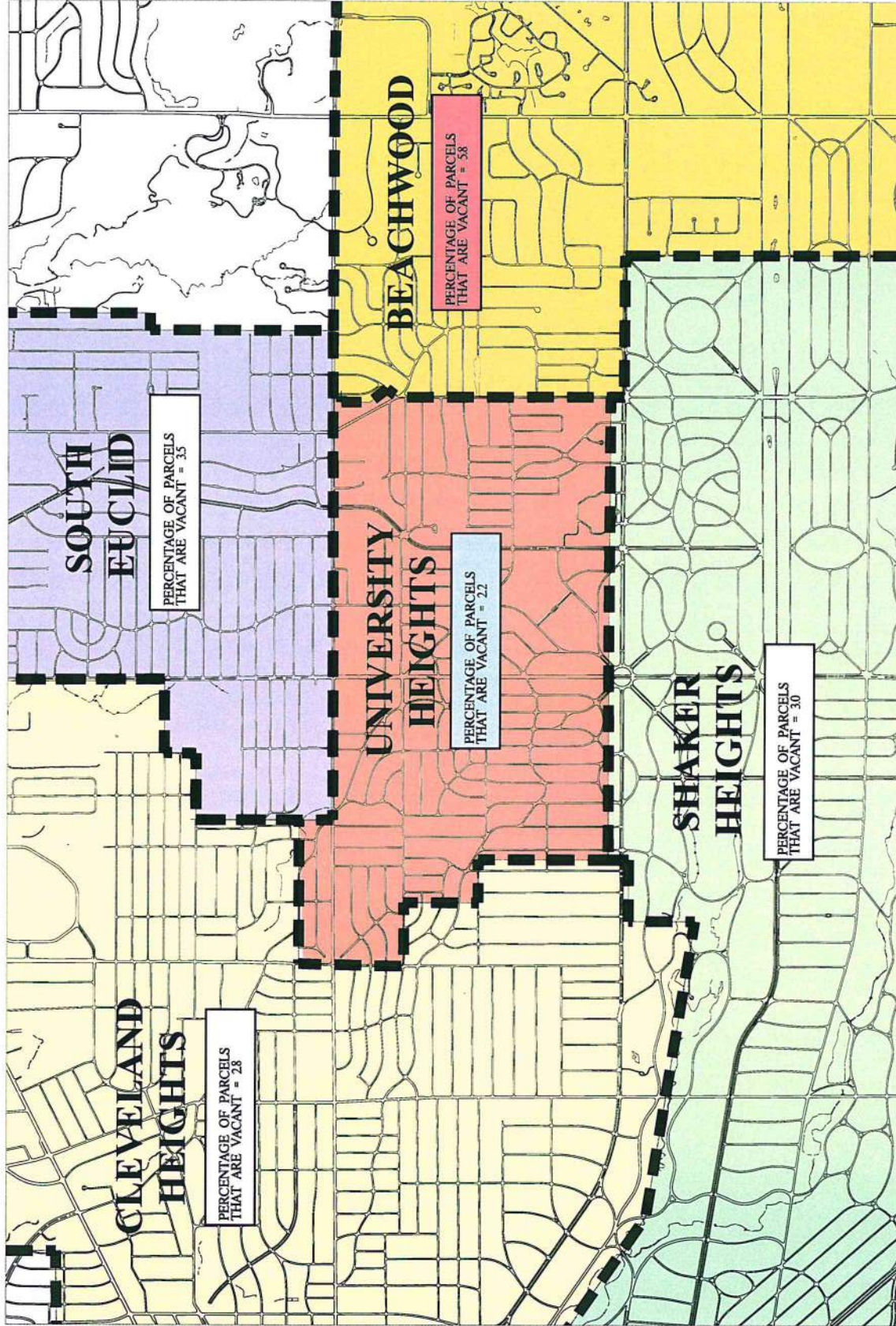
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THE 'HEIGHTS' COMMUNITY

VACANT PARCEL ANALYSIS

- 2.2 percent of the parcels in University Heights are vacant, representing the lowest percentage of surrounding communities.
- The City is extremely built-out, requiring creative solutions for redevelopment sites.

DRAWING KEY

- GREATEST NUMBER OF VACANT PARCELS
- LOWEST NUMBER OF VACANT PARCELS



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CHARACTER OF THE CITY

The physical make-up of University Heights represents the traditional approach to town planning and urban design created in pre-war America. The majority of the city fabric is composed of single-family homes broken down into a variety of different house styles, ages, and sizes representative of the time period in which they were built. The houses have been laid out in a compact arrangement with a greater quantity of smaller lots in comparison to some adjacent communities. From a social standpoint this has resulted in the creation of extremely close-knit neighborhoods and an easily walkable or bikeable community. There is a segment of the residential base of University Heights that consists of duplexes and apartment buildings. The duplexes are typically grouped along main roads throughout the community, such as Warrensville Center Road and Cedar Road. Apartment buildings are also located in a traditional manner, either clustered around shopping districts, at major intersections throughout the city, or along public transportation routes.

The importance of a strong institutional base within a community is readily apparent in University Heights. The presence of such entities as the Fuchs Miztrachi School and the Gesu School has attracted many residents to the city. However, the neighborhood public schools also play an important role in the community. Lauree P. Gearity Elementary School, Frank L. Wiley Middle School, and Canterbury Elementary School not only provide local students the ability to safely walk to school, but provide valuable open park space and playgrounds for recreation and community gathering space.

Along with the Fuchs Miztrachi and Gesu Schools, Bellefaire Residential Treatment Center and John Carroll University serve an important role in bringing people to the area. Bellefaire and John Carroll are able to expose the many attractions of University Heights and its surrounding area to a broad range of people through the diversity of their faculty, students, and patrons. As the only university in the greater Heights region, John Carroll is particularly significant and represents a truly unique feature of University Heights. Students make up a notable segment of the population, and have the ability to live in the community as well as support the businesses and services University Heights has to offer.



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The most recent developments within the City of University Heights have been focused on its retail areas. Once again, following compact, less suburban city planning principles, a series of neighborhood shopping districts have developed with new construction. These districts, for the most part, aspire to a Main Street approach to retailing. They are focused in the Cedar/Taylor neighborhood and in the Cedar Warrensville area of the city where new retail centers along with older shopping locations such as Fairmount Circle cater to the needs of the surrounding neighborhoods as well as the student population of the university.

Primary municipal functions of the city are centered on a crowded campus along Warrensville Center Road. The City Hall, its various agencies, the service department, the police department, and the fire department share this one site. A number of other neighborhood civic amenities are found throughout the community. The University Heights Library (part of the CH-UH Public Library System) is on Cedar Road near Cedar Center, and the city's Purvis Park at Cedar and Belvoir, houses the city pool, tennis courts and other recreational activities. These community assets together make University Heights a very special neighborhood-oriented community.

By virtue of its location and configuration, University Heights serves as somewhat of a crossroads with a distinct hierarchy of public streets. This includes streets that serve the broader community, streets that serve as connectors within the neighborhoods, and the quiet residential streets that form the heart of the city. When understood and respected, the nature of these streets is critical to the enhancement of safe, walkable, pedestrian neighborhoods and the types of connections required to link them. In many cases, the intimacy of the neighborhood streets allows them to serve as important public space in a city underserved by parks, providing places to gather and to play. Block parties, prevalent throughout the summer months, reflect this understanding and allow the street to be given over temporarily to pedestrians. Streets can also form the boundaries of larger public spaces, such as Fairmount Circle. This is the most unique piece of infrastructure in the Heights area, but it is highly under-utilized. Although the open space is just beyond the



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boundary of University Heights, a great deal of the property that borders the circle lies within the city and creates an important gateway to the city.

Taken as a whole, the community is characterized by its high-quality, dense and tightly-knit neighborhoods, tied together by distinct commercial districts that occur primarily around its edges. Community facilities and institutions are distributed throughout, creating identifiable neighborhood focal points. The resultant feeling of identity that this creates for the neighborhood residents plays a key role in the high quality of life that University Heights offers. Due to its compact size and the pass-through nature of its commercial corridors, however, the identity of the community is often unclear to non-residents, taking on the qualities of surrounding communities. These districts are the focus of the City to non-residents, and must demonstrate the same quality of life ideals prominent within the neighborhoods of the city.

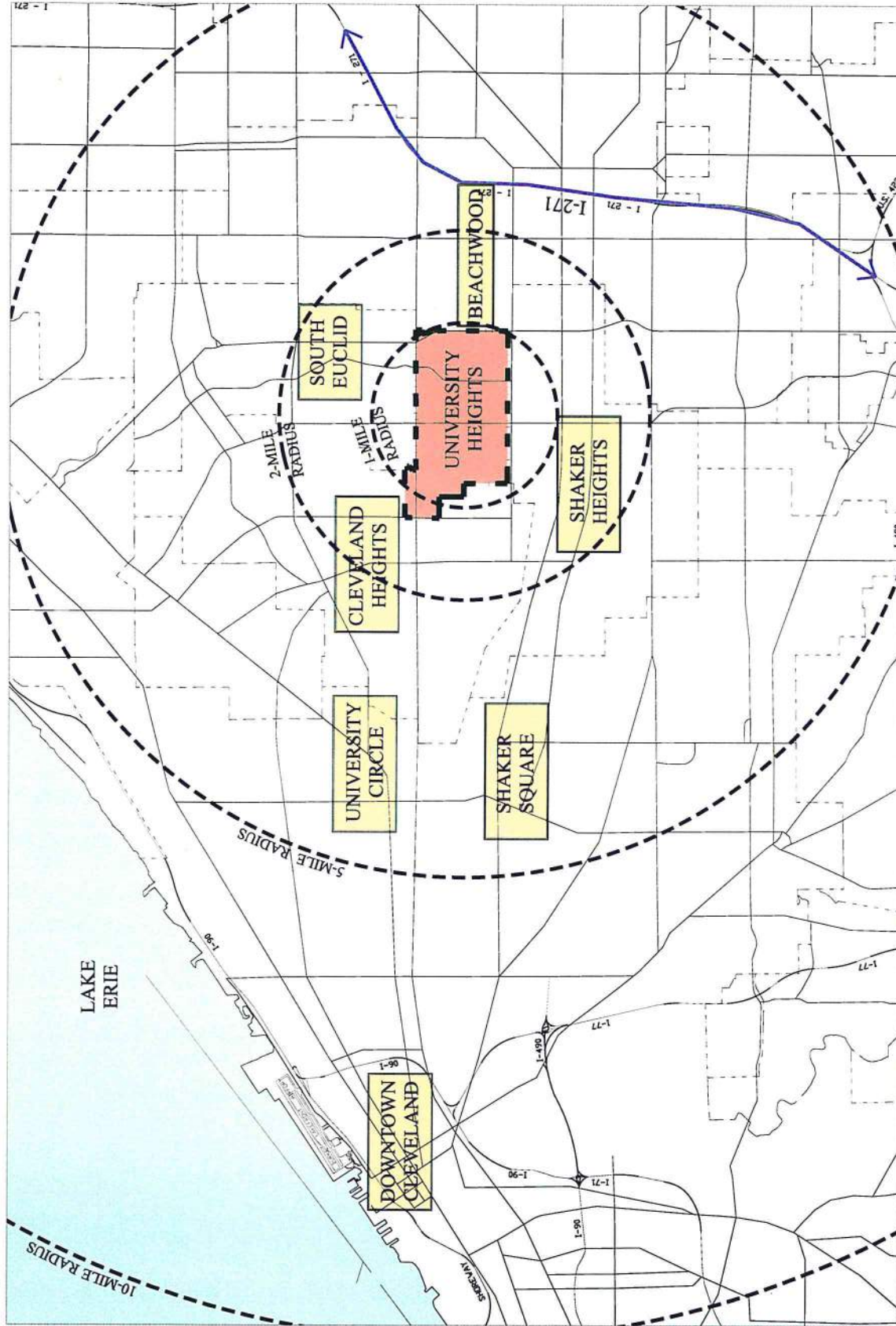
In order to maintain, and improve, the high quality of life that University Heights currently provides its residents a constant, focused reinvestment is needed. The City has demonstrated its commitment to this purpose with the recent commercial projects that have been constructed. The energy and creativity that has been applied to the development of these projects must continue with the remainder of the City's retail districts, and must be applied to its residential and civic projects as well. Being known as the, "the Heights' best kept secret," University Heights can improve its marketability within the region through this constant reinvestment. Continued investment both in and around civic and institutional entities can express to residents and non-residents alike the high emphasis that University Heights places on education, knowledge, and its commitment to raising quality of life standards.

The following maps demonstrate a physical analysis of the *Character of the City*, including land use, transportation, infrastructure, community gateways and activity centers.



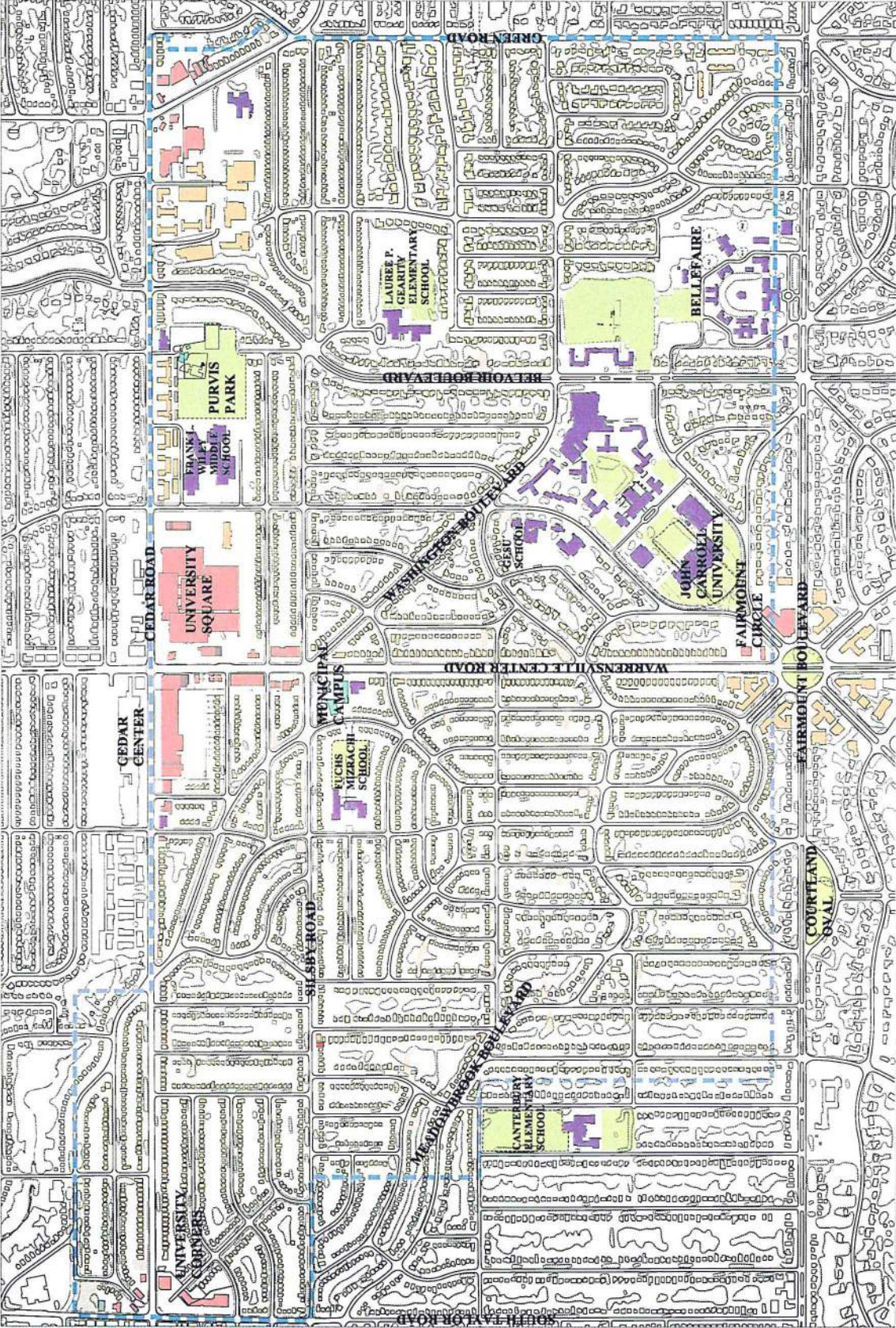
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CHARACTER OF THE CITY

LAND USE

LAND AREA: 18 SQ. MILES
POPULATION: 14,146

ACRES OF PARK SPACE: 511
NO. OF PUBLIC SCHOOLS: 3
NO. OF PRIVATE SCHOOLS: 2
NO. OF RETAIL DISTRICTS: 4
NO. OF RELIGIOUS INST.: 6

- DRAWING KEY**
- SINGLE FAMILY
 - DUPLEX
 - MULTI-FAMILY
 - MIXED USE
 - COMMERCIAL
 - CIVIC
 - INSTITUTIONAL
 - PARKS/OPEN SPACE
 - VACANT

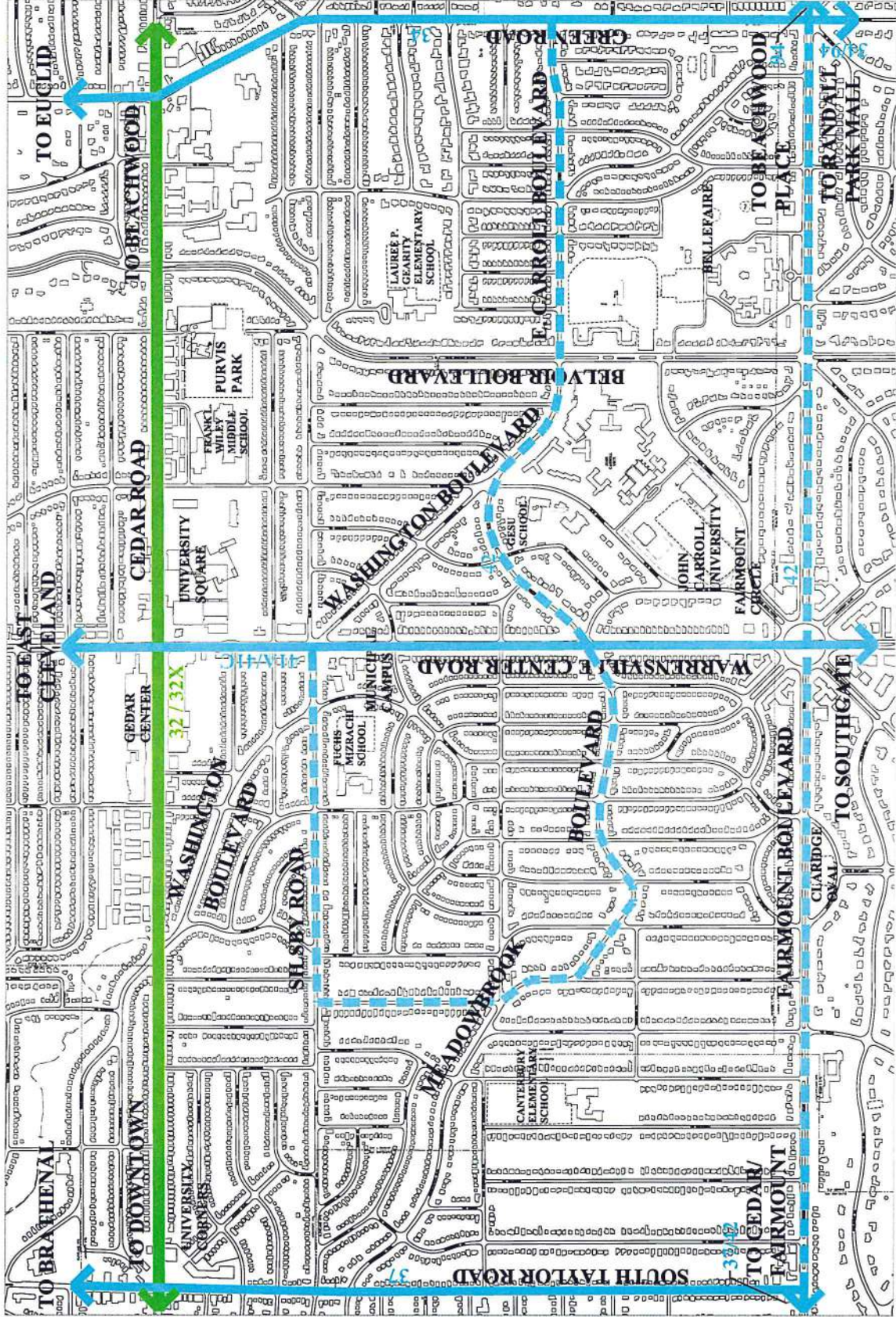


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CHARACTER OF THE CITY

RTA / PUBLIC
TRANSPORTATION
LINKAGES

- DRAWING KEY**
- EXPRESS BUS ROUTES
 - LOCAL BUS ROUTES
 - LIMITED LOCAL BUS ROUTES

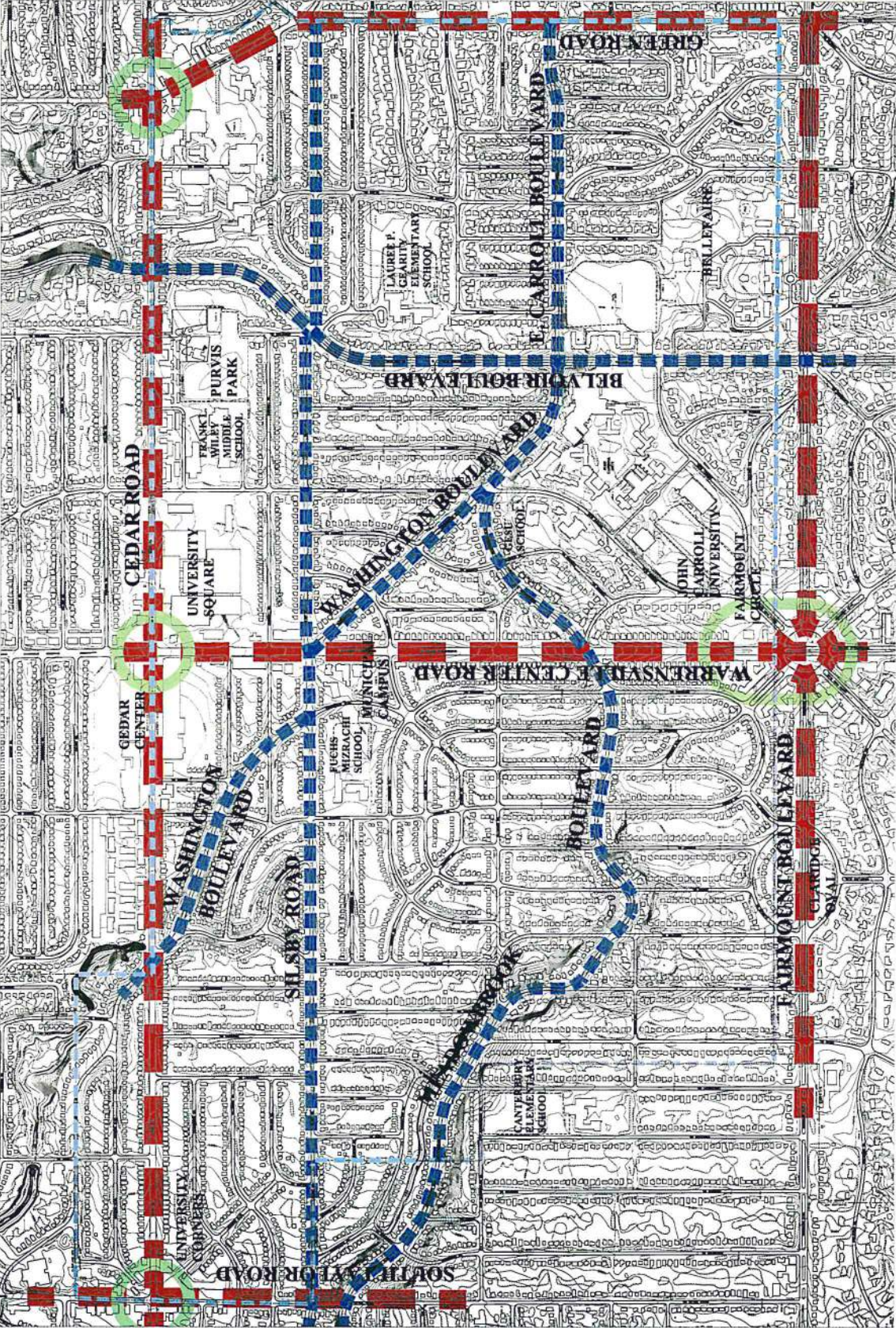


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CHARACTER OF THE CITY

INFRASTRUCTURE ANALYSIS

NO. OF MAJOR THROUGH STREETS: 4
 NO. OF MINOR THROUGH STREETS: 4
 NO. OF MAJOR COMMUNITY GATEWAYS: 4

- DRAWING KEY**
- MAJOR THROUGH STREET
 - MINOR THROUGH STREET
 - COMMUNITY GATEWAYS

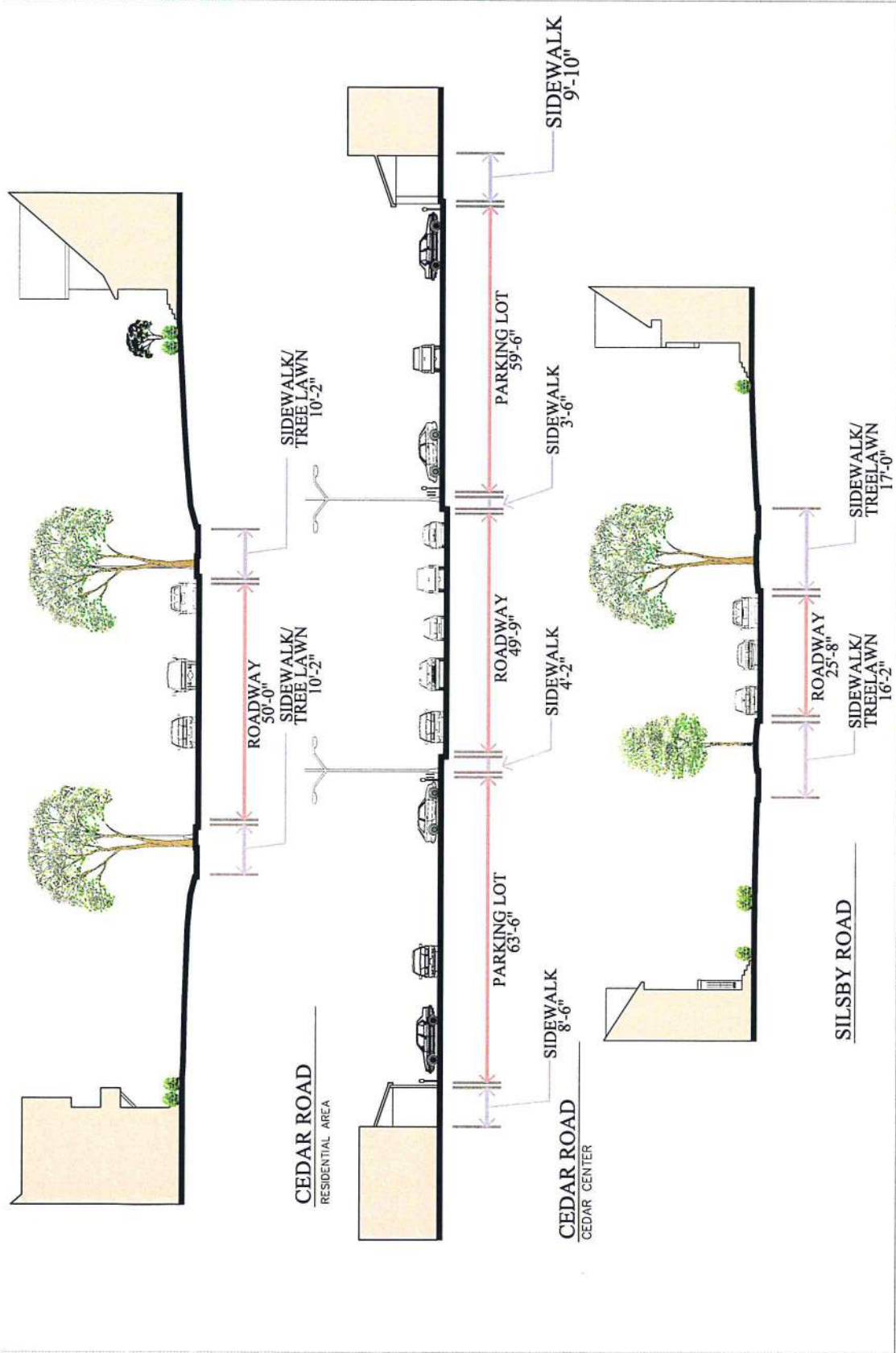


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CHARACTER OF THE CITY THE STREETS

- Cedar Road, particularly in the retail district, does not represent the desired balance between auto and pedestrian-oriented values as expressed important by residents.
- Silsby road, with its narrow roadway and wide sidewalks and tree lawns, maintains a strong pedestrian feeling, while functioning as a "Minor Through Street."

DRAWING KEY

- AUTO-DOMINANT ZONE
- PEDESTRIAN-DOMINANT ZONE

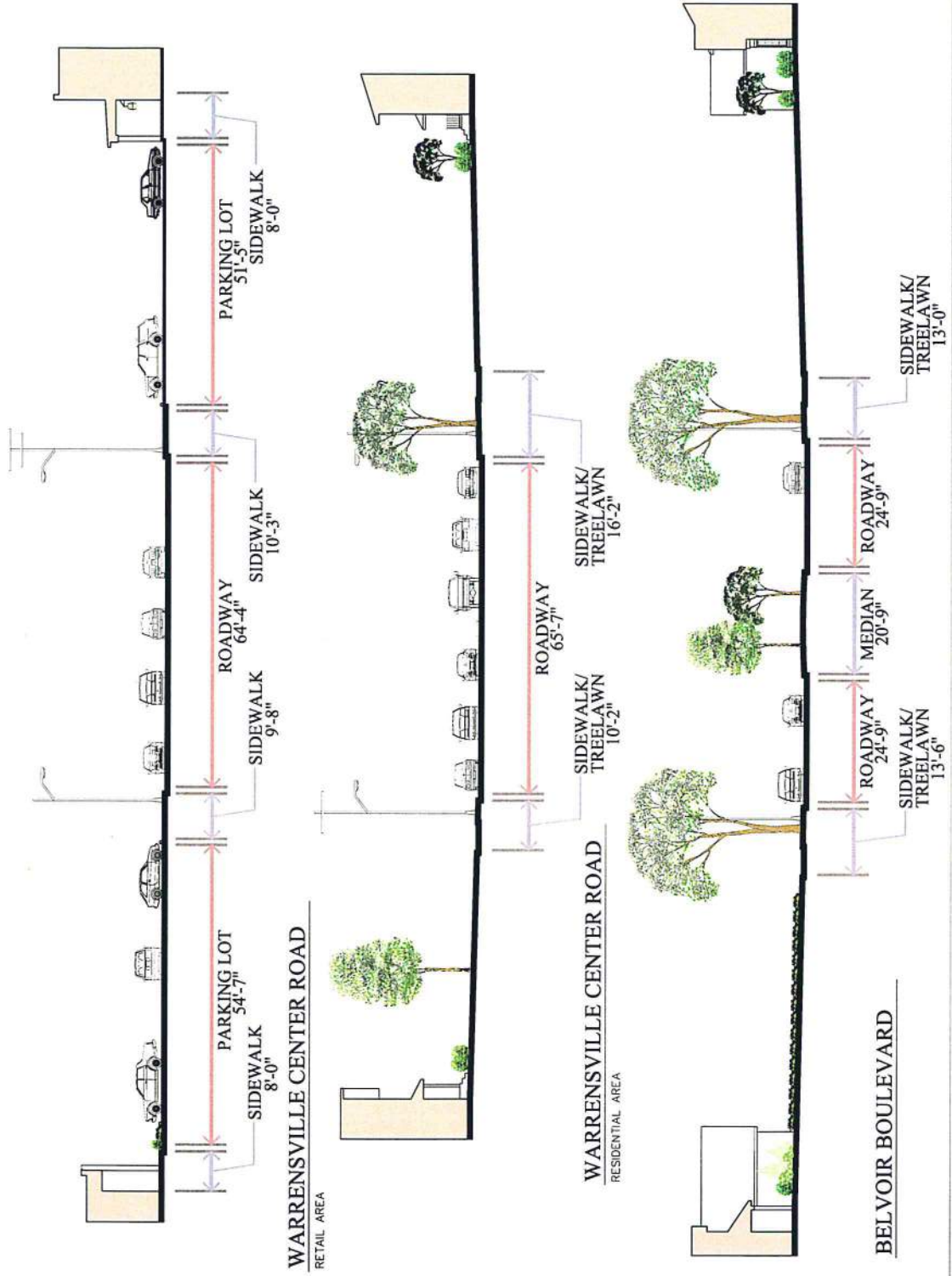


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CHARACTER OF THE CITY THE STREETS

- As Warrensville Center Road passes through University Heights there is a much greater importance given to the automobile than the pedestrian in both the retail and residential portions of the street.

- The median along Belvoir Boulevard provides a park-like feeling to the street, balancing the needs of the pedestrian and the automobile.

DRAWING KEY

- AUTO-DOMINANT ZONE
- PEDESTRIAN-DOMINANT ZONE



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