

INTRODUCTION

The City of Olmsted Falls, Ohio invites statements of qualification from professional city planning agencies for the preparation of a comprehensive municipal Master Plan. The City's last comprehensive plan was completed in 1994. Some portions of the plan were achieved; others were not. The goal is to take a fresh look at the community, address the areas where continued development is possible and, acknowledging our limitations and building on our many strengths, use innovative and cost-effective planning to guide our future development.

BRIEF BACKGROUND

The City of Olmsted Falls is located in the southwestern quadrant of Cuyahoga County, where we are surrounded by Berea, Middleburg Heights, Strongsville, Olmsted Township and North Olmsted. We are also adjacent to North Ridgeville and Columbia Township in Lorain County. The Olmsted Falls City School District includes Olmsted Township and very small parts of Columbia Township and the City of Berea.

Olmsted Falls is 4.1 square miles and has a population of 7,962 according to the 2000 census. We have a National Register Historic District, which includes our commercial downtown area that has become our identity as a relatively small, bedroom community. The west branch of the Rocky River runs through our city, with two public recreation areas along its banks.

We are not adjacent to any expressway. Access to Interstates 71 to the east and 480 to the north are approximately seven miles and three miles away, respectively. The Ohio Turnpike (I-80) traverses the southern portion of Olmsted Falls, however, the nearest Turnpike interchange is approximately four miles west of the city in Lorain County.

Downtown Olmsted Falls is approximately five miles from Cleveland Hopkins Airport, providing convenient access for businesses and residents, along with undesirable environmental and noise impacts. Additionally, Olmsted Falls has two rail lines passing through our City. A Norfolk Southern line in the northern portion of town, and a CSX line in the southern portion, scheduled for a grade separation at Route 252 (Columbia Road) within the next two years.

AREAS OF FOCUS

Downtown Commercial District

Re-evaluation of our commercial downtown area considering...

- Its National Register Historic District designation
- The possible expansion of the commercial core
- The possible increase in density with additional commercial and/or residential
- Parking needs
- Visible pedestrian and vehicular connection to the park area and river
- Our close proximity to other retail options

Mixed Use Planned Development District

This area on State Route 252, about a quarter-mile south of Bagley Road and north of the Ohio Turnpike, is bordered by the west branch of the Rocky River on the east and Plum Creek on the west. Zoned Mixed Use in the mid-nineties, this area has seen little beneficial development. A re-evaluation of this area considering...

- The scenic river and creek borders
- The Columbia Road frontage
- The greenhouse industry existing in the area, near and long term
- The close proximity, but lack of pedestrian connectivity, to our downtown
- Traffic concerns with any build-out
- Wetland issues

Southern Portion of Route 252 (from Ohio Turnpike South to Sprague Road)

Acknowledging the future grade separation project that will take place in this area, the existence of some historic properties, some commercial uses, and some single-family housing, a re-evaluation of this area considering...

- Riverfront properties on the east
- The possibility/benefits of a second historic district
- The viability of another commercial area

Industrial Areas (north and south)

Re-evaluate these areas and their viability as industrial properties

Remaining Vacant Residential Land

Re-evaluate these areas for alternative, low-density housing options

Review of Existing Development

A review of the existing residential, commercial, and industrial areas and how they fulfill the needs of the population.

GOALS

- To increase and diversify our tax base/business development
- To build upon our strengths (location, surroundings, aesthetics)
- To bring a balance of uses to our community
- To be environmentally responsible with regard to our development
- To enhance the quality of life to the greatest degree possible for all our residents

MEETINGS AND COORDINATION

The Master Plan preparation process shall be concluded by September 30, 2007. The City, before the initiation of the plan preparation process, shall appoint a volunteer group, The Master Plan Strategic Working Group. This Group will be comprised of up to 24 members who will represent all facets of the community and will serve in an advisory capacity to the consultant and the City. As many as 12 meetings with the consultant and the Group are expected to be held once every four to six weeks to share findings and seek advisory opinion at key stages of the Master Plan formulation. Two additional meetings with City officials throughout the process will also be required. Additionally, two public meetings to share findings with, and solicit input from the public prior to delivery of the final draft Master Plan to the City of Olmsted Falls for adoption shall be required.

STATEMENT OF QUALIFICATION REQUIREMENTS

The statement of qualification should detail the agency's planning qualifications, philosophy, and experience with similar projects to enable the City to establish that the agency is competent to complete the project as described. Professional resumes of each member of the project team should be included, along with references from communities that have utilized the agency for planning projects. The Mayor and his designees will review all statements. The Mayor and his designees may exercise their option to interview one or more of the responding agencies before the City selects one to do the plan. Contact person is Rosann Jones, Olmsted Falls City Hall, 440-235-6264, economicdev@olmstedfalls.org.

TIMETABLE

Five (5) copies of the statement of qualification for the preparation of the City's Master Plan are to be received by noon on Friday, June 23th, 2006 to the attention of Rosann Jones, Director of Economic Development, Olmsted Falls City Hall, 26100 Bagley Road, Olmsted Falls, Ohio 44138.

