



12650 DETROIT AVENUE 44107 216-529-6055  
[www.lakewoodoh.gov](http://www.lakewoodoh.gov)  
Lakewood City Council  
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TRISTAN RADER  
SARAH KEPPLER

**Ward Council**  
KYLE BAKER, WARD 1  
JASON SHACHNER, WARD 2  
CINDY STREBIG, WARD 3  
CINDY MARX, WARD 4

Issued 05/01/24

## **PUBLIC NOTICE – HOUSING, PLANNING & DEVELOPMENT**

Housing, Planning & Development Committee will meet Monday May 6, 2024 at 6:30 p.m. in the Auditorium of Lakewood City Hall at 12650 Detroit Avenue. The meeting is open to the public.

Individuals with disabilities who require accommodations for participation in meetings must request accommodations at least 3 business days ahead of the scheduled meeting. Contact Michelle Nochta at (216) 529-5906 [michelle.nochta@lakewoodoh.net](mailto:michelle.nochta@lakewoodoh.net).

The meeting will be livestreamed on the City's website at the following link:

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[www.lakewoodoh.gov/councilvideos](http://www.lakewoodoh.gov/councilvideos)

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### **PUBLIC COMMENT PROTOCOL (Updated 6/21)**

The public is invited to comment on agenda items in person or by submitting a written comment in advance of the meeting using the eComment platform available [HERE](#). New users must create an eComment account.

### ***The agenda is as follows:***

Approval of the minutes of the March 25, 2024 meeting of the Housing, Planning & Development Committee.

Approval of the minutes of the April 22, 2024 joint special meeting of the Housing, Planning & Development Committee and Planning Commission.

**ORDINANCE 41-2023** - AN ORDINANCE to take effect immediately provided it receives the affirmative vote of at least two thirds of the members of Council to amend Chapter 779 Medical Marijuana Operations of the Codified Ordinances of the City of Lakewood to provide a permitting process for both Medical and Adult Use Marijuana Dispensaries. (*1<sup>st</sup> read & referred to HPD 12/18/23; 2<sup>nd</sup> reading 1/2/24*)

**ORDINANCE 42-2023** - AN ORDINANCE to take effect immediately provided it receives the affirmative vote of at least two thirds of the members of Council to amend Schedule 1129.02 Permitted uses in commercial districts and Chapter 1165 Medical Marijuana Dispensaries, of the Codified Ordinances of the City of Lakewood and to permit Medical and Adult Use Marijuana Dispensaries in Commercial Districts. (*1<sup>st</sup> read & referred to PC & HPD 12/18/23; 2<sup>nd</sup> reading 1/2/24*)

**RESOLUTION 2024-12** - A RESOLUTION to take effect immediately provided it receives the affirmative vote of at least two-thirds of the members of Council, or otherwise to take effect at the earliest period allowed by law, to adopt the Madison Park Master Plan. (*Introduced 2/20/24 and referred to HPD & PC*)

Tom Bullock, Chair

Jason Shachner, Kyle Baker; Members

**HOUSING, PLANNING & DEVELOPMENT COMMITTEE**

ORDINANCE NO. 41-2023

BY: SHACHNER, KEPPLER, MARX, RADER,  
BAKER

AN ORDINANCE to take effect immediately provided it receives the affirmative vote of at least two thirds of the members of Council to amend Chapter 779 Medical Marijuana Operations of the Codified Ordinances of the City of Lakewood to provide a permitting process for both Medical and Adult Use Marijuana Dispensaries.

WHEREAS, as set forth in Section 2.12 of the Third Amended Charter of the City of Lakewood, this Council by a vote of at least two thirds of its members determines that this ordinance is an emergency measure and that it shall take effect immediately and that it is necessary for the immediate preservation of the public property, health, and safety and to provide for the usual daily operation of municipal departments in regulating marijuana dispensaries should be adopted as soon as possible.

BE IT ORDAINED BY THE CITY OF LAKEWOOD, OHIO:

Section 1. Chapter 779 Medical Marijuana Operations of the Lakewood Codified Ordinances is retitled Marijuana Operations.

Section 2. Section 779.01 Purpose of the Lakewood Codified Ordinances, currently reading as follows:

**779.01 PURPOSE**

The purposes of this chapter are to establish limitations on medical marijuana operations within the City and to establish reasonable and uniform regulations to minimize and control the negative secondary effects of medical marijuana dispensaries within the City, all in order to promote the health, safety, and welfare of the citizens of the City.

is hereby repealed.

Section 3. That new Section 779.01 Purpose is hereby enacted to read as follows:

The purposes of this chapter are to establish limitations on ~~medical~~ marijuana operations within the City and to establish reasonable and uniform regulations to minimize and control the negative secondary effects of ~~medical~~ marijuana dispensaries within the City, all in order to promote the health, safety, and welfare of the citizens of the City.

Section 4. Section 779.02 Definitions of the Lakewood Codified Ordinances, currently reading as follows:

## 779.02 DEFINITIONS

For purposes of this chapter,

- (a) "Medical marijuana" shall have the same meaning as in R.C. 3796.01.
- (b) "School," "church," "public library," "public playground," and "public park" shall have the same meanings as in R.C. 3796.30.
- (c) "Disqualifying offense," "cultivator," "processor" and "dispensary" shall have the same meanings as in Ohio Admin. Code 3796:1-1-01 or subsequent similar regulations.
- (d) "Licensee" means, with respect to a medical marijuana dispensary license issued under this chapter, a person in whose name a license to operate a medical marijuana dispensary has been issued, as well as the individual(s) designated on the license application as principally responsible for the operation of the medical marijuana dispensary.
- (e) "Operate" means to control or hold primary responsibility for the operation of a medical marijuana dispensary, either as a business entity, as an individual, or as part of a group of individuals with shared responsibility. "Operate" or "cause to be operated" shall mean to cause to function or to put or keep in operation. Operator means any persons on the premises of a medical marijuana dispensary who is authorized to exercise overall operational control or hold primary responsibility for the operation of a medical marijuana dispensary or who causes to function or who puts or keeps in operation the business. A person may be found to be operation or causing to be operated a medical marijuana dispensary whether or not that person is an owner, part owner, or licensee of the business.
- (f) "Person" means an individual, proprietorship, partnership, firm, association, joint stock company, corporation or combination of individuals of whatever form or character.
- (g) "Transfer of ownership or control" of a medical marijuana dispensary shall mean any of the following:
  - (1) The sale, lease, or sublease of the business;
  - (2) The transfer of securities which constitute a controlling interest in the business, whether by sale, exchange, or similar means; or
  - (3) The establishment of a trust, gift, or other similar legal device which transfers the ownership or control of the business, except for transfer by bequest or other operation of law upon the death of the person possessing the ownership or control.
- (h) "Director" shall mean the Director of Public Safety, "Commissioner" shall mean the Building Commissioner, and "Chief" shall mean the Chief of Police of the City.

is hereby repealed.

Section 5. That new section 779.02 Definitions is hereby enacted as follows:

For purposes of this chapter,

- (a) "Adult use cannabis " or "cannabis " or "marijuana" means marihuana as defined in section R.C. 3719.01.

(b) "Marijuana dispensary" means the holder of a current, valid retail dispensary license issued under R.C. Chapter 3796 and/or R.C. Chapter 3780 and any rules promulgated thereunder to sell adult use and/or medical marijuana as authorized.

(a) "Medical marijuana" shall have the same meaning as in R.C. 3796.01.

(b) "School," "church," "public library," "public playground," and "public park" shall have the same meanings as in R.C. 3796.30.

(c) "Disqualifying offense," "cultivator," "processor" and "dispensary" shall have the same meanings as in Ohio Admin. Code 3796:1-1-01 or subsequent similar regulations.

(d) "Licensee" means, with respect to a medical marijuana dispensary license issued under this chapter, a person in whose name a license to operate a medical marijuana dispensary has been issued, as well as the individual(s) designated on the license application as principally responsible for the operation of the medical marijuana dispensary.

(e) "Operate" means to control or hold primary responsibility for the operation of a medical and/or adult use marijuana dispensary, either as a business entity, as an individual, or as part of a group of individuals with shared responsibility. "Operate" or "cause to be operated" shall mean to cause to function or to put or keep in operation. Operator means any persons on the premises of a medical and/or adult use marijuana dispensary who is authorized to exercise overall operational control or hold primary responsibility for the operation of a medical marijuana dispensary or who causes to function or who puts or keeps in operation the business. A person may be found to be operation or causing to be operated a medical marijuana dispensary whether or not that person is an owner, part owner, or licensee of the business.

(f) "Person" means an individual, proprietorship, partnership, firm, association, joint stock company, corporation or combination of individuals of whatever form or character.

(g) "Transfer of ownership or control" of a medical marijuana dispensary shall mean any of the following:

(1) The sale, lease, or sublease of the business;

(2) The transfer of securities which constitute a controlling interest in the business, whether by sale, exchange, or similar means; or

(3) The establishment of a trust, gift, or other similar legal device which transfers the ownership or control of the business, except for transfer by bequest or other operation of law upon the death of the person possessing the ownership or control.

(h) "Director" shall mean the Director of Public Safety, "Commissioner" shall mean the Building Commissioner, and "Chief" shall mean the Chief of Police of the City.

Section 6. Section 779.03 Applicability of the Lakewood Codified Ordinances, currently reading as follows:

### **779.03 APPLICABILITY**

Businesses subject to this chapter are medical marijuana cultivators, processors and dispensaries.  
is hereby repealed.

Section 7. That new Section 779.03 Applicability is hereby enacted as follows:

Businesses subject to this chapter are medical and adult use marijuana cultivators, processors and dispensaries.

Section 8. Section 779.04 Prohibition on certain medical marihuana operations of the Lakewood Codified Ordinances, currently reading as follows:

**779.04 PROHIBITION ON CERTAIN MEDICAL MARIJUANA OPERATIONS.**

- (a) No person shall operate a medical marijuana cultivator or processor in the City.
- (b) Any person who violates this section shall be guilty of a misdemeanor of the first degree.

is hereby repealed.

Section 9. That new Section 779.04 of the Lakewood Codified Ordinances, is hereby enacted as follows:

**779.04 PROHIBITION ON CERTAIN ~~MEDICAL~~ MARIJUANA OPERATIONS.**

- (a) No person shall operate a ~~medical~~ marijuana cultivator or processor in the City.
- (b) Any person who violates this section shall be guilty of a misdemeanor of the first degree.

Section 10. Section 779.05 Medical marijuana dispensary license required of the Lakewood Codified Ordinances, currently reading as follows:

**779.05 MEDICAL MARIJUANA DISPENSARY LICENSE REQUIRED.**

- (a) No person shall operate a medical marijuana dispensary without a valid medical marijuana dispensary license issued by the City pursuant to this chapter.
- (b) Any person who violates subsection (a) of this section shall be guilty of a misdemeanor of the first degree.

is hereby repealed.

Section 11. That new Section 779.05 of the Lakewood Codified Ordinances, is hereby enacted as follows:

**779.05 ~~MEDICAL~~ MARIJUANA DISPENSARY LICENSE REQUIRED.**

(a) No person shall operate a medical or adult use marijuana dispensary without a valid ~~medical~~ marijuana dispensary license issued by the City pursuant to this chapter.

(b) Any person who violates subsection (a) of this section shall be guilty of a misdemeanor of the first degree.

Section 12. Section 779.06 Medical marijuana dispensary license application of the Lakewood Codified Ordinances, currently reading as follows:

**779.06 MEDICAL MARIJUANA DISPENSARY LICENSE APPLICATION.**

(a) An application for a medical marijuana dispensary license shall be submitted to the Director on a form provided by the Director. The application may request and the applicant shall provide such information as reasonably necessary to enable the City to determine whether the applicant meets the qualifications established in this chapter.

(b) An application for a medical marijuana dispensary license shall identify and be signed by the following persons:

(1) If the business entity is owned by an individual, that individual.

(2) If the business entity is owned by a corporation, each officer or director of the corporation, any individual owning or controlling more than 50 percent of the voting shares of the corporation, and any person with an ownership interest in the corporation who will be principally responsible for the operation of the proposed medical marijuana dispensary or greater ownership interest in the corporation.

(3) If the business entity is owned by a limited liability company, each member of the limited liability company, and any person who will be principally responsible for the operation of the proposed medical marijuana dispensary on behalf of the limited liability company.

(4) If the business entity is owned by a partnership (general or limited), a joint venture, or any other type of organization where two or more persons share in the profits and liabilities of the organization, each partner (other than limited partners); and any other person entitled to share in the profits of the organization, whether or not such person is also obligated to share in the liabilities of the organization, who will be principally responsible for the operation of the proposed medical marijuana dispensary.

(c) An application for a medical marijuana dispensary license must designate one or more individuals to be principally responsible for the operation of the proposed medical marijuana dispensary, if a license is granted. At least one person so designated must be involved in the day-to-day operation of the proposed medical marijuana dispensary on a regular basis. Each person so designated, as well as the business entity itself, shall be considered a license applicant, must qualify as a licensee under this chapter, and shall be considered a licensee if a license is granted.

(d) An application for a medical marijuana dispensary license shall be completed according to the instructions of the application form, which shall require the following:

(1) If the applicant is:

A. An individual, state the legal name and any aliases of such individual;

B. A partnership, state the complete name of the partnership and all of its partners and whether the partnership is general or limited, and provide a copy of the partnership agreement, if any; or

C. A joint venture, or any other type of organization where two or more persons share in the profits and liabilities of the organization, state the complete name of the organization and provide a copy of the legal document establishing the organization, if any; or

D. A corporation, state the complete name of the corporation and the date of its incorporation, provide evidence that the corporation is in good standing under the laws of its state of incorporation, and state the names and capacity of all officers and directors, the name of the registered corporate agent, and the address of the registered office for service of process.

E. A limited liability company, state the complete name of the limited liability company and the date of its organization, provide evidence that the company is in good standing under the laws of its state of organization, and state the names of all members, the name of the registered statutory agent, and the address of the registered office for service of process.

(2) If the applicant intends to operate the medical marijuana dispensary under a name other than that of the applicant, state the fictitious name to be used and submit copies of documentation evidencing the registration of the business name under applicable laws.

(3) State whether any applicant, or any of the individuals identified in the application pursuant to subsection (b) hereof, has been convicted of a disqualifying offense, and if so, the specified offense and the date, place, and jurisdiction of each such conviction.

(4) State whether any applicant, or any of the individuals identified in the application pursuant to subsection (b) hereof, has had a previous license under this chapter or other similar regulation of another jurisdiction denied, suspended or revoked, including the name and location of the medical marijuana dispensary for which the permit was denied, suspended or revoked, as well as the date of the denial, suspension or revocation; and state whether the applicant has been a partner in a partnership or an officer, director or 10 percent or greater owner of a corporation licensed under this chapter whose license has previously been denied, suspended or revoked, including the name and location of the business for which the permit was denied, suspended or revoked as well as the date of denial, suspension or revocation.

(5) State whether any applicant, or any of the individuals identified in the application pursuant to subsection (b) hereof, holds any other licenses under this chapter or other similar regulation from this or another jurisdiction and, if so, the names and locations of such other licensed businesses.

(6) State the location of the proposed medical marijuana dispensary, including a legal description of the property, street address, and telephone number(s), if any.

(7) State the mailing address and residential address of each applicant and each person signing the application.

(8) Submit a current, valid retail dispensary license or provisional dispensary license issued to the applicant by the state board of pharmacy under the provisions of R.C. Chapter 3796 and

the regulations promulgated thereunder, or evidence that the applicant has made application for such a license or provisional license to the state board of pharmacy.

(9) Submit a security plan for review and approval by the Chief. The security plan shall be on a form or in a manner prescribed by the Chief and shall include, at a minimum, a lighting plan that identifies how the interior, façade, adjoining sidewalks, parking areas and immediate surrounding areas of the dispensary will be illuminated and how the lighting will deflect light away from adjacent properties; and an identification of operable cameras, alarms, security guards and other security measures to be present on the premises whether during or outside business hours. The security plan should address the applicant's use of off-street parking and proposed use of armed security guards, video surveillance and door, building and parking lot security as appropriate. The applicant shall supply all additional information requested by the Chief necessary for the Chief to evaluate the security plan.

(10) State the driver's license number and Social Security number of each applicant who is a natural person and each person signing the application, or, for an applicant that is not a natural person, the applicant's federally issued tax identification number.

(11) Submit proof that each applicant who is a natural person is at least 18 years old.

(12) Submit a sketch or diagram showing the configuration of the premises of the medical marijuana dispensary. The diagram shall also designate the place at which the dispensary license will be conspicuously posted, if issued. The sketch or diagram need not be professionally prepared, but it must be drawn to a designated scale or drawn with marked dimensions of the interior of the premises to an accuracy of plus or minus six inches.

is hereby repealed.

Section 13. That new Section 779.06 of the Lakewood Codified Ordinances, is hereby enacted as follows:

**779.06 ~~MEDICAL~~ MARIJUANA DISPENSARY LICENSE APPLICATION.**

(a) An application for a medical marijuana dispensary license shall be submitted to the Director on a form provided by the Director. The application may request and the applicant shall provide such information as reasonably necessary to enable the City to determine whether the applicant meets the qualifications established in this chapter.

(b) An application for a ~~medical~~ marijuana dispensary license shall identify and be signed by the following persons:

(1) If the business entity is owned by an individual, that individual.

(2) If the business entity is owned by a corporation, each officer or director of the corporation, any individual owning or controlling more than 50 percent of the voting shares of the corporation, and any person with an ownership interest in the corporation who will be principally responsible for the operation of the proposed ~~medical~~ marijuana dispensary or greater ownership interest in the corporation.

(3) If the business entity is owned by a limited liability company, each member of the limited liability company, and any person who will be principally responsible for the operation of the proposed ~~medical~~ marijuana dispensary on behalf of the limited liability company.

(4) If the business entity is owned by a partnership (general or limited), a joint venture, or any other type of organization where two or more persons share in the profits and liabilities of the organization, each partner (other than limited partners); and any other person entitled to share in the profits of the organization, whether or not such person is also obligated to share in the liabilities of the organization, who will be principally responsible for the operation of the proposed ~~medical~~ marijuana dispensary.

(c) An application for a ~~medical~~ marijuana dispensary license must designate one or more individuals to be principally responsible for the operation of the proposed ~~medical~~ marijuana dispensary, if a license is granted. At least one person so designated must be involved in the day-to-day operation of the proposed ~~medical~~ marijuana dispensary on a regular basis. Each person so designated, as well as the business entity itself, shall be considered a license applicant, must qualify as a licensee under this chapter, and shall be considered a licensee if a license is granted.

(d) An application for a ~~medical~~ marijuana dispensary license shall be completed according to the instructions of the application form, which shall require the following:

(1) If the applicant is:

A. An individual, state the legal name and any aliases of such individual;

B. A partnership, state the complete name of the partnership and all of its partners and whether the partnership is general or limited, and provide a copy of the partnership agreement, if any; or

C. A joint venture, or any other type of organization where two or more persons share in the profits and liabilities of the organization, state the complete name of the organization and provide a copy of the legal document establishing the organization, if any; or

D. A corporation, state the complete name of the corporation and the date of its incorporation, provide evidence that the corporation is in good standing under the laws of its state of incorporation, and state the names and capacity of all officers and directors, the name of the registered corporate agent, and the address of the registered office for service of process.

E. A limited liability company, state the complete name of the limited liability company and the date of its organization, provide evidence that the company is in good standing under the laws of its state of organization, and state the names of all members, the name of the registered statutory agent, and the address of the registered office for service of process.

(2) If the applicant intends to operate the ~~medical~~ marijuana dispensary under a name other than that of the applicant, state the fictitious name to be used and submit copies of documentation evidencing the registration of the business name under applicable laws.

(3) State whether any applicant, or any of the individuals identified in the application pursuant to subsection (b) hereof, has been convicted of a disqualifying offense, and if so, the specified offense and the date, place, and jurisdiction of each such conviction.

(4) State whether any applicant, or any of the individuals identified in the application pursuant to subsection (b) hereof, has had a previous license under this chapter or other similar regulation of another jurisdiction denied, suspended or revoked, including the name and location of the medical marijuana dispensary for which the permit was denied, suspended or revoked, as well as the date of the denial, suspension or revocation; and state whether the applicant has been a partner in a partnership or an officer, director or 10 percent or greater owner of a corporation licensed under this chapter whose license has previously been denied, suspended or revoked, including the name and location of the business for which the permit was denied, suspended or revoked as well as the date of denial, suspension or revocation.

(5) State whether any applicant, or any of the individuals identified in the application pursuant to subsection (b) hereof, holds any other licenses under this chapter or other similar regulation from this or another jurisdiction and, if so, the names and locations of such other licensed businesses.

(6) State the location of the proposed ~~medical~~ marijuana dispensary, including a legal description of the property, street address, and telephone number(s), if any.

(7) State the mailing address and residential address of each applicant and each person signing the application.

(8) Submit a current, valid retail dispensary license or provisional dispensary license issued to the applicant by the state board of pharmacy under the provisions of R.C. Chapter 3796 and the regulations promulgated thereunder and/or by the division of cannabis control under the provisions of R.C. Chapter 3780 and the regulations promulgated thereunder, or evidence that the applicant has made application for such a license or provisional license to the state board of pharmacy and/or the division of cannabis control.

(9) Submit a security plan for review and approval by the Chief. The security plan shall be on a form or in a manner prescribed by the Chief and shall include, at a minimum, a lighting plan that identifies how the interior, façade, adjoining sidewalks, parking areas and immediate surrounding areas of the dispensary will be illuminated and how the lighting will deflect light away from adjacent properties; and an identification of operable cameras, alarms, security guards and other security measures to be present on the premises whether during or outside business hours. The security plan should address the applicant's use of off-street parking and proposed use of armed security guards, video surveillance and door, building and parking lot security as appropriate. The applicant shall supply all additional information requested by the Chief necessary for the Chief to evaluate the security plan.

(10) State the driver's license number and Social Security number of each applicant who is a natural person and each person signing the application, or, for an applicant that is not a natural person, the applicant's federally issued tax identification number.

(11) Submit proof that each applicant who is a natural person is at least ~~18~~ 21 years old.

(12) Submit a sketch or diagram showing the configuration of the premises of the medical marijuana dispensary. The diagram shall also designate the place at which the dispensary license will be conspicuously posted, if issued. The sketch or diagram need not be professionally

prepared, but it must be drawn to a designated scale or drawn with marked dimensions of the interior of the premises to an accuracy of plus or minus six inches.

Section 14. Section 779.07 Issuance of medical marijuana dispensary license of the Lakewood Codified Ordinances, currently reading as follows:

**779.07 ISSUANCE OF MEDICAL MARIJUANA DISPENSARY LICENSE.**

(a) Within five days of receipt of an application for a medical marijuana dispensary license, the Director shall notify the Commissioner and the Chief of such application. In making such notification, the Director shall request that the Chief promptly investigate the information provided in the application and shall request that the Chief and Commissioner promptly inspect the premises for which the medical marijuana dispensary license is sought in order to assess compliance with the regulations under their respective jurisdictions.

(b) The Chief and the Commissioner shall begin their respective investigations and inspections promptly upon receipt of notice of an application from the Director. The Chief and Commissioner shall provide the results of their investigations, including written certifications of whether the premises and applicants are in compliance with the laws and regulations under their respective jurisdictions, to the Director, in writing, within 60 days of receipt of notice of the application.

(c) The Commissioner's inspection of the premises for which a medical marijuana dispensary license is sought shall include an investigation as to whether the premises are in compliance with the Ohio Basic Building Code, the Lakewood Zoning Code, the Lakewood Property Maintenance Code, and the provisions of this chapter related to physical characteristics of the premises.

(d) Within 90 days after receipt of a completed medical marijuana dispensary license application, the Director shall approve or deny the issuance of a license. The Director shall approve the issuance of a license to an applicant unless he or she determines that one or more of the following findings is true:

(1) An applicant who is a natural person is under 18 years of age.

(2) An applicant has failed to provide information reasonably necessary for issuance of the license as requested on the application form, or has falsely answered a question or request for information on the application form.

(3) No person identified in the application pursuant to Section 779.06(b) or Section 779.06(c) of this chapter has been denied a license to operate a medical marijuana dispensary or has had a license to operate a medical marijuana dispensary revoked within the preceding 12 months by any jurisdiction.

(4) No person identified in the application pursuant to Section 779.06(b) or Section 779.06(c) of this chapter has been convicted of a disqualifying offense.

(5) The proposed medical marijuana dispensary would violate or fail to be in compliance with any provisions of the Lakewood Zoning Code, Property Maintenance Code or General Offenses Code, or state statute or regulation.

(6) The application and investigation fee or a prior license fee required by this chapter has not been paid in full.

(7) An applicant is in violation of or in not in compliance with any provision of this chapter, except as provided in subsection (e)(1) of this section.

(e) If the Director determines that one or both of the following findings is true, the license issued pursuant to subsection (d) of this section shall contain a requirement that the licensee correct all deficiencies specified within 120 days of the date the license is issued:

(1) The results of inspections of the premises by the Chief or the Commissioner indicate that the premises are not in compliance with applicable laws and regulations under their respective jurisdictions, including the provisions of this chapter related to characteristics of the physical premises. This subsection shall not apply to premises that are in violation of any law or regulation that is identified or referenced in subsections (d)(1) through (d)(7) hereof.

(2) An applicant is overdue in payment to the City of taxes, fees, fines, or penalties assessed against or imposed upon him or her in relation to any business, which are not the subject of a pending appeal or other legal challenge.

(f) If the Director determines that no other grounds for denial of a license exist under subsection (d) hereof, the Director shall not delay approval of the application past the end of the 90-day period provided in this section solely because the Chief has not provided the Director with the results of his inspection of the premises; the results of the Commissioner's inspection of the premises are not available; or the Chief has not completed his investigation of the criminal background of the applicant(s). If, after approving the issuance of a license, the Director receives information from his investigation which he determines constitutes grounds for denial of a license under subsection (d) hereof, then the medical marijuana dispensary license issued pursuant to this subsection (f) hereof shall be immediately revoked. If after approving the issuance of a license, the Director receives information concerning the results of inspections of the premises by the Chief, or the Commissioner's inspection, which the Director determines constitutes grounds for the issuance of a license subject to a requirement to correct deficiencies under subsection (e) hereof, then a requirement shall be added to the terms of the medical marijuana dispensary licenses issued pursuant to this subsection (f) hereof to correct all deficiencies noted within 120 days of the date such requirement is added.

(g) A medical marijuana dispensary license, if granted, shall state on its face the name of the person or persons to whom it is granted, the expiration date, and the address of the licensed medical marijuana dispensary. All medical marijuana dispensary licenses shall be posted in a conspicuous place at or near the entrance to the business so that they may be easily read at any time.

(h) The Director shall advise the applicant in writing of the reasons for any license denial.  
is hereby repealed.

Section 15. That new Section 779.07 of the Lakewood Codified Ordinances, is hereby enacted as follows:

(a) Within five days of receipt of an application for a ~~medical~~ marijuana dispensary license, the Director shall notify the Commissioner and the Chief of such application. In making such notification, the Director shall request that the Chief promptly investigate the information provided in the application and shall request that the Chief and Commissioner promptly inspect the premises for which the ~~medical~~ marijuana dispensary license is sought in order to assess compliance with the regulations under their respective jurisdictions.

(b) The Chief and the Commissioner shall begin their respective investigations and inspections promptly upon receipt of notice of an application from the Director. The Chief and Commissioner shall provide the results of their investigations, including written certifications of whether the premises and applicants are in compliance with the laws and regulations under their respective jurisdictions, to the Director, in writing, within 60 days of receipt of notice of the application.

(c) The Commissioner's inspection of the premises for which a ~~medical~~ marijuana dispensary license is sought shall include an investigation as to whether the premises are in compliance with the Ohio Basic Building Code, the Lakewood Zoning Code, the Lakewood Property Maintenance Code, and the provisions of this chapter related to physical characteristics of the premises.

(d) Within 90 days after receipt of a completed ~~medical~~ marijuana dispensary license application, the Director shall approve or deny the issuance of a license. The Director shall approve the issuance of a license to an applicant unless he or she determines that one or more of the following findings is true:

(1) An applicant who is a natural person is under 18 years of age.

(2) An applicant has failed to provide information reasonably necessary for issuance of the license as requested on the application form, or has falsely answered a question or request for information on the application form.

(3) No person identified in the application pursuant to Section 779.06(b) or Section 779.06(c) of this chapter has been denied a license to operate a ~~medical~~ marijuana dispensary or has had a license to operate a ~~medical~~ marijuana dispensary revoked within the preceding 12 months by any jurisdiction.

(4) No person identified in the application pursuant to Section 779.06(b) or Section 779.06(c) of this chapter has been convicted of a disqualifying offense.

(5) The proposed medical marijuana dispensary would violate or fail to be in compliance with any provisions of the Lakewood Zoning Code, Property Maintenance Code or General Offenses Code, or state statute or regulation.

(6) The application and investigation fee or a prior license fee required by this chapter has not been paid in full.

(7) An applicant is in violation of or in not in compliance with any provision of this chapter, except as provided in subsection (e)(1) of this section.

(e) If the Director determines that one or both of the following findings is true, the license issued pursuant to subsection (d) of this section shall contain a requirement that the licensee correct all deficiencies specified within 120 days of the date the license is issued:

(1) The results of inspections of the premises by the Chief or the Commissioner indicate that the premises are not in compliance with applicable laws and regulations under their respective jurisdictions, including the provisions of this chapter related to characteristics of the physical premises. This subsection shall not apply to premises that are in violation of any law or regulation that is identified or referenced in subsections (d)(1) through (d)(7) hereof.

(2) An applicant is overdue in payment to the City of taxes, fees, fines, or penalties assessed against or imposed upon him or her in relation to any business, which are not the subject of a pending appeal or other legal challenge.

(f) If the Director determines that no other grounds for denial of a license exist under subsection (d) hereof, the Director shall not delay approval of the application past the end of the 90-day period provided in this section solely because the Chief has not provided the Director with the results of his inspection of the premises; the results of the Commissioner's inspection of the premises are not available; or the Chief has not completed his investigation of the criminal background of the applicant(s). If, after approving the issuance of a license, the Director receives information from his investigation which he determines constitutes grounds for denial of a license under subsection (d) hereof, then the ~~medical~~ marijuana dispensary license issued pursuant to this subsection (f) hereof shall be immediately revoked. If after approving the issuance of a license, the Director receives information concerning the results of inspections of the premises by the Chief, or the Commissioner's inspection, which the Director determines constitutes grounds for the issuance of a license subject to a requirement to correct deficiencies under subsection (e) hereof, then a requirement shall be added to the terms of the medical marijuana dispensary licenses issued pursuant to this subsection (f) hereof to correct all deficiencies noted within 120 days of the date such requirement is added.

(g) A ~~medical~~ marijuana dispensary license, if granted, shall state on its face the name of the person or persons to whom it is granted, the expiration date, and the address of the licensed medical marijuana dispensary. All ~~medical~~ marijuana dispensary licenses shall be posted in a conspicuous place at or near the entrance to the business so that they may be easily read at any time.

(h) The Director shall advise the applicant in writing of the reasons for any license denial.

Section 16. Section 779.08 Fees of the Lakewood Codified Ordinances, currently reading as follows:

**779.08 FEES.**

(a) Every application for a new medical marijuana dispensary license shall be accompanied by a \$350.00 non-refundable application and investigation fee.

(b) Every application for renewal of a medical marijuana dispensary license shall be accompanied by a \$250.00 non-refundable application and investigation fee.

(c) In addition to the application and investigation fee required in subsection (a) or (b) hereof, every applicant that is granted a medical marijuana dispensary license (new or renewal) shall pay to the City an annual, non-prorated license fee in the amount of \$25,000.00 upon license issuance or renewal, plus an amount equaling 1.5 percent of the licensee's gross annual sales above the amount of \$1,250,000.00, which the licensee shall calculate at the expiration of the license or renewal term using sales figures from the licensee's state-mandated reporting or recordkeeping forms, and which the licensee shall pay to the City within 60 days of the expiration of any term (new or renewal) of the license. The initial license fee may be refunded only if the applicant does not receive a license issued by the state board of pharmacy for a period covering any portion of the term of the license issued by the City. The licensee shall give the Director or his or her designee(s) an opportunity to review the data and basis upon which the licensee has calculated fees due under this section.

is hereby repealed.

Section 17. That new Section 779.08 of the Lakewood Codified Ordinances, is hereby enacted as follows:

(a) Every application for a new ~~medical~~ marijuana dispensary license shall be accompanied by a \$350.00 non-refundable application and investigation fee.

(b) Every application for renewal of a ~~medical~~ marijuana dispensary license shall be accompanied by a \$250.00 non-refundable application and investigation fee.

(c) In addition to the application and investigation fee required in subsection (a) or (b) hereof, every applicant that is granted a ~~medical~~ marijuana dispensary license (new or renewal) shall pay to the City an annual, non-prorated license fee in the amount of \$25,000.00 upon license issuance or renewal, ~~plus an amount equaling 1.5 percent of the licensee's gross annual sales above the amount of \$1,250,000.00, which the licensee shall calculate at the expiration of the license or renewal term using sales figures from the licensee's state-mandated reporting or recordkeeping forms, and which the licensee shall pay to the City within 60 days of the expiration of any term (new or renewal) of the license.~~ The initial license fee may be refunded only if the applicant does not receive a license issued by the state board of pharmacy or the division of cannabis control for a period covering any portion of the term of the license issued by the City. ~~The licensee shall give the Director or his or her designee(s) an opportunity to review the data and basis upon which the licensee has calculated fees due under this section.~~

Section 18. Section 779.09 Inspection of the Lakewood Codified Ordinances, currently reading as follows:

#### **779.09 INSPECTION.**

(a) The Division of Police and Commissioner shall, from time to time, inspect each medical marijuana dispensary licensed under the provisions of this chapter that is open to the public in order to assess compliance with the provisions of this chapter.

(b) An applicant or licensee shall permit the Commissioner or designees and the Chief or designees, as well as representatives of other city departments and divisions, to inspect a medical marijuana dispensary that is open to the public for the purpose of insuring compliance with the law, during times that it is occupied or open for business.

(c) An applicant or licensee shall subject the application to denial or the license to revocation if he or she refuses to permit such lawful inspection of the premises.

is hereby repealed.

Section 19. That new section 779.09 of the Lakewood Codified Ordinances, is hereby enacted as follows:

(a) The Division of Police and Commissioner shall, from time to time, inspect each ~~medical~~ marijuana dispensary licensed under the provisions of this chapter that is open to the public in order to assess compliance with the provisions of this chapter.

(b) An applicant or licensee shall permit the Commissioner or designees and the Chief or designees, as well as representatives of other city departments and divisions, to inspect a ~~medical~~ marijuana dispensary that is open to the public for the purpose of insuring compliance with the law, during times that it is occupied or open for business.

(c) An applicant or licensee shall subject the application to denial or the license to revocation if he or she refuses to permit such lawful inspection of the premises.

Section 20. Section 779.10 Expiration and renewal of license of the Lakewood Codified Ordinances, currently reading as follows:

#### **779.10 EXPIRATION AND RENEWAL OF LICENSE.**

(a) Each license issued pursuant to this chapter shall expire one year from the date of issuance and may be renewed by making application as provided in this section. Application for renewal shall be made no more than 90 days and no fewer than 30 days before the expiration date. If application is made fewer than 30 days before the expiration date, the license will not be extended pending a decision on the application, but will expire on its normal expiration date.

(b) An application for renewal of a medical marijuana dispensary license shall be submitted to the Director on a form provided by the Director. The renewal application may request and the applicant shall provide such information as reasonably necessary to enable the City to determine whether the applicant meets the qualifications established in this chapter. The completed renewal application shall describe any changes or additions to, or deletions from, the information provided in the applicant's initial license application pursuant to Section 779.06 of this chapter. The completed renewal application shall be accompanied by copies of any document or material submitted in connection with the initial license application that has been revised or requires revision to reflect any change in circumstances or conditions.

Sketches or diagrams and security plans submitted with an initial medical marijuana dispensary license application may be resubmitted with subsequent renewal applications, provided that the applicant certifies in writing that the sketch or diagram and security plan still depict the premises and plan accurately.

(c) The Director shall make determinations concerning the approval of license renewals based on the same criteria used to evaluate applications for new licenses under Section 779.07 of this chapter.

(d) The Director shall advise the applicant in writing of the reason(s) for any denial of a license renewal.

(e) When the City denies an application for renewal of a license, the applicant shall not be issued another license for one year from the date of denial. If the City finds, subsequent to denial, that the basis for denial of the renewal license has been corrected or abated, the applicant may be granted a license if at least 90 days have elapsed since the denial was issued.

is hereby repealed.

Section 21. That new Section 779.10 of the Lakewood Codified Ordinances, is hereby enacted as follows:

(a) Each license issued pursuant to this chapter shall expire one year from the date of issuance and may be renewed by making application as provided in this section. Application for renewal shall be made no more than 90 days and no fewer than 30 days before the expiration date. If application is made fewer than 30 days before the expiration date, the license will not be extended pending a decision on the application, but will expire on its normal expiration date.

(b) An application for renewal of a ~~medical~~ marijuana dispensary license shall be submitted to the Director on a form provided by the Director. The renewal application may request and the applicant shall provide such information as reasonably necessary to enable the City to determine whether the applicant meets the qualifications established in this chapter. The completed renewal application shall describe any changes or additions to, or deletions from, the information provided in the applicant's initial license application pursuant to Section 779.06 of this chapter. The completed renewal application shall be accompanied by copies of any document or material submitted in connection with the initial license application that has been revised or requires revision to reflect any change in circumstances or conditions.

Sketches or diagrams and security plans submitted with an initial ~~medical~~ marijuana dispensary license application may be resubmitted with subsequent renewal applications, provided that the applicant certifies in writing that the sketch or diagram and security plan still depict the premises and plan accurately.

(c) The Director shall make determinations concerning the approval of license renewals based on the same criteria used to evaluate applications for new licenses under Section 779.07 of this chapter.

(d) The Director shall advise the applicant in writing of the reason(s) for any denial of a license renewal.

(e) When the City denies an application for renewal of a license, the applicant shall not be issued another license for one year from the date of denial. If the City finds, subsequent to denial, that the basis for denial of the renewal license has been corrected or abated, the applicant may be granted a license if at least 90 days have elapsed since the denial was issued.

Section 22. Section 779.11 License suspension of the Lakewood Codified Ordinances, currently reading as follows:

**779.11 LICENSE SUSPENSION.**

(a) The City shall suspend a medical marijuana dispensary license for a period not to exceed 30 days if it determines that a licensee:

(1) Has violated or is not in compliance with any section of this chapter; or

(2) Has authorized or approved an employee's violation of or failure to comply with any section of this chapter, or as a result of the licensee's negligent failure to supervise either the premises of the medical marijuana dispensary or a medical marijuana dispensary has allowed an employee to violate or fail to comply with any section of this chapter.

(b) The City shall suspend a medical marijuana dispensary license for a period not to exceed 30 days if it determines that a licensee or his employee or agent has refused to allow an inspection of the licensed medical marijuana dispensary premises as authorized by this chapter.

(c) The Director shall advise the licensee in writing of the reason(s) for any suspension.

is hereby repealed.

Section 23. That new Section 779.11 of the Lakewood Codified Ordinances, is hereby enacted as follows:

(a) The City shall suspend a ~~medical~~ marijuana dispensary license for a period not to exceed 30 days if it determines that a licensee:

(1) Has violated or is not in compliance with any section of this chapter; or

(2) Has authorized or approved an employee's violation of or failure to comply with any section of this chapter, or as a result of the licensee's negligent failure to supervise either the premises of the ~~medical~~ marijuana dispensary or a ~~medical~~ marijuana dispensary has allowed an employee to violate or fail to comply with any section of this chapter.

(b) The City shall suspend a ~~medical~~ marijuana dispensary license for a period not to exceed 30 days if it determines that a licensee or his employee or agent has refused to allow an inspection of the licensed ~~medical~~ marijuana dispensary premises as authorized by this chapter.

(c) The Director shall advise the licensee in writing of the reason(s) for any suspension.

Section 24. Section 779.12 License revocation of the Lakewood Codified Ordinances, currently reading as follows:

**779.12 LICENSE REVOCATION.**

(a) The City shall revoke a medical marijuana dispensary license if a cause of suspension under Section 779.11 of this chapter occurs and the license has been suspended two times within the preceding 12 months.

(b) The City shall revoke a medical marijuana dispensary license if it determines that:

(1) A licensee gave false or misleading information in the material submitted during the application process;

(2) The licensee(s) failed to comply with any requirement stated in the license, pursuant to Section 779.07(g) of this chapter, to correct specified deficiencies within 120 days;

(3) A licensee has knowingly allowed, or as a result of the licensee's negligent failure to supervise either the premises of the medical marijuana dispensary or a medical marijuana dispensary employee, a licensee has allowed, possession, use, or sale of controlled substances (except medical marijuana) on the premises;

(4) A licensee has knowingly allowed, or as a result of the licensee's negligent failure to supervise either the premises of the medical marijuana dispensary or a medical marijuana dispensary employee, a licensee has allowed the commission of a felony on the premises;

(5) A licensee operated the medical marijuana dispensary during a period of time when the licensee knew or reasonably should have known that the licensee's license was suspended, or when the licensee no longer maintained a dispensary license issued by the state board of pharmacy;

(6) A licensee has been convicted of a specified criminal activity, as defined in Section 779.02 of this chapter, during the term of the license; or

(7) A licensee is delinquent in payment to the City, County, or State for any taxes or fees past due that were assessed or imposed in relation to any business.

(c) The Director shall advise the licensee in writing of the reason(s) for any revocation.

(d) When the City revokes a license, the licensee shall not be issued another license for one year from the date the revocation became effective. If the City finds, subsequent to revocation, that the basis for the revocation has been corrected or abated, the applicant may be granted a license if at least 90 days have elapsed since the date the revocation became effective.

is hereby repealed.

Section 25. That new Section 779.12 of the Lakewood Codified Ordinances, is hereby enacted as follows:

(a) The City shall revoke a ~~medical~~ marijuana dispensary license if a cause of suspension under Section 779.11 of this chapter occurs and the license has been suspended two times within the preceding 12 months.

(b) The City shall revoke a ~~medical~~ marijuana dispensary license if it determines that:

(1) A licensee gave false or misleading information in the material submitted during the application process;

(2) The licensee(s) failed to comply with any requirement stated in the license, pursuant to Section 779.07(g) of this chapter, to correct specified deficiencies within 120 days;

(3) A licensee has knowingly allowed, or as a result of the licensee's negligent failure to supervise either the premises of the ~~medical~~ marijuana dispensary or a ~~medical~~ marijuana dispensary employee, a licensee has allowed, possession, use, or sale of controlled substances (except ~~medical~~ marijuana) on the premises;

(4) A licensee has knowingly allowed, or as a result of the licensee's negligent failure to supervise either the premises of the ~~medical~~ marijuana dispensary or a ~~medical~~ marijuana dispensary employee, a licensee has allowed the commission of a felony on the premises;

(5) A licensee operated the ~~medical~~ marijuana dispensary during a period of time when the licensee knew or reasonably should have known that the licensee's license was suspended, or when the licensee no longer maintained a dispensary license issued by the state board of pharmacy;

(6) A licensee has been convicted of a specified criminal activity, as defined in Section 779.02 of this chapter, during the term of the license; or

(7) A licensee is delinquent in payment to the City, County, or State for any taxes or fees past due that were assessed or imposed in relation to any business.

(c) The Director shall advise the licensee in writing of the reason(s) for any revocation.

(d) When the City revokes a license, the licensee shall not be issued another license for one year from the date the revocation became effective. If the City finds, subsequent to revocation, that the basis for the revocation has been corrected or abated, the applicant may be granted a license if at least 90 days have elapsed since the date the revocation became effective.

Section 26. Section 779.13 Appeal rights of the Lakewood Codified Ordinances, currently reading as follows:

### **779.13 APPEAL RIGHTS.**

(a) Any denial, suspension, or revocation of a new or renewal license under this chapter may be appealed to the City of Lakewood Board of Zoning Appeals by written notice within 10 days of such denial, suspension or revocation. Unless the applicant requests a longer period, the Board of Zoning Appeals must hold a hearing on the appeal within 30 days and must issue a decision affirming or reversing the denial, suspension, or revocation within five days after the hearing.

(b) Any decision by the Board of Zoning Appeals shall be a final appealable order and the applicant or licensee may seek judicial review of such administrative action in any court of competent jurisdiction pursuant to general law.

(c) Any licensee lawfully operating a medical marijuana dispensary prior to the denial of a license renewal application, or the suspension or revocation of a license, may continue to operate said business during the pendency of an appeal of a decision rendered under this chapter to the Board of Zoning Appeals or to a court.

(d) In the event that an applicant for a new medical marijuana dispensary license seeks judicial review of the denial of a new license, there shall be no automatic stay of the denial.

Section 27. That new Section 779.13 of the Lakewood Codified Ordinances, is hereby enacted as follows:

(a) Any denial, suspension, or revocation of a new or renewal license under this chapter may be appealed to the City of Lakewood Board of Zoning Appeals by written notice within 10 days of such denial, suspension or revocation. Unless the applicant requests a longer period, the Board

of Zoning Appeals must hold a hearing on the appeal within 30 days and must issue a decision affirming or reversing the denial, suspension, or revocation within five days after the hearing.

(b) Any decision by the Board of Zoning Appeals shall be a final appealable order and the applicant or licensee may seek judicial review of such administrative action in any court of competent jurisdiction pursuant to general law.

(c) Any licensee lawfully operating a ~~medical~~ marijuana dispensary prior to the denial of a license renewal application, or the suspension or revocation of a license, may continue to operate said business during the pendency of an appeal of a decision rendered under this chapter to the Board of Zoning Appeals or to a court.

(d) In the event that an applicant for a new ~~medical~~ marijuana dispensary license seeks judicial review of the denial of a new license, there shall be no automatic stay of the denial

Section 28. Section 779.14 Transfer of license of the Lakewood Codified Ordinances, currently reading as follows:

**779.14 TRANSFER OF LICENSE.**

A medical marijuana dispensary license is not transferable from one licensee to another or from one location to another without the express written permission of the Director. Any purported transfer of a medical marijuana dispensary license without the express written permission of the Director shall automatically and immediately revoke that license. Notwithstanding anything in this chapter to the contrary, a license transferee shall assume all responsibilities of the license transferor under this chapter and all applicable code.

is hereby repealed.

Section 29. That new Section 779.14 of the Lakewood Codified Ordinances, is hereby enacted as follows:

A ~~medical~~ marijuana dispensary license is not transferable from one licensee to another or from one location to another without the express written permission of the Director. Any purported transfer of a ~~medical~~ marijuana dispensary license without the express written permission of the Director shall automatically and immediately revoke that license. Notwithstanding anything in this chapter to the contrary, a license transferee shall assume all responsibilities of the license transferor under this chapter and all applicable code.

Section 30. Section 779.15 Regulations pertaining to the operation of medical marijuana dispensaries of the Lakewood Codified Ordinances, currently reading as follows:

**779.15 REGULATIONS PERTAINING TO THE OPERATION OF MEDICAL MARIJUANA DISPENSARIES.**

(a) No person may operate or cause to be operated a medical marijuana dispensary without complying with the following requirements:

(1) The medical marijuana dispensary shall be operated in accordance with all applicable laws, rules and regulations promulgated by the state.

(2) The parcel upon which the dispensary is operated shall not at the time the original dispensary license is issued be located within 500 feet from any parcel on which sits a school, church, public library, public playground or public park.

(3) Consultations by medical professionals shall not be permitted at a dispensary, unless the patron already has a recommendation for medical marijuana prior to entering the dispensary.

(4) Signs shall be posted on the outside of the dispensary and shall only contain the name of the business, limited to two colors.

(5) The dispensary shall operate only between the hours of 7:00 a.m. and 9:00 p.m., seven days a week.

(6) The use of any vending machine which allows access to medical marijuana is prohibited. For purposes of this subsection (a)(6), a vending machine is any device which allows access to medical marijuana without a human intermediary.

(7) The premises of every medical marijuana dispensary shall be equipped with overhead lighting fixtures of sufficient intensity to illuminate every place to which patrons are permitted access, including restrooms, at an illumination level of not less than five foot-candles as measured at floor level.

(8) No medical marijuana dispensary shall be operated in any manner that permits the observation from outside the premises of any image depicting or describing a marijuana leaf or the combustion of plant material, whether by means of display, decoration, sign, window or any other means.

(9) Any material change to information provided in the licensee's application including, but not limited to, changes to the security plan must be promptly communicated, in writing, to the Director.

(10) If, at any time, the licensee is subject to any enforcement action by the state, the licensee shall immediately notify the Director and shall provide any relevant information or documentation requested by the Director.

(11) If, at any time, the licensee has a reasonable belief that an actual loss, theft or diversion of medical marijuana or currency worth or amounting to more than \$100.00 has occurred, the licensee shall immediately notify the Director, and in any event such notification shall be provided no later than 24 hours after discovery of the loss, theft or diversion.

(b) Except as otherwise provided in this paragraph, any person who violates subsection (a) hereof, or any person who operates a medical marijuana dispensary and permits a violation of subsection (a) hereof on the premises, shall be guilty of a misdemeanor of the third degree. If the offender previously has been convicted of or pleaded guilty to one violation of subsection (a) hereof, a violation of subsection (a) of this section will be considered a misdemeanor of the second degree. If the offender previously has been convicted of or pleaded guilty to two or more violations of subsection (a) of this section, a violation of subsection (a) hereof will be considered a misdemeanor of the first degree.

is hereby repealed.

Section 31. That new section 779.15 of the Lakewood Codified Ordinances is hereby enacted as follows:

**779.15 REGULATIONS PERTAINING TO THE OPERATION OF ~~MEDICAL~~ MARIJUANA DISPENSARIES.**

(a) No person may operate or cause to be operated a ~~medical~~ marijuana dispensary without complying with the following requirements:

(1) The ~~medical~~ marijuana dispensary shall be operated in accordance with all applicable laws, rules and regulations promulgated by the state.

(2) The parcel upon which the dispensary is operated shall not at the time the original dispensary license is issued be located within 500 feet from any parcel on which sits a school, church, public library, public playground or public park.

(3) Consultations by medical professionals shall not be a permitted at a dispensary, unless the patron already has a recommendation for medical marijuana prior to entering the dispensary.

(4) Signs shall be posted on the outside of the dispensary and shall only contain the name of the business, limited to two colors.

(5) The dispensary shall operate only between the hours of 7:00 a.m. and 9:00 p.m., seven days a week.

(6) The use of any vending machine which allows access to ~~medical~~ marijuana is prohibited. For purposes of this subsection (a)(6), a vending machine is any device which allows access to medical marijuana without a human intermediary.

(7) The premises of every ~~medical~~ marijuana dispensary shall be equipped with overhead lighting fixtures of sufficient intensity to illuminate every place to which patrons are permitted access, including restrooms, at an illumination level of not less than five foot-candles as measured at floor level.

(8) No ~~medical~~ marijuana dispensary shall be operated in any manner that permits the observation from outside the premises of any image depicting or describing a marijuana leaf or the combustion of plant material, whether by means of display, decoration, sign, window or any other means.

(9) Any material change to information provided in the licensee's application including, but not limited to, changes to the security plan must be promptly communicated, in writing, to the Director.

(10) If, at any time, the licensee is subject to any enforcement action by the state, the licensee shall immediately notify the Director and shall provide any relevant information or documentation requested by the Director.

(11) If, at any time, the licensee has a reasonable belief that an actual loss, theft or diversion of ~~medical~~ marijuana or currency worth or amounting to more than \$100.00 has occurred, the licensee shall immediately notify the Director, and in any event such notification shall be provided no later than 24 hours after discovery of the loss, theft or diversion.

(b) Except as otherwise provided in this paragraph, any person who violates subsection (a) hereof, or any person who operates a ~~medical~~ marijuana dispensary and permits a violation of subsection (a) hereof on the premises, shall be guilty of a misdemeanor of the third degree. If the offender previously has been convicted of or pleaded guilty to one violation of subsection (a) hereof, a violation of subsection (a) of this section will be considered a misdemeanor of the second degree. If the offender previously has been convicted of or pleaded guilty to two or more violations of subsection (a) of this section, a violation of subsection (a) hereof will be considered a misdemeanor of the first degree.

Section 32. Section 779.16 Loitering and exterior lighting and monitoring requirements of the Lakewood Codified Ordinances, currently reading as follows:

**779.16 LOITERING AND EXTERIOR LIGHTING AND MONITORING REQUIREMENTS.**

(a) It shall be the duty of the operator of a medical marijuana dispensary to:

(1) Initiate and enforce a no loitering policy within the external boundaries of the real property upon which the medical marijuana dispensary is located;

(2) Post conspicuous signs stating that no loitering is permitted on such property;

(3) Monitor the activities of persons on such property by visually inspecting such property or inspecting such property by use of video cameras and monitors; and

(4) Provide adequate lighting of the exterior premises to provide for visual inspection or video monitoring and to prohibit loitering. The video cameras and monitors shall operate continuously at all times that the premises is open for business.

(b) It shall be unlawful for a person having a duty under this section to knowingly fail to fulfill that duty.

Section 33. That new Section 779.16 of the Lakewood Codified Ordinances is hereby enacted as follows:

(a) It shall be the duty of the operator of a ~~medical~~ marijuana dispensary to:

(1) Initiate and enforce a no loitering policy within the external boundaries of the real property upon which the ~~medical~~ marijuana dispensary is located;

(2) Post conspicuous signs stating that no loitering is permitted on such property;

(3) Monitor the activities of persons on such property by visually inspecting such property or inspecting such property by use of video cameras and monitors; and

(4) Provide adequate lighting of the exterior premises to provide for visual inspection or video monitoring and to prohibit loitering. The video cameras and monitors shall operate continuously at all times that the premises is open for business.

(b) It shall be unlawful for a person having a duty under this section to knowingly fail to fulfill that duty.

Section 34. Section 779.17 Injunction of the Lakewood Codified Ordinances, currently reading as follows:

**779.17 INJUNCTION.**

Any person who operates or causes to be operated a medical marijuana dispensary in violation of this chapter is subject to a suit for injunction as well as prosecution for criminal violations under the Codified Ordinances of the City.

is hereby repealed.

Section 35. That new Section 779.17 of the Lakewood Codified Ordinances is hereby enacted as follows:

Any person who operates or causes to be operated a ~~medical~~ marijuana dispensary in violation of this chapter is subject to a suit for injunction as well as prosecution for criminal violations under the Codified Ordinances of the City.

Section 36. Section 779.19 Change in information of the Lakewood Codified Ordinances, currently reading as follows:

**779.19 CHANGE IN INFORMATION.**

During the pendency of any application for, or during the term of, any medical marijuana dispensary license, the applicant or licensee shall promptly notify the Director in writing of any change in any material information given by the applicant or licensee in the application for such license, including specifically, but without limitation, any change in managers of the medical marijuana dispensary establishment or in the individuals identified in the application pursuant to this chapter; or if any of the events constituting grounds for suspension or revocation pursuant to this chapter occur.

is hereby repealed.

Section 37. That new Section 779.19 of the Lakewood Codified Ordinances is hereby enacted as follows:

During the pendency of any application for, or during the term of, any ~~medical~~ marijuana dispensary license, the applicant or licensee shall promptly notify the Director in writing of any change in any material information given by the applicant or licensee in the application for such license, including specifically, but without limitation, any change in managers of the ~~medical~~ marijuana dispensary establishment or in the individuals identified in the application pursuant to this chapter; or if any of the events constituting grounds for suspension or revocation pursuant to this chapter occur.

Section 38. Section 779.99 Penalty of the Lakewood Codified Ordinances, currently reading as follows:

**779.99 PENALTY.**

(a) Violations of this chapter for which no penalty is specified shall be unclassified misdemeanor offenses punishable by fine or imprisonment, as provided in Section 501.99 of the Codified Ordinances of the City of Lakewood.

(b) Each day that a medical marijuana dispensary operates in violation of this chapter is a separate offense or violation.

is hereby repealed.

Section 39. That new Section 77.99 of the Lakewood Codified Ordinances is hereby enacted as follows:

779.99 PENALTY.

(a) Violations of this chapter for which no penalty is specified shall be unclassified misdemeanor offenses punishable by fine or imprisonment, as provided in Section 501.99 of the Codified Ordinances of the City of Lakewood.

(b) Each day that a ~~medical~~ marijuana dispensary operates in violation of this chapter is a separate offense or violation.

Section 40. It is found and determined that all formal actions of this Council concerning and relating to the passage of this resolution were adopted in an open meeting of this Council, and that all such deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements.

Section 41. This ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare in the City and for the usual daily operation of the City for the reasons set forth and defined in the preamble to this resolution, and provided it receives the affirmative vote of at least two thirds of members of Council, this resolution shall take effect and be in force immediately upon its adoption by the Council and approval by the Mayor; otherwise, it shall take effect and be in force after the earliest period allowed by law.

Adopted: \_\_\_\_\_

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
Maureen M. Bach, Clerk of Council

Approved: \_\_\_\_\_

\_\_\_\_\_  
Meghan F. George, Mayor

1st read & referred to  
 PC & HPD 12/18/23;  
 2nd reading 1/2/24

ORDINANCE NO. 42-2023

BY: SHACHNER, KEPPLER, MARX, RADER,  
 BAKER

AN ORDINANCE to take effect immediately provided it receives the affirmative vote of at least two thirds of the members of Council to amend Schedule 1129.02 Permitted uses in commercial districts and Chapter 1165 Medical Marijuana Dispensaries, of the Codified Ordinances of the City of Lakewood and to permit Medical and Adult Use Marijuana Dispensaries in Commercial Districts.

WHEREAS, as set forth in Section 2.12 of the Third Amended Charter of the City of Lakewood, this Council by a vote of at least two thirds of its members determines that this ordinance is an emergency measure and that it shall take effect immediately and that it is necessary for the immediate preservation of the public property, health, and safety and to provide for the usual daily operation of municipal departments in permitting Medical and Adult Use Marijuana Dispensaries in Commercial Districts should be adopted as soon as possible.

BE IT ORDAINED BY THE CITY OF LAKEWOOD, OHIO:

Section 1. Schedule 1129.02 Permitted uses in commercial districts of the Lakewood Codified Ordinances, currently reading as follows:

<b>SCHEDULE 1129.02: PERMITTED USES IN COMMERCIAL DISTRICTS (Cont.)</b>				
	<b>C1 OFFICE</b>	<b>C2 RETAIL</b>	<b>C3 GENERAL BUSINESS</b>	<b>C4 PUBLIC SCHOOL</b>
<b>Hard Goods Retail Including:</b>				
Automotive Part and Supplies,	-	P	P	C <sup>7</sup>
Furniture Sales,	-	P	P	C <sup>7</sup>
Hardware and Locksmith Services,	-	P	P	C <sup>7</sup>
Garden Supplies, Nurseries,	-	P	P	C <sup>7</sup>
Lumber and Building Supplies,	-	P	P	C <sup>7</sup>
Appliance Repair and Sales, and	-	P	P	C <sup>7</sup>
Display and Showrooms for any	-	P	P	C <sup>7</sup>
Building Product.	-	P	P	C <sup>7</sup>
<b>Personal Care Services Including:</b>				
Barber and Beauty Shops,	C <sup>2</sup>	P	P	C <sup>2, 7</sup>
Cosmetology and Cosmetic Salons,	C <sup>2</sup>	P	P	C <sup>2, 7</sup>
Diet Counseling Centers,	C <sup>2</sup>	P	P	C <sup>2, 7</sup>
Electrolysis Services,	C <sup>2</sup>	P	P	C <sup>2, 7</sup>

Fingernail and Tanning Salons, and	C <sup>2</sup>	P	P	C <sup>2,7</sup>
Massotherapy Services.	C <sup>2</sup>	P	P	C <sup>2,7</sup>
<b>OTHER RETAIL/SERVICES</b> <i>Including:</i>				
Animal Clinics/Hospitals,	-	C	P	C <sup>7</sup>
Veterinarian Offices, and	-	C	P	C <sup>7</sup>
Grooming Services.	-	C	P	C <sup>7</sup>
Medical Marijuana Dispensaries.	C <sup>9</sup>	C <sup>9</sup>	C <sup>9</sup>	
<b>LAUNDROMAT</b>	-	P	P	C <sup>7</sup>
<b>STORAGE WHOLESALE/UTILITY</b> <i>Including:</i>				
Warehousing,	-	-	C	-
Wholesale Trade Operations,	-	-	C	-
Self-Storage Facility.	-	-	C	-
<b>AUTOMOTIVE SERVICES</b>				
Gasoline Service Station	-	C	P	-
Motor Vehicle Sales and Leasing	-	C	P	-
Motor Vehicle Repair Shop	-	C	C	-
Motor Vehicle Rental or Leasing Agency	C	C	C	-
Motor Vehicle Washing/Detailing Facility	-	C	C	-

is hereby repealed.

Section 2. That new Schedule 1129.02 of the Lakewood Codified Ordinances, is hereby enacted as follows:

<b>SCHEDULE 1129.02: PERMITTED USES IN COMMERCIAL DISTRICTS (Cont.)</b>				
	<b>C1 OFFICE</b>	<b>C2 RETAIL</b>	<b>C3 GENERAL BUSINESS</b>	<b>C4 PUBLIC SCHOOL</b>
<b>Hard Goods Retail</b> <i>Including:</i>				
Automotive Part and Supplies,	-	P	P	C <sup>7</sup>
Furniture Sales,	-	P	P	C <sup>7</sup>
Hardware and Locksmith Services,	-	P	P	C <sup>7</sup>
Garden Supplies, Nurseries,	-	P	P	C <sup>7</sup>
Lumber and Building Supplies,	-	P	P	C <sup>7</sup>
Appliance Repair and Sales, and	-	P	P	C <sup>7</sup>
Display and Showrooms for any	-	P	P	C <sup>7</sup>
Building Product.	-	P	P	C <sup>7</sup>

<b>Personal Care Services</b> <i>Including:</i>				
Barber and Beauty Shops,	C <sup>2</sup>	P	P	C <sup>2,7</sup>
Cosmetology and Cosmetic Salons,	C <sup>2</sup>	P	P	C <sup>2,7</sup>
Diet Counseling Centers,	C <sup>2</sup>	P	P	C <sup>2,7</sup>
Electrolysis Services,	C <sup>2</sup>	P	P	C <sup>2,7</sup>
Fingernail and Tanning Salons, and	C <sup>2</sup>	P	P	C <sup>2,7</sup>
Massotherapy Services.	C <sup>2</sup>	P	P	C <sup>2,7</sup>
<b>OTHER RETAIL/SERVICES</b> <i>Including:</i>				
Animal Clinics/Hospitals,	-	C	P	C <sup>7</sup>
Veterinarian Offices, and	-	C	P	C <sup>7</sup>
Grooming Services.	-	C	P	C <sup>7</sup>
Medical Marijuana Dispensaries.	C <sup>9</sup>	C <sup>9</sup>	C <sup>9</sup>	
<b>LAUNDROMAT</b>	-	P	P	C <sup>7</sup>
<b>STORAGE WHOLESALE/UTILITY</b> <i>Including:</i>				
Warehousing,	-	-	C	-
Wholesale Trade Operations,	-	-	C	-
Self-Storage Facility.	-	-	C	-
<b>AUTOMOTIVE SERVICES</b>				
Gasoline Service Station	-	C	P	-
Motor Vehicle Sales and Leasing	-	C	P	-
Motor Vehicle Repair Shop	-	C	C	-
Motor Vehicle Rental or Leasing Agency	C	C	C	-
Motor Vehicle Washing/Detailing Facility	-	C	C	-

Section 3. Chapter 1165 Medical Marijuana Dispensaries is hereby retitled Marijuana Dispensaries.

Section 4. Section 1165.01 Purpose of the Lakewood Codified Ordinances, currently reading as follows:

**1165.01 PURPOSE.**

It is the purpose of this chapter to regulate medical marijuana dispensaries in order to promote the health, safety, morals, and general welfare of the citizens of the City and to establish reasonable and uniform regulations to prevent the deleterious location and concentration of medical marijuana dispensaries within the City.

is hereby repealed.

Section 5. That new Section 1165.01 of the Lakewood Codified Ordinances is hereby enacted as follows:

It is the purpose of this chapter to regulate ~~medical~~ marijuana dispensaries in order to promote the health, safety, morals, and general welfare of the citizens of the City and to establish reasonable and uniform regulations to prevent the deleterious location and concentration of ~~medical~~ marijuana dispensaries within the City.

Section 6. Section 1165.02 Definitions of the Lakewood Codified Ordinances, currently reading as follows:

#### 1165.02 DEFINITIONS.

For purposes of this chapter,

- (a) "Medical marijuana" shall have the same meaning as in R.C. 3796.01.
- (b) "School," "church," "public library," "public playground," and "public park" shall have the same meanings as is R.C. 3796.30.
- (c) "Dispensary" shall have the same meaning as in Ohio Admin. Code 3796:1-1-01 or subsequent similar regulations.
- (d) "Licensee" means a person in whose name a license to operate a medical marijuana dispensary has been issued under Chapter 77, as well as the individual(s) designated on the license application as principally responsible for the operation of the medical marijuana dispensary.
- (e) "Operate" means to control or hold primary responsibility for the operation of a medical marijuana dispensary, either as a business entity, as an individual, or as part of a group of individuals with shared responsibility. "Operate" or "cause to be operated" shall mean to cause to function or to put or keep in operation. Operator means any persons on the premises of a medical marijuana dispensary who is authorized to exercise overall operational control or hold primary responsibility for the operation of a medical marijuana dispensary or who causes to function or who puts or keeps in operation the business. A person may be found to be operation or causing to be operated a medical marijuana dispensary whether or not that person is an owner, part owner, or licensee of the business.
- (f) "Person" means an individual, proprietorship, partnership, firm, association, joint stock company, corporation or combination of individuals of whatever form or character.
- (g) "Director" shall mean the Director of Planning and Development.

is hereby repealed.

Section 7. That new Section 1165.02 of the Lakewood Codified Ordinances is hereby enacted as follows:

For purposes of this chapter,

- (a) "~~Medical m~~Medical Marijuana" shall have the same meaning as in R.C. ~~3796.01~~ 3719.01.
- (b) "School," "church," "public library," "public playground," and "public park" shall have the same meanings as is R.C. 3796.30.
- (c) "Dispensary" ~~shall have the same meaning as in Ohio Admin. Code 3796:1-1-01 or subsequent similar regulations~~ means an entity licensed pursuant to sections 3796.10 and/or 3780.17 and any rules promulgated thereunder to sell adult use and/or medical marijuana as authorized.
- (d) "Licensee" means a person in whose name a license to operate a medical marijuana dispensary has been issued under Chapter 779, as well as the individual(s) designated on the license application as principally responsible for the operation of the ~~medical~~ marijuana dispensary.
- (e) "Operate" means to control or hold primary responsibility for the operation of a medical and/or adult use marijuana dispensary, either as a business entity, as an individual, or as part of a group of individuals with shared responsibility. "Operate" or "cause to be operated" shall mean to cause to function or to put or keep in operation. Operator means any persons on the premises of a medical and/or adult use marijuana dispensary who is authorized to exercise overall operational control or hold primary responsibility for the operation of a medical marijuana dispensary or who causes to function or who puts or keeps in operation the business. A person may be found to be operation or causing to be operated a medical marijuana dispensary whether or not that person is an owner, part owner, or licensee of the business.
- (f) "Person" means an individual, proprietorship, partnership, firm, association, joint stock company, corporation or combination of individuals of whatever form or character.
- (g) "Director" shall mean the Director of Planning and Development.

Section 8. Section 1165.03 Location of medical marijuana dispensaries of the Lakewood Codified Ordinances, currently reading as follows:

**1165.03 LOCATION OF MEDICAL MARIJUANA DISPENSARIES.**

- (a) Medical marijuana dispensaries may be located only in a C1 Office, C2 Retail, and C3 General Business Districts as a conditionally permitted use pursuant to Section 1129.02 and Chapter 1161 and in accordance with the restrictions contained in this chapter.
- (b) No medical marijuana dispensaries may be established or operated within 500 feet of a school, church, public library, public playground, or public park in the City.
- (c) No medical marijuana dispensary may be established, operated or enlarged within 1,000 feet of another medical marijuana dispensary.
- (d) Not more than one medical marijuana dispensary shall be established or operated in the same building, structure, or portion thereof.
- (e) For the purpose of subsections (b) and (c) of this section, measurement shall be made from the nearest portion of the building or structure used as the part of the premises where a medical

marijuana dispensary is conducted, to the nearest property line of the premises of a medical marijuana dispensary or a school, church, public library, public playground, or public park.

is hereby repealed.

Section 9. That new Section 1165.03 of the Lakewood Codified Ordinances is hereby enacted as follows:

**1165.03 LOCATION OF ~~MEDICAL~~ MARIJUANA DISPENSARIES.**

(a) ~~Medical m~~Marijuana dispensaries may be located only in a C1 Office, C2 Retail, and C3 General Business Districts as a conditionally permitted use pursuant to Section 1129.02 and Chapter 1161 and in accordance with the restrictions contained in this chapter.

(b) No ~~medical~~ marijuana dispensaries may be established or operated within 500 feet of a school, church, public library, public playground, or public park in the City.

(c) No ~~medical~~ marijuana dispensary may be established, operated or enlarged within 1,000 feet of another ~~medical~~ marijuana dispensary.

(d) Not more than one ~~medical~~ marijuana dispensary shall be established or operated in the same building, structure, or portion thereof. This subsection is not meant to prohibit a marijuana dispensary from selling both medical and adult use marijuana.

(e) For the purpose of subsections (b) and (c) of this section, measurement shall be made from the nearest portion of the building or structure used as the part of the premises where a ~~medical~~ marijuana dispensary is conducted, to the nearest property line of the premises of a ~~medical~~ marijuana dispensary or a school, church, public library, public playground, or public park.

Section 10. Section 1165.04 Design guidelines for medical marijuana dispensaries of the Lakewood Codified Ordinances, currently reading as follows:

**1165.04 DESIGN GUIDELINES FOR MEDICAL MARIJUANA DISPENSARIES.**

(a) Parking for a medical marijuana dispensary shall be configured so as to prevent vehicular headlights from shining into adjacent residentially zoned and/or used property. Parking areas configured such that vehicular headlights are directed toward public rights-of-way across from residentially zoned and/or used property shall provide continuous screening and shall conform to the design requirements set forth in Chapter 1325 of the Building Code and be approved by the Architectural Board of Review. Landscaping and screening shall be continuously maintained and promptly restored, if necessary, pursuant to Chapter 1141.

(b) Ingress and egress drives and primary circulation lanes shall be located away from residential areas where practical to minimize vehicular traffic and noise which may become a nuisance to adjacent residential areas.

(c) All building entrances intended to be utilized by patrons shall be located on the side(s) of the building which does not abut residentially zoned and/or used property, whenever possible, to minimize the potential for patrons to congregate and create noise which may become a nuisance to adjacent residential areas.

(d) All exterior site and building lighting, which shall be provided, must be approved by the Architectural Board of Review pursuant to Chapter 1325 of the Building Code, and such design shall minimize the intrusive effect of glare and illumination upon any abutting areas, especially residential.

(e) Any medical marijuana dispensary adjacent to a residential district and/or use shall contain a minimum six-foot-high solid fence along such abutting property lines and be approved by the Architectural Board of Review pursuant to Chapter 1325.

(f) Rules, regulations and local permitting requirements imposed on a licensee by the City shall be interpreted in all instances to conform to the state licensing requirements for dispensaries, but in the event the City's rules, regulations and permitting requirements impose a greater obligation on a licensee than the state licensing requirements, the local provisions shall be enforced.

(g) Applicants must meet any additional criteria and fulfill any additional requirements associated with obtaining a conditional use permit in the City. The City shall review all qualifying applications at a reasonable pace and level of review equivalent to other land use projects requiring a conditional use permit.

is hereby repealed.

Section 11. That new Section 1165.04 of the Lakewood Codified Ordinances is hereby enacted as follows:

**1165.04 DESIGN GUIDELINES FOR ~~MEDICAL~~ MARIJUANA DISPENSARIES.**

(a) Parking for a ~~medical~~ marijuana dispensary shall be configured so as to prevent vehicular headlights from shining into adjacent residentially zoned and/or used property. Parking areas configured such that vehicular headlights are directed toward public rights-of-way across from residentially zoned and/or used property shall provide continuous screening and shall conform to the design requirements set forth in Chapter 1325 of the Building Code and be approved by the Architectural Board of Review. Landscaping and screening shall be continuously maintained and promptly restored, if necessary, pursuant to Chapter 1141.

(b) Ingress and egress drives and primary circulation lanes shall be located away from residential areas where practical to minimize vehicular traffic and noise which may become a nuisance to adjacent residential areas.

(c) All building entrances intended to be utilized by patrons shall be located on the side(s) of the building which does not abut residentially zoned and/or used property, whenever possible, to minimize the potential for patrons to congregate and create noise which may become a nuisance to adjacent residential areas.

(d) All exterior site and building lighting, which shall be provided, must be approved by the Architectural Board of Review pursuant to Chapter 1325 of the Building Code, and such design shall minimize the intrusive effect of glare and illumination upon any abutting areas, especially residential.

(e) Any ~~medical~~ marijuana dispensary adjacent to a residential district and/or use shall contain a minimum six-foot-high solid fence along such abutting property lines and be approved by the Architectural Board of Review pursuant to Chapter 1325.

(f) Rules, regulations and local permitting requirements imposed on a licensee by the City shall be interpreted in all instances to conform to the state licensing requirements for dispensaries, but in the event the City's rules, regulations and permitting requirements impose a greater obligation on a licensee than the state licensing requirements, the local provisions shall be enforced.

(g) Applicants must meet any additional criteria and fulfill any additional requirements associated with obtaining a conditional use permit in the City. The City shall review all qualifying applications at a reasonable pace and level of review equivalent to other land use projects requiring a conditional use permit.

Section 12. Section 1165.05 Off-street parking of the Lakewood Codified Ordinances, currently reading as follows:

**1165.05 OFF-STREET PARKING.**

Off-Street parking for a medical marijuana dispensary shall be provided, pursuant to Chapter 1143, except that the Commission may require an off-street parking plan.

is hereby repealed.

Section 13. That new Section 1165.05 of the Lakewood Codified Ordinances is hereby enacted as follows:

Off-Street parking for a ~~medical~~ marijuana dispensary shall be provided, pursuant to Chapter 1143, except that the Commission may require an off-street parking plan.

Section 14. Section 1165.06 Sign regulations for medical marijuana dispensaries of the Lakewood Codified Ordinances, currently reading as follows:

**1165.06 SIGN REGULATIONS FOR MEDICAL MARIJUANA DISPENSARIES.**

(a) All signs for a medical marijuana dispensary shall be wall signs or window signs as defined in Section 1329.03(c) of the Building Code and shall be constructed and located in conformance with all applicable provisions of Chapter 1329 of the Building Code.

(b) All signs for a medical marijuana dispensary shall be maintained in accordance with Section 1329.13 of the Building Code and may be ordered to be removed in accordance with the provisions of that Section.

(c) No merchandise or pictures of the products on the premises of a medical marijuana dispensary shall be displayed on signs, in window areas or any area where they can be viewed from the sidewalk or street in front of the building. No sign shall bear any image depicting or describing a marijuana leaf or the combustion of plant material, whether by means of display, decoration, sign, window or any other means.

(d) Window areas of a medical marijuana dispensary shall not be covered or made opaque in any way. A one-square-foot sign shall be placed on the door to state hours of operation. Additional signage to conform to the requirements Section 779.16 may be permitted.

is hereby repealed.

Section 15. That new Section 1165.06 of the Lakewood Codified Ordinances is hereby enacted as follows:

**1165.06 SIGN REGULATIONS FOR ~~MEDICAL~~ MARIJUANA DISPENSARIES.**

(a) All signs for a ~~medical~~ marijuana dispensary shall be wall signs or window signs as defined in Section 1329.03(c) of the Building Code and shall be constructed and located in conformance with all applicable provisions of Chapter 1329 of the Building Code.

(b) All signs for a ~~medical~~ marijuana dispensary shall be maintained in accordance with Section 1329.13 of the Building Code and may be ordered to be removed in accordance with the provisions of that Section.

(c) No merchandise or pictures of the products on the premises of a ~~medical~~ marijuana dispensary shall be displayed on signs, in window areas or any area where they can be viewed from the sidewalk or street in front of the building. No sign shall bear any image depicting or describing a marijuana leaf or the combustion of plant material, whether by means of display, decoration, sign, window or any other means.

(d) Window areas of a ~~medical~~ marijuana dispensary shall not be covered or made opaque in any way. A one-square-foot sign shall be placed on the door to state hours of operation. Additional signage to conform to the requirements Section 779.16 may be permitted.

Section 16. Section 1165.07 Licensing of the Lakewood Codified Ordinances, currently reading as follows:

**1165.07 LICENSING.**

Medical marijuana dispensaries as described in Section 1165.03 herein shall be licensed and operated pursuant to Chapter 779.

is hereby repealed.

Section 17. That new Section 1165.07 of the Lakewood Codified Ordinances is hereby enacted as follows:

~~Medical m~~Marijuana dispensaries as described in Section 1165.03 herein shall be licensed and operated pursuant to Chapter 779.

Section 18. Section 1165.08 Hearing; renewal; revocation of the Lakewood Codified Ordinances, currently reading as follows:

**1165.08 HEARING; RENEWAL; REVOCATION.**

(a) Notwithstanding anything in this chapter or section to the contrary, any conditional use permit application for a medical marijuana dispensary shall be heard by the Planning Commission and, if approved, shall expire 12 months from the date of issuance. Subsequent renewal of the conditional use permit may be made administratively by the Director if no significant modifications to the conditions of the permit have been proposed and no violations have been determined. Violations may include, for example, legitimate loitering complaints, excessive police calls to the immediate vicinity, noise complaints, non-compliance with the terms of the conditional use permit, or non-compliance with other applicable state or local regulation. The licensee shall have a reasonable opportunity and time to cure the complaint or possible non-compliance as defined in this section before being subject to revocation or suspension.

(b) Determination of administrative renewal is at the discretion of the Director. Renewal applications must be submitted in writing at least 30 days prior to expiration of permit.

(c) The conditional use permit for a medical marijuana dispensary is non-transferable.

(d) Notwithstanding anything in this chapter or section to the contrary, any conditional use permit granted for a medical marijuana dispensary may be revoked by the Planning Commission after referral to the Planning Commission by the Director and after a public hearing on whether violations have occurred or the spirit and intent of the conditional use permit has not been met. Notice of such hearing shall be sent to the licensee and to others pursuant to Section 1173.07(b)(2) of this Code as if a zoning change were requested.

is hereby repealed.

Section 19. That new Section 1165.08 of the Lakewood Codified Ordinances is hereby enacted as follows:

(a) Notwithstanding anything in this chapter or section to the contrary, any conditional use permit application for a ~~medical~~ marijuana dispensary shall be heard by the Planning Commission and, if approved, shall expire 12 months from the date of issuance. Subsequent renewal of the conditional use permit may be made administratively by the Director if no significant modifications to the conditions of the permit have been proposed and no violations have been determined. Violations may include, for example, legitimate loitering complaints, excessive police calls to the immediate vicinity, noise complaints, non-compliance with the terms of the conditional use permit, or non-compliance with other applicable state or local regulation. The licensee shall have a reasonable opportunity and time to cure the complaint or possible non-compliance as defined in this section before being subject to revocation or suspension.

(b) Determination of administrative renewal is at the discretion of the Director. Renewal applications must be submitted in writing at least 30 days prior to expiration of permit.

(c) The conditional use permit for a ~~medical~~ marijuana dispensary is non-transferable.

(d) Notwithstanding anything in this chapter or section to the contrary, any conditional use permit granted for a ~~medical~~ marijuana dispensary may be revoked by the Planning Commission after referral to the Planning Commission by the Director and after a public hearing on whether violations have occurred or the spirit and intent of the conditional use permit has not been met.

Notice of such hearing shall be sent to the licensee and to others pursuant to Section 1173.07(b)(2) of this Code as if a zoning change were requested.

Section 20. It is found and determined that all formal actions of this Council concerning and relating to the passage of this resolution were adopted in an open meeting of this Council, and that all such deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements.

Section 21. This ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare in the City and for the usual daily operation of the City for the reasons set forth and defined in the preamble to this resolution, and provided it receives the affirmative vote of at least two thirds of members of Council, this resolution shall take effect and be in force immediately upon its adoption by the Council and approval by the Mayor; otherwise, it shall take effect and be in force after the earliest period allowed by law.

Adopted: \_\_\_\_\_

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
Maureen M. Bach, Clerk of Council

Approved: \_\_\_\_\_

\_\_\_\_\_  
Meghan F. George, Mayor

RESOLUTION NO. 2024-12

BY:

A RESOLUTION to take effect immediately provided it receives the affirmative vote of at least two-thirds of the members of Council, or otherwise to take effect at the earliest period allowed by law, to adopt the Madison Park Master Plan.

WHEREAS, the Community Vision is the City's long-range vision for the community, upon which future policy decisions are predicated, and outlines broad goals, policies, and programs to strengthen the environmental, social and economic well-being of the community; and

WHEREAS, among other items, the Community Vision includes the following goals that support the implementation of high-quality infrastructure to support wellness activities:

- Builds and maintains infrastructure to support active lifestyles;
- Provides public spaces that are open and inviting with access for all;
- Expands public greenspace and makes it useful year-round;
- Supports the growing population of seniors and families with children with inter-generational programming; and

WHEREAS, recognizing the need for continued investment in Madison Park's infrastructure and amenities, in December 2022 the City's Planning Department applied for and received a community planning grant from the Cuyahoga County Planning Commission; and

WHEREAS, the City was one of 15 applicants, and only four were selected to receive planning grants; and

WHEREAS, the goal of the Madison Park Master Plan is to update the Park to better suit Lakewood's current and future population, to accommodate the local communities, and to enhance use of the Park; and

WHEREAS, the Madison Park Master Plan is aligned with previous City plans and studies and is the product of community engagement, including thousands of public input interactions throughout the planning process to incorporate current trends in viewing parks as infrastructure, measures for climate change, and as anchor institutions to promote health, wellness, accessibility, and equity through innovative programming; and

WHEREAS, the City desires to adopt the Madison Park Master Plan as a guiding document for future investments in the Park; and

WHEREAS, as set forth in Section 2.12 of the Third Amended Charter of the City of Lakewood, this Council by a vote of at least two thirds of its members determines that this ordinance is an emergency measure and that it shall take effect immediately, and that it is necessary for the immediate preservation of the public property, health, and safety and to provide for the

usual daily operation of municipal departments, in that the Master Plan for Madison Park is the product of extensive research and planning and its adoption is in the public interest; now, therefore

BE IT ORDAINED BY THE CITY OF LAKEWOOD, OHIO:

Section 1. The Master Plan for Madison Park as generally attached is hereby adopted.

Section 2. It is found and determined that all formal actions of this Council concerning and relating to the passage of this resolution were adopted in an open meeting of this Council, and that all such deliberation of the Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 3. This resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare in the City and for the usual daily operation of the City for the reasons set forth and defined in the preamble to this resolution, and provided it receives the affirmative vote of at least five (5) members of Council, this resolution shall take effect and be in force immediately upon its adoption by the Council and approval by the Mayor; otherwise, it shall take effect and be in force after the earliest period allowed by law.

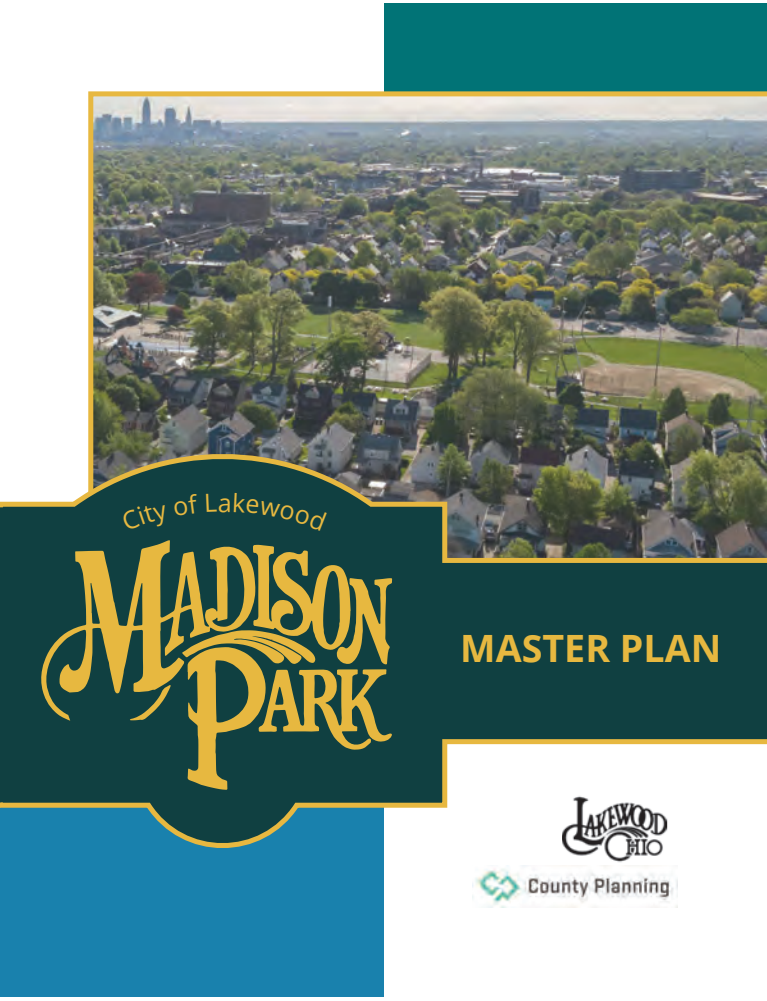
Adopted: \_\_\_\_\_

\_\_\_\_\_  
Sarah Kepple, President of Council

\_\_\_\_\_  
Maureen M. Bach, Clerk of Council

Approved: \_\_\_\_\_

\_\_\_\_\_  
Meghan F. George, Mayor



**CITY OF LAKEWOOD**  
 Meghan George, Mayor  
 Lakewood City Hall:  
 12650 Detroit Ave.  
 Lakewood, OH 44107  
 (216) 521-7580

**LAKWOOD CITY COUNCIL**  
 Kyle G. Baker, Ward 1  
 Jason Shachner, Ward 2  
 John Litten, Ward 3  
 Cindy Marx, Ward 4  
 Tom Bullock, At-Large  
 Sarah Kepple, At-Large  
 Tristan Rader, At-Large

**PROJECT TEAM**  
 Shawn Leininger  
 Chris Gordon  
 Mark Walter  
 Leslie Favre Krogman  
 Kurt Matej  
 Pat Slife  
 Amanda Cramer  
 Michelle Nochta

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**OUR TEAM**  
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 Meghan Chaney, AICP, *Senior Planner*  
 Sean Kidd, *Planning Intern*  
 Kevin Leeson, *Planner*  
 Liam Levito, *GIS Technician*  
 Dan Meaney, GISP, *Manager, Information and Research*  
 James Sonnhalter, *Manager, Planning Services*  
 Paul Triolo, *Planner*

**OUR VISION**  
 Inspiring all of our communities to thrive.

**OUR MISSION**  
 To advance Cuyahoga County's social, economic, and environmental health through equitable community planning.

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**APPENDIX C** | PUBLIC MEETING COMMENTS



## INTRODUCTION

Lakewood, Ohio  
 Source: Friends of Madison Park

## SECTION 1 INTRODUCTION

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The City of Lakewood's Madison Park Master Plan is a community-driven plan that seeks to address the current and future needs of all Madison Park users in an inclusive and equitable manner.

Parks are essential to the health and well-being of a community, resulting in better mental and physical health outcomes for nearby residents and providing a multitude of social, economic, and ecological benefits.

Situated next to the historic Birdtown Neighborhood of Lakewood, Madison Park has been and continues to be a very important component of the Birdtown neighborhood and the broader Lakewood community.

As such, the Madison Park Master Plan seeks to ensure that the Park continues to provide exceptional amenities and services that are supportive of the unique needs and character of its surrounding residents and businesses and of Lakewood as a whole.

This Plan will articulate a clear vision for Madison Park and outline goals, recommendations, and action items to be completed to reach that vision. Completion of these items will be guided by an implementation table, which assigns priority and time-frame for each action item, as well as general cost, potential funding sources, and possible partnering organizations.

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## WHAT IS A PARK MASTER PLAN

This Madison Park Master Plan is a policy guide created by the City of Lakewood in collaboration with residents, business owners, stakeholders, and interested community groups. It is a long-term plan outlining improvements the community would like for Madison Park including amenities, programs, and services that meet the context of adjacent neighborhoods and the Lakewood community. The Madison Park Master Plan intends to articulate these goals and provide a toolkit on how to achieve them over the next five to ten years.

Generally, a master plan inventories what exists today, outlines a community's vision for the future, and describes concrete action steps to achieve that vision. The master planning process allows a community to shape its future by engaging in the decision

making process, impacting capital budgeting. A Master Plan can also provide a competitive advantage when applying for grants and funding.

A master plan is meant to be used as a practical resource to help guide decisions. Residents are encouraged to use the Madison Park Master Plan to see what changes may occur in Madison Park and assist implementation by engaging with community groups or volunteer organizations to support it. Business owners are encouraged to use this Master Plan to explore creative opportunities to utilize events or amenities at Madison Park to increase business. The City is encouraged to use this Plan when determining infrastructure investments or grant opportunities.

### CURRENT TRENDS IN PARK MASTER PLANNING

According to the National Parks and Recreation Association, the most prevalent themes emerging in park planning align with the most pressing challenges facing communities. These themes include:

#### PARKS AS INFRASTRUCTURE

Parks are critical community infrastructure — as important as safe streets and working water lines. Parks can help support the functionality of other critical infrastructure. (As such, communities should try to tap into funding for roads and bridges, climate change resiliency, renewable energy utilization, and waste reduction and recycling).

#### PARKS AS ANCHOR INSTITUTIONS

Anchor institutions are organizations that are essential for the social and economic health of communities. Traditionally, anchor institutions have included educational and health care facilities, while parks and recreation systems are often identified as amenities. There is a movement to classify parks as anchor institutions considering the critical role they play in the overall community support system.

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## MADISON PARK MASTER PLAN BACKGROUND AND CONTEXT

### PARKS AS REMEDIES FOR CLIMATE CHANGE AND URBAN HEAT ISLANDS

Parks and green spaces are proving to be among the most effective tools to combat the effects of urban heat islands, and cities are looking to maximize the ecological benefits of their park systems to combat urban heat island effects. These include utilizing tree canopy, community cooling devices, and green infrastructure.

### INNOVATIVE AND SEASONAL PROGRAMMING

Multiple studies have found that there has been a sharp and continuing decline in youth sports participation. Concurrently, there also has been a steady decline in physical activity by youth.

Non-traditional sports and innovative programming have been successful in increasing participation in physical activities. These include mountain biking, mini-golf days, family game nights, pickleball, and sports sampling programs.

Parks are also implementing creative events year-round, such as pumpkin smashing post-Halloween to increase attendance.

### ACCESSIBILITY AND EQUITY

Parks are incorporating creative ways to increase accessibility and equity. One park has implemented a program that loans off-road, tracked, powered wheelchairs, so persons with disabilities can experience parks more effectively.

### HEALTH AND WELLNESS

Park plans are focusing on programs that support mental, emotional, and social health. Yoga, tai chi, guided meditation, and mindfulness and stress reduction therapies are all growing in popularity within the park setting. Parks are often the location of health fairs featuring information, health screenings, blood drives and more.

Parks can play a role in food security as well, as they can provide an easy location for farmers markets or community-supported agriculture drop-off location that can increase healthy food access. Parks also provide a venue for community gardens, which allow residents to grow their own fresh produce at a nominal cost.

### INCORPORATING TECHNOLOGY

Many park managers are increasingly utilizing drones and robots to reduce costs, aid and targeted management of park lands and infrastructure, and assist in service delivery.

Parks are also transitioning to electric- and solar-powered equipment and stations. Investments include buildings, vehicle fleets, power equipment, mowers and landscape equipment.

City parks also provide free wi-fi for visitors, while cameras in parks provide a boost for on site security guards increasing public safety.

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### PARK HISTORY AND CURRENT AMENITIES

Located adjacent to the historic Birdtown Neighborhood, Madison Park sits on 17 acres between Madison and Athens Avenues in Lakewood's southeast corner. The land that comprises Madison Park was purchased by the City of Lakewood in 1917. Playground equipment was first installed during summer of 1921 and the skatehouse was added in 1925. The baseball/softball diamond was lighted in 1949, and city pool was constructed in 1957.

Explored in greater depth in the Current Conditions Section of this master plan, Madison Park offers many recreational amenities that are accessible to a wide range of mobilities. More recent park enhancements include a playground

renovation in 2008, the installation of pathway lighting in 2014, the construction of bioretention cells/planters in 2015, and the establishment of the futsal and basketball courts in 2017 and 2018. With exceptional connectivity, Lakewood residents are able to access Madison Park via the vast network of roads and sidewalks, bicycle infrastructure, and mass transit.

A cultural and social center of the neighborhood, Madison Park serves as an important regional greenspace, serving both Lakewood residents and visitors from nearby cities. The City of Lakewood is committed to investing in the Park to ensure it remains a reliable, usable, and high-quality community asset.

### COMMUNITY PLANNING GRANT

In 2022, the City of Lakewood applied for and received a Community Planning Grant through the Cuyahoga County Planning Commission, which awarded professional planning services to develop a Master Plan for Madison Park.

Lakewood was one of fifteen applications received and one of four that was awarded. The City of Lakewood and County Planning entered into a Memorandum of Understanding on February 16, 2023.

The goal of the Madison Park Master Plan is to update the Park to better suit Lakewood's current and future population, better

accommodate the communities that currently use it, and invite more communities to use Madison Park in the future. The Master Plan will align with previous City plans and studies while being directed by robust community engagement throughout the process.

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## PREVIOUS PLANS AND STUDIES

Multiple studies that have been completed in recent years were consulted during the master planning process. Findings and recommendations set forth in previous plans created a foundation for this plan. The summaries of these plans are below.



### 2009 BIRDTOWN MADISON COMMUNITY DESIGN ACTION PLAN

One of the goals of the Birdtown Plan was to turn Madison Park into a regional attraction by improving efficiency, usability, and aesthetics of the Park. Strategies to achieve this included: creating a "Madison Park West Gateway" along Madison Ave; improving connections both within the Park and to surrounding neighborhoods; and improving safety and cyclist amenities. The Plan emphasized that all improvements should be thoughtful, functional, and ecologically friendly in their implementation.



### 2015 LAKEWOOD PARK SYSTEM STRATEGIC PLAN

This Plan evaluated amenities in each Lakewood Park, considering both the quality of infrastructure and if the amenity and Park was meeting community needs. Madison Park scored an A-. Community priorities set forth in the Plan included safety, access, quality of facilities, natural resources, year-round use, cultural and social resources, and the use of consistent design.



### 2016 LAKEWOOD ACTIVE LIVING TASKFORCE REPORT

The taskforce was formed with the goal of encouraging active living in the City of Lakewood. Goals identified in the report include: that communication and educational outreach occurs frequently among all agencies, businesses, and individuals involved in active living and recreation; that public entities and the private sector collaborate for the delivery of active living and recreational opportunities; that all major investments, purchases, and operations in the City consider active living and recreation; and that infrastructure, facilities, and programs are expanded or renovated in a manner that compels people to participate more fully in active living and recreation.



### 2019 LAKEWOOD RESILIENCY TASK FORCE ACTION GUIDE

The goal of the taskforce was to identify ways to make Lakewood's infrastructure and population better able to adapt to climate change. Strategies included reducing obesity rates and preventable diseases by promoting active lifestyles; improving retention and infiltration of stormwater on residential properties; installing streetscape amenities to improve aesthetics, ecological function, and provide relief for street users during high temperatures; and making all public spaces ADA compliant.



### 2020 H2O PARKS AND RECREATION SURVEY

The Survey identified the strengths, weaknesses, opportunities, and threats to each park in Lakewood on an individual basis. Madison Park strengths included: the variety of infrastructure and activity options; and the amount of space. Weaknesses included: undesirable park goer behavior including shouting and crime; outdated infrastructure and amenities; poor signage; and lack of shade. Opportunities identified were: better utilization of unused space; more events and entertainment options; greater variety of sports and activities; better security; inclusion of community art; and upgrades to equipment and infrastructure. Threats identified included: conflicts with surrounding neighborhoods; constraints on staff time, funding, and space; irresponsible use of facilities; irresponsible pet owners; inclement weather; crime; and construction within and surrounding the Park.

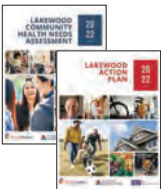
## PLANNING PROCESS

The planning process for the Lakewood Madison Park Master Plan consisted of five phases, which represent the different Sections of this master plan:



### 2022 TREE ACTION PLAN

The Plan calls for a comprehensive planting plan for trees on streets and in parks. It advocates for the planting of native species, diversity of species and age of trees, and the selection of the biggest trees when and where possible. The goal is to meet or exceed the recognized canopy standard of 33.5% by 2035.



### 2022 LAKEWOOD COMMUNITY HEALTH NEEDS ASSESSMENT AND ACTION PLAN

The Assessment and Plan identified Lakewood's parks as unique assets that can have a profound impact on the quality of life for all people, especially those with accessibility needs. Focus groups indicated the need for parks with outdoor exercise equipment and accessible activities beyond walking. Other goals include: increasing year-long recreation programming for both youths and adults; increasing social connectedness; improving access for residents with disabilities; increasing green space throughout the city; and increasing and incentivizing the use of permeable surfaces, native planting, and water-absorbing spaces.



### 2023 CITY OF LAKEWOOD CLIMATE ACTION PLAN

Equity is central to the plan. Understanding that systemic injustice places greater risk from climate impacts on vulnerable communities, climate actions and climate policy must benefit low-income and equity-seeking groups. The plan's primary strategy for reducing greenhouse gas emissions is switching heating and transportation systems from fossil fuels to electricity. Natural assets, including parks, will also play a central role in becoming climate-ready by reducing flooding, cooling outdoor spaces, improving water quality, and improving the physical and mental health of residents. The plan outlines pathways to net-zero emissions, including: efficient, healthy buildings for all, rethinking transportation, clean electricity for all, protected and enhanced natural spaces, extreme weather emergency management, and efficient use of water, waste, and wastewater.

#### START



#### CURRENT CONDITIONS

The initial phase explored the current conditions of Madison Park, the surrounding neighborhood, and Lakewood. This phase gathered data related to demographics, land use, health, and other community data as well as a documentation of the assets, infrastructure, and programming offered in and around Madison Park. This information was used to understand the strengths to build from and the needs to address.



#### COMMUNITY ENGAGEMENT

Based on information from Current Conditions, the Community Engagement phase gathered input from local residents, neighborhood organizations, and other key stakeholders to identify strengths to be augmented, needs to be addressed, and opportunities to capitalize on.



#### VISION AND RECOMMENDATIONS

Equipped with the data from Current Conditions and Community Engagement, this phase developed a guiding Vision Statement that articulated the desired future of Madison Park and identified a set of goals and associated action items to achieve the Vision for Madison Park.



#### IMPLEMENTATION PLAN

This phase represented the 'how to' part of the Madison Park Master Plan. Taking the goals and action items formulated in the Recommendation phase, this step assigned each a priority, a time frame, an estimated cost, and listed potential partners to provide a practical guide to implement improvements and changes.



#### FINAL DOCUMENT

The final document phase compiled all previous phases into a cohesive document that can be used to effect positive change and interventions in Madison Park over the next decade.

#### FINISH

## MEDIA AND OUTREACH

Developing a plan provides the community an opportunity to give input, an integral component of the planning process.

A Project Team of City staff members, representatives from Lakewood City Schools and the Lakewood Community Recreation and Education Department met on a monthly basis to guide this process.

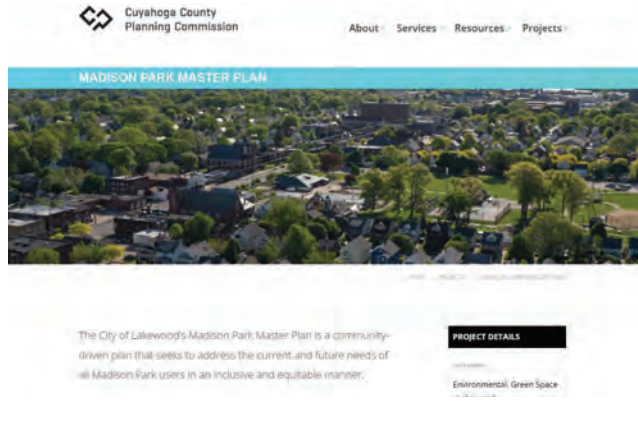
This Project Team guided outreach efforts through social media and community engagement. Announcements regarding progress and community engagement opportunities, including the community survey, were made on the City's website and Facebook page.

One of the most effective methods to inform and reach residents was the launch of a project-specific website:

<https://www.countyplanning.us/projects/madison-park-master-plan/>

This website was updated to feature information about the plan, documents, presentation materials, and hosted an online survey where residents and businesses could provide crucial feedback.

The website was designed to provide the tools necessary for community members to stay informed and provide feedback virtually.



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## COMMUNITY ENGAGEMENT & PROJECT TIMELINE

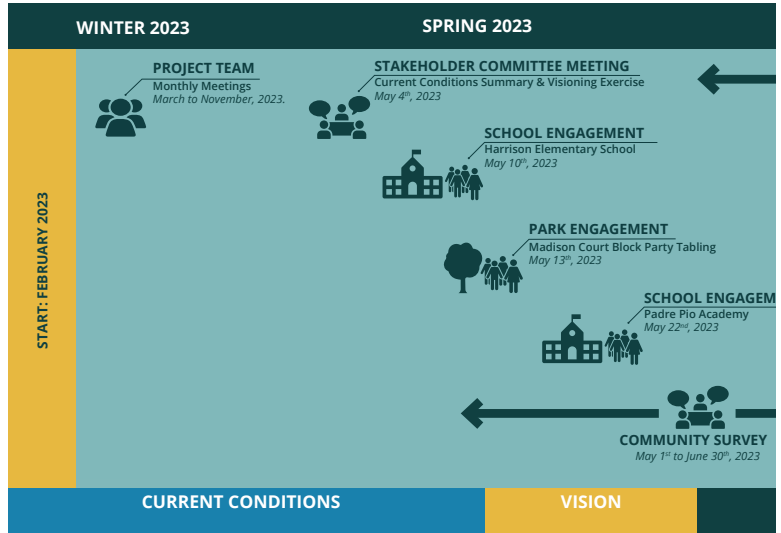
Multiple community engagements were undertaken as a part of this Master Plan.

**Stakeholder Focus Group.** Aside from the Project Team, two community stakeholders meetings were held, which convened a diverse group of community residents and organizations. The first stakeholder meeting gathered ideas and concerns from the group, and the second solicited feedback on drafted recommendations and action items.

**Stakeholder Interviews.** Additional members of the community and key

organizations that use Madison Park were interviewed for insights and ideas.

**School Engagement.** Two elementary schools are adjacent to Madison Park: Harrison Elementary (Lakewood City Schools) and Padre Pio, a Private Catholic School. County and City staff coordinated with these schools to gather student input and ideas.



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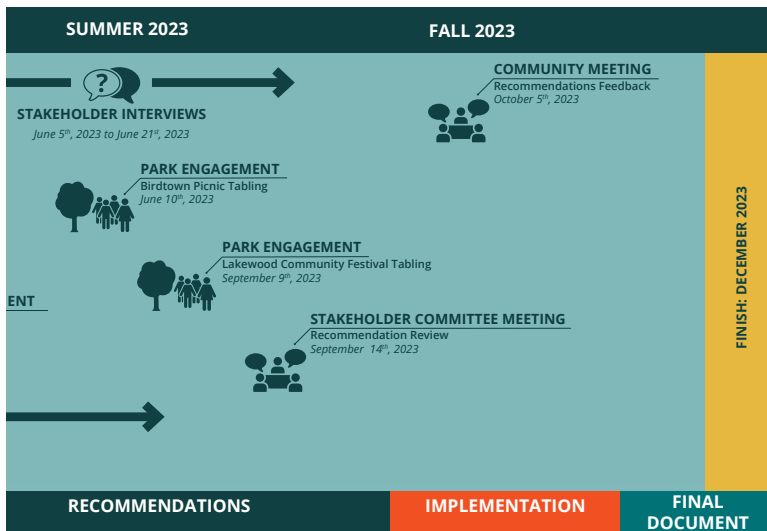
**Community Survey.** A survey was distributed on the project website to gain insight on community needs and desires for the Park.

**Community Events.** Staff from the County attended several community events held at Madison Park, including the Madison Courts Block Party, the Birdtown Picnic, and the Lakewood Community Festival. Staff members engaged with interested community members, gathered ideas,

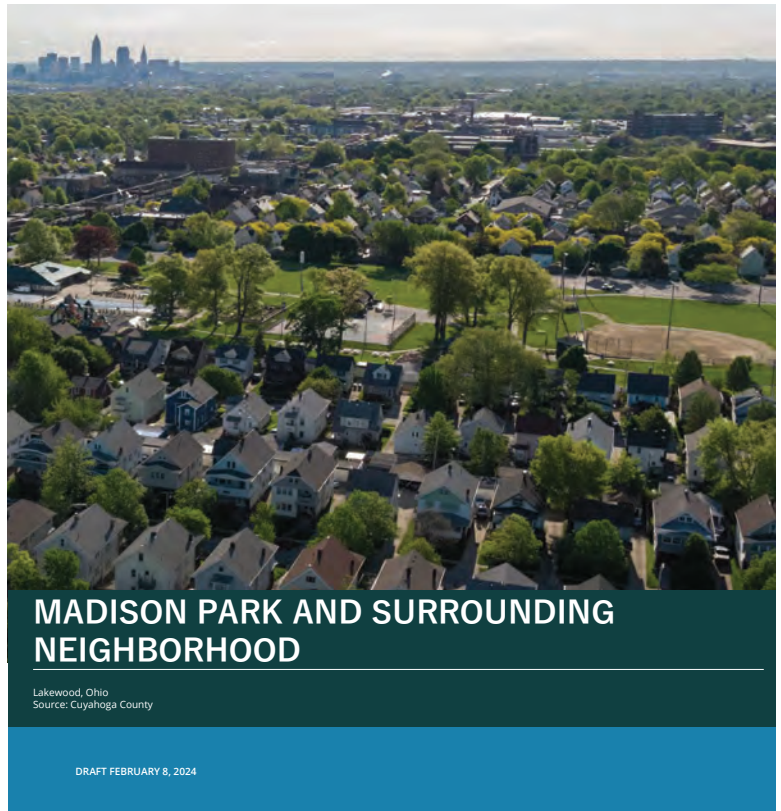
and distributed surveys and other project materials.

**Community Meeting.** A Public Meeting was held to introduce the proposed recommendations and concept plan. Feedback and additional ideas were gathered and incorporated into the Plan.

Results from these various community engagements are discussed in Section 3 of this Report.



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# SECTION 2 CURRENT CONDITIONS

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When evaluating the current and future efficacy of a park, it is important to consider the factors that impact the community that surrounds it. Aside from considering the current features and amenities within Madison Park, some of the most telling information regarding needed resources, infrastructure, and programming for a park can be found by considering the current conditions of a place. This includes the socioeconomic and demographic data of nearby populations; the development and environmental characteristics of the surrounding neighborhoods; the transportation system; and important community features such as neighborhood institutions and businesses.

The data in the Current Conditions section comes from the U.S. Census' American Community Survey, Cuyahoga County, the Cuyahoga County Planning Commission, and the City of Lakewood.

This section includes an overview of the most pertinent data and most significant trends in Lakewood and is used to inform this Master Plan's Vision and Recommendations.

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## SOCIOECONOMIC PROFILE

Socioeconomic and demographic data can provide insights about the role that a park plays for a city and surrounding neighborhoods. This data can highlight what needs are greatest or are unmet within a population. Moreover, this demographic data tells a story of what opportunities exist to create a space that better serves the community.

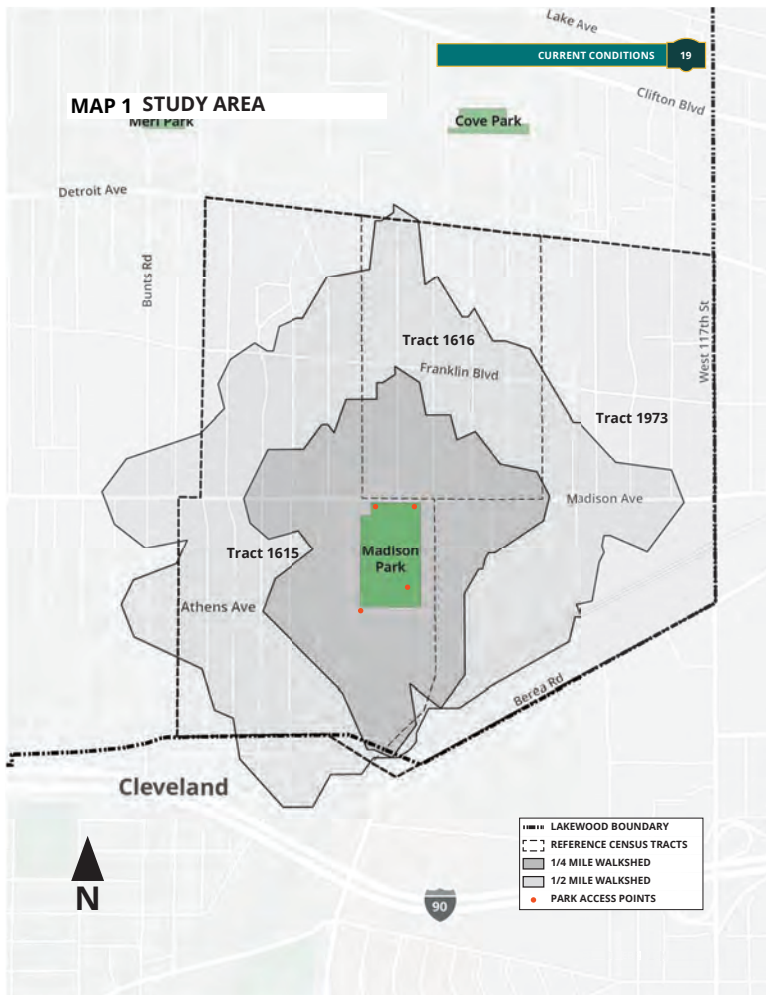
Some data sets can be considered "social determinants of health," meaning that certain characteristics of a population can impact the overall health and wellbeing of individuals. These can include income, educational attainment, and vehicle ownership. These determinants can impact access to necessities and amenities that lead to positive health outcomes.

Data concerning race and limited-English speaking households was also gathered as it can reveal social barriers or opportunities to enable all populations to take full advantage of park amenities.

Information regarding chronic disease has also been gathered to help understand the health needs of the population surrounding Madison Park. By considering this data, this master plan can make more effective recommendations that are reflective of the specific needs and opportunities of all park visitors.

For this study, demographic data has been collected for the City of Lakewood as well as the "walkshed level." According to the Trust for Public Land, most people can walk a ½ mile in about ten minutes. Rather than using an as-the-crow-flies distance buffer, which could include barriers to access such as highways or private property, the walkshed was determined based on sidewalks that connect to the access points of Madison Park. For the most part, the ½ mile walkshed corresponds with Census Tracts 1615, 1616, and 1973. Census tract data is considered a reliable level of data, with a greater variety of data available and having a higher confidence level than information at the block level. City-wide data and census tract level data is therefore used in this report.

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## POPULATION AND HOUSEHOLD DATA

### INDIVIDUALS

The overall population of Lakewood has experienced a slight decline over the past two decades. According to the U.S. Census, the population declined by roughly 6,000 individuals from 56,646 in 2000 to 50,942 in 2020. Surrounding cities of Bay Village, Fairview Park, and Rocky River showed similar trends in population loss during this same period.

According to the 2021 American Community Survey, the Study Area has a total of 9,464 individuals.

According to the National Institutes of Health, each individual should have a minimum of 97 square feet of greenspace within walking distance. With approximately 9,500 individuals in the Study Area, the recommended minimum greenspace is roughly 21 acres. At 17 acres, Madison Park represents the largest greenspace in the Birdtown Neighborhood and the second-largest in the city of Lakewood. The continued population density of Lakewood and within the Study Area highlights the tremendous importance of Madison Park to the physical and mental health of the populations it serves.

### HOUSEHOLDS

Although overall population of Lakewood declined slightly, the number of households has remained relatively steady. In 2000, the number of households in Lakewood totaled 26,693, and dipped only slightly in the both the 2010 and the 2020 Census. These trends indicate that most population decline may be due to smaller household size, a trend seen throughout Northeastern Ohio.

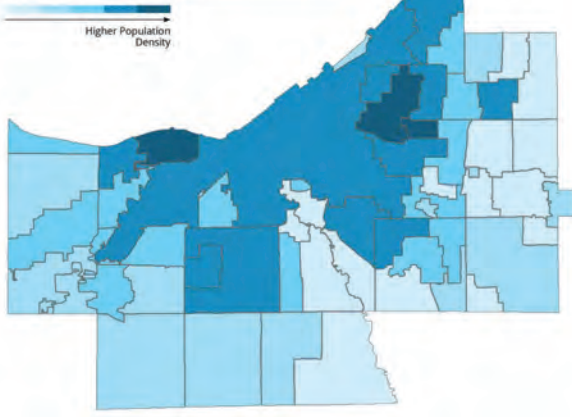
The 2021 American Community Survey estimated 26,274 households in the City of Lakewood, with the Study Area having 4,343 households.

Study Area Population		
	Individuals	Households
Census Tract 1615	3,956	1,735
Census Tract 1616	2,088	921
Census Tract 1973	3,420	1,687

Regional Population and Population Change					
	2000	2010	2020	% Change 2000-2010	% Change 2010-2020
Bay Village	16,087	15,651	16,163	-2.7%	3.3%
Fairview Park	17,572	16,826	17,291	-4.2%	2.8%
Lakewood	56,646	52,131	50,942	-8.0%	-2.3%
Rocky River	20,735	20,213	21,755	-2.5%	7.6%

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**POPULATION PER SQUARE MILE, CUYAHOGA COMMUNITIES**  
US Census Bureau, 2020 Census



Source (Above and Below): Cuyahoga County Community Data Book

**POPULATION PER SQUARE MILE, CUYAHOGA COMMUNITIES**  
US Census Bureau, 2020 Census



**OUR COMMUNITIES DATA BOOK**

As seen in the excerpt above from the 2022 Our Communities Data Book, the City of Lakewood has 9,191 people per square mile. This makes Lakewood not only the densest suburb in Cuyahoga County, but also

the densest community between Chicago and New York, further emphasizing the importance of parks and greenspace within the city.

Parks can play a particularly essential role in the physical and social health of children and seniors. Ensuring that programming and equipment within Madison Park meets their

interests and particular needs is essential to creating a space that is equitable and multi-generational.

**HEALTHY AGING IN PARKS & RECREATION**

**9 IN 10 PARK AND RECREATION AGENCIES**  
DEDICATE FACILITIES, ACTIVITIES AND PROGRAMMING TO OLDER ADULTS

**MOST COMMON PARK AND RECREATION OFFERINGS TO OLDER ADULTS:**

- 91% EXERCISE CLASSES
- 70% FIELD TRIPS, TOURS, VACATIONS
- 67% ARTS & CRAFTS CLASSES
- 58% OPPORTUNITIES TO VOLUNTEER IN RECREATION CENTERS
- 58% EVENTS & FESTIVALS FOR OLDER ADULTS

**76% OF AGENCIES** offer one or more evidence-based programs to older adults.

**63% OF AGENCIES** identify Area Agencies on Aging as their most common partner in efforts to deliver services to older adults.

**44% OF AGENCIES** target adults as young as 50 years old for their older adults offerings.

**71% OF AGENCIES** characterize themselves as the leader or one of the leaders providing services and programming for older adults.

**NRPA** National Recreation and Park Association  
www.nrpa.org  
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**AGE DISTRIBUTION**

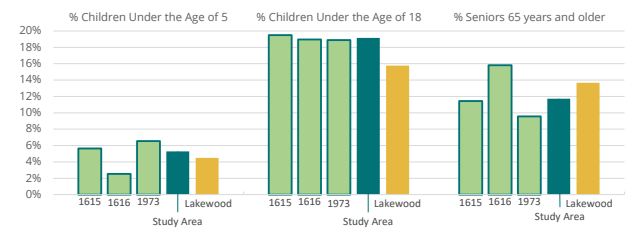
Understanding the nuances of age distribution is an important consideration in all aspects of community planning, including park planning. It is especially important when considering the unique needs for equipment, access, and programming.

The overall percentage of children is higher in the Study Area compared to the entirety of Lakewood. Census Tract 1615 had the highest percentage of children under 18 years of age in the Study Area at 19.5% of the total population, with Census Tracts 1616 and 1973 having 19% and 18.9% respectively.

The Study Area shows also higher percentages of very young children, with Census Tracts 1615 and 1973 exhibiting the highest percentages in the Study Area. These populations of children highlight the importance of youth programming and infrastructure that accommodates a range of ages and reinforces the importance of Madison Park as a destination for children and for families with children.

While the percentage of seniors is lower in the Study Area than to the whole of Lakewood, Census Tract 1616, located just north of Madison Park, had a higher percentage of seniors at 15.8%, likely because of Fedor Manor.

	Total Population	Children Under 5 #	%	Children Under 18 #	%	Seniors (65+) #	%
Census Tract 1615	3,956	223	5.6%	771	19.5%	452	11.4%
Census Tract 1616	2,088	53	2.5%	396	19.0%	330	15.8%
Census Tract 1973	3,420	224	6.5%	646	18.9%	327	9.6%
Study Area	9,464	500	5.3%	1,813	19.2%	1,109	11.7%
Lakewood	50,841	2,285	4.5%	8,017	15.8%	6,948	13.7%



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**DIVERSITY**

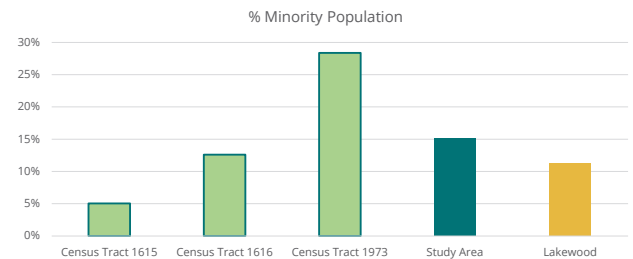
Racial and ethnic populations are another important demographic to consider when planning for park infrastructure, amenities, and programming. Ensuring that the park offers amenities that serve all racial and ethnic groups is an important step

in ensuring the park is accessible and usable to all. It is also an important step in understanding what community outreach is needed to distill more specific amenity and access needs.

**RACIAL AND CULTURAL MINORITIES**

African Americans comprise the largest racial minority population within the Study Area, at roughly 8% of the total population. Asian populations comprise the second-largest racial minority at just over 3% of the total Study Area population. Census Tract 1973 has the highest percentage of racial minorities, with African American and Asian populations comprising roughly 23% and 5% respectively.

Census Tract 1616 has the largest percentage of Hispanic population, at 10.1%. Ensuring that these populations are engaged during future park planning and implementation efforts will be critical to ensuring that Park amenities are equitable and appropriately serve the surrounding populations.



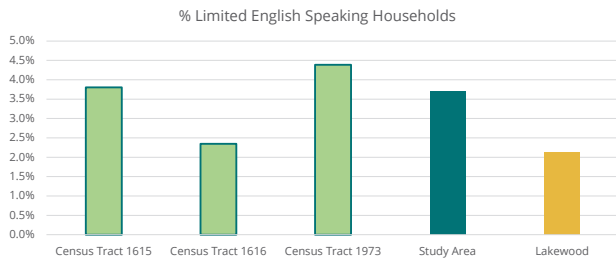
**NON-ENGLISH-SPEAKING HOUSEHOLDS**

Non-English speaking households are an important consideration when planning for inclusive parks and amenities. As shown in the graph below, all three census tracts in the Study Area have a higher percentage of limited-English speaking households than does Lakewood as a whole.

Census Tract 1973 has the highest number of households that are identified as being limited-English speaking, with 74 of the 1,687 (4.4%), while Census Tract 1616 has the second-highest number, with 66 of 1,735

households being limited-English speaking (3.8%).

Ensuring that signage, information, and promotional material are written in appropriate languages, or that park signage is image- or icon-based are important considerations that can help individuals overcome language barriers.



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**SOCIAL DETERMINANTS OF HEALTH**

Social determinants of health are demographic characteristics that have proven implications on an individual's physical and mental health. Although a wide range of data can be considered social determinants of health, including minority status discussed previously, the following investigates three demographic indicators. These indicators— income, educational attainment, and vehicle

ownership—can present barriers to accessing places and programs that can improve social and physical health. Understanding this data can highlight what infrastructure and programs can be implemented at Madison Park that will improve health outcomes of its surrounding populations.

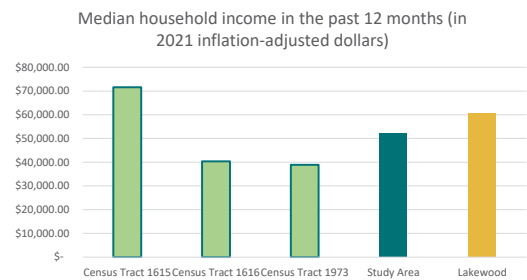
**INCOME**

The Study Area has a slightly lower average median household income than that of Lakewood, with Census Tract 1615 having higher median income than Lakewood, and Census Tracts 1616 and 1973 having significantly lower median income.

Lower-income Americans are more likely to be in poor health than higher-income Americans, exhibiting higher rates of obesity and chronic disease, are less likely to have health insurance and access to preventive

care and healthy food. Parks can serve as places to help address health disparities correlated to income by providing free areas to exercise and healthy food through community gardens and farmers markets.

Income can also impact individuals' use and access to park areas. Ensuring that park or event fees (if any) and different mobilities are considered when planning park infrastructure and programming is essential to creating a park that is accessible to all incomes.

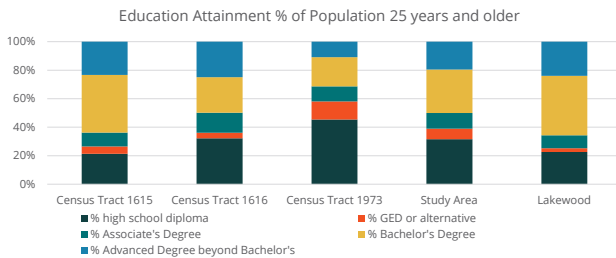


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**EDUCATIONAL ATTAINMENT**

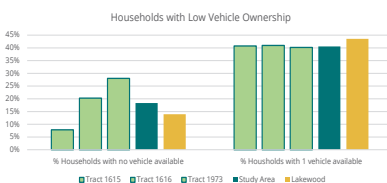
Educational attainment is correlated to income when considering health outcomes of a population. The Study Area has slightly fewer people with advanced degrees than the whole of Lakewood, but significantly less— 21% versus 32%—people with bachelor's degrees. This is especially true within Census

Tract 1973, where of the adults 25 years and older, 30% hold only a high school diploma. This may highlight the opportunity to host job fairs, advertise scholarship and other affordable education opportunities within the Park.



**VEHICLE OWNERSHIP**

Vehicle ownership is another important factor to consider when investigating access and equity issues in park planning. Multi-modal accommodations, such as walking, biking and transit, are all the more important in low vehicle ownership areas. Census Tracts 1616 and 1973 have significantly higher percentages of households with no vehicle available. Efforts to enhance multi-modal amenities should be given special consideration in this area.



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**HEALTH INDICATORS**

The following data regarding chronic diseases was obtained from the Centers for Disease Control's PLACES database. PLACES reports health data for small areas across the country with the goal that municipal governments can better understand health challenges among their populations and therefore create more effective health interventions.

can be formed to help create better health outcomes

Four health indicators were analyzed which are closely tied to park proximity and access: diabetes, heart disease, depression, and sedentary lifestyles.

PLACES uses estimation methods through regression analysis to obtain chronic disease measures. Although taken from an array of reputable sources, regression analysis can become less accurate for smaller geographies. Health data presented here should therefore be considered as relative rather than strictly interpreted.

In all categories, the Study Area shows slightly higher levels—between 1% and 4%—than Lakewood as a whole, meaning that residents living in the Study Area may have a slightly higher chance of developing one of these chronic diseases.

Some of the most important factors contributing to chronic disease are: lack of physical activity, poor diet, social isolation, and stress. These factors are greatly impacted by the place one lives and its social, economic, and environmental health.

Proximity and access to parks have been shown to result in lower rates of chronic disease: not only because parks provide a low-cost opportunity for physical activity, but also because parks provide a place for social interaction that is essential to mental well-being. Greenspace has proven benefits on mental and physical health. Parks also provide a distribution venue for healthy food.



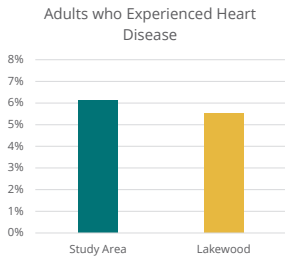
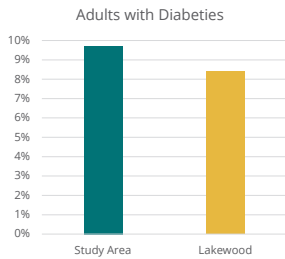
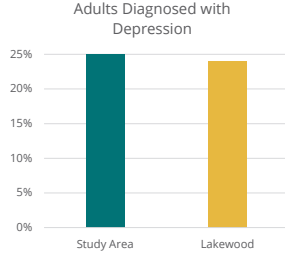
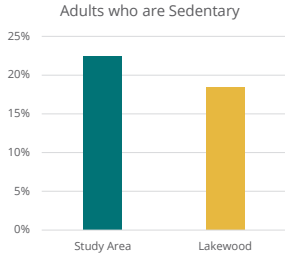
However, parks must be safe, accessible, and appropriate for the abilities and interests of a population to be effective.

By understanding how chronic diseases impact the Study Area, recommendations

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Recommendations should therefore include not only ways to increase accessibility to Madison Park, but also increase the Park's opportunities for physical activity, bolster

its provision of greenspace, and improve opportunities for social interaction and healthy food access.



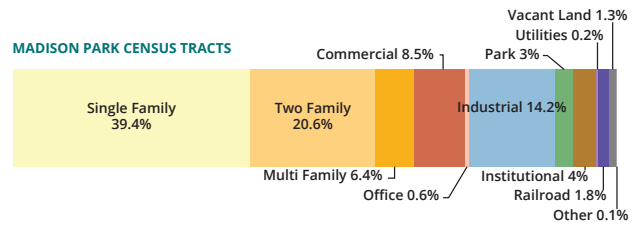
## DEVELOPMENT & ENVIRONMENTAL CHARACTERISTICS

### LAND USE

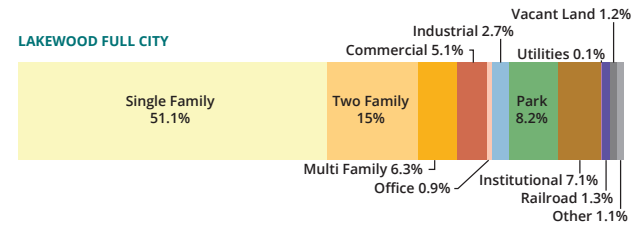
Compared to the full City of Lakewood, the land use of the Study Area around Madison Park has a higher percent of two-family homes (20.6% vs 15%), industrial uses (14.2% vs 2.7%), and commercial retail uses (8.5% vs 5.1%); and a lower percent of single-family homes (39.4% vs 51.1%). This indicates that the Study Area is more densely developed than the city as a whole, further emphasizing the importance of Madison Park as an essential open space for the neighborhood.

Furthermore, the Madison Avenue corridor is lined with numerous retail and commercial properties and is known for its vibrant, independent business community. Parks can encourage patronage to nearby businesses by increasing the volume of foot traffic to these businesses. This benefit can also be increased through community events such as concerts, festivals, farmers markets, and neighborhood picnics.

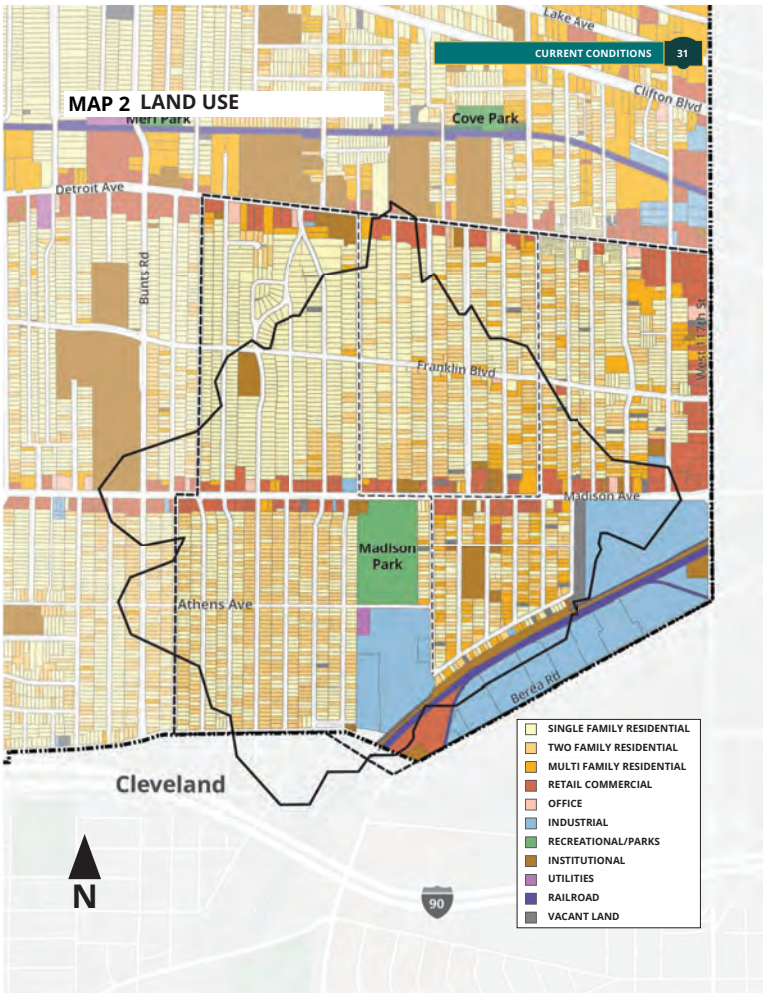
#### MADISON PARK CENSUS TRACTS



#### LAKWOOD FULL CITY



Source: County Planning, Cuyahoga County Fiscal Office, 2021



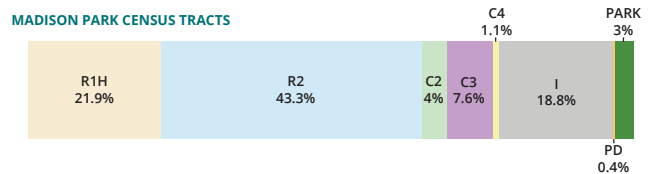
### ZONING

Of Lakewood's fourteen zoning classifications, nine appear within the census blocks surrounding Madison Park. The Study Area's zoning follows a similar pattern to its land use. Compared to the full City of Lakewood, zoning in the Study Area has a higher percentage of R2 - Single and Two Family (43.3% vs 37.1%), I- Industrial (18.8% vs 3.3%), C3- Commercial General (7.6% vs 4.5%), and a lower percentage of R1H- Single Family (High Density) (21.9% vs 24.4%).

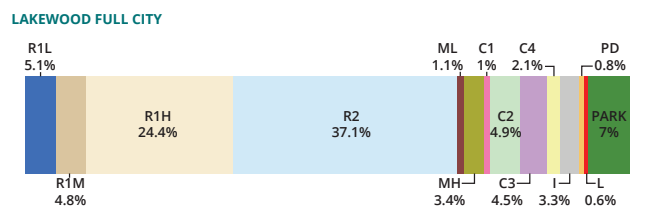
Additionally, the Birdtown Neighborhood is also a Designated Historic District in the National Register of Historic Places. This is significant as any potential expansion of the Park utilizing adjacent city-owned property may require review by the Advisory Council on Historic Preservation, in addition to any other approvals.

This further illustrates the density in the neighborhoods surrounding Madison Park which it directly serves.

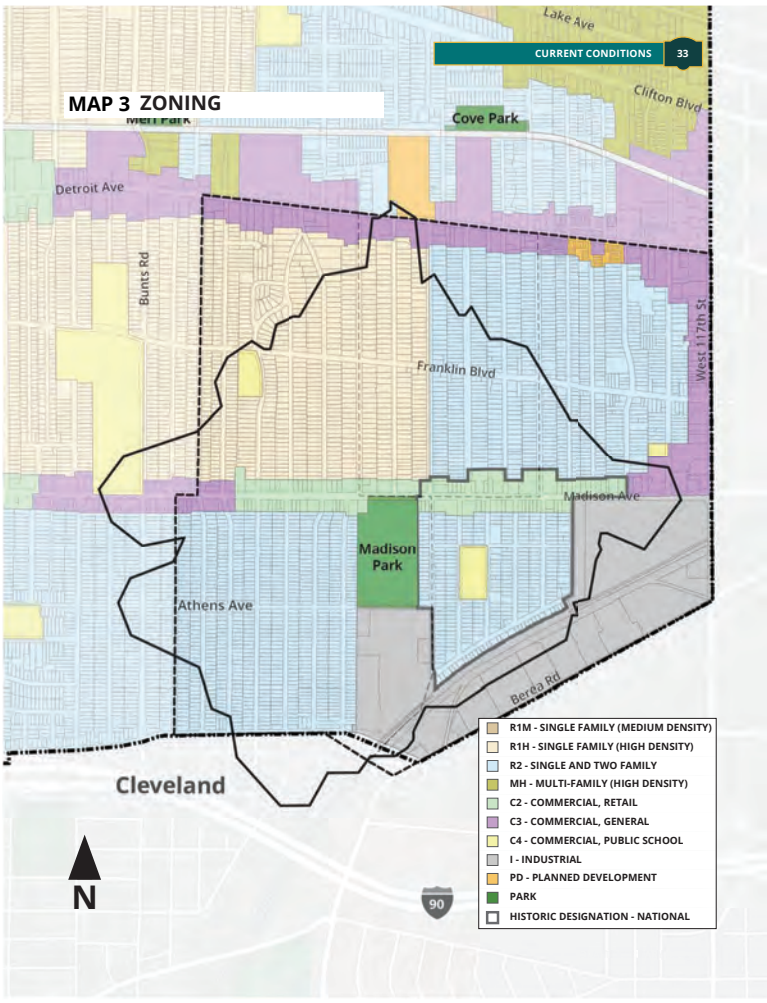
#### MADISON PARK CENSUS TRACTS



#### LAKWOOD FULL CITY



Source: City of Lakewood, County Planning



**LAND COVER AND IMPERVIOUS SURFACES**

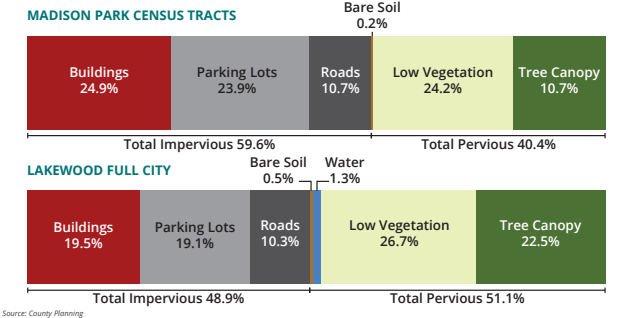
Impervious surfaces refer to hardscaped areas—such as asphalt, buildings, parking lots, and roads—that do not allow water to permeate into the ground. As land is developed and impervious surfaces are added, less water can be absorbed naturally, resulting in more stormwater runoff that can overwhelm storm sewers, reduce water quality, and lead to increased erosion and flooding. Excess impervious surfaces also lead to the Urban Heat Island Effect, in which pavement experiences higher temperatures and retain heat longer than vegetated or canopied areas, exacerbating heat waves in hot weather.

by providing communities with areas of vegetated, pervious surface to increase stormwater infiltration as well as tree canopy to reduce surface temperatures and urban heat islands.

This issue is of particular importance in the census tract area around Madison Park. In total, these census tracts have a higher percentage of land devoted to buildings and parking lots and a lower percentages of vegetation and tree canopy. The City of Lakewood has close to an even 50/50 split of impervious surfaces to pervious surfaces, which is the third-highest in the County. The Study Area has even higher levels of impervious surface at 60%. This further emphasizes the importance of Madison Park as a green refuge for residents, and highlights the importance of interventions like the Madison Park bioretention cells constructed in 2015 that were made possible through an EPA Grant awarded to the City.

These issues will become more dangerous with rising temperatures and changing weather patterns as a result of climate change.

Parks can help mitigate many of these issues resulting from impervious surfaces



Source: County Planning

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**TREE CANOPY COVERAGE**

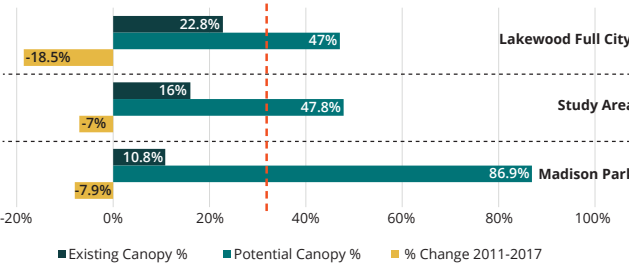
Trees provide numerous environmental, social, and economic benefits to communities. This includes absorbing excess stormwater runoff, reducing air and water pollution, improving aesthetics, providing shade, and cooling the air through evapotranspiration. Parks and other open spaces provide opportunities for additional tree plantings, especially in a dense city with a significant amount of impervious surfaces such as Lakewood and the Study Area specifically.

Madison Park has a canopy coverage of only 10.8%, which is mainly due to its large open spaces, such as the soccer and baseball fields, and Becks Pool that restrict plantable area. On the other hand, the Study Area (-7%) and Madison Park (-7.8%) have seen less canopy coverage loss than the city as a whole (-18.5%) from 2011 to 2017. While this may be due to uncontrolled factors such as wind or storm damage, it can also indicate an intentional emphasis on maintaining the current canopy in and around the park.

The City of Lakewood's Tree Action Plan sets a goal of 33.5% canopy coverage citywide by 2035. As of 2017, Lakewood had a citywide canopy coverage of 22.8% while the census tracts around Madison Park had only 16% canopy coverage. Additionally, most of the Study Area's canopy coverage is concentrated in residential neighborhoods north of Madison and Franklin Avenues.

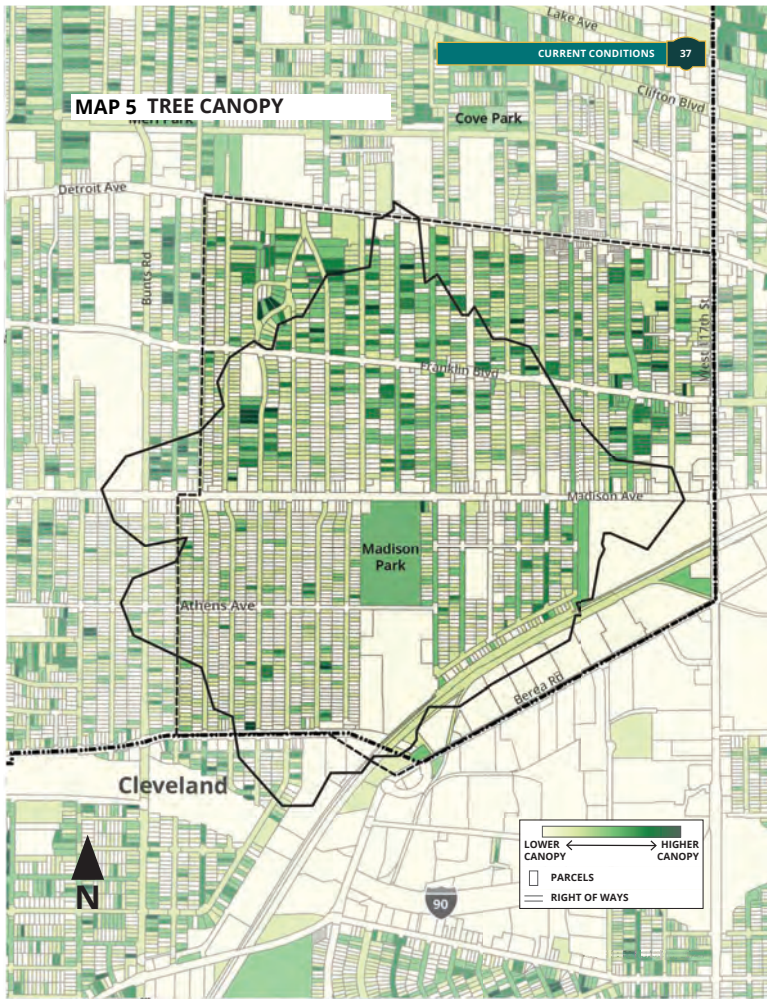
Madison Park also have a number of young trees that have been planted in recent years that currently are not contributing to the full canopy. Madison Park's unique balance of amenities and open space presents the opportunity for future strategic tree plantings and canopy growth.

**TREE CANOPY COVERAGE: EXISTING POTENTIAL AND CHANGE**



Source: County Planning, Urban Tree Canopy Assessment, 2019

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**CONTOURS, GRADING, AND DRAINAGE**

Madison Park is relatively flat with very little topographic variation within it. However, there are some grading challenges along the Park's eastern and western edges.

Constructed berms along the boundaries of the Park abutting residential uses may have contributed to ponding and drainage issues in certain areas of the Park. During heavy rain events, the central pavilion floods, as do areas near the baseball field.

Flooding and poor drainage also impact areas of the multi-use/soccer field on the eastern boundary, and have disrupted residents' and teams' use of the Park.



Source: County Planning, City of Lakewood, United States Geological Survey 2 foot contours, 2006.

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**TRANSPORTATION SYSTEM**

**PUBLIC TRANSIT**

There are several major public transportation routes that connect Madison Park to other regional assets. In total there are three Greater Cleveland Regional Transit Authority (GCRTA) routes with stops within 1/2 mile of the Park, and two just outside the walkshed. The 25 bus line runs directly in front of the Park down Madison Avenue. This route has service from Public Square in Downtown Cleveland through Steelyard Commons and the Tremont Neighborhood and along Clark and Madison Avenues terminating at the Westgate Transit Center. It has an average headway of 23 minutes.

The 26 and 26A bus route is a GCRTA high frequency route, and runs from Public Square in Downtown Cleveland along Detroit Avenue to Westgate Transit Center. West of Westgate Transit Center, the 26 serves Center Ridge Road and the 26A serves Detroit Road. These routes have two stops within a 1/2 mile walk of the Park, at the intersections of Grace Avenue and Detroit Road, and Clarence Avenue and Detroit Road, both about 2 blocks north of Madison Park. The average headways of both are 15.5 minutes.

Madison Park is also served by the Red Line rail line, which has service between Cleveland Hopkins International Airport and the Louis Stokes Station at Windemere in East Cleveland. The West 117th and Madison stop is just to the east of the 1/2 mile walkshed, and the Triskett Stop just to the south. It has an average headway of 15 minutes.

Two other routes have stops just outside the 1/2 mile walkshed: the 78 is a north/south bus line on West 117th Street, and the 55-55B-55C Bus Rapid Transit (BRT) line runs along Clifton Boulevard. While these aren't within the Study Area, they do provide

Source: Greater Cleveland Regional Transit Authority (GCRTA), NEXTGEN, 2022; County Planning

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connections as far west as Bay Village, Crocker Park, North Olmsted, and as far south as the Brookpark Red Line.

**VEHICLE ACCESS**

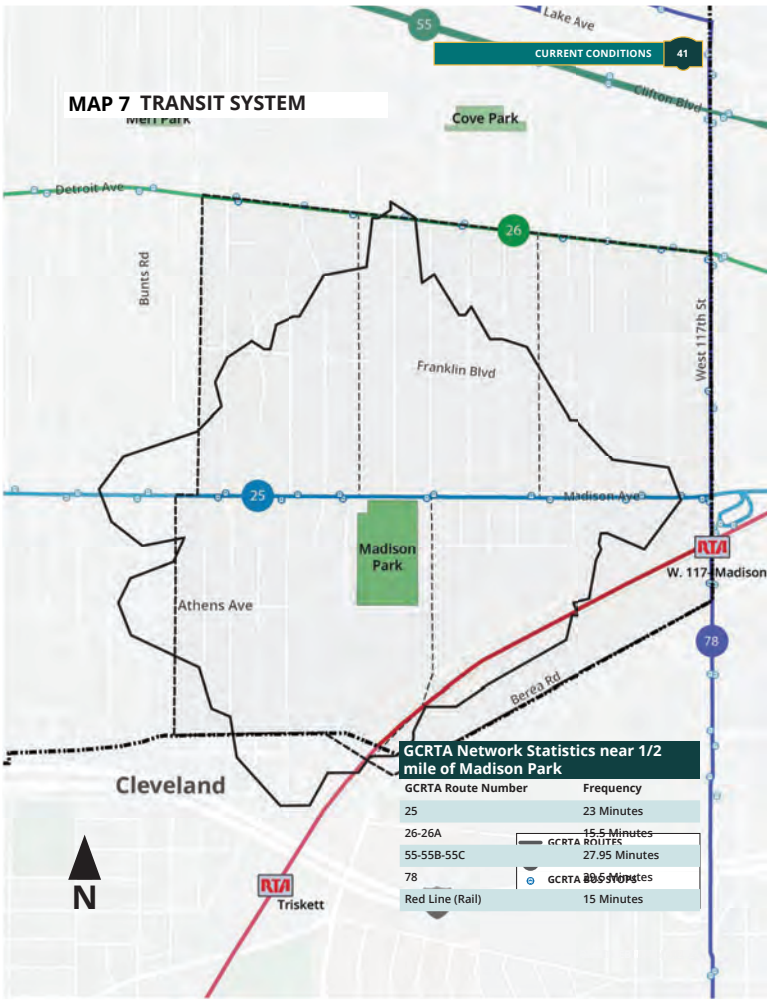
Madison Park is served by a dense network of roads throughout Lakewood. The east-west arterial of Madison Avenue stretches across Lakewood and into Cleveland to the east. Cars can access Madison Park via the parking lots located at the north end and the south end of the Park. A survey conducted by H2O in 2020 revealed that the majority of park users felt that the amount of parking was 'just right'.

**PEDESTRIAN ACCESS**

Pedestrians to Madison Park benefit from a vast network of sidewalks throughout Lakewood. Sidewalks line the Park on both Madison Avenue and Athens Avenue. Crosswalks are present on the east and the west of the Park. A recent study regarding ADA compliance will help inform future sidewalk improvements.

Pedestrian and paved multi-purpose trails extend throughout Madison Park, although connections to some amenities are indirect.





**BICYCLE INFRASTRUCTURE**

Bicycle and active transportation infrastructure are vital to the provision of residential access to local parks and open space. The City of Lakewood currently has an extensive bike network with 3.7 miles of existing off-road facilities, mainly trails within Cleveland Metropark's Rocky River Reservation, Lakewood and Madison Parks, and 7.2 miles of existing on-road bike lanes.

Within the Study Area around Madison Park, Franklin Boulevard and Madison Avenue have on-road bike lanes. The Madison Avenue bike lane turns into a shared lane before reaching the West 117th - Madison Avenue Rapid Station, leaving an opportunity for improvement in the city's bike network.

Within both the City of Lakewood and the Study Area, there are several future planned routes through the Cuyahoga Greenways (CGW) framework. Citywide, the Lake Avenue Bike Lanes serve as a Regional Link, which are longer sections of the county-wide network that typically connect to existing regional trails, major population centers, employment hubs, recreation centers, or outside of Cuyahoga County.

The CGW also identifies Supporting Routes, which are recommended routes that are intended to provide more localized connections into the overall regional system. These are connections to commercial

districts, job centers and other activity concentrations. Supporting Routes within the Study Area are identified along Detroit Avenue, Bunts Road south of Madison Avenue, as well as the aforementioned portion of Madison Avenue between Dowd Street and West 117th Street. There is also an off-street future Supporting Route, the Brookpark to Cleveland Connector, which is recommended to run along the Red Line railroad tracks to the south of the Study Area.

Lakewood is also currently undertaking an Active Transportation Planning Process, all routes will be reviewed and updated as needed.



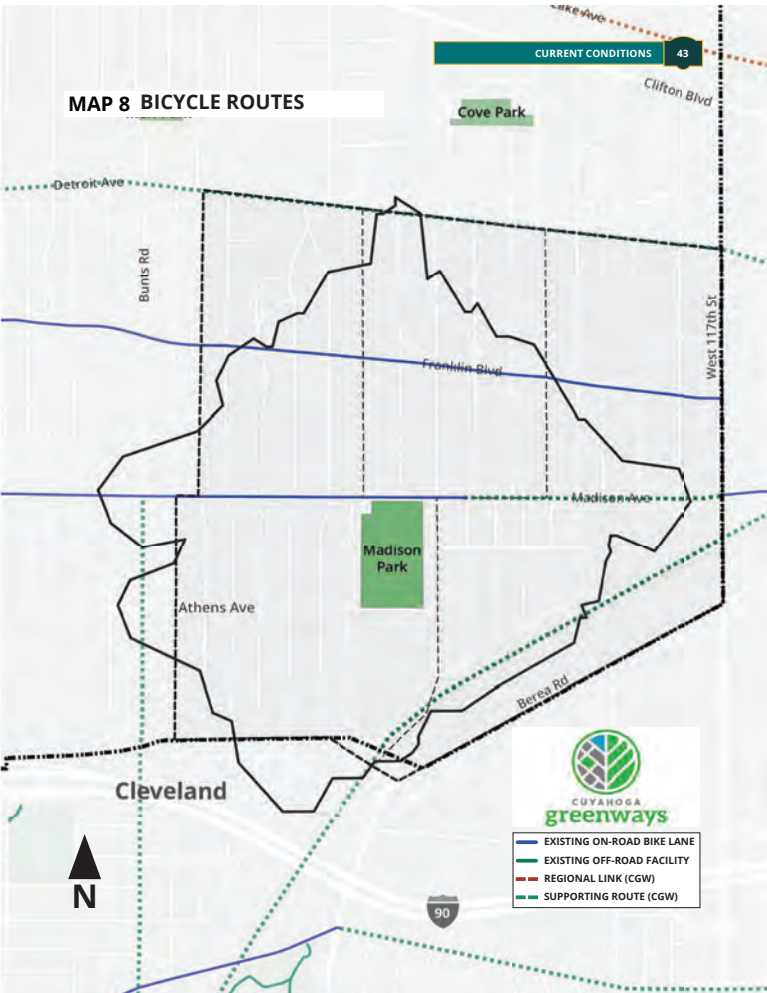
Source: Friends of Madison Park, Facebook

**Bike Infrastructure Statistics**

Lakewood City		Study Area	
Existing On-Road Bike Lanes	7.2 miles	Existing On-Road Bike Lanes	1.5 miles
Existing Off-Road Facilities	3.7 miles	Existing Off-Road Facilities	0.7 miles
Regional Link (CGW)		Regional Link (CGW)	0 miles

Source: County Planning, Cuyahoga County, NODCA

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**NEIGHBORHOOD FEATURES**

The area around Madison Park is served by numerous community facilities in addition to the Park itself.

**LAKWOOD PUBLIC LIBRARY**

The Lakewood Public Library Madison Branch is located directly adjacent on the northwest corner of Madison Park. Having these two community facilities in such close proximity is a significant asset for the neighborhood and presents unique opportunities for programming and amenities. For example, the Library is currently working to institute a "storybook trail" within Madison Park, which introduces stations along a trail featuring pages from a children's book to blend outdoor exploration with reading.



Madison Branch of the Lakewood Public Library  
Source: City of Lakewood

**SCHOOLS**

The Study Area also has three schools within it's boundary. Harrison Elementary school is located two blocks to the west of the Park within the Historic Birdtown neighborhood. Padre Pio Academy, a parochial K-8 school, is located just across Madison Avenue. Students at these schools utilize the Park heavily, both for informal after school activities and for monitored school recesses. The Franklin School of Opportunity, an extension of Lakewood High School which provides alternative education programming for non-traditional learners, is located a few blocks to the northwest.



Harrison Elementary  
Source: City of Lakewood

Just outside of the Study Area there are four more schools whose students may also be served by Madison Park: Roosevelt Elementary; Garfield Middle School; and Lakewood High School (all of which are part of the Lakewood City School District); and

St. Edwards High School, a private parochial high school.

**THE LAKE ERIE BUILDING**

The 100-year-old 18-acre Lake Erie Building complex (better known as the Screw Factory) is located across the street from Madison Park on Athens Avenue. Once an automobile manufacturing plant, it still houses warehouses and manufacturing spaces on its ground floor. The top two floors, however, host studios leased by artists and craftspeople, dance and fitness businesses, a winery, and an event space used for special occasions such as weddings. The Screw Factory hosts several open houses throughout the year so patrons can visit artists' studios and shop in the event rooms. The Screw Factory has become another icon of the Birdtown Neighborhood, providing additional vitality and a magnet for creativity and community potential.

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## MADISON PARK FEATURES

Madison Park contains a number of buildings, structures, active recreation amenities, and other features within its borders. In order to better plan for the future of the Park, a brief inventory of current features was conducted using engineering drawings, the 2022 Madison Park ADA Accessibility Facility

Report, and local knowledge and input from city staff. This inventory is a brief overview of features within and directly adjacent to the Park, and is not meant to be an engineering or building assessment. Facilities inventoried can be seen below and on the following pages.

### BUILDINGS AND STRUCTURES

- 1 Lakewood Public Library Madison Branch
- 4 Public Restrooms, Park Office, & Storage Building
- 2 Becks Pool House & Concessions
- 5 George Usher Field Scorer's Booth
- 3 Picnic Pavilions
- 6 Maintenance Shed

### ACTIVE RECREATION AMENITIES

- 7 Becks Pool
- 10 Soccer Field
- 8 Playground/Play Areas
- 11 George Usher Baseball Field
- 9 Futsal Courts
- 12 Basketball Courts

### OTHER FEATURES

- 13 Madison Avenue Green Infrastructure
- 16 Bicycle Parking/Repair Station
- 14 Parking Lots (north and south)
- 17 Trails & Trees
- 15 Community Gardens (north and south)

Source: County Planning  
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## BUILDINGS AND STRUCTURES

### 1 LAKEWOOD PUBLIC LIBRARY MADISON BRANCH

The Lakewood Public Library Madison Branch sits on the parcel adjacent to the northwest corner of the Park, and provides direct access to Madison Park via two walking trails from the rear of the building. The library is responsible for maintenance of a small part of Madison Park through an easement. The branch also was renovated in 2022.

Year Built:	1929
Last Renovated:	2022
ADA Accessibility:	ADA Compliant

### 2 BECKS POOL HOUSE AND CONCESSIONS

Becks Pool House is Madison Park's main building directly fronting Madison Avenue. Originally built in 1957, the building itself was renovated in 2003, with concessions added a year later in 2004. The pool house includes bathrooms, locker rooms, and offices.

Year Built:	1957
Last Renovated:	2003
ADA Accessibility:	Not ADA Compliant

### 3 PICNIC PAVILIONS

Madison Park features two picnic pavilions directly adjacent to the Park's two play areas. These pavilions have four grills and are available to the public on a first come first serve basis.

Year Built:	1980
Last Renovated:	N/A
ADA Accessibility:	Partially ADA Compliant, with minor adjustments needed

Source: City of Lakewood (all photographs)  
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#### 4 PUBLIC RESTROOMS, PARK OFFICE, & STORAGE BUILDING

This building is located near the center of the Park between the pool house and George Usher Field. It contains public restrooms, drinking fountains, as well as park offices and additional storage. The building is accessible through the Park's main central accessible route and has a ramp.

Year Built:	1925
Last Renovated:	2015
ADA Accessibility:	Mostly ADA Compliant, with high usability



#### 5 GEORGE USHER FIELD SCORER'S BOX

The scorer's box at George Usher Field is located right behind home plate near the center of the Park. The scorer's box has a mural by the street artist WRDSMTH entitled '2 believe' on its rear facade, painted in 2021.

Year Built:	1950
Last Renovated:	N/A
ADA Accessibility:	N/A



#### 6 MAINTENANCE SHED

The maintenance shed is located on the side of George Usher Field. It is used for storage of park equipment, lawn care, and other park related maintenance vehicles and materials.

Year Built:	1990
Last Renovated:	N/A
ADA Accessibility:	N/A



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#### 10 SOCCER FIELD

Located along the eastern edge, Madison Park features one of Lakewood's few remaining full length soccer fields. The field has a grass surface and is open to the public unless a permit granted by the Board of Recreation has reserved the field.

Year Built:	N/A
Last Renovated:	Ongoing
ADA Accessibility:	N/A



#### 11 GEORGE USHER BASEBALL FIELD

Located in the southern portion, the George Usher Baseball Field hosts recreational softball and baseball for both children and adults. The field includes one grandstand directly behind home plate. The field received minor upgrades in 2022, including improved lighting.

Year Built:	1924
Last Renovated:	2022
ADA Accessibility:	Mostly ADA Compliant with high usability



#### 12 BASKETBALL COURT

Located south of George Usher Field, Madison Park has one full court basketball court. Originally, the Park featured two basketball courts on the northern side of the south parking lot, but this area was given over to make room for additional parking. The current court was constructed in 2018.

Year Built:	2018
Last Renovated:	2023
ADA Accessibility:	Not Fully ADA Compliant



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## ACTIVE RECREATION AMENITIES

#### 7 BECKS POOL

One of two city pools in Lakewood, Becks Pool features a water slide, a diving well with two 1-meter diving boards, and a zero-depth wading pool with mushroom feature. Open in the summer months, Becks Pool offers Learn-To-Swim classes, and open swims. The pool underwent a three phase renovation from 1990 to 1992, but the pool floor and footprint have remained largely the same since its original construction.

Year Built:	1958
Last Renovated:	1992
ADA Accessibility:	Mostly ADA Compliant, with high usability



#### 8 PLAYGROUND/PLAY AREAS

Madison Park has featured playground equipment since 1921. The Park currently has two play areas adjacent to its two picnic areas. The larger play area features a rubber play surface with numerous slides and equipment for children of all ages. The smaller play area has a wood chip play surface and equipment geared more towards younger children.

Year Built:	1921
Last Renovated:	2008
ADA Accessibility:	Large Playground: ADA Compliant Small Play area: Needs Improvement



#### 9 FUTSAL COURTS

Originally built in 1931 as tennis courts, the courts were renovated and transitioned into two futsal courts in 2017. Futsal is an urban soccer-based game played on a smaller, hard-scaped court with a smaller, heavier ball. The courts still retain the same concrete surface they had when they were tennis courts. A feature unique to Madison Park, these two futsal courts are the only ones in Lakewood and one of a few in Cuyahoga County.

Year Built:	2017
Last Renovated:	N/A
ADA Accessibility:	Mostly ADA Compliant, with high usability

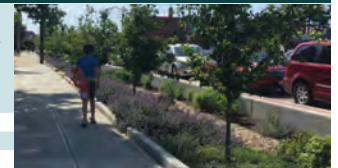
Source: City of Lakewood (all photographs)  
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## OTHER FEATURES

#### 13 MADISON AVENUE GREEN INFRASTRUCTURE

Located along Madison Avenue, these bio-retention planters were installed with funding from the EPA Shoreline Cities Grant program in 2014. These planters reduce polluted stormwater runoff by an estimated 403,769 gallons annually, and also reduce overflows from the city's combined sewer system into Lake Erie.

Year Built:	2014
Last Renovated:	N/A
ADA Accessibility:	N/A



#### 14 PARKING LOTS (NORTH & SOUTH)

Madison Park features two parking lots. The north lot is accessed from Madison Avenue, and the south lot is accessed from Athens Avenue. The north lot has a total of 73 spaces, including 4 accessible spaces. The south lot is much larger with a total of 159 spaces and 2 van accessible spaces. In 2019, an electric vehicle charging station was installed.

Year Built:	1980
Last Renovated:	2013 & 2019
ADA Accessibility:	ADA Compliant



#### 15 COMMUNITY GARDENS (NORTH & SOUTH)

The southern community garden, located just south of the baseball field, was started in 2008 by the Lakewood Earth And Food (LEAF) Community. It includes 30 gardening plots for rent on a seasonal basis. The northern/central community garden, located in between the futsal courts and Becks Pool, was established in 2010 by the Lakewood Community Services Center. In 2022, Friends of Madison Park assumed leadership of this 5,000 square foot garden.

Year Built:	2010 (north) & 2008 (south)
Last Renovated:	Ongoing
ADA Accessibility:	Not Fully ADA Compliant

Source: City of Lakewood (all photographs)  
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**16 BICYCLE PARKING & REPAIR STATION**

There are sixteen bike racks placed throughout Madison Park, primarily located towards the northern end of the Park by the pool house. Some bike racks were upgraded in 2015 to feature metal artwork from local artists to celebrate the Birdtown Neighborhood.

Year Built:	2010
Last Renovated:	
ADA Accessibility:	N/A



**17 TRAILS & TREES**

There are roughly 2,700 lineal feet of paved trails that weave through Madison Park. Trail termini are located at both the northern and southern boundaries, with two on either side of the pool house, one coming from the northern parking lot, and another from the southern parking lot. One is located at the southwest corner of the park by the baseball fields. Madison Park also features roughly 60 trees of varying maturity.

Year Built:	1921
Last Renovated:	Ongoing
ADA Accessibility:	Mostly ADA Compliant with high usability



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**VOLLEYBALL AND CANEBALL**

Although not a formally organized activity, many people routinely play volleyball on the western side of the park. Especially popular among some recently immigrated populations, teams set up their own net in the grass and play either volleyball or caneball, which is related to volleyball, but played by kicking the ball.

**SCHOOL SPORTS: PRACTICE AND CONDITIONING**

Madison Park is also used for conditioning purposes for various sports by both Lakewood City Schools and St. Edwards High School. Track and soccer teams utilize the walking path around the park, while the multi-use field is used for sprints and other conditioning drills.

**COMMUNITY GARDENS**

Community gardening at Madison Park provides families a way to supplement their food supply. For many renters or those in nearby assisted living facilities, these community gardens provide residents the opportunity to garden that they would otherwise not have. Beyond gardening, however, these spaces strengthen community ties and relationships while providing a stream of activity in Madison Park that contributes to a safe and secure atmosphere.

**COMMUNITY EVENTS**

- Madison Park has been and continues to host many community events organized by various entities. These include:
- The Lakewood Community Festival (City of Lakewood)
  - The Birdtown Picnic (Lakewood Alive)
  - The Spooky Pooch Parade (Lakewood Alive)
  - Madison Block Parties (Madison Block Courts)
  - Taste of Lakewood (Chamber of Commerce)
  - Friday Night Flicks (City of Lakewood)

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**PROGRAMMING, ACTIVITIES, & EVENTS**

As the second-largest park and one of the most-visited public spaces in Lakewood, Madison Park features an abundance of activities and events. For the purposes of this report, programming will include organized activities involving registration and payment through a recreation organization, events organized by the City of Lakewood and other organizations, as well as those activities that are more informal in nature. The variety and abundance of programs, activities, and events, have helped to foster a sense of community and ownership of the Park--essential components in maintaining a healthy, fun, and safe space.

**SOCCER**

There are several soccer organizations that use the multi-use field for practice during the season. Among these are teams from Lakewood Recreational Soccer and Lakewood United Football Club.

These teams typically practice one to two evenings a week during the playing season, from spring through fall. At times, these soccer teams will also utilize the illuminated Futsal Courts for practice, especially in the early spring and late fall especially as evenings get darker earlier.

**FUTSAL**

Futsal is an urban soccer-based game played on a smaller, hard-scaped court with a smaller, heavier ball. Since their conversion in 2017, the Futsal Courts have been heavily used. The Lakewood City Futsal Academy organizes games and practices on the Futsal Courts during the summer months.

The importance of the courts is also exhibited by the more organic pick-up games and play that occur almost every day in the summer and after school in the spring and fall. Extremely popular among children new to the United States, the courts provide a venue to

form new friendships and a way to acclimate kids to Lakewood and their new country.

**BASEBALL AND SOFTBALL**

Adult and youth baseball and softball leagues practice and play games at Usher Field at Madison Park. These organizations include Lakewood Community Baseball Association in partnership with the Lakewood Recreation and Education Department and Lakewood City Schools. Usher Field is most heavily used during the summer months, but still hosts games, practices, and pick-up games in the spring and fall. The outfield also provides space for informal recreation such as games of catch.

**SWIMMING**

Although Becks Pool is considered a leisure pool, the Lakewood Recreation Department offers learn-to-swim lessons there throughout the summer in addition to open swim. Special needs camps offered through the Recreation Department also use Becks Pool throughout the summer.

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**"DREAM" MADISON PARK**

Lakewood, Ohio  
Source: Alexandra, Harrison Elementary School Student - Grade 3

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# SECTION 3 PUBLIC ENGAGEMENT

## SECTION CONTENTS

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Given the integral role Madison Park plays in the community, an extensive community engagement strategy was undertaken to facilitate the Master Plan and ensure its Vision and Recommendations reflected the values of the Park's users and its surrounding community. The community engagement strategy included four major components:

1. A survey distributed to the broader community in order to gauge how users currently use Madison Park, as well as the Park's strengths and opportunities for improvement.
2. Stakeholder engagement with two meetings and individual interviews with identified community leaders and groups to understand how they utilize the Park and its amenities, as their current and future needs, and gather ideas from the unique ways they interact with Madison Park.
3. Youth engagement at nearby schools, Harrison Elementary School and Padre Pio Academy to determine how children currently use the Park, and what types of facilities or equipment is desired.
4. Community engagement via tabling at community events including the Birdtown Picnic and the Lakewood Community Festival, as well as a Master Plan Public Meeting to vet draft recommendations.

This process sought to engage park users at Madison Park itself. Yard signs with QR codes linked to the survey were placed at well-traveled park locations, and County Planning representatives attended various community events held at the Park to converse directly with park users and community members.

# MADISON PARK MASTER PLAN SURVEY

The Madison Park Master Plan Survey was open for two months from May 1st, 2023 to June 30th, 2023. The survey was designed to understand how visitors use the Park currently, as well as their priorities for future improvement. These results were used to help formulate the vision and goals for the Park.

To help facilitate the distribution of the survey, yard signs with QR codes to the project website were placed in strategic locations throughout the Park, and paper copies of the survey were made available at the Lakewood Public Library Madison Branch. In addition, County Planning staff engaged with residents, distributed surveys and other project materials during numerous community events held at the Park, including Madison Court Block Club events and the Birdtown Picnic. The following pages provide a brief summary of the online survey's key findings. Full responses can be found in Appendix A.



Sample page of the Online survey

## WHO TOOK THE SURVEY?

### TOTAL NUMBER OF SURVEY RESPONDENTS

—————→ **1,129**

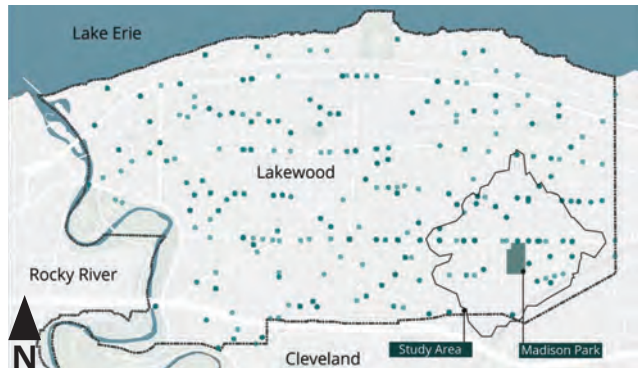
In total, 1,129 people took the survey with 18,382 multiple choice answers selected and 2,769 written answers to open-ended questions.

Survey results indicated that a vast majority (89.8%) of survey respondents lived in Lakewood, with some respondents living in adjacent communities such as Cleveland and Rocky River. The most common age group of respondents was the 35-44 year-old age bracket, consisting of 40.6% or 368 respondents.

Additionally, while the majority of survey respondents identified as white or Caucasian (791; 79.7%), the number of respondents who identified as minority (202; 20.3%) is reflective of the racial and cultural makeup of the Study Area according to American Community Survey data.

Approximately 60% of respondents (543) identified as female, and 66.7% of respondents (594) indicated that they are a caregiver for one or more children under the age of 18.

### RESPONDENT'S LOCATIONS



## SURVEY KEY TAKEAWAYS

### WHY DO PEOPLE VISIT?

The top four reasons that respondents gave for visiting Madison Park were:

- 1) Exercise and recreation
- 2) Leisure
- 3) Attending community events
- 4) Spending time with friends or family

These responses reinforce that Madison Park serves multiple roles as a recreation, leisure, and community hub for park users.

### WHAT AMENITIES DO PEOPLE USE WHEN THEY VISIT?

Similarly, the Park's role as a recreation, leisure, and community hub was reflected in the top current amenities that respondents have used in the past year. Respondents' most-used amenities included:

- 1) The playground
- 2) The parking lots
- 3) Walking path
- 4) Becks Pool
- 5) Public restrooms
- 6) Benches;
- 7) Picnic areas and shelters
- 8) Shade or greenspace
- 9) Water fountains
- 10) Bike racks.

These usage patterns of the available amenities indicate both active recreation as well as more passive and socially-oriented recreation. The social importance of the Park's supporting amenities is also reflected



Basketball Court at Madison Park  
Source: City of Lakewood

in the responses. These answers also reflect the Park's multi-generational potential. Two of the top five amenities—the playground and Becks Pool—are geared towards families with young children, while other supporting amenities such as benches and picnic shelters help support senior park users.

### WHEN DO PEOPLE VISIT?

Respondents indicated that they visit Madison Park year round, although significantly more park users visit in the summer months. Only 29.3% (267) respondents visit the Park in the winter compared to 98.8% (899) who visit in the summer.

Respondents also indicated a strong desire to make the Park more multi-seasonal, citing winter community events and programming, and additional covered or sheltered amenities as desired ways to activate Madison Park more in the winter.

**DESIRED IMPROVEMENTS TO CURRENT AMENITIES**

Respondents were asked what their priority would be for recreational amenities that they would like to see renovated or expanded. Their top five responses are shown below:

- 1  Becks Pool
- 2  Playground
- 3  Basketball court
- 4  Soccer field
- 5  Baseball field

**DESIRED FUTURE PROGRAMMING**

Respondents were asked what types of programming or events they would like to see in the future at Madison Park. Their top four responses are shown below:

- 1  Farmers' markets
- 2  Concerts
- 3  Festivals
- 4  Nature activities

**DESIRED RECREATIONAL AMENITIES**

Respondents were asked what types of recreational amenities they would like to see in the future at Madison Park. Their top four responses are shown below:

- 1  Splash pad
- 2  Nature play
- 3  Volleyball court
- 4  Skate park

**DESIRED SUPPORTING AMENITIES**

Respondents were asked what types of supporting amenities they would like to see in the future at Madison Park. Their top five responses are shown below:

- 1  More trees or shade
- 2  Water features
- 3  Community art
- 4  Increased seating & Tables
- 5  Grills & fire pits

**PARK INCLUSIVITY**

Respondents were asked to indicate how inclusive or inviting they felt park programming and facilities were. Overall, 487 (63.7%) respondents indicated that they felt programming and facilities at the Park is either very inclusive or inclusive to people of different ages, abilities, and backgrounds. Only 32 (4.2%) respondents said that they felt Madison Park was not inclusive. While this is positive, respondents specified that improvements could be made with multi-generational programming, better walking or biking connections to, from, and within the Park, more ADA-accessible facilities and equipment, and more diverse equipment and facilities.

**PARK BARRIERS AND SAFETY**

Respondents were evenly split on barriers that may prevent them from enjoying Madison Park, with 323 (37.9%) respondents indicating that there were no barriers, and 322 (37.8%) indicating that safety concerns while at the Park was a barrier. This disparity in answers may indicate that there is a perception of safety issues: while some respondents familiar with the Park may feel more comfortable while those that frequent the Park less may have a negative perception.

Respondents were also asked about how safe they feel walking or biking to or from Madison Park. Overall, 600 (67.3%) respondents indicated they feel very safe or safe walking or biking to the Madison Park, and 43 (4.8%) indicated they feel unsafe.

Respondents cited that adding or improving security cameras, lighting, bike infrastructure, emergency call boxes, and crosswalks would

encourage them or their families to walk or bike more to Madison Park. Only 71 (8.8%) of respondents said they would not walk or bike to Madison Park.

**PARK IMPACT**

Respondents were asked what other places they walk or bike to on their way to or from Madison Park. The majority 514 (72.5%) of respondents said that they also frequent nearby bars, restaurants, and other local businesses on their way to or from the Park. This emphasizes Madison Park's importance as an economic engine and support for the community.

Respondents also frequented other nearby public facilities, such as the Lakewood Public Library Madison Branch (367, 51.8%), Lakewood High School (193, 27.2%), and Harrison Elementary School (84, 11.8%), as well as artist facilities such as the Screw Factory (174, 24.5%). This shows the Park's key role in driving foot and bike traffic in the neighborhood and supporting community assets and businesses. These connections to other significant community features should be built upon in the vision for the future of Madison Park.

**STAKEHOLDER MEETINGS AND INTERVIEWS**

Throughout the process, a concerted effort was made to have conversations with community representatives with strong connections to Madison Park, as well as representatives from community groups that utilize the Park and its amenities in their programming. This was essential when identifying strengths, opportunities, and ideas for the future of Madison Park.

County Planning staff held two stakeholder committee meetings for collaborative discussion and feedback on May 4th, 2023 and September 14th, 2023, as well as a series of 11 interviews with 13 community stakeholders from May 30th to July 15th, 2023.

The following is a list of stakeholder committee members:

- Emmie Hutchinson – H20 (Help 2 Others)
- Ian Andrews – Lakewood Alive
- Andrea Fisher – Lakewood Public Library Madison Branch
- Matt Bixenstine – Friends of Madison Park
- Lauren Small – Lakewood Chamber of Commerce
- Paul Weber – YMCA
- Jessica Parker – Family Room (early childhood programming)
- Michael Fink – Associate Athletic Director, St. Edwards High School
- Mary Brown – Madison Court Community Coalition
- Art Gold – Lakewood City Schools Community Recreation & Education Commission

The following is a list of stakeholders who were interviewed:

- Vince Franz – Lakewood Athletic Boosters, Public Square Group (skateboard advocacy group)
- Ralph and Mary Piuino – Residents
- Naomi Schiffrick – Grace Preschool
- Lucas Youso – Youth Softball Coach
- Cindy Marx – Lakewood Ward 4 Councilwoman
- Lucinda B. Einhouse – Beck Center for the Arts
- Andy Toth – Lakewood United Football Club
- Jay Foran and Rick Harvey – Lakewood City Futsal
- Randy Brown – Lakewood Outdoor Basketball Committee
- Ben Hoffman – Lakewood Soccer Association
- Matt Bixenstine – Keep Lakewood Beautiful, Friends of Madison Park

This group of stakeholders represented a wide range of park users. Feedback from the stakeholder committee meetings and additional stakeholder interviews provided key insights into how different amenities and the Park as a whole is utilized by different groups. Key concepts from these meetings and interviews were incorporated directly into both the vision and subsequent recommendations.

**SCHOOL ENGAGEMENT**

To ensure the youth perspective was adequately represented in the plan, a focused school specialized engagement activity was conducted. In May of 2023, County Planning and City of Lakewood staff sought the feedback and ideas of more than 200 students attending the two schools nearest to Madison Park. Students from kindergarten through fifth grade participated at Harrison Elementary, and students from kindergarten through eighth grade participated at Padre Pio Academy.

**BOARD ACTIVITY**

Students were asked to react to three boards by placing dots under the existing park amenities they liked *most*, the existing park amenities they liked the *least*, and the park amenities they *would most want* to be added in the future at Madison park. Below are images of those boards.



### BOARD ACTIVITY RESULTS

The total number of dots for each answer choice was calculated, and for each board, the top four answer choices with the most votes are shown below.

#### BOARD 1: WHAT DO YOU LIKE MOST?

The top four existing park amenities at Madison park students like **most** are:

- 1   
Becks pool
- 2   
Playground
- 3   
Futsal Court
- 4   
Soccer Field

#### BOARD 2: WHAT DO YOU LIKE LEAST?\*

The top four existing park amenities at Madison park students like **least** are:

- 1   
Community Garden
- 2   
Picnic Pavilion
- 3   
Basketball Court
- 4   
Baseball Field

\*Padre Pio Students are not allowed to use the Basketball Court and Baseball Field during school activities. Children overwhelmingly love the park and had to be encouraged to find an element that they liked the least.

#### BOARD 3: WHAT WOULD YOU WANT?

The top four park amenities student would **want** added or more of in the future are:

- 1   
Tunnels
- 2   
Splash Pad
- 3   
Fitness Course
- 4   
Gaga Ball

### STUDENT WORKSHEETS

In addition to the board activity, students were given a worksheet that could be filled out during class or taken home and returned. The student worksheet provided space for students to draw their "Dream Park" and also list what they would want most at Madison Park. Students ranging from kindergarten to fourth grade returned 171 worksheets. A sample of some of those worksheets are displayed here. Additional worksheets appear in Appendix B.



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## PUBLIC MEETING

In addition to tabling at various community events to promote the survey or solicit public feedback and ideas, a public meeting was held on October 17th, 2023 at the Lakewood Public Library, Madison Branch.

Attendees considered recommendations at 5 different stations- one for each goal. Each station had the written recommendations and the corresponding concept map.

Attendees were given the opportunity to comment on any and all recommendations

as well as its proposed placement on the concept map.

Recommendations regarding existing facilities were well received. A good deal of discussion was generated in regards to New Facilities proposed. Some concerns prompted the inclusion of some specifications to increase the privacy and reduce possible noise for surrounding residents. Responses from the public meeting are summarized in Appendix C.



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## RAINBOW OVER MADISON PARK

Lakewood, Ohio  
Source: Friends of Madison Park Facebook Page

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# SECTION 4 VISION AND RECOMMENDATIONS

## SECTION CONTENTS

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Madison Park fills many roles in the Birdtown neighborhood and the greater Lakewood community: it is a place of recreation and exercise, a place of social gatherings and community events, and a place that provides relaxation and valuable greenspace in a densely populated portion of the City.

The Madison Park Master Plan seeks to represent the community's vision for the Park and provide recommendations as to how to reach that future vision.

The following section defines the mission of the Madison Park Master Plan and the Vision for the future state of Madison Park. The Vision provides the framework for all recommendations, and ensures that the recommendations are representative of the community's wishes.

The Recommendations portion of this Section provides the goals and action items that the City of Lakewood, the many organizations devoted to civic life in Lakewood, and individual citizens can take to improve Madison Park and reach the Madison Park Vision.

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## MADISON PARK VISION

Through the community engagement efforts outlined in the previous section, as well as conversations with city officials, key stakeholders, and concerned members of the community, a Mission and Vision Statement were formulated, guided by four Core Values—Innovation, Accessibility, Sustainability, and Productivity. Together, these guiding statements and values form the Madison Park Vision.

### MISSION AND VISION STATEMENT

It is the mission of the Madison Park Master Plan to ensure that Madison Park remains a critical community resource that encourages social, physical, and mental health to all who wish to visit.

With this mission in mind, the vision, or future desired state of Madison Park, is as follows:

*Madison Park is a fun, inclusive, community-centered park that provides high-quality, innovative infrastructure and programming to all populations in a strategic, equitable, and conscientious manner throughout the year.*

### CORE VALUES

Throughout the visioning process, four Core Values were identified through the community outreach and engagement process. These values guide recommendations and recur throughout each Topic Area in the next section. They are:

**Innovation:** To incorporate and introduce innovative and forward-thinking structures and practices into the facilities, amenities, programming, and infrastructure & maintenance of Madison Park.

**Accessibility:** To ensure that Madison Park and its facilities, amenities, programming, and infrastructure & maintenance are accessible to all ages, abilities, incomes, mobilities, and cultures.

**Sustainability:** To incorporate sustainable practices in the construction, maintenance, and delivery of services at Madison Park.

**Productivity:** To ensure that all areas operate to their fullest potential and that every square foot of Madison Park can be used to its most productive extent.

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## RECOMMENDATIONS

Recommendations contained within this master plan state the practical and actionable steps to be taken to achieve the Madison Park Vision. Recommendations are based on feedback gathered from project team meetings, stakeholder meetings and interviews, the community survey, and other public engagement and outreach efforts described in the previous section. Recommendations have been further informed by data gathered in the Current Conditions Section of this Master Plan and research regarding community park development.

### GOALS

Recommendations are organized into several goal areas. These goals represent the different physical and social aspects of the park and the services it provides. They include: Existing Facilities; New Facilities; Supporting Amenities; Programming; and Infrastructure and Maintenance. Within each goal area are a number of strategies and action items identified to achieve it.

**GOAL A:  
EXISTING FACILITIES**

Recommendations involve updates and upgrades to existing recreation facilities to make them more accessible, inviting, and up-to-date.



**GOAL B:  
NEW FACILITIES**

Recommendations focus on potential new facilities that will better accommodate existing and new users of the Park and enhance its functionality and appeal.



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**GOAL C:  
SUPPORTING AMENITIES**

Recommendations focus on those amenities that make Madison Park more pleasant, accessible, and safe.



**GOAL D:  
PROGRAMMING**

Recommendations include what programs should be continued or introduced to accommodate all users of the park and increase attendance throughout the year.



**GOAL E:  
INFRASTRUCTURE & MAINTENANCE**

Recommendations consider what infrastructure needs to be introduced or upgraded to make the park more functional and achieve the vision and core values.



**RECOMMENDATIONS MAP**

The map to the right showcases all recommendations, which correspond to each number below. Goal-specific maps are included for each Goal in the following section. Recommendations under Goal D Programming, and recommendation E2 Connectivity Within the Park do not have a direct designated location on the map. Some recommendations appear more than once on the map.

**GOAL A: EXISTING FACILITIES**

- A1 Playground
- A2 Becks Pool
- A3 Basketball Court
- A4 Futsal Courts
- A5 Multi-use Field
- A6 Baseball Field
- A7 Community Gardens

**GOAL B: NEW FACILITIES**

- B1 Splash Pad
- B2 Permanent Outdoor Gathering Spaces
- B3 Enclosed Community Space
- B4 Flex Spaces
- B5 Skate and Bike Park Amenities
- B6 Volleyball Court

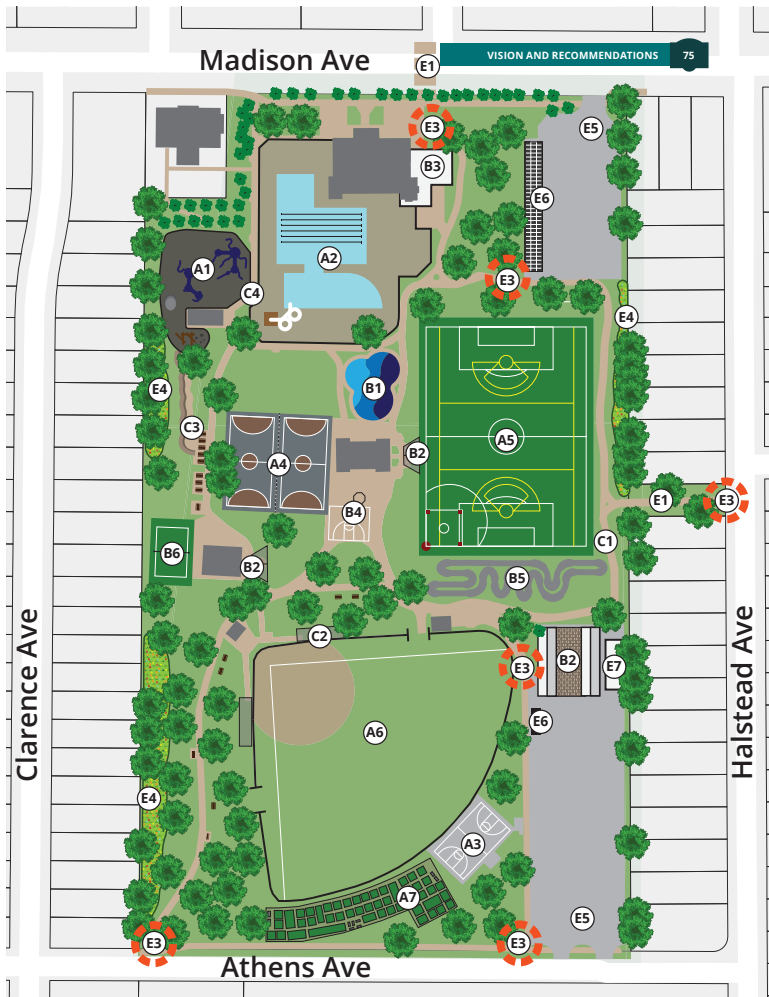
**GOAL C: SUPPORTING AMITIES**

- C1 Trails
- C2 Shade
- C3 Seating
- C4 Fencing

**GOAL D: PROGRAMMING**

**GOAL E: INFRASTRUCTURE & MAINTENANCE**

- E1 Connections to the Park
- E2 Gateways
- E3 Green Infrastructure
- E4 Parking Lots
- E5 Electricity
- E6 Maintenance Building



**GOAL A: EXISTING FACILITIES**

**ENSURE THAT EXISTING FACILITIES IN MADISON PARK CONTINUE TO BE OF HIGH QUALITY AND GOOD CONDITION, AND THAT UPDATES ARE REFLECTIVE OF THE CURRENT AND EMERGING NEEDS AND INTERESTS OF THE SURROUNDING POPULATION.**

As evidenced from the map on the right, Madison Park packs many recreational facilities into its 17 acres. These are described in detail in the Current Conditions Section.

Existing facilities are well used and well loved by the community and park visitors, but most are in need of upgrades to varying degrees.

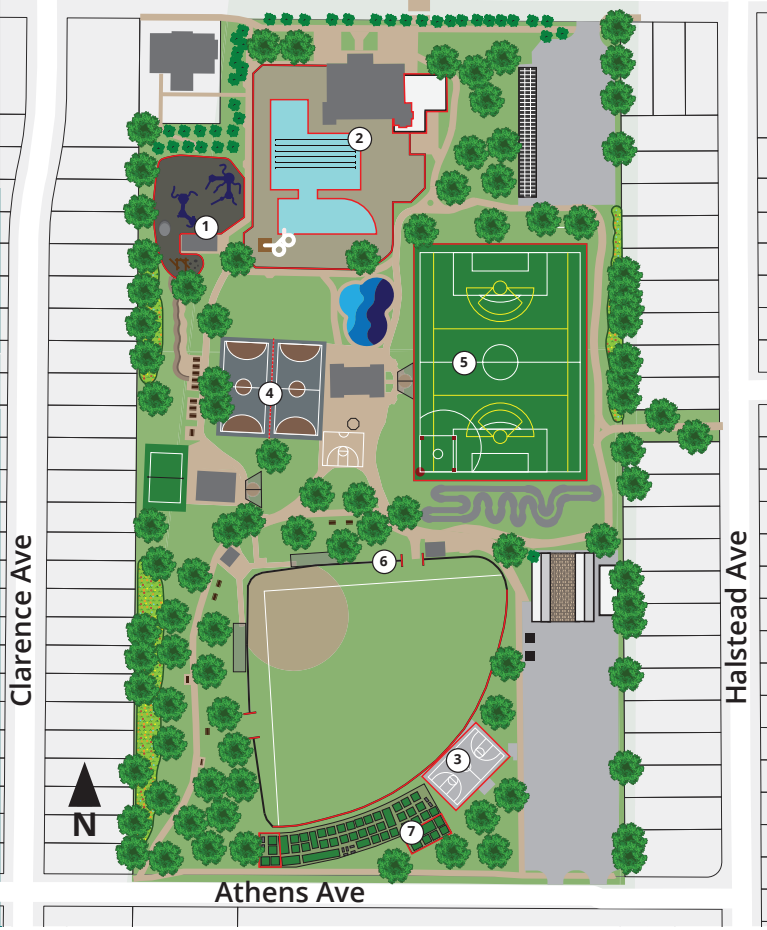
The community survey asked respondents what their priority would be for recreational amenities that they would like to see renovated or expanded. Their top five responses were: Becks Pool, the playground, the basketball court, the multi-use/soccer field, and the baseball field.

The strategies to the right are based on this community feedback, as well as information gained from the school engagement, the project team and community stakeholders.

The following pages explore specific actions, referred to as "action items", for each of these strategies that can be taken to reach that strategy, as well as the overarching goal.

**STRATEGIES:**

- 1 **PLAYGROUND:** Ensure updates to the playground represent the desires of the community, and are inclusive, accessible, and innovative.
- 2 **BECKS POOL:** Ensure that the redevelopment of Becks Pool includes innovative and fun elements that are designed to serve the immediate community while elevating Madison Park as a regional attraction.
- 3 **BASKETBALL COURT:** Continue to support and encourage basketball at Madison Park.
- 4 **FUTSAL COURTS:** Continue to encourage and support futsal as a unique and essential community asset at Madison Park.
- 5 **MULTI-USE FIELD:** Consider upgrades to the soccer/multi-use field to increase productivity and functionality.
- 6 **BASEBALL FIELD:** Investigate ways to increase the functionality and productivity of the baseball/softball field during non-game times.
- 7 **COMMUNITY GARDENS:** Bolster the Madison Park Community Gardens as an essential park element.



**1. PLAYGROUND:** Ensure updates to the playground represent the desires of the community, and are inclusive, accessible, and innovative.

- a. Expand the footprint of the playground towards the western boundary of the Park and to the south of the picnic pavilion to allow for an additional nature play space and additional play amenities.
- b. Introduce additional amenities desired by students such as suspended tunnels, an obstacle or fitness course, a zipline, a gaga pit, the number and variety of slides, and motion play within the playground area.
- c. Ensure that the playground is and remains ADA-accessible and includes multi-generational equipment facing the playground.
- d. Incorporate more shade on and around the playground through tree planting and canopy structures.
- e. Investigate ways to reduce the incidence or impact of graffiti, such as washable playground equipment, or offer a place to permit "graffiti art."

The current playground configuration in Madison Park includes two separate play areas, each catering to a different age groups. It is recommended to expand the footprint of the northern most playground and consolidate the two current play areas into one expanded footprint. This consolidated play area can include nature play facilities geared towards younger children as well as accessible adult exercise equipment. Ensuring that the stationary equipment face the playground will allow care givers to keep an eye on children of all ages as they exercise.



Playground at Madison Park. Source: City of Lakewood Facebook Page

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Student engagement efforts at Harrison Elementary School and Padre Pio Academy revealed the desired playground facilities among elementary school children. This feedback should be used to inform the playground renovation by:

- Introducing more suspended tunnels in the playground area. Tunnels were the most popular choice of playground equipment across the greatest number of grades. Tunnels can be both solid and of rope construction.
- Incorporating an obstacle or fitness course. An obstacle course was the second-most popular option that children selected. The course should be designed in a way that does not limit the number of users on it at one time, and allow enough spacing for "freestyle" play allowing users to get on or off of elements at their discretion without becoming dangerous.
- Keeping and expanding zipline features. Although not provided as a choice in the school engagement project, it was the most popular write-in under the "Other" option. The current zipline at the playground is well-used and it was also referenced in both the community survey performed for this project as well as the Madison Park Survey conducted by H2O in 2021.
- Including more motion play activities such as seesaws or roundabouts. Although Madison Park features one motion play feature, younger children referenced the roundabout feature at Lakewood Park as a desirable feature for the future Madison Park playground.



Source: all above photographs BCI Burke Playground Equipment: <https://www.bcburke.com/products>

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- The introduction of nature play in the playground was also a popular choice among the school children, and was brought up at various community engagements. Nature play could include a tree house, stumps, log balance beams, and faux steppingstones.
- Introducing a gaga ball pit within or adjacent to the playground. Gaga ball is a fast-paced game played in an octagonal pit. The game is related to dodge ball and is a very popular choice among older elementary children and seems to be a trend among middle-schoolers.
- Increasing the number and variety of slides, overhead bars, and climbing structures was also mentioned often among children, with older children wanting larger slides. However, parents and teachers have expressed a need for smaller options for younger children, and that the design of these slides does not result in ponding of water and snow after storm events.
- Swings are in high demand and children have reported wait times while on the playground. The ADA-accessible swings are popular among all children but should be kept open for those children that need them. Consider installing non-traditional swings that are available to all children but are ADA accessible.
- One of the largest complaints children had with the current playground was the common occurrence of graffiti, which was upsetting to them. Different types of graffiti prevention and mitigation measures should therefore be explored, including washable surfaces. Additionally, adding a location where graffiti art is permitted is another solution and provides space for community expression.



Source: all above photographs BCI Burke Playground Equipment: <https://www.bcburke.com/products>

Efforts to make the playground more accessible for all ages and abilities should be continued, including:

- Ensuring pathways to and from the playground are ADA accessible from all areas of the park, especially the parking areas and bus stops.
- Increasing the number of ADA accessible swings and activities.
- Introducing multi-generational activities such as stationary bicycles, cross-trainers, sit-up machines, treadmills, and activities that encourage gentle strengthening and flexibility.
- Ensuring that a rubberized surface that is similar to the current one is installed, as it promotes safety, is wheelchair-accessible, and is compatible with surrounding amenities.

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## CASE STUDY: NELSON RUSS PARK, FAIRVIEW PARK, OHIO

Sitting on roughly 2 acres off of Macbeth Avenue in Fairview Park, Nelson Russ Park has become known for its innovative design and attention to promoting health and happiness among its visitors.

With the assistance of grants from the Cuyahoga County Community Development Supplemental Grant and Ohio Department of Natural Resources Land & Water Conservation Fund Grant in 2019, the City set out to transform Nelson Russ Park into an active community space with a 1/4-mile loop path that offered different stations of activities along the loop.

The City made health and fitness of all ages a priority of the renovations, and included different stations of outdoor exercise equipment and playground equipment to create a unique experience that provides something for everyone.

Along the trail are clusters of easy-to-use outdoor fitness equipment that can be used by teens, parents, or seniors. The equipment was designed and built by Snider Recreation.



Source: <https://www.cvsnyder.com/2018/11/nelson-russ-park-fairview-park-oh/>

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### 2. BECKS POOL: Ensure that the redevelopment of Becks Pool includes innovative and fun design elements that are designed to serve the immediate community while elevating Madison Park as a regional attraction.

- Right-size the footprint of the pool and pool area by expanding the pool to allow more amenities and reducing the amount of fenced-in hardscaped area.
- Incorporate pool features that are unique to Becks Pool such as "rock" ledges, rope ladders, and zipline across the water.
- Increase supporting amenities to create a more pleasant experience, such as seating, shade, and improved concession offerings.
- Improve the accessibility of the pool area for all ages, abilities, and incomes.
- Re-design the pool house to provide an enclosed community space that can be used year-round.

While this Master Plan did not focus on the redevelopment options of Becks Pool in great depth, several items should be considered when the City begins planning for improvements.

Becks Pool is comprised of three separate pool areas: the free swim pool with a water slide, a deeper pool with a diving board, and a zero-entry baby pool. Despite this, Becks Pool is relatively small, with the two main swimming areas totaling about 580 square meters, versus the roughly 1,250 square meters of a regulation-size pool. Furthermore, the footprint of the actual swimming features comprises only about 20% of the total pool area.



Becks Pool at Madison Park.  
Source: Friends of Madison Park Facebook Page

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Comments gathered from various community engagement events and outreach activities stated that the pool area was too small, and that the shallow area for free swim was often times overcrowded.

When redesign of the pool begins, the footprint of the pool itself should be expanded. This can be accomplished by:

- Reducing or repurposing the grassy areas on the eastern and southern areas of the pool area; and
- Reducing the amount of pavement surrounding the pool and between the pool and the pool house since the expanse of pavement represents wasted space.

Another action item includes adding aquatic features in addition to the current water slide. These features have proven popular with the Foster Pool upgrades. New aquatic features should reference those that are most popular at Foster Pool, but should be unique to Becks. They could include "rock" ledges to jump from; rope ladders over water; more water slides (various configurations); a lazy river; a splash zone that features water mushrooms, buckets, and water squirters. Considering how popular zip lines were as a concept at the playground, perhaps a zipline across water could be introduced as well.

Supporting amenities around the pool are equally as important to enhancing the Becks Pool experience. The large expanses of concrete surrounding the pool are mostly unshaded. The introduction of more shade not only makes the pool experience more enjoyable, it is important to limit sun and heat exposure, especially as summers become hotter. Shade can be introduced by planting trees around the perimeter

and constructing more canopies within it. Permanent shade structures could potentially incorporate solar panels to provide power to the pool, pool house, or other areas of the park. Pool side seating should also be increased.

As with other areas of Madison Park, renovations to Becks Pool should continue to improve the accessibility of the pool and associated amenities for all abilities, ages, and incomes. This can be accomplished in part by:

- Incorporating zero-depth pool entry;
- Continuing to ensure that locker rooms and the pool shelter are ADA compliant;
- Adding adult changing stations within pool house restrooms;
- Ensuring that connections to parking areas are ADA compliant;
- Incorporating a dedicated "walking lane" for seniors or those seeking aquatic rehabilitation exercises;
- Continue to offer need-based scholarships for pool passes.

Lastly, stakeholders and survey respondents mentioned the need for an enclosed community space for year-round use. This space could provide an indoor community gathering space that can be used year-round as a staging area for events at Madison Park, a venue for educational or arts classes or career fairs, or to provide some exercise equipment to help increase positive health outcomes of the surrounding populations. There is room to accommodate such a space if the current pool house is renovated and expanded to the east of its current location.

### 3. BASKETBALL COURT. Continue to support and encourage basketball at Madison Park.

- Introduce another area with shorter hoops or funnellball and half courts to expand access to basketball to younger kids.
- Locate additional supporting activities near the basketball court to increase activity and foot traffic in the southeast part of the park.
- Collaborate with Lakewood Outdoor Basketball Committee to understand what equipment is needed to upgrade and modernize the basketball court
- Continue to make safety a priority through additional lighting, padding, and expanding the outfield fence of the adjacent baseball field.
- Continue to advance the community-building work by the Lakewood Outdoor Basketball Committee and the Madison Courts Community Coalition through events and place-making efforts.

The basketball court located at the southern portion of the park has been a popular and well-used feature since it opened several years ago. Children at Harrison Elementary School and those involved with the Lakewood Outdoor Basketball Committee (LOBC), have put forth several recommendations to make basketball at Madison Park a better experience.



Kids playing basketball at the Madison Park Basketball Court.  
Source: Friends of Madison Park Facebook Page

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The basketball court is in high demand. According to LOBC president Randy Brown, during most afternoons and evenings from spring through the fall there are multiple groups of kids waiting to use the court. Oftentimes, the younger kids have to wait longer because older kids have longer game times. Introducing shorter hoops and creating half courts in addition to the full-sized court and regulation size hoops could help alleviate some of this demand. Furthermore, the short hoops may encourage younger players to become involved in the game. Shorter hoops and half courts could also be incorporated into the proposed flex court located towards the middle of the park.

Locating additional and supporting activities nearby the courts would also make waiting times more pleasant and help avoid any potential conflicts. Creating dedicated activity spaces for foursquare or introducing a stand-alone hoop or funnel-ball activity would allow kids waiting for the courts to practice their passing and shooting skills. Small skatepark features such as flat pipes or even chess or checker tables would also help activate this portion of the park.

Additional amenities have been added around the basketball court in the past several years: bleachers, grills, a water fountain, and most recently, new fiberglass backboards. Future investments to elevate the level of play and to make the areas safer and more inviting should be done in collaboration with the LOBC and the Madison Courts Community Coalition in order to understand what equipment and amenities would be most desirable and how these organizations can help with costs or installation.



Funnelball.  
Source: Corbarro Elementary School playground\_04.jpg



Popup Foursquare.  
Source: Flickr: https://www.flickr.com/photos/jamesbondsv/6204837027

One such success has been the collaboration to replace the rims at the Madison Park Courts. In previous years, the courts featured double rim basketball hoops. Double rimmed basketball hoops are simply an extra rim stacked on top of a traditional basketball rim. Although the double rims were a practical choice for the City because they are more durable, they were not well liked by basketball players because they increased the difficulty of making a basket. The LOBC worked with the City to investigate other options that met the City's standards for durability but would be better liked by the players. These new rims were selected and installed in 2023.

Evaluating the safety in and around the basketball courts should remain a priority for the City and the LOBC. Several measures can be taken to address safety issues, including:

- The installation of padding around poles in the court to prevent player injury.
- Increasing the height of the outfield fence of the baseball field to prevent baseballs from landing in the basketball court. Expanding this fence height across the entire outfield will protect the south parking lot and community gardens in addition to the basketball court.
- Continuing to encourage community events highlighting the courts in a positive and community-oriented light.

- Installing additional lighting around the basketball court to increase usable hours and safety, especially in the spring and fall when the sun sets relatively early.
- Ensuring there is community ownership of the courts through place-making efforts, such as installing murals on the court surface or on backboards that is representative of the community and its basketball players.
- Continuing the park ambassador program.



Park Ambassadors at Madison Park.  
Source: Friends of Madison Park Facebook Page

## CASE STUDY: LAKEVIEW TERRACE BASKETBALL COURTS, CLEVELAND, OHIO

In 2019, as a part of a large greenspace project at Ohio City's Lakeview Terrace, a basketball court was established.

The project was completed in partnership between Ohio City Inc, the Cleveland Metropolitan Housing Authority, Trust for

Public Land with support from L.L. Bean. It engaged local artist Glen Infante to create an engaging and celebratory mural and public space.



Source: Cleveland Metropolitan Housing Administration

### 4. FUTSAL COURTS: Continue to encourage and support futsal as a unique and essential community asset at Madison Park.

- Coordinate with Lakewood City Futsal on preferred resurfacing options for the futsal courts and expand the courts to be regulation size in the process.
- Add retractable netting in between the two futsal courts to allow for uninterrupted simultaneous play and evaluate the viability of installing a permanent canopy over the futsal courts to extend their usability during inclement weather.
- Improve the visibility of signage on the futsal court fence to explain rules, regulations, and expectations in multiple languages.
- Advertise important information about community events, schools, and city services at the futsal courts geared towards new residents and the refugee community who utilize this space.

Originally installed as tennis courts in 1931, the courts were converted to futsal courts in 2017. Futsal is a cousin to soccer, but played on a hard surface in a contained area. For these reasons, futsal works well in urban areas and has gained a large following of enthusiasts in other areas of the world. Like the basketball courts, the futsal courts experience continual activity during the

summer months, and most afternoons and weekends from the spring through the fall, and provide a safe place and activity for children who may be otherwise on their own during the daytime hours. Furthermore, the futsal courts at Madison Park are very popular among children of newly immigrated families and provide important community connections for families new to the area.



Footskills at the Madison Park Futsal Courts  
Source: Friends of Madison Park Facebook Page

However, several aspects could be improved or addressed to elevate the futsal experience, accommodate more players, and better engage families new to the area or to the country.

When the City of Lakewood converted the tennis courts to futsal, it sealed and striped the existing vasco rubberized surface.

The courts are now in need of a complete renovation. Several factors should be considered before resurfacing takes place:

- Investigate rubberized surface options. Coordinate with Lakewood City Futsal on preferred surfacing options.
- Expansion of the courts to be slightly larger to meet regulation size should also be considered when resurfacing occurs.
- The popularity of futsal at Madison Park often leads to children and teams having to wait until space is available. The addition of retractable netting in between the two futsal courts would allow for uninterrupted simultaneous play and create more playtime opportunities.
- Because hard surfaces often get slippery during inclement weather, another way to expand play time opportunities, is to evaluate the potential for installing a permanent canopy over the courts.

Other opportunities for the futsal courts involve community engagement. A small sign describing the rules of futsal is currently located on the futsal fence however, it is easily missed and only appears in English.

There is an opportunity to engage more players by creating a more pronounced sign that describes the game in several of Lakewood's most common non-English languages. This is an opportunity to utilize the City's Spectacular Vernacular public art program to incorporate community art into the upgraded signage.

Lastly, as a gathering point for families new to the United States, the futsal courts could help disseminate important information regarding community events, schools, and city services and resources. Advertising this information in an engaging way and in a variety of languages will help families acclimate to their new home, become more involved in the community, and connect programs to the individuals and families who would benefit from them. Coordinate with the Lakewood Board of Education and Lakewood City Futsal to determine the best steps forward in engaging this group.



Futsal players posing for a photo at Madison Park Futsal Courts.  
Source: Friends of Madison Park Facebook Page

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#### 5. MULTI-USE FIELD: Consider upgrades to the soccer/multi-use field to increase productivity and functionality.

- a. Explore field improvements, including regrading or the installation of artificial turf to address unusable field conditions due to poor drainage. Ensure substrate material is high quality and provides give for player safety.
- b. Ensure that the new field is multi-use and can accommodate multiple different sports, both organized and informal.
- c. Consider the installation of permanent soccer goals, and how that would impact the field's ability to accommodate other sports. Dedicated or permanent ports for the goals should be considered for easy installation without damaging the field or turf if permanent goals are not realistic.
- d. Install more seating for park goers, spectators, and parents around the field.

When visiting Madison Park, people are struck by the expanse of greenery, the wide-openness of the Park, in large part due to the soccer or multi-use field. The field invites informal activities and pick up games as much as it does organized sports and activities. Although often used for soccer practices and games, this playing field also hosts football, games of catch and tag, and hosts community events such as Friday Night Flicks in the Park—making this area important not just for area sports, but for community connection and family fun as well.

The field, however, is subject to flooding, which impact utilizations of the field to its fullest potential. Various types of field improvements should be considered to address flooding and poor drainage, including regrading as well as the installation of artificial turf. While popular among athletic coaches and players, the broader community has concerns about converting the field to artificial turf as it would impact the natural aesthetics of Madison Park and the community's access to the field. If artificial turf is considered, the most ecologically-friendly options should be given priority, as

well as those that can withstand the different ways the community uses the field.

The multi-use nature of the field also presents challenges: different teams and groups often erect nets or goals on the field while they play, causing holes and divots that can exacerbate ponding and make maintenance more difficult. The installation of dedicated ports or holes for nets and goals would help alleviate this occurrence. These ports should be advertised on signage at the park.

Lastly, the experience of park goers could be improved by the installation of additional seating along the perimeter of the soccer/multi-use field to accommodate more spectators. Bleachers or seating should be placed to avoid conflict with play and to minimize impact on surrounding residences.

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#### 6. BASEBALL FIELD: Investigate ways to increase the functionality and productivity of the baseball/softball field during non-game times.

- a. Encourage younger children to become more involved in baseball and softball.
- b. Evaluate ways to utilize the outfield grass during the off-season or non-game times.
- c. Place additional but complimentary facilities such as spectator seating, bullpens, and picnic areas near the field.
- d. Install constructed canopies over the dugouts to protect players from heat and sun exposure.
- e. Increase shade near the baseball field and around the dugouts through targeted tree plantings.
- f. Explore field improvements, including the possibility of turf.
- g. Expand the width and height of the outfield fence to protect people playing basketball and using surrounding areas from getting hit.

The baseball diamond and field is heavily used most evenings in the summertime with youth and adult games, but many park goers do not engage with the baseball field on a regular basis. While younger park goers often use the multi-use field for pick up games of soccer and football, the baseball field and diamond do not experience the informal pick-up games of baseball as much. To help encourage younger children to become involved in baseball and softball, and promote this kind of spontaneous community play among younger park goers, the City and the Lakewood City Baseball Association should work to ensure that plastic bats and whiffle balls are available at the free little locker room.

Another way to encourage baseball and softball participation among children is to host baseball and softball camps at Madison Park in the summer. The Lakewood City Baseball Association could work with the Lakewood Recreation and Education Department to introduce these camps early in the season.

The large grass outfield represents a great space for informal play as well but is often left unused. To help encourage activation of this space, an additional gate to right field could be installed in addition to the gate currently in left field. Gates would be left open when games and practices are not taking place.

To activate the space by the basketball court, additional complementary activities could also be located along the fences of the baseball field. These activities could include a pitching bullpen, bocce ball, and chess and checker tables, once the height of the outfield fence is raised.

The baseball and softball spectator experience could also be improved with the addition of more bleachers along both baselines as well as more shade, especially over the dugouts. Shade should be provided by trees if possible, and constructed canopies if not.

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#### 7. COMMUNITY GARDENS: Bolster the Madison Park Community Gardens as an essential park element.

- a. Relocate the central Community Garden that was used by the LCSC Senior Center and merge it with existing community gardens in the south end of the Park.
- b. Set aside community garden space for youth groups to promote ownership of this space and engage the next generation of gardeners.
- c. Highlight the community gardens in marketing materials and promotional community art at The Park.
- d. Reintroduce fruit bearing gardens by the library that can provide free pick-able food such as strawberries, raspberries, or blueberries to park goers.
- e. Build off H20 and LEAF's pollinator garden initiative to construct a raingarden with native pollinating plants adjacent to the garden space.

The community gardens at Madison Park, operated by LEAF (Lakewood Earth and Food) are a popular gardening spot and an important component to the Birdtown Neighborhood. The local food source also represents an important step towards a sustainable community. However, the gardens were not a popular attraction among school-age children, unless their family gardened there. This dislike may stem from the location of the central garden and the fact that balls get stuck within the fence. It represents a space considered "off-limits" in contrast to the many other facilities oriented towards children's activities.

Relocating the central community gardens to merge it with the other community gardens at the southern end of the park is recommended. There is room to expand the southern garden to accommodate the lost plots in the central garden. Consolidating the community gardens at this location will free the central area of the park to be additional community green space and will help economize efforts and resources for gardening. Every effort should also be made



Central Community Gardens at Madison Park.  
Source: Friends of Madison Park Facebook Page

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to preserve or relocate the peach trees located centrally as well.

The community garden could also set aside more garden space for youth groups, classrooms or schools. H2O currently has plots that are donated by LEAF and tended to by their youth volunteers, with the help of a master gardener. Food grown there is donated to Lakewood Community Services Center. Madison Park should make every effort to continue and expand this program to other youth through H2O, the schools, or other youth programs. Many children asserted that they did not like the community garden mainly due to them not having access to it. A proven way to engage children and future generations in gardening and to promote ownership of this space is to set aside a children's garden. According to a Cornell University study, participating in gardening increases knowledge about nutrition and healthy lifestyles, mental wellness, environmental awareness, and is associated with high academic achievements and learning outcomes, as well as developing civic-mindedness (<https://gardening.cals.cornell.edu/lessons/program-tools/benefits-and-research/key-findings/>).

To further promote appreciation for the community gardens and interest for community gardening, include the presence of the gardens in marketing materials and promotional community art at Madison Park. The central community garden has painted rainbarrels in different scenes that lend a unique aesthetic to the Park. These efforts help create a sense of place and pride of these spaces that will help park goers protect and advocate for community gardens.

However, not all food growing must take place at the southern portion of the park. Gardens can be reintroduced by the library that feature free pick-able foods such as strawberries, raspberries, or blueberries. Currently, the serviceberry trees by the park entrance off of Madison Avenue are edible. Introducing a foraging and education program can create interest for growing food and help provide nutrition for kids.

Providing assistance to H2O and Lakewood Alive to enhance their pollinator garden with educational signage and seating would also enhance the community garden area. Furthermore, a complementary raingarden with native pollinating plants adjacent to the garden space would be beneficial to the pollinators and attract beneficial insects to the community gardens. It would also serve to alleviate flooding and drainage issues experienced on the western side of the Park.



H2O's Pollinator Garden at Madison Park. Source: Friends of Madison Park Facebook Page

## GOAL B: NEW FACILITIES

### INTRODUCE NEW FACILITIES THAT WILL COMPLEMENT EXISTING FACILITIES AND WILL ACCOMMODATE UNDERREPRESENTED AND EMERGING ACTIVITIES AND INTERESTS.

Madison Park provides space for many different activities. Accommodating new facilities must be done with care to avoid sacrificing greenspace or causing crowding.

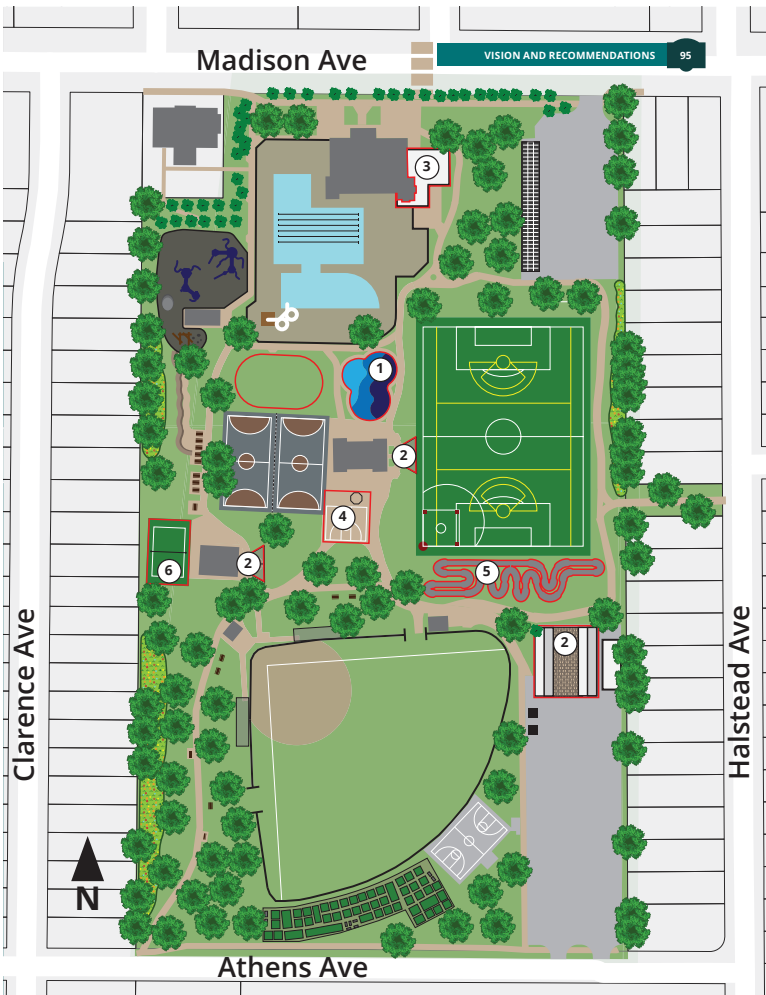
In order to maintain Madison Park's relevance as a neighborhood and a regional attraction, it is important to consider what new facilities and amenities should be introduced to keep up with current and future trends in recreation and activities.

The addition of several new recreational facilities would complement existing facilities and better serve the surrounding community while cementing the Park as a regional amenity.

The map to the right highlights each new potential facility highlighted with a red outline.

#### STRATEGIES:

- 1 **SPLASH PAD:** Construct a new splash pad.
- 2 **PERMANENT OUTDOOR COMMUNITY GATHERING SPACES:** Consider the construction of a permanent venue for events on the northern part of the south parking lot, and for concerts near the public restroom and office building.
- 3 **ENCLOSED COMMUNITY SPACE:** When redesigning the pool house, consider including an enclosed room for community events, classes or private gatherings.
- 4 **FLEX SPACES:** investigate the possibility of creating additional 'flex spaces' or multi-courts around Madison Park.
- 5 **SKATE AND BIKE PARK AMENITIES:** Coordinate with Public Square Group and other skateboarding and biking organizations to install facilities for skateboarders.
- 6 **VOLLEYBALL COURT:** Construct a grass volleyball court by the central pavilion where the secondary play area is currently located.



#### 1. SPLASH PAD: Introduce a new splash pad as a central feature of Madison Park.

- a. Locate the splash pad adjacent to the pool rather than fenced within so it is accessible to all park-goers free of charge.
- b. Locate the splash pad well away from parking areas and enclose it with perimeter fencing for additional safety.
- c. Ensure the splash pad is ADA Compliant.
- d. Investigate how to convert this space into an ice-skating rink in the winter months to extend the usability and multi-seasonality of the space.

Elementary school children, community survey respondents, and those who participated in the H2O survey all indicated that the facility that they would like to see the most was a splash pad. A splash pad will be an important feature in the face of climate change as well: as summer days get hotter, a splash pad can provide needed relief for those individuals that do not have air conditioning at home.

The splash pad should be located adjacent to the pool rather than fenced within so it can be accessible to all park goers, not only those with pool passes. It should be placed away from parking areas to ensure the safety of small children and be enclosed with fencing for additional security. Further, the splash pad should be designed for wheelchair accessibility.



Splash pad accessible to park goers at Lakewood Park. Source: City of Lakewood Facebook Page

Many survey respondents and school children indicated that they would like to have an ice-skating rink as a way to activate Madison Park in the wintertime. Converting the space used for the splash pad to an ice-skating rink in the winter months would be a wise use of space and a way to extend the usability of the space into many seasons.

The photos below and to the right are of a combination splash pad and skate rink constructed by Custom Ice Rinks, located in Logie Street Park in Ontario, Canada.



Source: Custom Ice, Inc



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new multi-use field can be utilized for lawn seating. Another option for a stage is outside of the current community pavilion, as it opens up to the rest of the park. This location has been used by Lakewood Alive for the Spooky Pooch Parade and other events.

The design of both of these proposed spaces could benefit from collaborations with Kent State University Cleveland Urban Design Collaborative, Cleveland State University, or other nearby colleges and universities.

## CASE STUDY: BLACK RIVER LANDING LORAIN, OHIO

In the mid-1980s, negotiations began between the Lorain Port Authority and the former LTV steel mill for the donations of land along the Black River for recreational use. 25 acres of riverfront property were

eventually donated and the site opened to the public in 2003. With multiple open-air pavilions and a large concert tent, Black River Landing has hosted countless events, concerts and festivals.



Source: Lorain Port and Finance Authority

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### 2. PERMANENT OUTDOOR COMMUNITY GATHERING SPACES: Consider the establishment of a permanent venue for events and activities to be held at Madison Park.

- Construct open air pavilions in the north end of the south parking lot (off of Athens Avenue) that function as a permanent home for community events.
- Construct an outdoor stage area either on the east side of the restroom building or near the central picnic pavilion to host outdoor shows and concerts.
- Partner with students from the Kent State University Cleveland Urban Design Collaborative, or other nearby colleges and universities, to help design this space.

Considering the role that Madison Park plays as a community gathering place, special consideration should be given to creating permanent amenities and structures to facilitate events that bring the community together.

The construction of an open-air pavilion, or pavilions, at the northern end of the parking lot off of Athens Avenue could function as a permanent home for community events such as Spooky Pooch Parade, Taste of Lakewood, or future farmers' or flea markets. The construction of the pavilion would make set-up and tear-downs easier for both event organizers and vendors, and would help the organizers of such events and entice more participants in inclement weather. Stakeholders involved with these events have indicated that while they love having events at Madison Park, the lack of accommodations and electricity make it more difficult. This is the case with Taste of Lakewood, which has recently moved their location away from the Park in favor of an enclosed venue with electricity. Residents of Birdtown who were interviewed during this process have also indicated that they would like to see Madison Park host reoccurring events such as farmers' markets and flea markets.

Open-air pavilions should be designed with the intention of hosting such community events, rather than larger concerts or more informal family picnic. The latter should be hosted in the existing pavilions on the west side of the park. The pavilions should have electrical hookups and should be of flexible design to accommodate a wide range of market stalls, temporary signage, and vendor locations. Furthermore, the pavilion or pavilions should be situated in a way that creates an open plaza that allows for a safe and comfortable setting. Construction of an outdoor seating area adjacent to this new plaza should be considered so market-goers have a place to sit, eat, and socialize. A privacy fence along the southeastern boarder of the park is recommended to prevent conflict with neighboring residential properties and to preserve their privacy.

While the pavilion off of the parking lot would be used for vendor-type events, a smaller-scale outdoor stage, located centrally in the Park, could accommodate small outdoor concerts, music or theatrical performances. This stage could be constructed on the east side of the restroom and maintenance building. The historic building can serve as a backdrop for outdoor concerts and the

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### 3. ENCLOSED COMMUNITY SPACE: When redesigning the pool house, consider including an enclosed room for community events, classes or private gatherings.

- Incorporate solar panels and other green building techniques, materials, and features into the pool house/community space.
- Ensure the redesigned space is accessible to all.

One of the goals of this Master Plan is to create more year-round activity at Madison Park. While the proposed open-air pavilions will serve the park in the late spring, summer, and early fall, the addition of an enclosed community space that can be used throughout the year would provide more opportunity for events and programming. Such a community space could host reoccurring events such as the farmers' and flea markets during the winter months. The park setting—such an inspiration for visual and musical artists—is often in impractical choice for lessons because materials and

instruments can be damaged with poor weather. By providing an indoor meeting space within Madison Park, artists can take advantage of the outdoor setting in the nice weather. This indoor space could also host yoga, meditation, weight lifting, or other fitness and wellness classes to help improve the health outcomes of the surrounding neighbors.

Such an enclosed community space could be accommodated by expanding the existing pool house further east into the park.

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**4. FLEX SPACES:** Investigate the possibility of creating additional ‘flex spaces’ multi-use courts around Madison Park.

- a. Repurpose the central hardscaped area south of the bathroom and office building as a ‘flex space’ with a half-court basketball court, gaga pit, four square, hopscotch, etc. This space may be a designated ‘12 and under space’.
- b. Re-establish an open, grassy area where the central community garden currently is located. This space could be used for touch football, soccer, futsal, or bocce ball activities.

All stakeholders interviewed expressed the need for more space for the particular activity they were representing: basketball, baseball, futsal, and soccer organizers all expressed a desire to have more courts dedicated to their sport. To accommodate these interests in the limited area of Madison Park, this Master plan recommends the repurposing of the central hardscaped area south of the bathroom and office building to create a multi-use court. This area could be fenced in and striped for several different sports including half-court basketball, gaga ball, four square, and other games that require a hardscaped area. It is recommended that this area be designated as a 12 and younger space.

More open grass play areas will be created when the central community garden is relocated. This new grassy area can also serve as a flex space for kids to practice their soccer and futsal skills, play catch, or even games of tag.



Example of a multi-use court. Source: <https://lcoattennocourtsurfacing.com/backyard-sports-court-construction-surfacing-washington/>



Park visitors using the hard surface of the futsal court to practice hockey. Source: Friends of Madison Park Facebook Page

**5. SKATE AND BIKE PARK AMENITIES:** Coordinate with Public Square Group and other skateboarding and biking organizations to install facilities and amenities for their activities.

- a. Construct a pump track, or one-way track, that could accommodate both skaters and cyclists.
- b. Construct skate elements such as steps, a rail, or skate-able architecture.
- c. Consider the inclusion of an interactive art space.

One interest that has gone largely unmet at Madison Park is that of skateboarders and cyclists. Skateboarder amenities are attractive to parks that are limited in space because they can conform to whatever land is available ‘in the margins’. The construction of a linear skate park or pump track between

the multi-use field and the expanded walking path is therefore recommended to complement the other activities in the park. Other small-scale skate elements, such as steps, rails, or skate-able architecture could also be introduced at various places around Madison Park.

**CASE STUDY: VETERANS MEMORIAL PARK PUMP TRACK, STOCKBRIDGE, MICHIGAN**

Financed through funds provided by the Stockbridge Downtown Development Authority, a pump track meant for cyclists and skateboarders opened at Stockbridge, Michigan’s Veterans Memorial Park in 2023.

When the park’s older skateboard ramps started to show its age, the Stockbridge Village Council looked to replace it with a pump track to help attract kids and adults in the community and spur activity in the Stockbridge business district. The pump track is designed by VeloSolutions.



Source: Stockbridge Pump Track Facebook Page

**6. VOLLEYBALL COURT:** Demarcate a volleyball court in the grass by the central pavilion where the secondary play area is currently located.

- a. Include an adjustable net that can be raised or lowered to accommodate both volleyball and caneball.

Groups of people from the Birdtown Neighborhood have been using the grassy area to the west of the central pavilion to play volleyball and caneball in the evenings. Small improvements to this space could help accommodate and encourage these groups to keep playing.

Including permanent or semi-permanent marking on the grass would help keep this space open while not preventing other activities. Products such as Lineturf, which

involves creating a small trench around the court of field and filling it with the Lineturf coated filling, can be installed on any natural grass sports field. It does not require any more painting, chalking, or repetitive maintenance.

This space could include in-ground ports for net poles, or the installation of an adjustable net that accommodates both volleyball and caneball.



Individuals playing volleyball at Madison Park. Source: Friends of Madison Park Facebook Page

**GOAL C: SUPPORTING AMENITIES**

**EXPAND AND INVEST IN SUPPORTING AMENITIES IN AND AROUND THE PARK TO ENHANCE USER EXPERIENCE, HEALTH, AND SAFETY WHILE STRENGTHENING THE RESILIENCE OF MADISON PARK AND THE BIRDTOWN NEIGHBORHOOD.**

Within its 17-acre footprint, Madison Park has many wonderful recreational offerings. However, the overall experience and efficacy of park facilities greatly depends on supporting amenities such as trails, shade, and seating.

Supporting amenities can help increase access, improve safety, and enhance the enjoyment of recreational offerings and features for all ages.

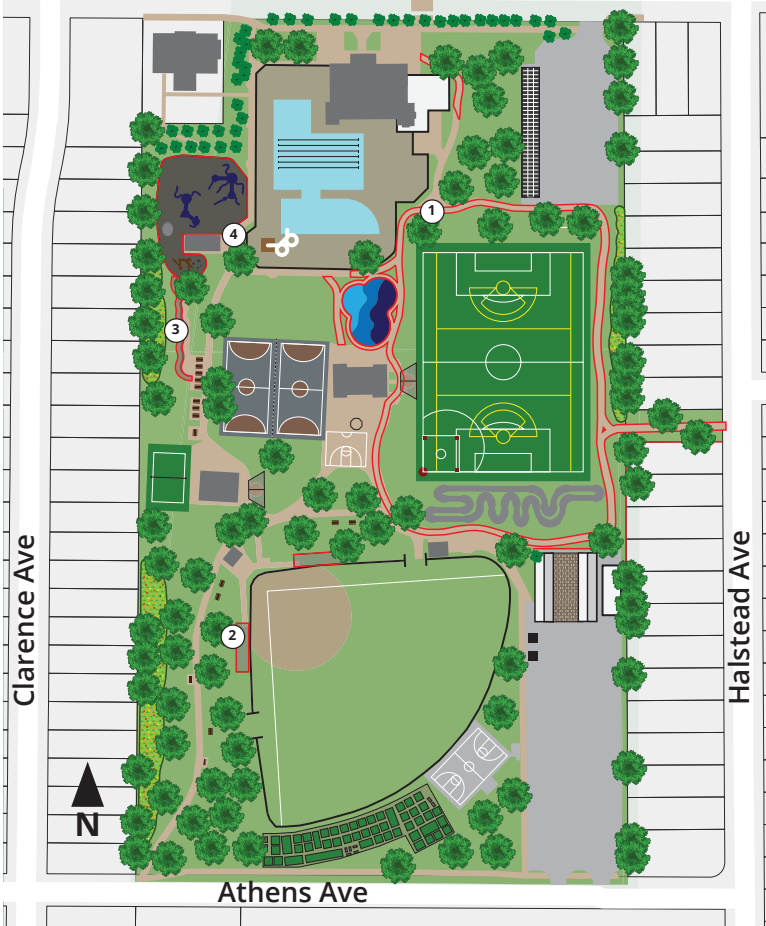
Feedback gathered from various community engagement efforts has included the need for more supporting amenities.

The addition of more supporting amenities will encourage people to use the park more frequently and stay for longer stretches of time.

The map to the right highlights the recommended strategies regarding supporting amenities with a red outline.

**STRATEGIES:**

- 1 **TRAILS:** Expand and enhance the trail network in Madison Park.
- 2 **SHADE:** Ensure that park goers have sufficient access to shade, cooling, and hydration amenities in summer months.
- 3 **SEATING:** Increase the amount of seating and congregation areas throughout the park.
- 4 **FENCING:** Consider decorative but functional fencing around areas where younger children play.



**1. TRAILS:** Expand and enhance the trail network in Madison Park.

- a. Continue efforts to ensure all trails are easy to navigate for people of all ages and abilities. See also Goal E2.
- b. Realign park trails to extend around the entire perimeter of the park.
- c. Utilize the trail network to increase connectivity between different facilities and amenities and from points of entry.
- d. Simulate a 'natural trail' experience through targeted tree plantings, naturalized landscapes, trellises, or pergolas.
- e. Partner with the Lakewood Public Library Madison Branch to incorporate a reading garden near the library building as well as a 'Storybook Trail' throughout the park.

Trails enhance the park experience and bolster overall park use by providing easy and reliable access to park amenities. Trail connectivity is an important component to an effective park: trails can help a park feel welcoming and encourage park users to experience the entire park.

activity. According to the National Study of Neighborhood Parks, parks with walking loops had 80% more park users, including twice as many seniors, than those without a walking loop. Reorienting and extending the trail to create a loop around the eastern edge of the park is also recommended.

When asked what would make Madison Park more inclusive, the second-most common selection among survey respondents was to improve the walking and biking connections to and through the park.

Individuals from all ages, especially children from the school engagement, indicated a desire for a 'natural trail' experience. Elevating the trail experience to incorporate natural elements can augment the physical and social benefits of greenspace. This can be done by introducing more trees to shade and shelter the trails and more naturalized landscaping.

Ensuring that trails throughout Madison Park are easy to navigate for people of all ages and abilities is therefore of great importance. This includes wider paths, smoother surfaces, and more direct access to popular amenities.

Trails can also boost intergenerational park use. Incorporating different types of activities for both adults and youth can encourage social interaction, learning, and physical fitness. One such example is the incorporation of a storybook trail, which provides pieces of a story at different stations along the trail.

The northern and southern end of the park are connected via a trail that skirts the western edge of the multi-use/soccer field. However, there is an overall feeling of disconnectedness between the northern and southern end of the Park. Within the overall trail network, there is no fully connected trail loop. Trail loops are a popular amenity among all ages as they encourage physical

**2. SHADE:** Ensure that park goers have sufficient access to shade, cooling, and hydration amenities in summer months.

- a. Increase the number of trees throughout Madison Park, especially along walking paths, trails, and amenities.
- b. Where trees are not practical, install canopy structures.
- c. Ensure water fountains and water bottle filling stations are in good working order, especially near the playground, futsal courts, and soccer field and basketball court.
- d. Include a cooling station within the park near water fountains.

As parks are heavily used during the summer, providing refuge from the sun is critical to maintaining a comfortable, enjoyable park experience, especially for those most vulnerable to the sun, such as children and seniors. Shade is essential to prevent heat exhaustion, and to protect people from the sun's harmful UV rays. Shade can also help ensure park equipment remains safe to use and can help maintain its longevity. Provision of shade is particularly important to have around seating areas, playgrounds, and trails. Covered or sheltered equipment and activities can also help encourage people to use the park year-round.

sports or other activities. The 2022 Climate Action Plan and the City Arborist can help identify which trees are best suited for the Park.

Where trees are impracticable, canopy structures should be introduced.

Of equal importance is access to water—to drink and for cooling. Ensure that all water fountains are accessible and in good working order. Additionally, incorporate cooling or water-misting stations at existing fountains in the summer time. These amenities are increasingly important as the climate heats and the incidence of heat stroke is likely to increase.

According to almost 53% of survey respondents, covered equipment and activities would encourage more visits to Madison Park. Further, more than half (54%) of survey respondents said they wanted more shade and trees at Madison Park. The addition of more trees was the number one most desired supporting amenity.

Planting more trees within the park will be important, as Madison Park currently has less than 11% tree canopy coverage. It is also an opportunity to meet the City's goal of having 33.5% tree canopy coverage by 2035. Trees should be prioritized along trails and placed where the tree canopy will not interfere with



Water fountain and water mister. Source: Most Dependable Fountains, Inc. courtesy of Plumbing Supply

**3. SEATING:** Increase the amount and variety of seating and congregation areas throughout the park.

- a. Introduce benches, picnic tables, and seating areas around key areas of interest.
- b. Ensure seating areas are shaded, either with trees or with shade canopies or pavilions.
- c. Introduce new and innovative landscape seating areas at key locations, such as the berms on the eastern and western edges of the park.

Seating is essential in the provision of community spaces meant to encourage relaxation and interaction. Providing seating throughout both active and passive environments allows people of different ages and abilities to enjoy the different environments within the Park. For example, providing seating around active areas—such as playgrounds and sports fields—allows for passive enjoyment of these activities, allowing those who may not typically participate in these active spaces to still enjoy them.

more seating and tables at Madison Park. Survey respondents indicated wanting different types of shaded seating, especially along trails.

Around 40% of survey respondents also said they wanted to see more community art in Madison Park. Seating can be designed to be interactive by incorporating public art and unique design features. This can help add to the character of the park and make it stand out.

Providing benches along trails is also important to allow for rest points and encourage greater use of the trails. Around 40% of survey respondents said they wanted

**4. FENCING:** Consider decorative but functional fencing around areas where younger children play.

According to nearby daycare and childcare facilities, a concern they have about visiting the park includes the lack of fencing around the playground to ensure that children do not run towards the parking lot, sidewalk, or street. Enclosing the area with a decorative fence will increase the safety of children's areas while defining the space, containing activities, and adding visual interest.



Fenced-in playground. Source: <https://www.geograph.org.uk/photo/1357322>

## CASE STUDY: THE CHAIRS, WASHINGTON D.C.

"The Chairs" is a permanent public art installation at the Anacostia Public Library in Washington D.C. This project was the result of a competition hosted by the DC Commission of the Arts and Humanities and funded by a grant from ArtPlace America

to create playable art. This art installation redesigns chairs into different and unusual shapes to encourage playfulness and community interaction. To learn more about this project, visit: [www.publicmechanics.com/projects/the-chairs/](http://www.publicmechanics.com/projects/the-chairs/)



Source: Public Mechanics webpage

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## GOAL D: PROGRAMMING

**ENSURE THAT PROGRAMMING IS INNOVATIVE AND REPRESENTATIVE OF THE NEEDS AND INTERESTS OF THE COMMUNITY AND NEIGHBORHOODS.**

Community events, activities, and programs are key to attracting people to the Madison Park. According to the National Study of Neighborhood Parks, each additional supervised activity leads to a 48% increase in park use.

At Madison park, community events are a big attraction, with 60% of survey respondents selecting community events as one of the top reasons for visiting the park.

Although Madison Park has a wide range of existing programs and events, programming could be enhanced with more multi-seasonal programming, and offering a variety of activities for different ages.

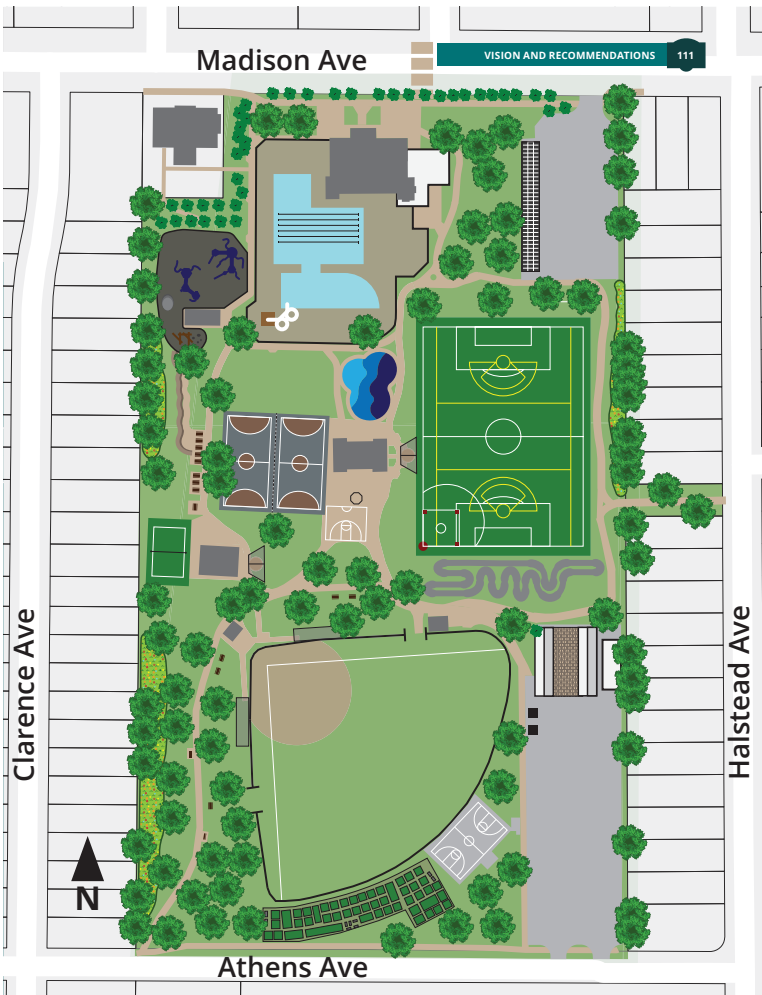
As detailed in the Current Conditions Section of this Master Plan, there are a variety of programs that take place at Madison Park—from swim lessons and sports practices to annual community events. Ensuring that programming is innovative and accommodates all ages and cultures can ensure that the Park better serves the community and promotes Madison Park as a regional attraction. Programming can also be used to promote activity throughout the year—optimizing the space as well as community health benefits of the park. The National Parks and Recreation Association asserts that "[b]y providing the community with ways to get involved with and stay invested in its green spaces, effective park programming brings many benefits to health and wellbeing for residents."

Source: County Planning

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### STRATEGIES:

- 1 **MULTI-SEASONAL ATTENDANCE:** Encourage park attendance throughout the year.
- 2 **EXPAND THE ARRAY OF COMMUNITY ACTIVITIES.**
- 3 **ENCOURAGE COMMUNITY OWNERSHIP OF THE PARK.**
- 4 **MULTI-GENERATIONAL:** Incorporate more multi-generational activities and programming throughout the park.



### 1. MULTI-SEASONAL ATTENDANCE: Encourage park attendance throughout the year.

- a. Investigate ways to extend participation in activities and sports, with the addition of elements such as outdoor heaters or permanent canopy structures (see also Goal A3).
- b. Build off of the success of the Spooky Pooch Parade and host more community events throughout the year at the park, such as a Spring or Autumn Equinox Celebration, organized leaf raking or snowman building contests.
- c. Consider what facilities could be introduced or upgraded to encourage winter use such as an ice skating rink and heated public bathrooms (see also Goal B1).
- d. Consider expansion of partnerships between Lakewood Recreation and local organizations such as the YMCA, the Girl Scouts, or the Cub Scouts to create innovative programming opportunities at Madison Park.

According to feedback from the H2O Park Survey and the survey conducted for this Master Plan, the vast majority of visits to Madison Park occur in the summer, with only 29% of respondents visiting the Park in the winter.

When asked what would encourage them to visit Madison Park year-round, survey respondents indicated that multi-seasonal programming and activities would be the biggest enticement.

However, strong winds, cold temperatures, and precipitation can make it more difficult to visit the Park during the fall and winter months. This is especially true for seniors who could be more prone to accidents and injuries and avoid the outdoors during those times.

Intentional programming with a multi-season lens can help shift peoples' mindsets to embrace the park as a year-round destination and extend the social and physical benefits of the park throughout the year.

One way to create more activity in the winter months is to extend the season for current sports and activities that take place at Madison Park. This would require accommodations to make play more comfortable in colder and inclement weather. This could include:

- Adding heat elements to warm hands or feet near basketball hoops and futsal courts, and
- Adding permanent or temporary canopies to some courts.

Some of the biggest draws to Madison Park are the Spooky Pooch Parade, the Lakewood Community Festival, and the Birdtown Picnic. There are also various events held by neighborhood groups. Building off these successful events could be instrumental in extending activity in the Park year-round. Events in the 'off-season' could include:

- Spring and Autumn Equinox or Winter Solstice Celebrations. Work with vendors featured in Lakewood Alive's Light Up Lakewood' to create a small-scale carnival or festival.

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- Organized leaf raking and leaf pile jumping in the fall.
- Organized snowman building with the aid of a snow-making machine in the winter. This could coincide with the 'Last Minute Market' at the Screw Factory.
- Organized water balloon tosses in the summer. Biodegradable balloons should be used.

Consideration of what facilities could be introduced or upgraded to encourage outdoor activity in the cold weather could also attract more visitors year-round. This could include new features such as an outdoor skating rink—either a temporary or movable one, in combination with a splash pad that could be converted to a skating rink

during the winter months, as described in Goal B.

Additionally, the City could upgrade the restrooms so that they can stay open and unlocked more consistently throughout the year. Upgrades should also include the introduction of adult changing stations to address accessibility needs. Challenges to this include heating the restrooms and preventing the frequent vandalism that occurs there.

Lastly, the City and Birdtown neighborhood groups could work with area organizations such as the Girl Scouts, the Boy Scouts, or the YMCA to advertise Madison Park as a attractive location for meetings and also to understand how their organizational needs can be better accommodated.



Children playing with leaves by the futsal court at Madison Park  
Source: Friends of Madison Park Facebook

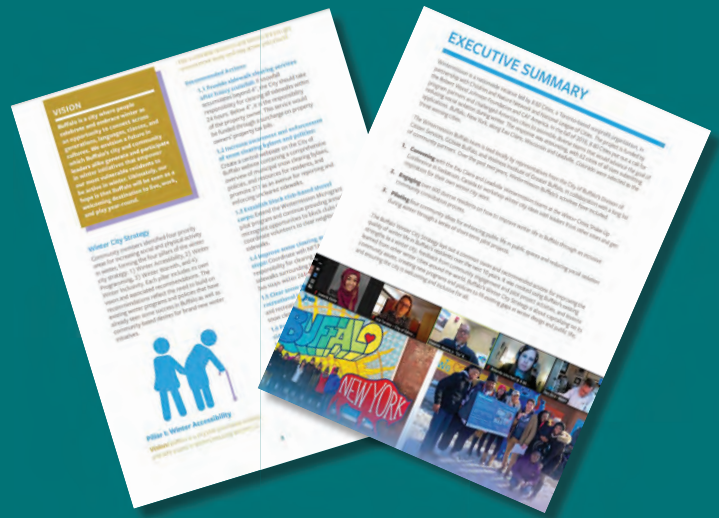
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## CASE STUDY: WINTERMISSION, TORONTO, CANADA

Wintermission is a nationwide initiative that was developed in 2018 by 880 Cities, a Toronto-based non-profit organization, to combat social isolation and increase physical activity in the winter for all residents, regardless of age, ability, or background. Three cities—Buffalo, New York; Eau Claire, Wisconsin; and Leadville, Colorado—were selected to participate in this 2-year program. The program included an extensive engagement process to understand residents' needs and concerns during the winter, the implementation of short-term

pilot projects, and the creation of long-term Winter City Strategies.

To learn more about each of the Cities' process or access tools and resources, visit the Winter Cities Toolkit: [www.wintercitystoolkit.com/](http://www.wintercitystoolkit.com/)



### 2. EXPAND THE ARRAY OF COMMUNITY ACTIVITIES.

- Partner with LEAF, local community gardeners, and other organizations to host a farmers' market.
- Explore the possibility of having a seasonal or monthly flea market

Unlike the community events described above, 'activities' in this strategy are intended to mean those activities that reoccur as a regular activity at the Park, rather than a yearly 'event' such as the Lakewood Community Festival. These 'activities' could include farmers' markets or flea markets. There is potential to partner with LEAF and other organizations to host a farmers' market so that some of the community gardeners can sell their produce as well as locally grown

produce from growers throughout the region. Another activity that was mentioned during community engagement was a flea market. This could coincide with a farmers' market or could be a separate activity. The activities and programs respondents would like to see most are farmers markets (80%), concerts and performances (66%), festivals (63%) and nature-related activities (43%).

### 3. ENCOURAGE COMMUNITY OWNERSHIP OF THE PARK.

- Continue to support and encourage community gardening at Madison Park.
- Develop a way for individuals, organizations, and businesses to showcase their support or sponsorship of park improvements, like the bricks with donor names around the bandstand at Lakewood Park.
- Create spaces for community art, including blank surface by the pump track, by the community garden, or on the basketball court (see also Goal A3).

Allowing community members, especially youth, to place a unique 'stamp' on the Park helps to create a sense of ownership. Having this sense of ownership then fosters pride and care of the Park that help protect it from vandalism and littering.

This sense of ownership also creates individuals who will advocate for the Park into the future. Developing opportunities for individuals to showcase their efforts or

monetary donations to the park will help create this sense of ownership, just as the bricks highlighting the donors name did at Lakewood Park.

Creating space for community members to create art in public spaces, as explored in Goal A3, will also promote feelings of community ownership and stewardship in and around Madison Park.

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### 4. MULTI-GENERATIONAL: Incorporate more multi-generational activities and programming throughout the park.

- Update playground equipment to include options for adults and seniors.
- Expand footprint of the playground to include a section meant for younger children with play equipment that is lower to the ground.
- Introduce chess/checkers tables and other game tables.
- Consider special events aimed at seniors, such as health fairs or community services.

When asked how Madison park could be more inclusive, the top answer from survey respondents was multi-generational programming and equipment (36%).

The Study Area has a wide distribution of ages. As documented in the demographics section of the Current Conditions Section, Census Tract 1616 has a higher percentage of seniors than Lakewood as a whole, likely due to Fedor Manor, a senior living facility, within this tract. Census Tract 1973 has a higher percentage of young children than Lakewood as a whole. This means that particular attention should be paid to ensure that the park is accessible for all ages.

Nationally and locally, many children are being raised by their grandparents. According to AARP, roughly 7.1 million grandparents in America were living with their grandchildren in 2023. (<https://www.aarp.org/home-family/friends-family/info-2023/grandparents-become-parents-again.html>). Park trips are likely occurring with grandparents accompanying grandchildren. Parks need to accommodate the needs of those both young and old. There is an opportunity to attract more park goers by ensuring that activities, programming, and equipment are multi-generational.

Among the strategies to accomplish this include updating the playground equipment to include options for seniors. Typically,

this equipment involves machines meant to enhance balance and flexibility. This equipment should be stationed close to the kids' area so adults can keep an eye on the children in their care.

Furthermore, the footprint of the playground area should be expanded to include a play area for younger children with equipment that is safer and closer to the ground. This 'young-kids' area would also be a good place to introduce equipment for seniors.

Additional facilities and programming can also enhance the multi-generational aspect of parks as well. The introduction of game tables for chess and checkers could serve as a meeting place for people of all ages to interact and learn from one another. These table have programming potential such as introducing chess lessons over the summer or hosting school chess club.

Lastly, special events aimed at seniors, such as health fairs or community services, would also enhance the multi-generational character of Madison Park. These events could also facilitate multi-generational interactions, like connecting seniors with high schoolers and college kids who could help with mowing, painting, laundry, or other chores. Events could also connect families with young children with retired persons that have backgrounds in childcare.

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## CASE STUDY: DAVID CARNES PARK MEMPHIS, TENNESSEE

The David Carnes Park was renovated in 2019 with a \$5.4 million investment from the BlueCross BlueShield of Tennessee Foundation and renamed the BlueCross Healthy Place at David Carnes Park. The park is designed to encourage intergenerational play, allowing peoples of all ages and abilities to enjoy the space and play and socialize together. The park includes many features that are strategically placed in close proximity to each other to allow for easy access and for families to enjoy the many amenities together.

The park features include:

- **Walking Trails:** Situated within a forested area and along the trails there are nature play areas for children and fitness areas for adults, which were designated as a National Demonstration Site for adult fitness

- **Playground:** designed using the Me2@: 7 Principles of Inclusive Playground Design® from Utah State University Center for Persons with Disabilities and designated as a National Demonstration Site for Inclusive Play.
- **Splash Pad:** ADA Accessible and zero-entry design
- **40-yard Dash and Challenge Course:** designed for children and adults to enjoy together
- **Community Pavilion:** contains dozens of picnic tables



Source: Blue Cross Healthy Place webpage, bluecrosshealthyplaces.com/locations/david-carnes-park



## GOAL E: INFRASTRUCTURE & MAINTENANCE

**CONTINUE TO INCLUDE INFRASTRUCTURE THAT IS ACCESSIBLE, SUSTAINABLE, AND MULTI-MODAL AND THAT WILL ENCOURAGE OPPORTUNITIES FOR NEW PROGRAMMING AND COMMUNITY EVENTS.**

While active and supporting amenities are important to maintaining a high quality urban park, Madison Park's infrastructure can be enhanced to be more accessible, sustainable, and multi-modal.

Without high quality infrastructure and maintenance practices, Madison Park would not be able to host the various programming, community events, and general park activities that it currently does. At the same time, with enhanced infrastructure and maintenance practices, the array of activities the park can support increases.

The strategies and recommendations that support this goal are also not limited to the Park itself. Infrastructure improvements adjacent to the park and in the surrounding neighborhoods can have a significant and positive effect on the park itself.

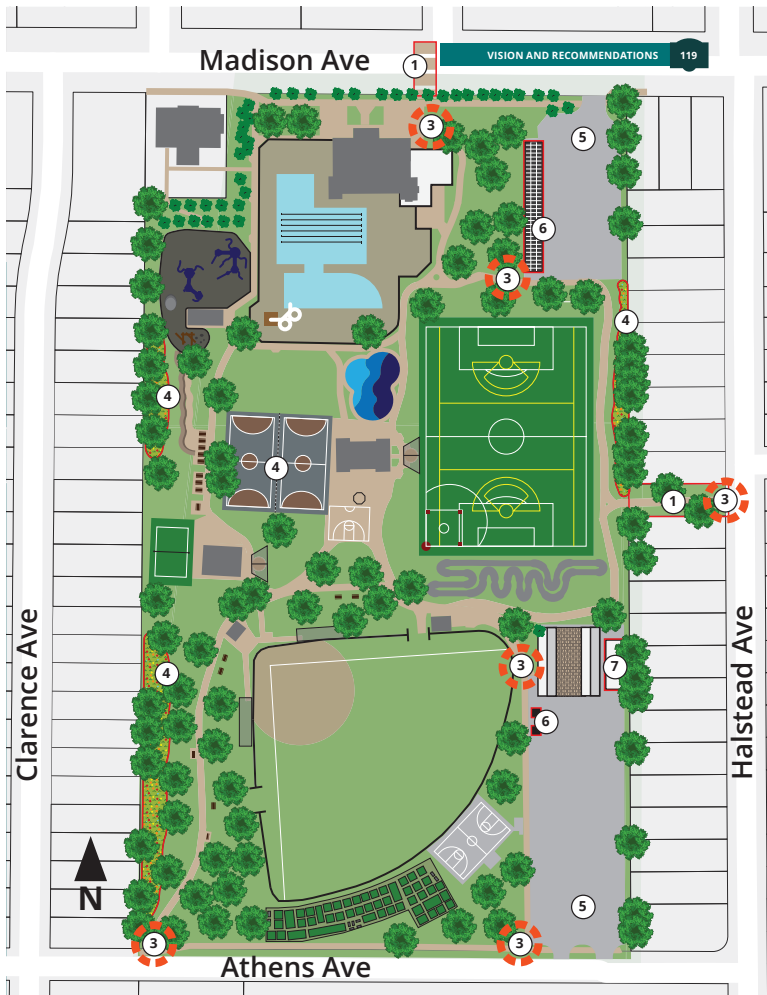
The map to the right highlights where the proposed infrastructure enhancements could take place.

### STRATEGIES:

- 1 **CONNECTIONS TO THE PARK:** Improve walking, biking, and rolling connections to Madison Park from adjacent neighborhoods it serves.
- 2 **CONNECTIVITY WITHIN THE PARK:** Strengthen connectivity within Madison Park.
- 3 **GATEWAYS:** Introduce community art at important gateways throughout the park.
- 4 **GREEN INFRASTRUCTURE:** To every extent possible, introduce or retrofit infrastructure to be green and sustainable.
- 5 **PARKING LOTS:** Consider innovative redesign of parking areas to provide multiple benefits to the park.
- 6 **ELECTRICITY:** Extend electricity throughout the park to encourage and facilitate community events and performances.
- 7 **MAINTENANCE BUILDING:** Create additional or expanded facilities for maintenance equipment.

Source: County Planning

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### 1. CONNECTIONS TO THE PARK: Improve walking, biking, and rolling connections to Madison Park from adjacent neighborhoods it serves.

- a. Create a Birdtown Neighborhood Connector by creating an additional park entrance directly from the Birdtown Neighborhood on Halstead Avenue. Ensure privacy fencing is constructed on either side of the entrance as it abuts adjacent residential properties on the north and south.
- b. Consider the installation of a high-visibility, wide patterned crosswalk extending from Grace Avenue across Madison Avenue in front of the park entrance.
- c. Incorporate recommendations in adopted active transportation plans and policies to improve connectivity to the park.
- d. Introduce a business kiosk that includes a QR code linking to the Chamber of Commerce's and City's list of nearby stores, restaurants, and other attractions in the Birdtown neighborhood that may be of interest to park goers.
- e. If the Lakewood Circulator is reintroduced, ensure that Madison Park is a featured stop on the route.

While Madison Park's main entrance is on Madison Ave, giving the park good access by car, there are additional efforts that can be made to improve walking, biking, and rolling connections to the park. Specifically, residents in the Birdtown neighborhood, located directly to the east of the park, and residents north of Madison Ave have barriers to non-motorized park access.

Currently, Birdtown neighborhood residents must walk to Madison Avenue or Athens Avenue to access the park. To help alleviate this, a new entrance could be created off Halstead Avenue that directly connects to the Birdtown Neighborhood. The Lakewood City Land Bank currently owns a property located on Halstead Avenue, which directly abuts the park. It is recommended that the current vacant structure be demolished and the parcel be transferred to the City of Lakewood. This would provide an additional park access point near the intersection of Thrush Street and Halstead Avenue, significantly increasing the number of Birdtown residents within a

5-minute walk of the park. Landscaping and privacy fencing should be installed on either side of the entrance as it abuts adjacent residential properties.



View of the City Landbank owned property 2048 Halstead Avenue from Madison Park  
Source: City of Lakewood

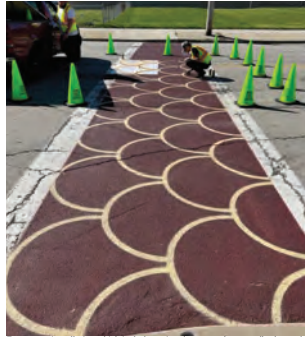
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Residents located north of Madison Park must cross Madison Avenue to access the Park. Currently, there is a signalized intersection with a crosswalk at the Halstead Avenue intersection, and a High-Intensity Activated crosswalk (HAWK) signal at the Clarence Avenue intersection. It is recommended that an additional study be conducted on the viability of adding a new crosswalk at Grace Avenue and the possibility of replacing the HAWK signal at Clarence Avenue with a standard signal. Additional recommendations include prioritizing bicycle and pedestrian infrastructure by continuing to implement other recommendations from previous planning efforts, such as the City's Active Transportation Plan.

Additionally, a business kiosk with information on nearby businesses can help better emphasize the connection between Madison Park to the adjacent businesses on Madison Avenue. Nearly 73% of survey respondents indicated that they visit nearby businesses on their way to or from Madison Park, emphasizing the park's importance as an economic engine for the neighborhood. Additional community partnerships with organizations such as Bunts to Birdtown and the Lakewood Chamber of Commerce can bolster this connection.



Current Birdtown branded bike racks located at the front entrance of Madison Park off of Madison Avenue  
Source: County Planning



Temporary installation which includes painted patterned crosswalks, located in Cleveland's Asia Town neighborhood.  
Source: <https://www.asiatowncleveland.org/peoples-streets/>

**2. CONNECTIVITY WITHIN THE PARK:** Strengthen connectivity within Madison Park.

- a. Continue work to ensure connections to facilities and between facilities are direct and accessible to all users.
- b. Improve wayfinding and signage within the park.
- c. Continue to ensure that connections are ADA accessible (see recommendations included in Goal (C1)).

Within Madison Park, actions can be taken to further improve internal connections. Using wayfinding and branding elements, as well as improving ADA accessibility within the Park will go a long way in ensuring Madison Park is safe, accessible, and inclusive for all users.

Wayfinding can also be enhanced through the use of technology, both on the signage itself, such as QR codes, kiosks, and mobile applications, as well as pre-arrival technology such as websites and digital maps. Adding these types of elements provides clarity for visitors and enhances their experience within Madison Park.

The term wayfinding refers to signage and other information that guides visitors through a physical environment and enhances their understanding and experience within the space. Good wayfinding helps visitors determine where they are, what destinations are around them, what route they should take to get to their desired destination, reassures them that they are following the correct route, and confirms their arrival at the desired destination.

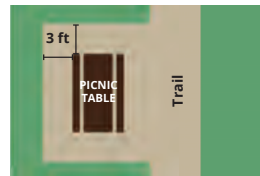
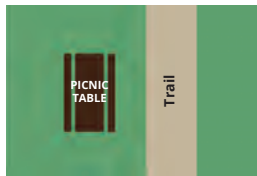
Wayfinding signage can take many forms, such as gateways which highlight key entrances, identification signage for destinations and attractions, pedestrian and cyclist directional signage, and orientation signage. It can include educational signage which provides added context to visitors, such as information about flora and fauna, green infrastructure, and historic buildings. It is also important to ensure a consistent style and aesthetic of signage which will complement the overall feel of the Park.



Informal wayfinding to locations outside of Madison Park, part of Friends of Madison Park's Adopt-A-Spot Program.  
Source: Friends of Madison Park Facebook Page

While the current paths in Madison Park meet ADA Accessibility guidelines, many supporting amenities throughout the park, such as dog waste bag dispensers, benches, picnic tables, trash receptacles, and grills are either in open grassy areas or out of reach

for a person in a wheelchair to access them properly. Efforts should be made to ensure all of these smaller supporting amenities are ADA-accessible. Any additional amenities placed off of trails and walking paths must also meet ADA Accessible guidelines.



**3. GATEWAYS:** Continue to beautify important gateways throughout the park.

- a. Work with artists from the Screw Factory and The Beck Center to commission artwork that announces gateways and represents Madison Park, the Birdtown Neighborhood, and the City of Lakewood.
- b. Introduce more trees and other landscape features at all gateways, especially the newly proposed gateway off of Halstead Avenue.

The multiple entrances to Madison Park can be further enhanced by public art that creates unique and welcoming gateways to the park. Utilizing a similar style as the Birdtown bike racks — currently located at the northern entrance of the park to the east of the pool house — will ensure a cohesive design motif throughout Madison Park. The proximity of the Screw Factory and the Beck Center for the Arts provides the opportunity for key community partners and artists to participate. The City is also well-positioned to support local artists with its Spectacular Vernacular Public Art Program and Public Art Advisory Board.



Public Art Gateway at Euclid Beach Park in Cleveland, OH.  
Source: Cuyahoga County

**4. GREEN INFRASTRUCTURE:** To every extent possible, introduce or retrofit infrastructure to be green and sustainable.

- a. Introduce pervious or permeable pavement or pavers on hard surfaces where practicable.
- b. Introduce naturalized and ecologically beneficial landscaping along the perimeter of the park to address drainage issues and introduce increased biodiversity.
- c. Continue to use ecologically-friendly maintenance practices.

A significant issue identified by Lakewood Public Works staff, as well as residents, is the flooding that occurs within the park after heavy rain events. Most of this flooding occurs along the eastern and western edges of the park, as well as in the parking lots and along trails. According to the Cuyahoga Greenprint, 30.9% of Madison Park itself is covered by impervious surfaces (such as buildings, parking lots, and trails). These impervious features are essential to the park functioning, and while the park has less impervious surfaces than the surrounding Census Tracts (59.6%) and City as a whole (48.9%), it is still significant. This coupled with poor grading and soil drainage has resulted in the observed flooding issues.

In general, in these areas of the park that do not feature active recreation, the recommendation is to introduce naturalized landscaping with native pollinating plants that are low-maintenance and drought-resistant. Currently within Madison Park, the organization H2O (Help to Others) has introduced a pollinator garden. In partnership with Lakewood Alive, it is maintained by youth volunteers. It is recommended to build off this work and introduce educational information and signage, as well as seating to the pollinator garden area.

A technique to reduce these issues is adding more naturalized areas, as well as installing raingardens and bioswales around the perimeter of the park where flooding occurs. Raingardens use water-loving native plants that naturally soak up excess stormwater after heavy rain events. They have the added benefit of increasing biodiversity as well as providing educational opportunities.

Protected and enhanced natural spaces is a key component of the City's Climate Action Plan.



Source: Cuyahoga County

## CASE STUDY: MEMORIAL PARK, BROOKLYN, OHIO

The City of Brooklyn, Ohio recently completed a stream restoration and trail project within the City's Memorial Park. The City received a matching grant from the Northeast Ohio Sewer District. This green infrastructure project involved the creation of naturalized areas along Stickney Creek to reduce stormwater runoff and erosion. Invasive species were removed and replaced with hundreds of new trees, shrubs, and plants.

In addition to the green infrastructure portion of the project, the City of was awarded grant funding from the Ohio Department of Natural Resources Recreation Trails Program, to restore and enhance its existing trails. The City created a new park entrance on the park's east end, further increasing access to neighborhoods previously underserved.



Source: Cuyahoga County

### 7. MAINTENANCE BUILDING: Create additional or expanded facilities for maintenance equipment on the periphery of the park.

- Consider consolidating and moving maintenance buildings to be housed next to the proposed permanent outdoor community gathering space (referenced in Goal B.2).
- Ensure height of maintenance building accommodates all service vehicles.

City maintenance staff emphasized the need for an updated maintenance garage for vehicles and supply storage. Currently, there is a small shed next to the baseball field and a room in the restroom building that is used by maintenance staff. The City's Public Works Department also currently uses the northern portion of the south parking lot as a staging area for maintenance activities. It is recommended that the outdoor community gathering space, as discussed in Goal B. New

Facilities, (B.2), be designed in a way to allow for this to continue. A new consolidated maintenance building is recommended to be constructed next to the new permanent outdoor community gathering space or an expansion of the current maintenance shed in its current location.

### 5. PARKING LOTS: Consider innovative redesign of parking areas to provide multiple benefits to the park.

- Enclose a portion of one or both parking areas with a pavilion with rooftop solar panels to provide power to park facilities.
- Introduce more electric vehicle (EV) charging stations in both parking lots.
- Continue to include bioswales and pervious pavement in parking areas.
- Ensure trails and walking path terminals align with ADA accessible parking spaces.

### 6. ELECTRICITY: Extend electricity throughout the park to encourage and facilitate community events and performances.

- Utilize solar panels where possible, including on the roofs of the restroom building, the pool house, pavilions, and any future structures within the park.
- Investigate the possibility of extending power from the electric substation across from the park on Athens Avenue.
- Ensure energy facilities extend to parking lots for EV charging.

The vast majority of Madison Park's impervious surface is contained within its two parking lots, located on the northern and southern ends of the park off of Madison Avenue and Athens Avenue respectively. While both parking lots are essential to Madison Park's function, actions can be taken to make them more ecologically-friendly and to meet the City's accessibility and climate resiliency goals. The north parking lot currently has four accessible spaces, but none are marked as van accessible. At least six are required, including one van-accessible space, at the southern parking lot, but currently, the only signage that exists includes faded pavement markings. It is recommended that both parking lots be updated to be fully ADA compliant.

Recommended actions also include shading a portion of one, or both, parking areas with a solar canopy pavilion, and to take advantage of the open space provided by the parking lots to generate solar power. Additionally, the City should also explore the possibility

of utilizing the roofs of park buildings and pavilions for rooftop solar panels. This renewable energy generated at the park can be directly fed into EV charging stations and provide power to buildings, facilities, and pavilions within the Park. Currently there are EV charging stations in the north parking lot, and it is recommended that they be installed in the south lot as well.

Increasing electric vehicle charging stations is another key aspect of the City's Climate Action Plan.



EV Charging Station at a parking lot.  
Source: [https://commons.wikimedia.org/wiki/File:Chequer\\_Mead\\_Electric\\_Vehicle\\_Charging\\_Station.jpg](https://www.flickr.com/photos/19971997/https://commons.wikimedia.org/wiki/File:Chequer_Mead_Electric_Vehicle_Charging_Station.jpg)



## MADISON PARK COMMUNITY GARDENS

Lakewood, Ohio  
Source: City of Lakewood

# SECTION 5 IMPLEMENTATION PLAN

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Implementing plans can often be an daunting task. This section intends to help simplify this process by outlining priorities, time frames, cost estimates, and potential partners for each recommended action.

While potential partners, estimated time frames, and estimated cost are listed, it is understood that changing circumstances, priorities, and funding sources may require flexibility. This table is designed to be fluid, so if funding becomes available the City can pursue it.

This section is also designed to be a starting point. Many recommended actions are dependent on other actions or circumstances to be implemented in a way that allows for the park to remain in active use. For example the recommendation of a new splash pad facility is dependent on pool infrastructure updates, and these efforts should be combined as a cost saving measure.

Due to the interconnectedness of many recommendations, a potential phasing exercise is also included in this section.

## IMPLEMENTATION OVERVIEW

The implementation matrix is intended to help guide the City of Lakewood in carrying out recommendations set forth in this plan. A viable implementation program is a valuable tool to ensure goals and strategies are acted upon.

### PRIORITIES

The priorities for different strategies were developed through community conversations, as well as in-depth discussions with City of Lakewood staff. These strategies are categorized into High, Medium, and Low priorities, indicated by H, M, and L in the matrix on the following pages. The relationship between different recommendations was also considered when prioritizing goals and strategies, as improvements to one part of the park may have additional effects on adjacent areas.

### COST ESTIMATES

Costs will vary depending on the type of action. For example, actions within Goal D. Programming will be more administrative in nature and will be significantly less expensive than other physical infrastructure improvements in other goals. A rough cost estimate range is provided for each goal categorized into four levels, which can be further seen in the chart below.

ESTIMATED COST RANGE	
\$	Up to \$50,000
\$\$	\$50,000 up to \$500,000
\$\$\$	\$500,000 up to \$1 million
\$\$\$\$	\$1 million or more
\$\$*	Up to \$50,000 if the project is completed in conjunction with other construction or improvement costs

### FUNDING SOURCES

The Funding & Resources Guidebook for Communities was developed in 2021 by the Cuyahoga County Planning Commission. The guidebook provides a library of grants, tools and other useful information for Communities and Nonprofits within Cuyahoga County. The information in the guidebook is grouped by topic with a description of each resource and a link to its website. Information is current as of the date of publication, and updates occur at regular intervals. Sections within the guidebook that are relevant to this plan include Arts, Community Development, Human Health, Environmental Health, Parks, Recreation, Trees, and Stormwater Management.



### POTENTIAL PARTNERS

Many recommended actions discussed in this plan may require outside partnerships. Throughout the implementation matrix, potential partners have been identified who are equipped to help with the implementation of this plan's recommended actions. The table on the next page includes numerous public, private, and non-profit organizations, on the local, state, and federal level. While this is an extensive list of potential partners, it is intended to be a starting point and not an exhaustive list. In all cases, the general public and other community stakeholders will continue to be engaged in all projects.

### LEGEND OF POTENTIAL PARTNERS ABBREVIATIONS

American Academy of Dermatology Association	AADA	Lakewood Chamber of Commerce	Chamber
American Association of Retired Persons	AARP	Lakewood City Schools	Schools
Arbor Day Foundation	ADF	Lakewood Community Recreation and Education Department	Rec Dept
All Sport Netting Inc	ASN	Lakewood Earth and Food Community	LEAF
Baldwin Wallace University	BW	Lakewood Family Room	LFR
Barton Senior Center	Barton	Lakewood Kiwanis	Kiwanis
BCI Burke	Burke	Lakewood Outdoor Basketball Committee	LOBC
Beck Center for the Arts	Beck	Lakewood Public Library	Library
Bike Cleveland	BC	Lakewood Senior Services	LSS
Bike Lakewood	BL	Lakewood Soccer Association	LSA
Boy Scouts of America	BSA	Lakewood United Football Club	LUFC
Bunts to Birdtown	BTB	Land and Water Conservation Fund	LWCF
Christopher & Diana Reeve Foundation	C&DRF	Madison Community Court Coalition	MCCC
City of Lakewood	City	National Neighborhood Promise Program	NNPP
City of Lakewood Public Works	PW	National Park Service	NPS
City Parks Alliance	CPA	National Recreation and Parks Association	NRPA
Clean Ohio Trails Fund	Clean Ohio	Native Urban Tree Starters	NUTS
Cleveland Cavaliers	Cavs	Neighbor Up	NU
Cleveland Guardians Charities	Guardians	North Union Farmers Market	NUFM
Cleveland Metroparks	Metroparks	Northeast Regional Sewer District	NEORS
Cleveland Soccer Club	CSC	Ohio Department of Aging	ODA
Cleveland State University	CSU	Ohio Department of Natural Resources	ODNR
Community Development Block Grant	CDBG	Ohio Department of Public Safety	ODPS
Cuyahoga County	County	Ohio State University Extension Services	OSU Ext
Cuyahoga Soil and Water Conservation District	CSWCD	Outdoor Recreation Legacy Partnership Program	ORLP
Department of Energy	DOE	Park & Play Structures	P&PS
Entertainment Sports Network	ESPN	People for Bikes	PFB
Environmental Protection Agency/Ohio Environmental Protection Agency	EPA/OEPA	Project Blackboard	PB
First Energy	FE	Public Square Group	PSG
Friends of Madison Park	FOMP	Robert Wood Johnson Foundation	RWJ
The Futsal Foundation	FF	Scripps Research	Scripps
Healthy Urban Tree Canopy Grant through Cuyahoga County	HUTC	The Screw Factory	SF
Help 2 Others	H2O	The skatepark Project	SP
Jill E. Harrington Hanzalik Memorial Fund	JEHM	The United States Chess Trust	USCT
KEEN footwear	KEEN	Trust for Public Land	TPL
Keep Lakewood Beautiful	KLB	United States Department of Agriculture	USDA
Kent State University	KSU	Unlimited Play	UP
Lakewood Alive	LA	Virginia Marty School of Design	VM

## IMPLEMENTATION MATRIX

	Strategy	Priority	Time-Frame	Cost	Potential Partners
Goal A	<b>EXISTING FACILITIES:</b> Ensure that existing facilities in Madison Park continue to be of high quality and good condition, and that updates are reflective of the current and emerging needs and interests of the surrounding population.				
A.1.	<b>PLAYGROUND:</b> Ensure updates to the playground represent the desires of the community, and are inclusive, accessible, and innovative.			\$\$\$	TPL, P&PS, Burke, Disney, NPRA, UP, LA, H2O, FOMP, Rec Dept, Schools, Library
A.1.a.	Expand the footprint of the playground towards the western boundary of the park and to the south of the picnic pavilion park to allow for an additional nature play space and additional play amenities.	H	1-5 years	\$	See above
A.1.b.	Introduce additional amenities desired by students such as suspended rope tunnels, an obstacle or fitness course, a zipline, a gaga pit, the number and variety of slides, and motion play within the playground area.	H	1-5 years	\$	See above
A.1.c.	Ensure that the playground is and remains ADA-accessible and includes multi-generational equipment facing the playground.	H	Ongoing	\$\$*	See above + C&DRF, Scripps, AARP, Barton
A.1.d.	Incorporate more shade on and around the playground through tree planting and canopy structures.	H	1-5 years	\$	See above + ADF, AADA
A.1.e.	Investigate ways to reduce the incidence or impact of graffiti, such as washable playground equipment.	H	1-5 years	\$\$*	See above
A.2.	<b>BECKS POOL:</b> Ensure that the redevelopment of Becks Pool includes innovative and fun design elements that are designed to serve the immediate community while elevating Madison Park as a regional attraction.			\$\$\$\$	LA, H2O, FOMP, Rec Dept, Schools
A.2.a.	Right-size the footprint of the pool and pool area by expanding the pool to allow more amenities and reducing the amount of fenced in hardscaped area.	H	6-10 years	\$\$	See above
A.2.b.	Incorporate pool features that are unique to Becks Pool such as "rock" ledges, rope ladders, and zipline across the water.	H	6-10 years	\$	See above
A.2.c.	Increase supporting amenities to create a more pleasant experience, such as seating, shade, and improved concession offerings.	H	6-10 years	\$	See above + AADA
A.2.d.	Improve the accessibility of the pool area for all ages, abilities, and incomes.	H	Ongoing	\$\$*	See above + AARP, C&DRF, Scripps
A.2.e.	Redesign the pool house to provide an enclosed community space that can be used year-round.	L	10+ years	\$\$\$\$	See above

A.3.	<b>BASKETBALL COURT:</b> Continue to support and encourage basketball at Madison Park by investing in equipment, programs, and supporting infrastructure.			\$	ESPN, Cavs, PB, LOBC, MCCC, LA, FOMP, Rec Dept, Schools
A.3.a.	Introduce another area with shorter hoops or funnelball and half courts to expand access to basketball to younger kids.	H	1-5 years	\$	See above
A.3.b.	Locate additional supporting activities and amenities near the basketball court to increase activity and foot traffic in the southeast part of the park. These could include chess tables, a dedicated bocci ball space, and additional bleachers and grills.	M	1-5 years	\$	See above
A.3.c.	Collaborate with Lakewood Outdoor Basketball Committee to understand what equipment is needed to upgrade and modernize the basketball court.	H	Ongoing	\$	See above
A.3.d.	Continue to make safety near basketball court a priority through additional lighting, padding, and expanding the outfield fence of the adjacent baseball field.	H	1-5 years	\$	See above + CCPA, ODPs, DOE
A.3.e.	Continue to advance the community-building work by the Lakewood Outdoor Basketball Committee and the Madison Courts Community Coalition through events and place-making efforts.	M	6-10 years	\$	See above + SF, Beck Center
A.4.	<b>FUTSAL COURTS:</b> Continue to encourage and support futsal as a unique and essential community asset at Madison Park.			\$\$	FF, CSC, LUFC, LA, FOMP, Rec Dept, Schools
A.4.a.	Coordinate with Lakewood City Futsal on preferred resurfacing options for the futsal courts. Consider expanding the courts to be regulation size in the process.	M-H	1-5 years	\$\$	See above
A.4.b.	Add retractable netting in between the two futsal courts to allow for uninterrupted simultaneous play and evaluate the viability of installing a permanent canopy over the futsal courts to extend their usability into colder months.	L-M	1-5 years	\$	See above + ASN
A.4.c.	Improve the visibility of signage on the futsal court fence to explain rules, regulations, and expectations in multiple languages.	H	1-5 years	\$	See above
A.4.d.	Advertise important information about community events, schools, and city services at the futsal courts geared towards new residents and the refuge community who utilize this space.	H	Ongoing	\$	See above

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A.7.	<b>COMMUNITY GARDENS:</b> Bolster the Madison Park Community Gardens as an essential park element.			\$	LA, FOMP, Schools, LEAF, Barton, OSU Ext
A.7.a.	Relocate the central Community Garden that was used by the LCSC Senior Center and merge it with existing community gardens in the south end of the park.	H	1-5 years	\$	See above
A.7.b.	Set aside community garden space for youth groups to promote ownership of this space and engage the next generation of gardeners.	L	1-5 years	\$	See above
A.7.c.	Highlight the community gardens in marketing materials and promotional community art at the park.	L	1-5 years	\$	See above
A.7.d.	Reintroduce fruit bearing gardens by the library that can provide free pickable food such as strawberries, raspberries, or blueberries to park goers.	L	1-5 years	\$	See above + Library
A.7.e.	Build off H20 and LEAF's pollinator garden initiative to construct a raingarden with native pollinating plants adjacent to the garden space.	L	1-5 years	\$	See above

	Strategy	Priority	Time-Frame	Cost	Potential Partners
Goal B	<b>NEW FACILITIES:</b> Introduce new facilities that will complement existing facilities and will accommodate underrepresented and emerging activities and interests.				
B.1.	<b>SPLASH PAD:</b> Introduce a new splash pad as a central feature of Madison Park.			\$\$	LA, FOMP, Schools
B.1.a.	Locate the splash pad adjacent to the pool area rather than fenced within so it is accessible to all park goers free of charge.	H	6-10 years		See above
B.1.b.	Locate the splash pad well away from parking areas and enclose it with perimeter fencing for additional safety.	H	6-10 years		See above
B.1.c.	Ensure the splash pad is ADA Compliant.	H	6-10 years		See above + C&DRF, Scripps, AARP, Barton
B.1.d.	Investigate ways to convert this space into an ice-skating rink in the winter months to extend the usability and multi-seasonality of the space.	L	10+ years	\$\$	See above

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A.5.	<b>MULTI-USE FIELD:</b> Consider upgrades to the soccer/multi-use field to increase productivity and functionality.			\$\$\$\$	CSC, LUFC, LA, FOMP, Rec Dept, Schools
A.5.a.	Explore field improvements, including regrading or the possibility of artificial turf to address unusable field conditions due to poor drainage. Ensure substrate material is high quality and provides give.	M	6-10 years	\$\$\$\$	See above
A.5.b.	Ensure that the new field is multi-use and can accommodate multiple different sports, both organized and informal.	M	6-10 years	*\$	See above
A.5.c.	Consider the installation of permanent soccer goals, and if that would impact the field's ability to accommodate other sports. Dedicated or permanent ports for the goals should be considered for easy installation without damaging the field or turf if permanent goals are not realistic.	M	6-10 years	\$	See above
A.5.d.	Install more seating for park goers, spectators, and parents around the field.	M	6-10 years	\$	See above
A.6.	<b>BASEBALL FIELD:</b> Investigate ways to increase the functionality and productivity of the baseball/softball field during non-game times.			\$\$\$\$	Guardians, LA, FOMP, Rec Dept, Schools
A.6.a.	Encourage younger children to become more involved in baseball and softball by ensuring that wiffle balls and plastic bats are available in the free little locker room or by working with the Lakewood City Baseball Association to host baseball camps at Madison Park.	M	1-5 years	\$	See above
A.6.b.	Evaluate ways to utilize the outfield grass during the off-season or non-game times with the installation of gates in both the left and the right field fences.	M	1-5 years	\$	See above
A.6.c.	Place additional but complimentary facilities such as spectator seating, bullpens, and picnic areas near the field.	M	1-5 years	\$	See above
A.6.d.	Introduce shade for the dugouts with constructed canopies.	H	1-5 years	\$	See above + AADA
A.6.e.	Increase shade near the baseball field through targeted tree plantings.	H	1-5 years	\$	See above + CSWCD, ADF
A.6.f.	Explore field improvements, including the possibility of turf.	L	ongoing/10+ years	\$\$\$	See above
A.6.g.	Expand the width and height of the outfield fence to protect people playing basketball and using surrounding areas from getting hit.	H	1-5 years	\$\$	See above

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B.2.	<b>PERMANENT OUTDOOR COMMUNITY GATHERING SPACES:</b> Consider the establishment of a permanent venue(s) for events and activities at Madison Park.			\$\$\$	Chamber, BTB, Beck Center, Rec Dept, LA, FOMP
B.2.a.	Construct open air pavilions in the north end of the south parking lot that function as a permanent home for community events.	M	10+ years	\$\$\$	See above
B.2.b.	Construct an outdoor stage area either on the east side of the restroom building or near the central picnic pavilion to host outdoor shows and concerts.	M	10+ years	\$\$\$	See above
B.2.c.	Partner with students from the Kent State University Cleveland Urban Design Collaborative, or other nearby colleges and universities, to help design this space.	M	10+ years	\$	See above + KSU, CSU, BW, VM
B.3.	<b>ENCLOSED COMMUNITY SPACE:</b> When redesigning the pool house, consider including an enclosed room for community events, classes or private gatherings.			\$\$\$\$	LA, FOMP, Schools, LSA
B.3.a.	Incorporate solar panels and other green building techniques, materials, and features into the pool house/community space.	L	10+ years	\$\$*	See above
B.3.b.	Ensure the redesigned space is accessible to all.	L	10+ years	*\$	See above
B.4.	<b>FLEX SPACES:</b> Investigate the possibility of creating additional "flex spaces" or multi-use courts around Madison Park.			\$\$	LA, FOMP, Schools, LSA
B.4.a.	Repurpose the central hardscaped area south of the bathroom and office building as a "flex space" with a half-court basketball court, gaga pit, four square, hopscotch, etc. This space may be a designated "12 and under space".	M	10+ years	\$\$	See above
B.4.b.	Re-establish an open, grassy area where the central community garden currently is located. Space could be used for touch football, soccer, futsal, or bocce ball activities.	H	1-5 years	\$	See above
B.5.	<b>SKATE AND BIKE PARK AMENITIES:</b> Coordinate with Public Square Group and other skateboarding and biking organizations to install facilities and amenities for their activities.			\$\$\$\$	SP, PSG, PumpTrax USA
B.5.a.	Construct a pump track, or one-way track, that could accommodate both skaters and cyclists.	M	10+ years	\$\$	See above
B.5.b.	Install amenities for skateboarders such as steps, a rail, or skate-able architecture.	L	10+ years	\$	See above
B.5.c.	Consider the inclusion of an interactive art space.	L	10+ years	\$	See above + SF, Beck Center

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B.6.	<b>VOLLEYBALL COURT:</b> Demarcate a volleyball court in the grass by the central pavilion where the secondary play area is currently located.			\$	LA, FOMP
B.6.a.	Include an adjustable net that can be raised or lowered to accommodate both volleyball and caneball.	M	1-5 years	\$	See above + SF, Beck Center

	Strategy	Priority	Time-Frame	Cost	Potential Partners
<b>GOAL C</b>	<b>SUPPORTING AMENITIES:</b> Expand and invest in supporting amenities in and around the park to enhance user experience, health, and safety while strengthening the resilience of Madison Park and the Birdtown Neighborhood.				
C.1.	<b>TRAILS:</b> Expand and enhance the trail network in Madison Park.			\$-\$	TPL, ODNR, CPA, KLB
C.1.a.	Continue efforts to ensure all trails are easy to navigate for people of all ages and abilities. See also Goal E2.	M	10+ years	\$*	See above
C.1.b.	Realign park trails to extend around the entire perimeter of the park.	M	10+ years	\$\$	See above
C.1.c.	Utilize the trail network to increase connectivity between different facilities and amenities and from points of entry.	M	10+ years		See above
C.1.d.	Simulate a 'natural trail' experience through targeted tree plantings, naturalized landscapes, trellises, or pergolas.	M	1-5 years	\$	See above + FOMP
C.1.e.	Partner with the Lakewood Public Library Madison Branch to incorporate a reading garden near the library building as well as a 'Storybook Trail' throughout the park.	H	0-12 months	\$	See above + Library
C.2.	<b>SHADE:</b> Ensure that park goers have sufficient access to shade, cooling, and hydration amenities in summer months.			\$-\$	CSWCD, ADF, Plumbing Supply/ Most Dependable Fountains, Inc.
C.2.a.	Increase the number of trees throughout Madison Park, especially along walking paths, trails, and amenities.	H	Ongoing, 0-12 months	\$	See above
C.2.b.	Where trees are not practical, install canopy structures.	M	Ongoing, 0-12 months	\$-\$	AADA
C.2.c.	Ensure water fountains and water bottle filling stations are in good working order, especially near the playground, futsal courts, and soccer field and basketball court.	H	Ongoing	\$	See above
C.2.d.	Include a cooling station within the park near water fountains.	H	1-5 years	\$	See above

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C.3.	<b>SEATING:</b> Increase the amount and variety of seating and congregation areas throughout the park.			\$	FOMP, LA, Rec Dept, Library, CPA, BSA
C.3.a.	Introduce benches, picnic tables, and seating areas around key areas of interest.	M	Ongoing	\$	See above
C.3.b.	Ensure seating areas are shaded, either with trees or with shade canopies or pavilions.	M	Ongoing	\$	See above
C.3.c.	Introduce new and innovative landscape seating areas at key locations, such as the berms on the eastern and western edges of the park.	M	Ongoing	\$	See above
C.4.	<b>FENCING:</b> Consider decorative but functional fencing around areas where younger children play.	H		\$	FOMP, LA, Rec Dept, Library, CPA, BSA

	Strategy	Priority	Time-Frame	Cost	Potential Partners
<b>GOAL D</b>	<b>PROGRAMMING:</b> Ensure that programming is innovative and representative of the needs and interests of the community and neighborhoods.				
D.1.	<b>MULTI-SEASONAL ATTENDANCE:</b> Encourage park attendance throughout the year.			\$	KEEN
D.1.a.	Investigate ways to extend participation in activities and sports with the addition of elements such as outdoor heaters or permanent canopy structures (see also Goal A3).	M	Ongoing	\$	See above
D.1.b.	Build off of the success of the Spooky Pooch Parade and host more community events throughout the year at the park, such as a Spring or Autumn Equinox Celebration, organized leaf raking, or snowman building contents.	M	Ongoing	\$	See above
D.1.c.	Consider what facilities could be introduced or upgraded to winter use such as an ice skating rink and heated public bathrooms that are open year round (see also goal B1).	M-L	Ongoing /10+ years	\$-\$	See above
D.1.d.	Consider expansion of partnerships between Lakewood Recreation and local organizations such as the YMCA, the Girl Scouts, or the Cub Scouts to create innovative programming opportunities at Madison Park.	M	Ongoing	\$	See above
D.2.	<b>EXPAND THE ARRAY OF COMMUNITY EVENTS.</b>			\$	Chamber, FOMP, MCCC, LOBC
D.2.a.	Partner with LEAF, local community gardeners, and other organizations to host a farmers' market.	M	Ongoing	\$	LEAF, NRPA, NNPPP, NUFM, ODA
D.2.b.	Explore the possibility of having a seasonal or monthly flea market.	M	Ongoing	\$	See above

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D.3.	<b>ENCOURAGE COMMUNITY OWNERSHIP OR THE PARK.</b>			\$	FOMP, LA, MCCC, LOBC
D.3.a.	Continue to support and encourage community gardening at Madison Park.	M	Ongoing	\$	See above
D.3.b.	Develop a way for individuals, organizations, and businesses to showcase their support or sponsorship of park improvements, like the bricks with donor names around the bandstand at Lakewood Park.	M	Ongoing	\$	See above
D.3.c.	Create spaces for community art, including blank surface by the pump track, by the community garden, or on the basketball court, (see also Goal A3).	L	10+ years	\$	See above
D.4.	<b>MULTI-GENERATIONAL:</b> Incorporate more multi-generational activities and programming throughout the park.			\$	Scripps, ODA, LSS, School, LFR, H2O, County
D.4.a.	Update playground equipment to include options for adults and seniors	M	**	\$	See above
D.4.b.	Expand footprint of the playground to include a section for younger children play equipment that is lower to the ground	M	**	\$	See above
D.4.c.	Introduce chess/checkers tables and other game tables	M	**	\$	See above + USCT
D.4.d.	Consider special events aimed at seniors, such as health fairs or community services	M	Ongoing	\$	See above

\*\* - timeframe to be completed in conjunction with associated projects

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	Strategy	Priority	Time-Frame	Cost	Potential Partners
<b>GOAL E.</b>	<b>INFRASTRUCTURE &amp; MAINTENANCE:</b> Continue to include infrastructure that is accessible, sustainable, and multi-modal and that will encourage opportunities for new programming and community events.				
E.1.	<b>CONNECTIONS TO THE PARK:</b> Improve walking, biking, and rolling connections to Madison Park from adjacent neighborhoods it serves.			\$-\$\$\$\$	ODOT, NPS, PA, NOACA, BC, BL, PFB
E.1.a.	Create a Birdtown Neighborhood Connector by creating an additional park entrance directly from the Birdtown Neighborhood on Halstead Avenue.	H	1-5 years	\$\$	See above + CDBG, City Landbank
E.1.b.	Consider the installation of a high-visibility, wide patterned crosswalk extending from Grace Avenue across Madison Avenue in front of the park entrance	H	1-5 years	\$	See above
E.1.c.	Incorporate recommendations in adopted active transportation plans and policies to improve connectivity to the park.	H	Ongoing	\$-\$	See above
E.1.d.	Introduce a business kiosk that includes a QR code linking to the Chamber of Commerce's and City's list of nearby stores, restaurants, and other attractions in the Birdtown neighborhood that may be of interest to park goers.	M	6-10 years	\$	See above
E.1.e.	If the Lakewood Circulator is reintroduced, ensure that Madison Park is a featured stop on the route.	L	6-10 years	\$\$*	See above
E.2.	<b>CONNECTIVITY WITHIN THE PARK:</b> Strengthen connectivity within Madison Park.			\$	FOMP, MCCC, LOBC, Kiwanis
E.2.a.	Continue work to ensure connections to facilities and between facilities are direct and accessible to all users.	H	Ongoing	\$*	See above
E.2.b.	Improve wayfinding and signage within the park.	H	1-5 years	\$	See above
E.2.c.	Continue to ensure that connections are ADA accessible (see recommendations included in Goal C1).	H	Ongoing	\$*	See above
E.3.	<b>GATEWAYS:</b> Continue to beautify important gateways throughout the park.			\$	See below
E.3.a.	Work with artists from the Screw Factory and The Beck Center to commission artwork that announces gateways and represents Madison Park, the Birdtown Neighborhood, and the City of Lakewood.	M	6-10 years	\$	SF, FOMP, NU, Neighborhood Artists
E.3.b.	Introduce more trees and other landscape-features at all gateways, especially the newly proposed gateway off of Halstead Avenue.	M	6-10 years	\$	CSWCD, ADF

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<b>E.4.</b>	<b>GREEN INFRASTRUCTURE:</b> To every extent possible, introduce or retrofit infrastructure to be green and sustainable.			\$	CSWCD, NEORS, Metroparks
E.4.a.	Introduce pervious or permeable pavement or pavers on hard surfaces where practicable.	H	10+ years	\$	See above
E.4.b.	Introduce naturalized and ecologically beneficial landscaping along the perimeter of the park to address drainage issues and introduce increased biodiversity.	H	6-10 years	\$	See above
E.4.c.	Continue to use ecologically-friendly maintenance practices.	H	Ongoing	\$*	See above
<b>E.5.</b>	<b>PARKING LOTS:</b> Consider innovative redesign of parking areas to provide multiple benefits to the park.			\$\$	NEORS, CSWCD, Metroparks
E.5.a.	Enclose a portion of one or both parking areas with a pavilion with rooftop solar panels to provide power to park facilities.	M	10+ years	\$	See above
E.5.b.	Introduce more electric vehicle (EV) charging stations in both parking lots.	H	1-5 years	\$	See above
E.5.c.	Continue to include bioswales and pervious pavement in parking areas.	M	10+ years	\$\$	See above
E.5.d.	Ensure trails and walking path terminals align with ADA accessible parking spaces.	H	Ongoing	\$*	See above
<b>E.6.</b>	<b>ELECTRICITY:</b> Extend electricity throughout the park to encourage and facilitate community events and performances.			\$\$-\$	Chamber, BTB, LA, FE
E.6.a.	Utilize solar panels where possible, including on the roofs of the restroom building, the pool house, pavilions, and any future structures within the park.	M	10+ years	\$\$-\$	See above + OEPA, DOE
E.6.b.	Investigate the possibility of extending power from the electric substation across from the park on Athens Avenue.	H	1-5 years	\$\$	See above
E.6.c.	Ensure energy facilities extend to parking lots for EV charging.	H	1-5 years	\$\$	See above
<b>E.7.</b>	<b>MAINTENANCE BUILDING:</b> Create additional or expanded facilities for maintenance equipment.			\$\$-\$	PW
E.7.a.	Consider consolidating and moving maintenance buildings to be housed next to the proposed permanent outdoor community gathering space (referenced in Goal B.2).	L	10+ years	\$\$-\$	See above
E.7.b.	Ensure height of maintenance building accommodates all service vehicles.	L	10+ years	\$*	See above

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## POTENTIAL PHASING

Due to the interconnectedness of many of the strategies and action items, a phased approach to implementation is recommended. The following is an outline of potential phases and the various larger recommended actions associated with each. Potential phases take into account recommendation priority, time frame, and cost, in addition to how different recommendations can build off one another without compromising park usability. It is worth noting that not all recommendations are included in this phasing exercise, and these phases are designed to be fluid and can change based off of the availability of funding.

### PHASE 1 - ONGOING EFFORTS

The first phase consists of ongoing action items that the city is already working towards implementing, or has already allocated funds towards implementing. These are generally considered "early wins" and will allow for momentum to start to build towards other park improvements.

Recommendations included in this phase are:

- Basketball court improvements
- EV charging stations in the south parking lot
- Tree plantings throughout the park
- Improved seating
- Programming goals and strategies
- Birdtown neighborhood connector
- Farmers Market

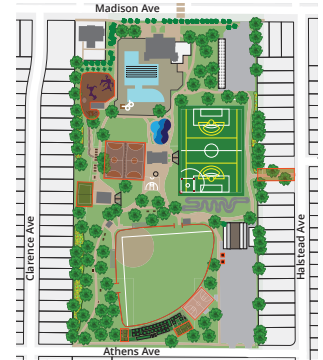
### PHASE 2 - SHORT TERM

The second phase includes the first major infrastructure and amenity improvements that may infringe on park activity. These recommendations are 1-5 years down the line, but are either high or medium priorities.

Recommendations included in this phase are:

- Playground consolidation and equipment update
- Volleyball court construction on former small play area
- Futsal court resurfacing and upgrades
- Baseball Field enhancements
- Central community garden relocation
- Storybook Trail

### PHASE 1 & 2 LOCATIONS



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### PHASE 3 - MEDIUM TERM HIGHER COST

Phase 3 includes efforts that are still high to medium priority, but require more funding and a longer time frame to complete. These actions are 6-10 years away and include many recommendations that require significant infrastructure improvements and additional funding.

Recommendations included in this phase are:

- Becks Pool redesign
- Splash pad addition in conjunction with Becks Pool redesign
- Walking trail loop and Halstead Avenue entrance
- Public art gateways
- Naturalized Areas
- Multi-Use Field

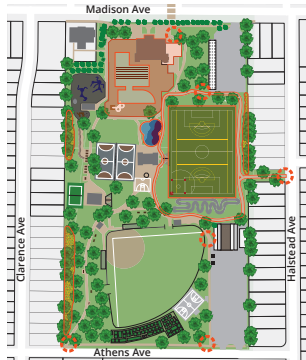
### PHASE 4 - LONG TERM HIGHER COST

The last phase includes recommendations that are medium to low priority and thus are longer term. Many will also require additional planning and funding allocation, and are concentrated near the park's parking lots allowing for less park disruption.

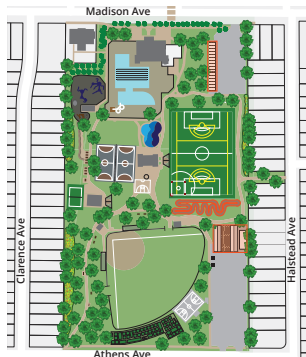
Recommendations included in this phase are:

- New Maintenance Facilities construction
- Outdoor Community Gathering Space construction
- Pump Track construction
- Solar Canopy on parking lots

### PHASE 3 LOCATIONS



### PHASE 4 LOCATIONS



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# APPENDIX A SURVEY RESULTS

## TOP TEN THEMES

Obtaining input from residents, stakeholders, and other community members is essential to shaping policies and recommendations that are reflective of the needs of the community. The following 10 themes were the most common among respondents:

1. Exercise and relaxation (73%), leisure (64%), and community events (60%) are the primary reasons respondents visit Madison Park
2. Nearly 99% of respondents indicated that they typically visit Madison Park in the summer compared to only 29% that visit in the winter.
3. The most used amenities at Madison Park are the playground, parking lots, walking path, and Becks Pool.
4. The activities and programs respondents would like to see most are farmers markets (80%), concerts and performances (66%), festivals (63%) and nature-related activities (43%).
5. A splash pad (32%), nature play area (16%), volleyball court (12%), and skatepark (10%) are the most desired additional amenities.
6. Respondents desire additional supporting amenities such as trees & shade (54%), water features (42%), community art (40%), and more seating and tables (40%).
7. 55% of respondents indicated that they felt the park was very inclusive or inclusive, and cited the need for multi-generational programming & equipment (37%), better walking & biking connections (36%), and ADA accessibility (28%) to make the park more inclusive.
8. 66% of respondents indicated that they feel very safe or safe getting to Madison Park, and cited the need for adding or improving security cameras (47%), lighting (44%), trails & bike lanes (39%), emergency call boxes (38%), and crosswalks (38%) would make them feel safer getting to Madison Park via walking or biking.
9. A vast majority (73%) of respondents indicated that they visit nearby bars, restaurants and other businesses on their way to or from Madison Park.
10. When asked to provide ideas for how they would like to see Madison Park improved, respondents indicated that improving safety, updating the pool and playground, adding more shade and environmental amenities, and incorporating additional programming, hangout areas, and amenities were their top priorities.

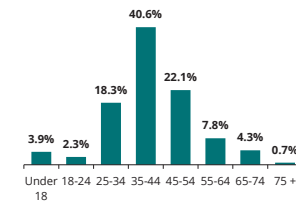
## SURVEY DEMOGRAPHICS

### TOTAL SURVEY RESPONDENTS

**1,129**

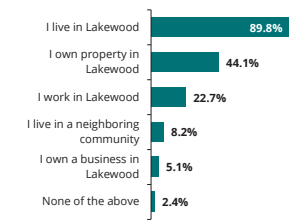
### AGE OF RESPONDENTS

Number of responses: 906



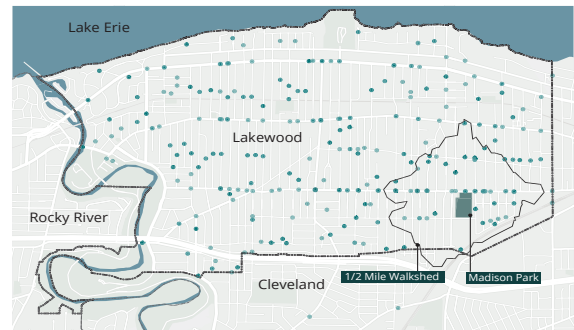
### RELATIONSHIP TO LAKEWOOD

Number of responses: 1,128



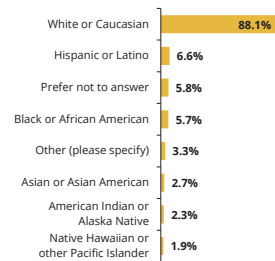
### RESPONDENT LOCATIONS

Number of responses: 1,009



### RESPONDENT RACE AND ETHNICITY

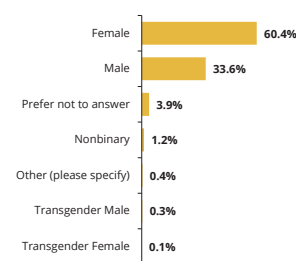
Number of responses: 898



Other answers include: Arabic (3), multi-racial (4), and Middle Eastern (6).

### RESPONDENT GENDER

Number of responses: 899

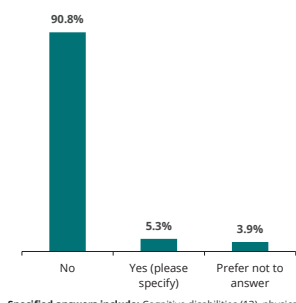
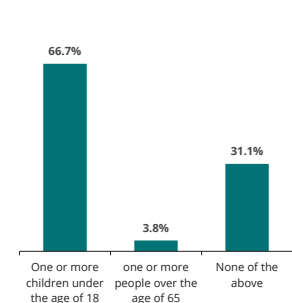


### DO YOU OR SOMEONE IN YOUR HOUSEHOLD HAVE ANY PHYSICAL OR COGNITIVE DISABILITIES THAT MAY AFFECT ACCESS OR USE OF A PARK?

Number of responses: 893

### ARE YOU A CAREGIVER FOR ONE OF THE FOLLOWING?

Number of responses: 905

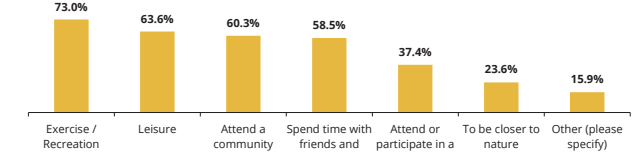


Specified answers include: Cognitive disabilities (13), physical disabilities (18), vision impairment (1).

## SURVEY RESULTS

### WHAT ARE YOUR REASONS FOR VISITING MADISON PARK

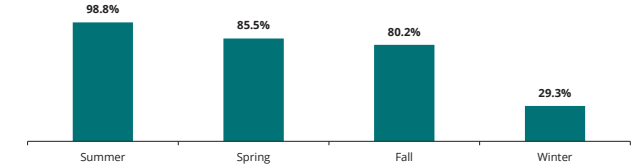
Number of responses: 922



Other answers include: dog walking (12), community gardening (8), lunch breaks (5).

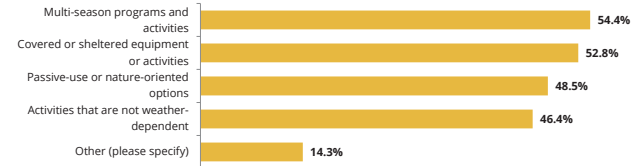
### WHAT SEASONS DO YOU TYPICALLY VISIT MADISON PARK?

Number of responses: 910



### WHAT PROGRAMS OR AMENITIES WOULD ENCOURAGE YOU TO VISIT MADISON PARK YEAR-ROUND?

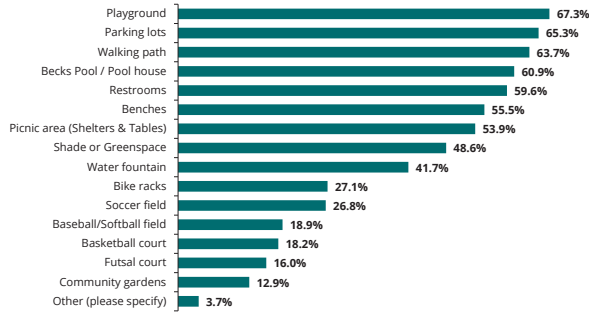
Number of responses: 847



Other answers include: Skateboarding/BMX (16), community events (9), ice rink (6), pickleball (6).

### WHICH OF THE FOLLOWING AMENITIES HAVE YOU OR YOUR FAMILY USED IN THE LAST YEAR?

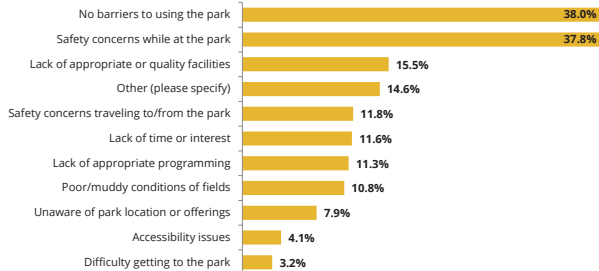
Number of responses: 908



**Other answers include:** Composting (3), locker rooms, electric vehicle charging station.

### DO ANY OF THE FOLLOWING KEEP YOU FROM ENJOYING MADISON PARK?

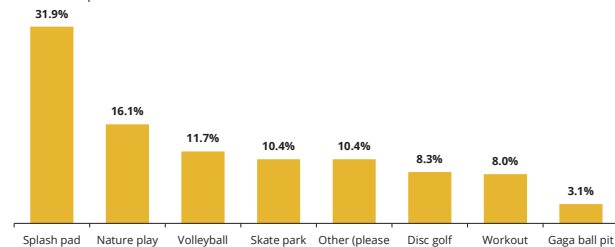
Number of responses: 851



**Other answers include:** misbehaving teens (34), poor bathroom conditions (11), lack of trees and shade (9), trouble parking (8).

### WHICH ONE NEW RECREATIONAL EQUIPMENT OR OPTION WOULD YOU LIKE TO SEE MOST AT MADISON PARK?

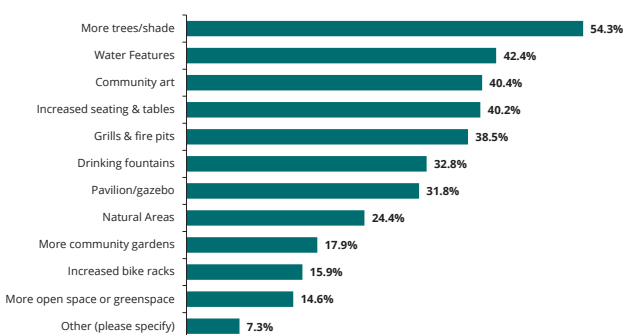
Number of responses: 864



**Other answers include:** Pickleball (33), tennis (7), pump track (6).

### WHICH SUPPORTING AMENITIES WOULD YOU LIKE TO SEE MORE OF AT MADISON PARK?

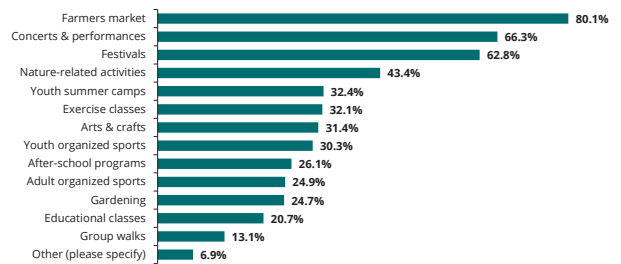
Number of responses: 883



**Other answers include:** Accessible bathrooms (6), landscaping improvements (3), more swings (2).

### WHAT ACTIVITIES AND PROGRAMS WOULD YOU LIKE TO SEE MORE OF AT MADISON PARK?

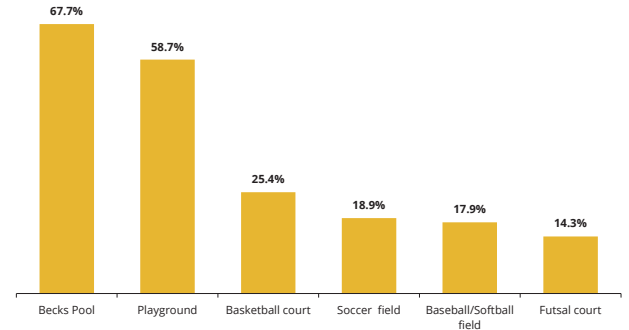
Number of responses: 896



**Other answers include:** Skateboarding/BMX (13), pickleball (5), splashpad (5).

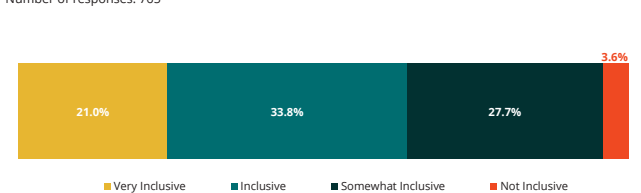
### WHICH CURRENT RECREATIONAL EQUIPMENT OR OPTIONS WOULD YOU LIKE TO SEE RENOVATED OR EXPANDED?

Number of responses: 739



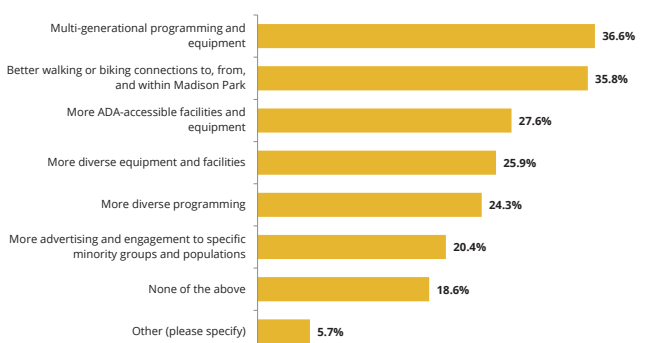
### HOW INCLUSIVE OR INVITING DO YOU FEEL PROGRAMMING AND FACILITIES ARE TO PEOPLE OF DIFFERENT AGES, ABILITIES, AND BACKGROUNDS AT MADISON PARK?

Number of responses: 765



### HOW COULD MADISON PARK BE MORE INCLUSIVE?

Number of responses: 773



**Other answers include:** Biking and walking infrastructure in and around the park (40), senior programs (12), opportunities to bring different cultures together (10).

**PLEASE DESCRIBE HOW MADISON PARK COULD BE MORE INCLUSIVE?**

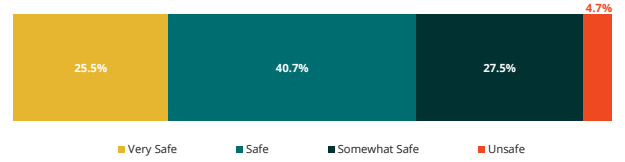
Number of responses: 244

Respondents had the opportunity to expand upon their answers of the previous two questions and explain their thoughts on how Madison Park could be more inclusive in the future. The top themes from these questions as well as example comments can be seen in the chart below.

Themes	Example Comments
1. Multi-generational programming and equipment	"Activities for adults without kids." "Safety for seniors. And an area for seniors to be able to sit, relax, read, have lunch, walk without having to be afraid." "Maybe a loop track for walking."
2. Better walking and biking connections to, from, and within Madison Park	"Increased bike connections to the park from both Madison and Athens." "It is very difficult to cycle around the park with the other activities and arrangement of the park. There is also very poor and insecure bike parking."
3. More ADA accessible facilities and equipment	"Better ROLLING connections to, from, and within Madison Park! Wheelchair pathways are really not great." "ADA-accessible playground equipment."
4. More diverse equipment and facilities	"More variety of areas besides one playground and outdated sporting areas, skatepark that meets the needs of all skater ability levels." "It's just always nice to see a bevy of options for local communities/peoples"
5. More diverse programming	"More diverse equipment and unique facilities will draw more people to the park and its activities, maybe even a multicultural fair/festival every year highlighting the diversity of cultures and lifestyles Lakewood is host to." "Multilingual signage."
6. More advertising and engagement to specific groups	"Better informing about existing programming." "People with disabilities and other marginalized communities must be at the table for planning."
7. The park is currently accessible	"I feel like it does a good job overall already."
8. Other accessibility comments	"Bus Access." "More equipment for older 'tween children." "Better parking." "Safer, more evenly distributed playground equipment with better sight lines."

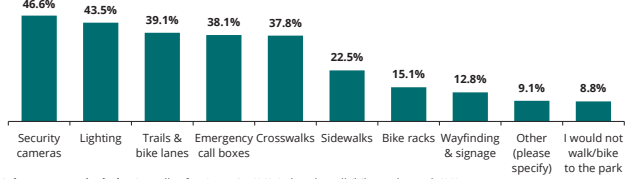
**HOW SAFE DO YOU FEEL WALKING OR BIKING TO MADISON PARK?**

Number of responses: 892



**WHAT WOULD ENCOURAGE YOU OR YOUR FAMILY TO WALK OR BIKE TO MADISON PARK?**

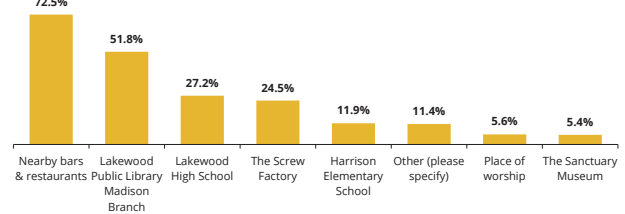
Number of responses: 804



Other answers include: Overall safety/security (32), I already walk/bike to the park (13).

**WHAT OTHER PLACES DO YOU WALK/BIKE TO ON YOUR WAY TO OR FROM MADISON PARK?**

Number of responses: 709



Other answers include: My/Friends/Family's home (15), other parks (9), Garfield Middle School (3) and Padre Pio Academy (2).

**HOW WOULD YOU LIKE TO SEE MADISON PARK IMPROVED? / IS THERE ANYTHING ELSE YOU WOULD LIKE TO SHARE ABOUT YOUR EXPERIENCES OR IDEAS ABOUT MADISON PARK?**

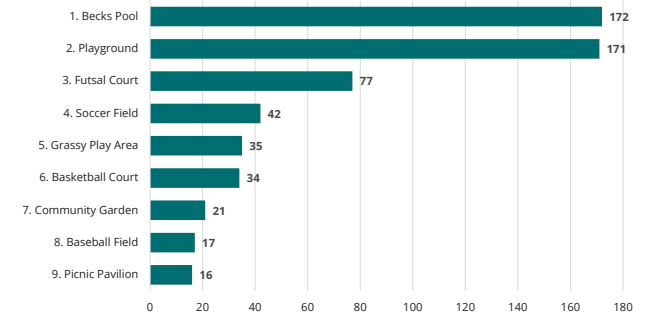
Number of responses: 595

Respondents had two opportunities to provide additional comments. The top themes from these questions as well as example comments can be seen in the chart below.

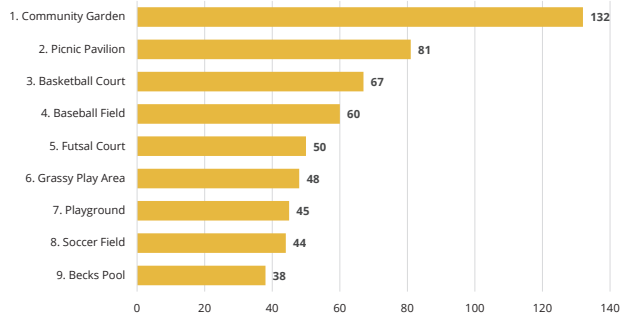
Themes	Example Comments
1. Safety, patrol, and security	"Increased presence of community ambassadors/leadership to encourage respectful behavior from visitors." "Safety measures, I get nervous when my kids hang out there."
2. Becks Pool update	"Improve and modernize the pool with more features for kids." "Updated pool with residency policy."
3. More trees, shade, and environmental amenities	"More trees for shade, beauty, and improved air quality please! So much wasted grassland, also open to more native no mow areas."
4. More organized programs and events	"Stage or natural amphitheater would be great to allow for cultural performances. I would like to see movies like they have at Lakewood Park, or front porch series like they have at main library."
5. Appreciation of Madison Park	"I have lived right by the park for 41 years. It has been an integral and special part of our lives the whole time. We love it!" "We've always enjoyed the park. Looking forward to more improvements."
6. Skatepark addition	"I would love to see additions made to make skateboarding more accessible to people. A pump track, skateable architecture, or a place to skateboard." "Some sort of skateable architecture like slanted benches, banks, and curbs."
7. Splashpad addition	"A splashpad that is outside of the pool area so families can enjoy a free place to play and relax at the park on hotter days. This is lacking at all Lakewood Parks and would make Madison park jump to the top of the park list in Lakewood."
8. Playground updates	"More playground equipment that is lower to the ground; playground equipment spread out over a larger area so that there's less crowding in concentrated areas."
9. Teen area	"Something for the teenagers to do so they're not hanging out on the little kid playground." "A place that caters to teenage age group so they don't take over the playground"
10. Make Madison Park more inviting	"More of a welcoming entrance on the Athens side of the park." "A park that is inclusive to all ages like Lakewood Park. Vibrant and welcoming to all as opposed to a loitering place for teens and sports events/activities."

**APPENDIX B SCHOOL ENGAGEMENT RESULTS**

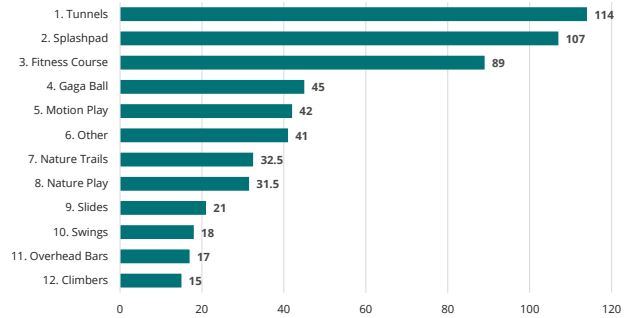
**WHAT PARK AMENITIES DO YOU LIKE THE MOST?**



### WHAT PARK AMENITIES DO YOU LIKE THE LEAST?



### WHAT PARK AMENITIES WOULD YOU LIKE TO SEE ADDED?



Other answers include: zipline (10), trampoline (5), rock climbing walls (2), volleyball (2), digging area (2), tennis court (2), concession stand (2), football field (2), see saw (1), caves (1), rope course (1), a quiet place to read (1)

AUGUST 9, 2023

AUGUST 9, 2023





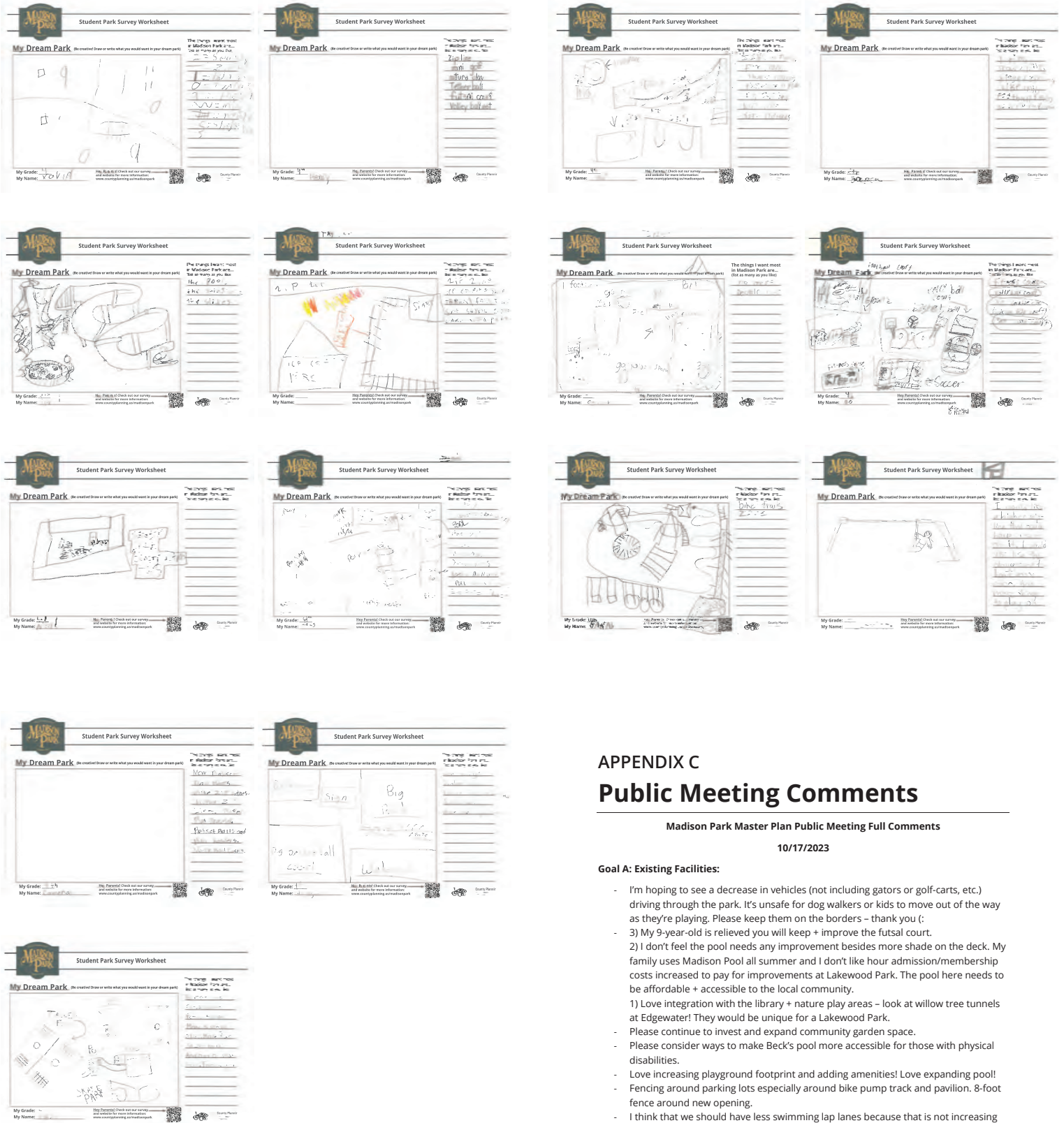












## APPENDIX C Public Meeting Comments

### Madison Park Master Plan Public Meeting Full Comments

10/17/2023

#### Goal A: Existing Facilities:

- I'm hoping to see a decrease in vehicles (not including gators or golf-carts, etc.) driving through the park. It's unsafe for dog walkers or kids to move out of the way as they're playing. Please keep them on the borders - thank you (:
- 3) My 9-year-old is relieved you will keep + improve the futsal court.
- 2) I don't feel the pool needs any improvement besides more shade on the deck. My family uses Madison Park all summer and I don't like hour admission/membership costs increased to pay for improvements at Lakewood Park. The pool here needs to be affordable + accessible to the local community.
- 1) Love integration with the library + nature play areas - look at willow tree tunnels at Edgewater! They would be unique for a Lakewood Park.
- Please continue to invest and expand community garden space.
- Please consider ways to make Beck's pool more accessible for those with physical disabilities.
- Love increasing playground footprint and adding amenities! Love expanding pool!
- Fencing around parking lots especially around bike pump track and pavilion. 8-foot fence around new opening.
- I think that we should have less swimming lap lanes because that is not increasing it's making the pool smaller for adults, teens, and kids. Also, not a lot of people swim in the lanes EVER. I think we should have three lanes only. Thank you!
- I've had a swim pass for the past 3 summers and have used it regularly. I've also gone to open swim at Lakewood High School. Not many people are ever using the lap lanes at any given time. There are, however, tons of kids and adults that don't swim well while shoved together in the shallow part of the pool. Please - fewer lap lanes, more shallow end. Also, LOVE the pool features ideas in 2.B.

#### Goal B: New Facilities:

- Hi! Thanks for organizing this open house to share the preliminary ideas for updating Madison Park. As a resident of Lakewood who lives on Halstead, I am voicing that I am 100% against placing a skate/BMX park behind our houses. I know the noise associated with skate parks and feel this goes against what I enjoy most

- about this park, which is the green space and quietness. I suggest having the community garden placed in the proposed locations of the skate park.
- Concert Area; Please no large concerts. There are lots + lots of problems w/ Mahalls – excessive noise, pkg. If concerts are smaller + sensitive to neighbors. Linda Lee, 1659 Clarence.
- Skateboard Pk – Move garden facing Athens to Halstead + Skateboard area near basketball so noise is consolidated to one area further from neighbors.
- Move pump track closer to baseball field
- Move garden to where pump track is – maybe pump track is closer to baseball
- Love new bike park. Maybe volleyball court could be sand?
- From Ian: Make pathways wider for cars during events.
- Re-open concession stand.
- From Ian:
  - o Maybe put concert pavilion of current pavilion.
  - o Need to better utilize existing pavilion, especially with flooding.
- Like lights by basketball hoops.
- Please save the 2 cherry and 1 peach trees on the western edge of the community garden by the pool.
- I support the volleyball court, but it must be adjusted so the community that plays Sepak Takraur can continue.
  - Please keep the futsal court and repave/repair. It is probably the #2 most used park amenity on a daily basis (after playground).
  - I support the splash pad as long as it is free, no admission fee.
- Concern over taking away parking in southern lot.
- Concerned the new pavilion by the bathrooms will take over waling path going N-S
- The farmers “market space” would be a great addition for many uses.
- The opening of Roxy as a concert venue has put immense pressure on the Madison Park parking lots. I, for one, don't mind concert-goers using the parks parking lots, but this would be problematic come summertime when swimmers and other park visitors are using the park later into the evening.
- Potentially have farmers market area to accommodate entrance garage.
- Introduce high fence along Halstead.

#### Goal C: Supporting Amenities:

- The two electric charging stations should be moved away from people's houses. It takes up to an hour to charge sometimes and there are no trees in this location for privacy. People wait outside of their cars sometimes and hang out. The residents would lose their privacy.
- Love the idea of shaded connected trails.
- Trees, trees, more trees please!

- Thank you for thinking long-term and making whatever you can solar powered. Please consider downcast lighting – Dark Sky centrifried to reduce light pollution into the sky – it's important for wildlife and also human health. I would love colorful art in any elements. I love the park + would like it to look more distinctive + have a stronger sense of place and year-round visual interest.
- I think they should add a gym to work out.
- I like the solar panels.
- There should be an infinity pool.
- Like the idea of entrance off Halstead and then move green and community connection to “projects”
- Parking in Spring and Summer may be a MAJOR issue with evening time and the many cars on all side streets and the parking lot full due to Roxy concerts – already starting end of pool/playground season – will be much worse come May '24.
- There should be a tree house next to the playground.
- Why hasn't the concession stand been open outside the pool?

#### Madison Park Master Plan Public Meeting Comments Consolidated

10/17/2023

#### Goal A: Existing Facilities:

- Paths should not be able to accommodate vehicles larger than the park's current maintenance vehicles.
- Positive feedback towards improvements to the futsal courts.
- The pool does not need any improvement besides more shade on the deck.
- The pool should not increase the membership costs to pay for improvements as this would no longer be attainable to the community.
- Willow Tree Tunnels at Edgewater Park could be an inspiration for integration of nature play areas with the library. These can also aid with the habitat and cooling of the park.
- Continue to invest in and expand community garden space.
- Beck's Pool needs to improve ADA accessibility.
- Positive feedback towards increasing the playground & pool's footprints and addition of amenities.
- Fencing will be needed around parking lots, pump track, and pavilions along with 8-foot fencing around the new entrance on Halstead.
- Swimming lap lanes could be reduced. These are not used a lot and cause casual swimmers to bunch up in the shallow end.
- Positive feedback on 2.B.

- I'd love to see willow tunnels in the playground area or on the “natural trail” – like at the upper Edgewater Park play area – Small tunnels made from willow stakes that will root + grow. They are great for play but also habitat/greenery/cooling etc.
- Think about entrance to park off Halstead Ave. discuss.
- I like the community meeting room and splash pad.
- I'm glad the current basketball courts remain.
- Is the baseball field well used? Could that large space be used for something else.
- I like increased shade.
- It'd be great to have exercise stations around the walking trail – chin-up bar, pull-up, etc. Rocky River has an exercise course near the river.
- Easy access seating with space for walker/wheel chairs near.
- More easy all level seating options needed.
- Extend futsal courts to regulation potential / rotate
- EV Chargers should not be facing someone's backyard.

#### Goal D: Programming:

- Love idea of monthly flea market and use of park for regular farmers market
- More reasons to come to the park
- Love the multigenerational fitness equipment and chess tables – hopefully learn to play chess classes could be offered.
- Would love to have a farmer's market if it were affordable to folks in the neighborhood.
- Programs that are free for the children of the community. Many of the guests that come to the park are children that come from low-income families. They need resources that give them positive outlets when not in school during the school year and summer.
- Programming – 1.e.
  - o Although making the bathrooms available next to the sports courts would be great, I would greatly prefer simply extending Madison Library hours. I'm frustrated by the shortened hours and especially zero hours on Sunday.
- Programming
  - o Love 1.c. – skating rink – Have gone to the ones at Merwin's Wharf, Public Square, Wade Oval and it's a great draw for the winter.
  - o Also 1.d. – Girl scouts programming would be great – can be in conjunction with certain new playground and sports amenities.

#### Goal E: Infrastructure and Maintenance:

- (Matt) Consider burying the power lines on Clarence Border.
- Rock Climbing Wall

#### Goal B: New Facilities:

- Strong resistance against the pump track close to residents on Halstead. Pump tracks can generate lots of noise and could potentially diminish the peaceful aspects of the park. One suggestion towards swapping locations of community garden and pump track or moving the pump track to a more central location within the park. Another location for the concert pavilion could be next to the current pavilion.
- There is concern over large concerts creating similar issues that Mahall's faces (excessive noise, parking, etc.). Concerts should remain small scale and sensitive to neighbors. Additionally, the opening of the Roxy has put immense stress on the parking lots during the long days of summer when concerts begin while the park is still being used.
- Positive feedback on the bike park. Maybe the volleyball court could be sand?
- Pathways should be widened for cars during events.
- The re-opening of the concession stand has been brought up multiple times.
- Need to better utilize existing pavilion, especially with flooding.
- Positive feedback on improved lighting, especially near basketball.
- Concern was voiced to save 2 cherry trees and 1 peach tree on the western edge of the community garden by the pool. Could these possibly be moved to the other community garden?
- The volleyball courts must remain flexible to other similar sports that use it. (Sepak Takraur, Cain Ball, etc.)
- The futsal court must remain at the park and be renovated to regulation size as it's extremely popular.
- The splash pad should be free to use.
- Concern over taking away parking in southern lot.
- There is concern that the new pavilion near the restrooms will take away space on the nearby walking paths.
- There was positive feedback regarding the farmers' market space, however it could possibly be moved to accommodate an entrance garage.

#### Goal C: Supporting Amenities:

- There is concern regarding the location of the EV charging stations being on the east side of the parking lot. Could these be moved to the west side of the lot to preserve the backyard privacy of residents on Halstead?
- There was positive feedback regarding the shaded and connected trails.
- More Trees.
- Think about entrance to park off Halstead Ave. discuss.
- Positive feedback on the splash pad and community meeting room.
- I'm glad the current basketball courts remain.

- Could the baseball field be removed?
- There was positive feedback on the exercise stations along the walking trail, but with adding some more intense stations. Looking towards Rocky River as an example could be helpful.
- There needs to be seating with easier access for walkers and wheelchairs.

**Goal D: Programming:**

- Multigenerational fitness equipment and chess tables received a good response. Chess classes could be offered as additional programming.
- The farmer's market needs to be affordable to and in touch with the residents in the neighborhood.
- Programs should be free for children in the community.
- Madison Library's restroom availability should be extended to Sundays.
- Ice skating rinks are a great way to program for winter events.
- Teaming up with the Girl Scouts can be a large draw in conjunction with the playground and sports renovations.

**Goal E: Infrastructure and Maintenance:**

- (Matt) Consider burying the power lines on Clarence Border.
- Consider a rock-climbing wall.
- Solar panels and solar powered equipment have been well received.
- Consider downcast lighting to reduce light pollution.
- Add more distinctive and colorful art elements to the park to add a year-round visual interest.
- I think they should add a gym to work out.
- Consider adding an infinite pool.
- There has been support for the pedestrian entrance off Halstead. \*
- Consider adding a tree house next to the playground.