

October 27, 2015

*Welcome*

# STEERING COMMITTEE #2

Cleveland Heights Master Plan



- Master Plan Process Review
- Current Conditions Review
- What's Next?
- Public Comment

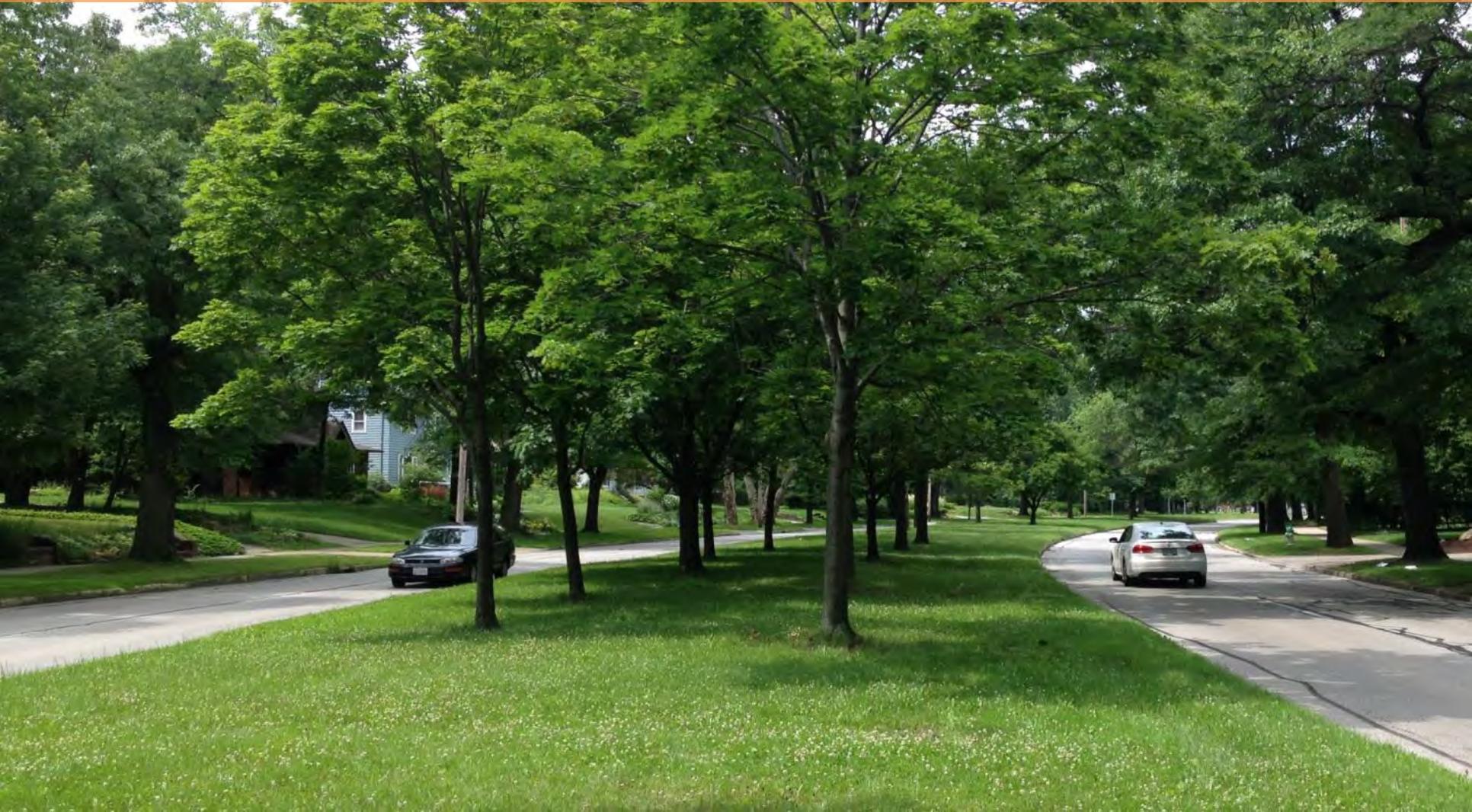
- **Master Plan Process Review**
- Current Conditions Review
- What's Next?
- Public Comment

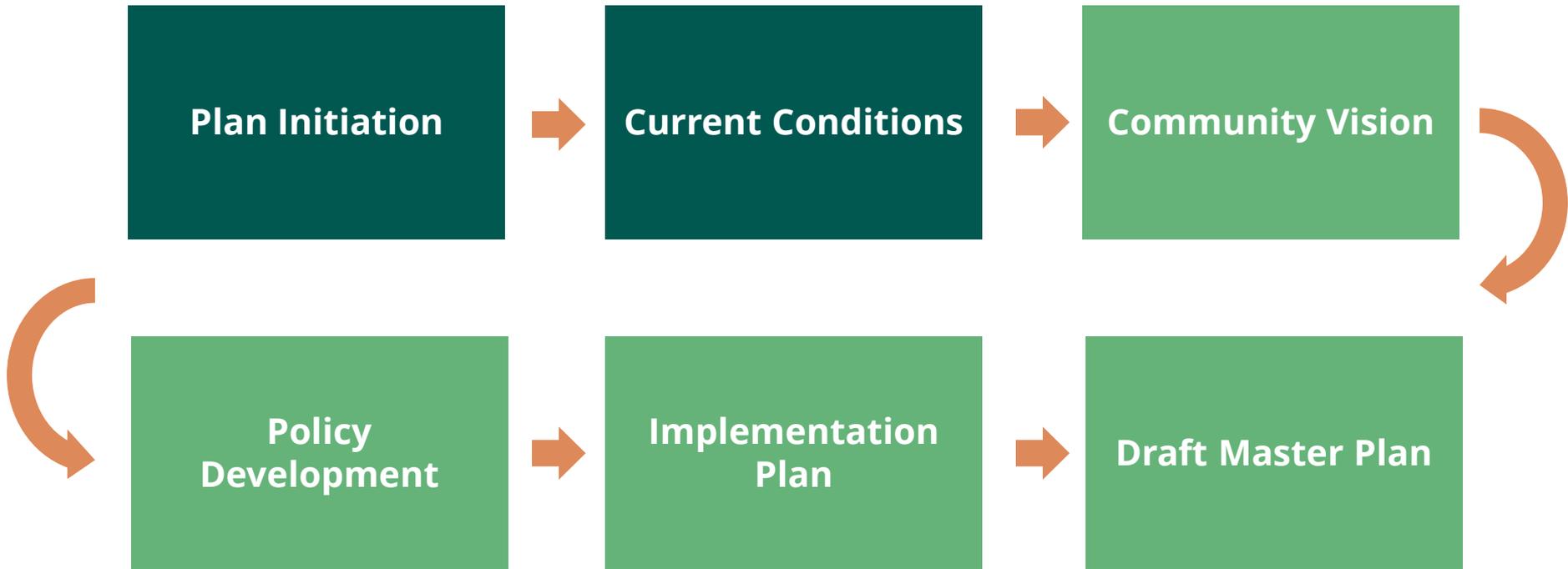
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- Public Comment

- Master Plan Process Review
- Current Conditions Review
- What's Next?
- **Public Comment**

# PROCESS REVIEW





Demographic, land use, housing, and other data to develop a community profile

Includes a review of existing plans and surveys



**Plan Initiation**



**Current Conditions**



**Community Vision**



**Policy  
Development**

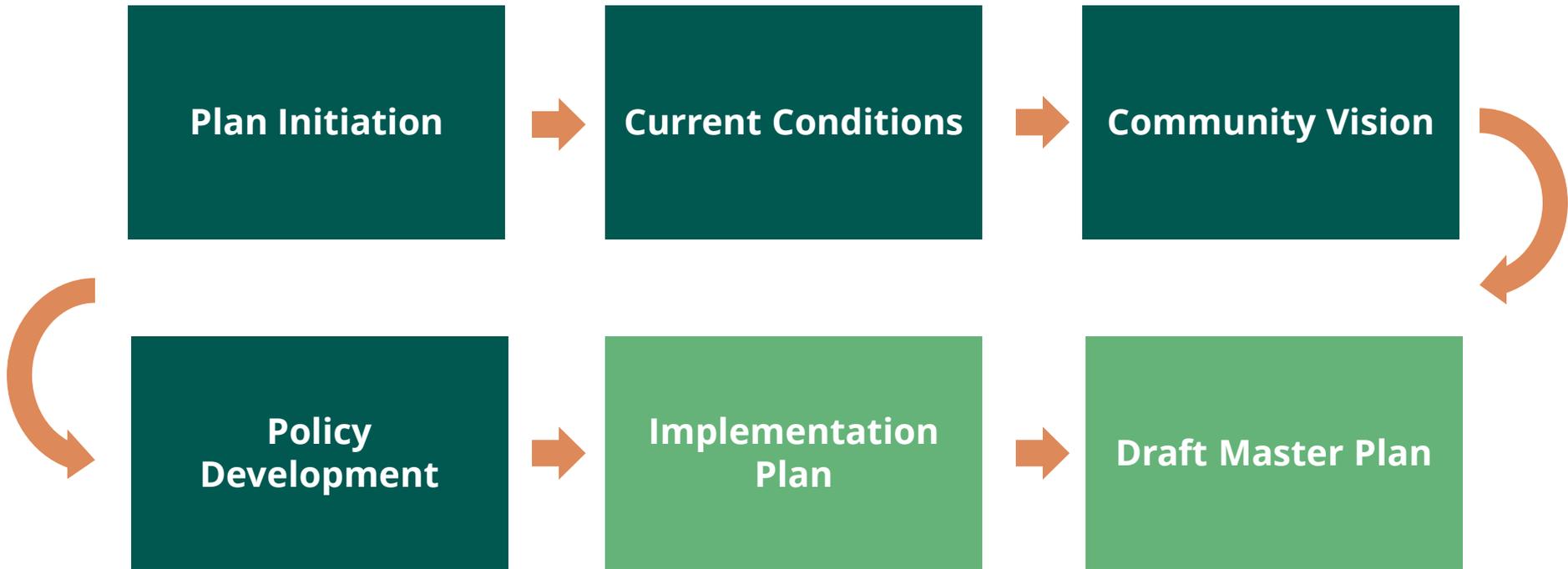


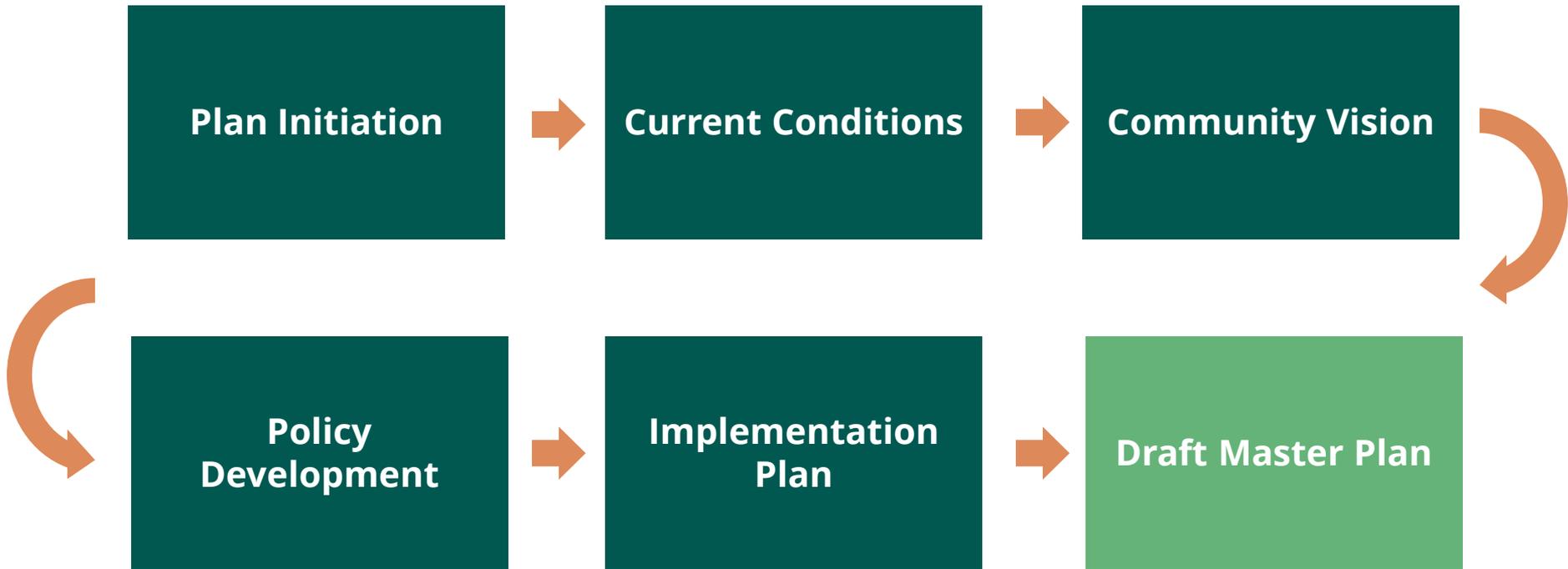
**Implementation  
Plan**

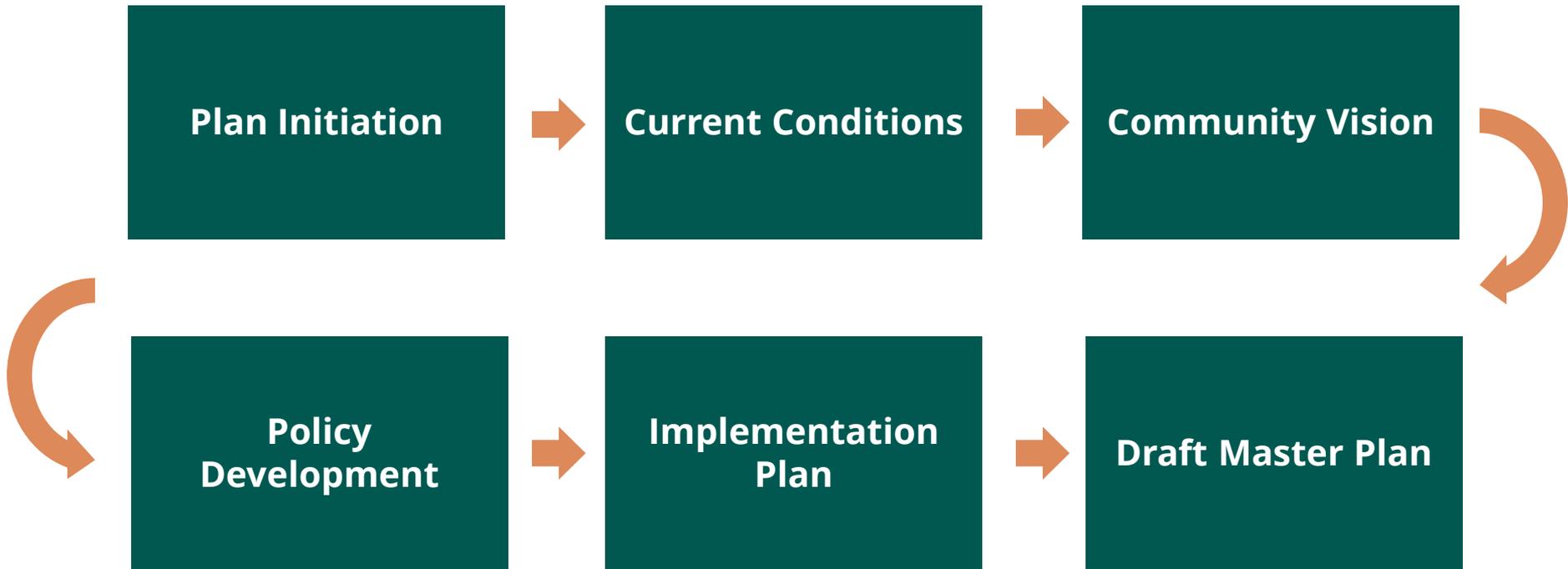


**Draft Master Plan**









# CURRENT CONDITIONS



# Steering Committee Input

September 2, 2015

- Broader policy context
- Desire for understanding of housing value change
- Discussion of redevelopment efforts
- Focus on business districts

# Current Conditions

- Population
- Educational Attainment
- Income
- Housing & Neighborhoods
- Community Development
- Municipal Tax Base
- Employment
- Business District
- Community Facilities
- Parks & Recreation
- Environment & Sustainability
- Transportation Network
- Infrastructure
- City Image
- Land Use & Zoning



# Current Conditions

- Population
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- Income
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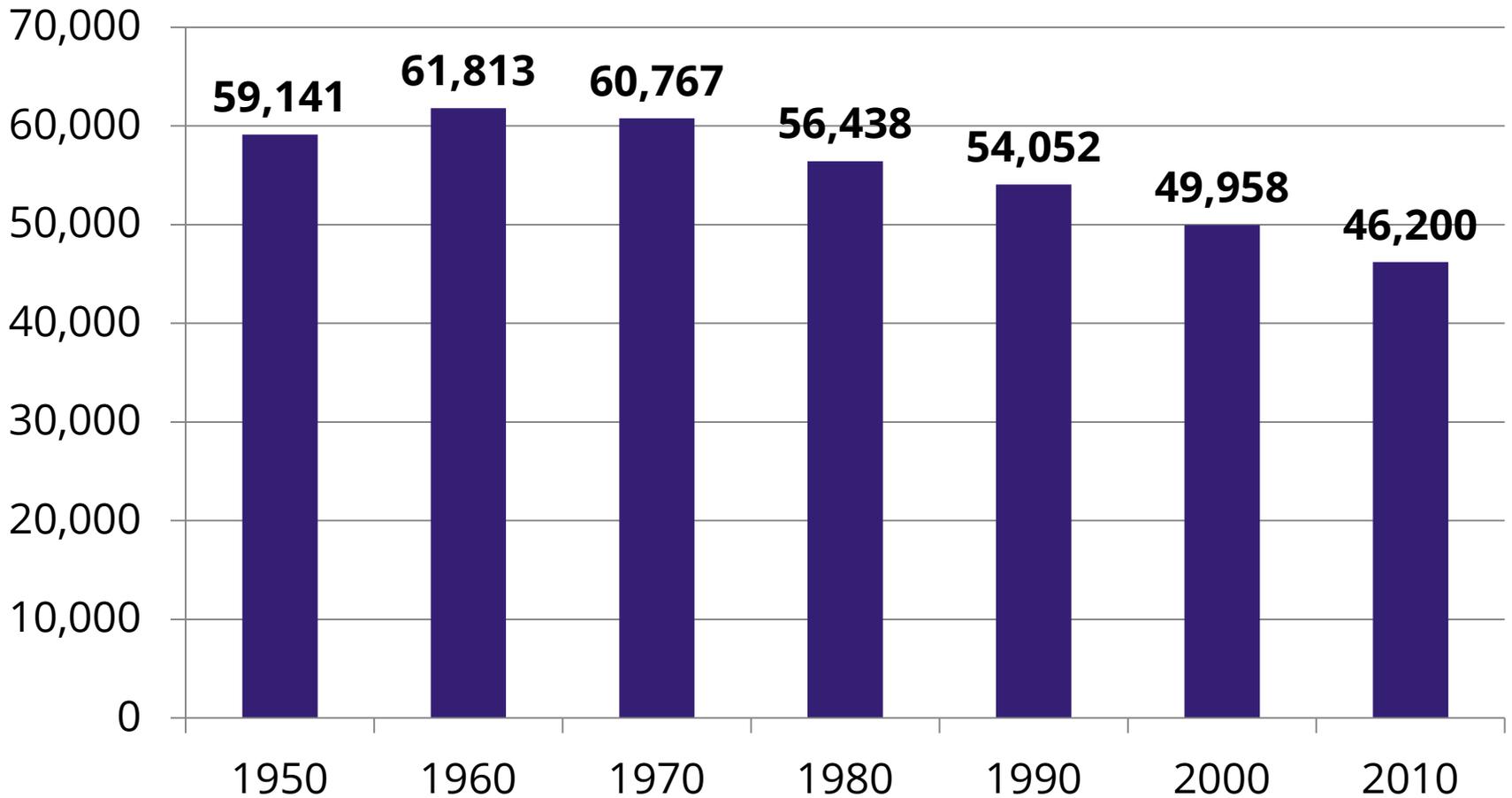
# Questions to Ask

- Does this match what you see on a daily basis?
- What are your biggest take-aways?
- Have we adequately covered all of the necessary topics?

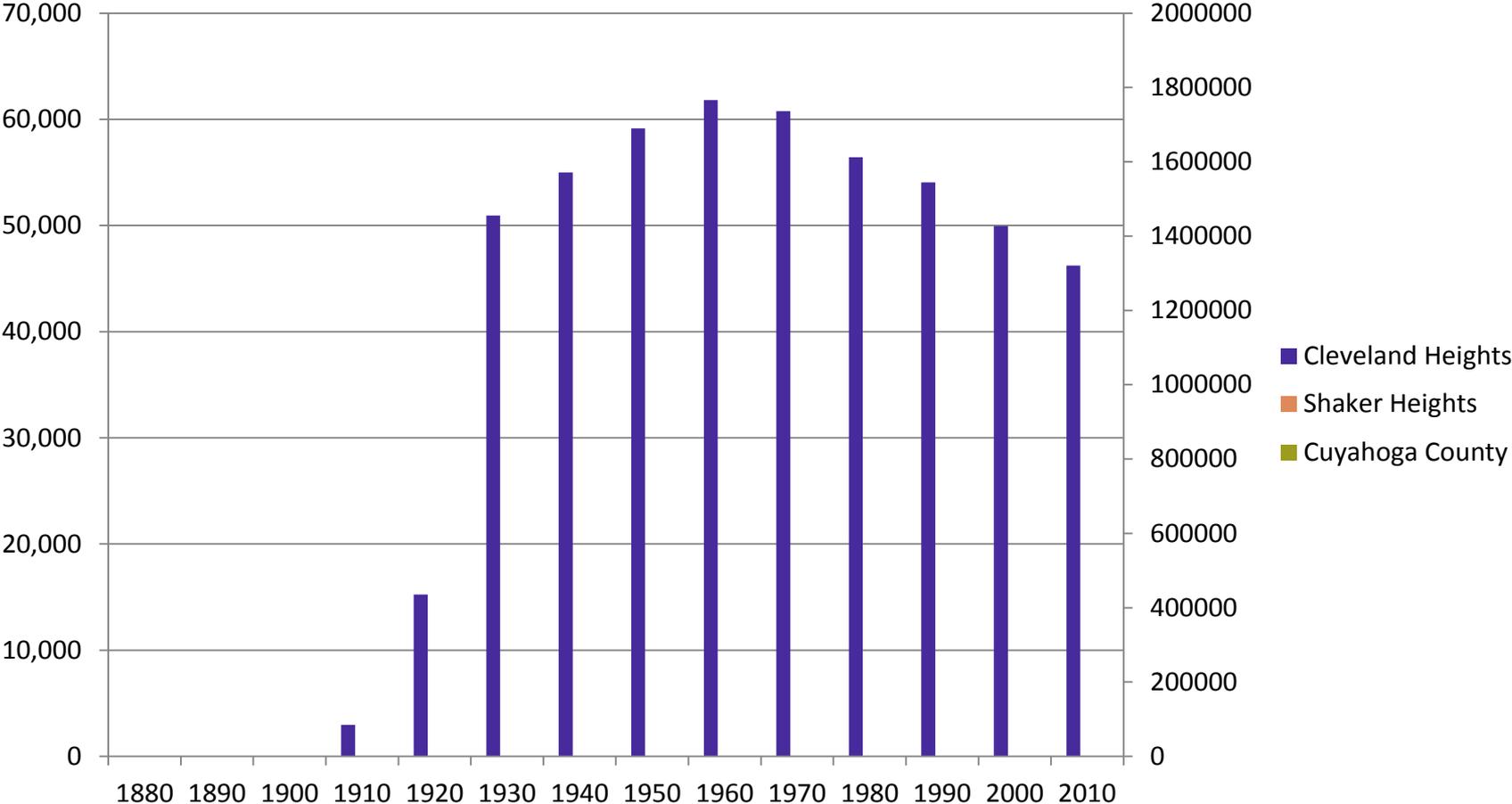


# POPULATION

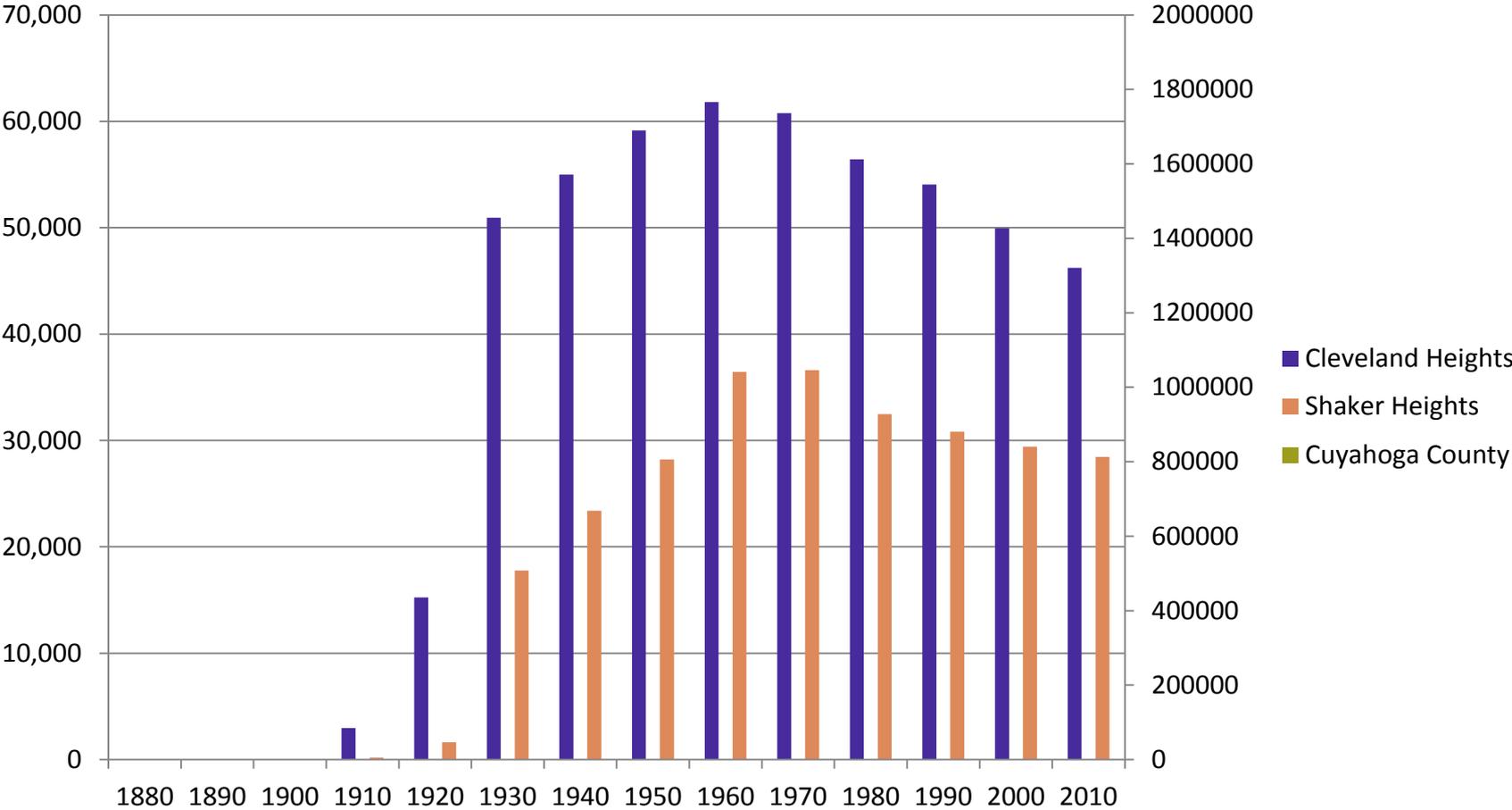
# Population Over Time



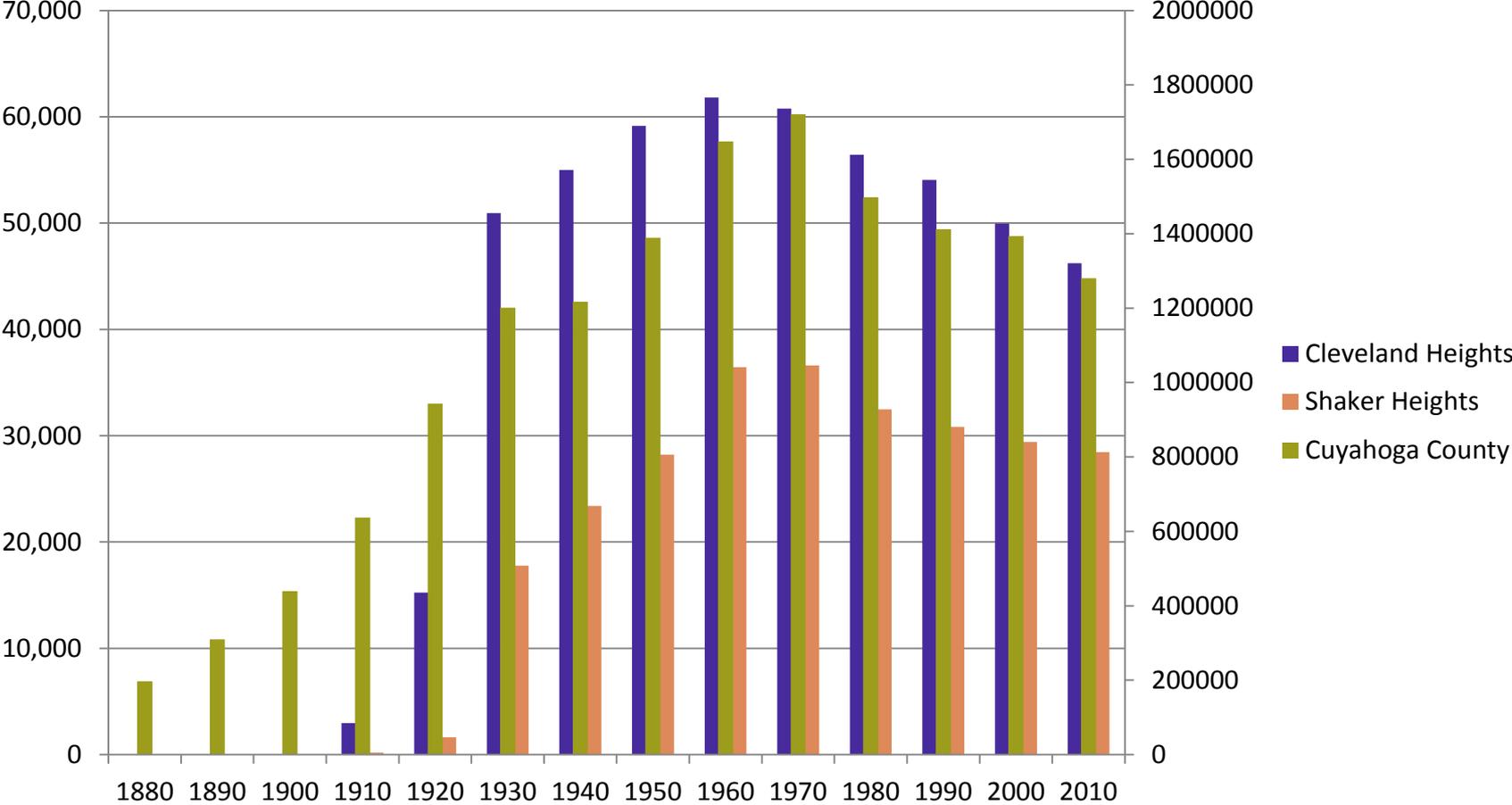
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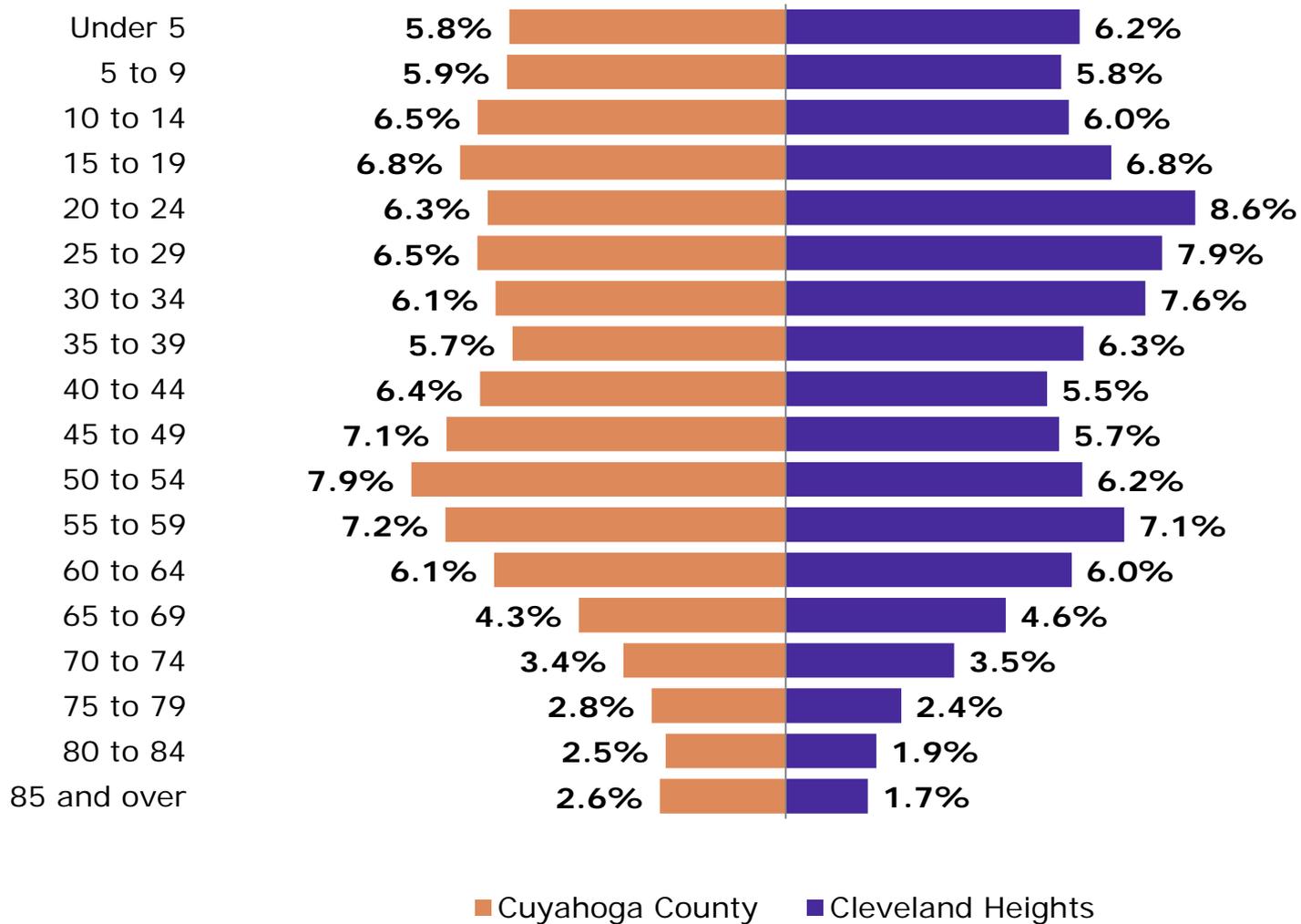
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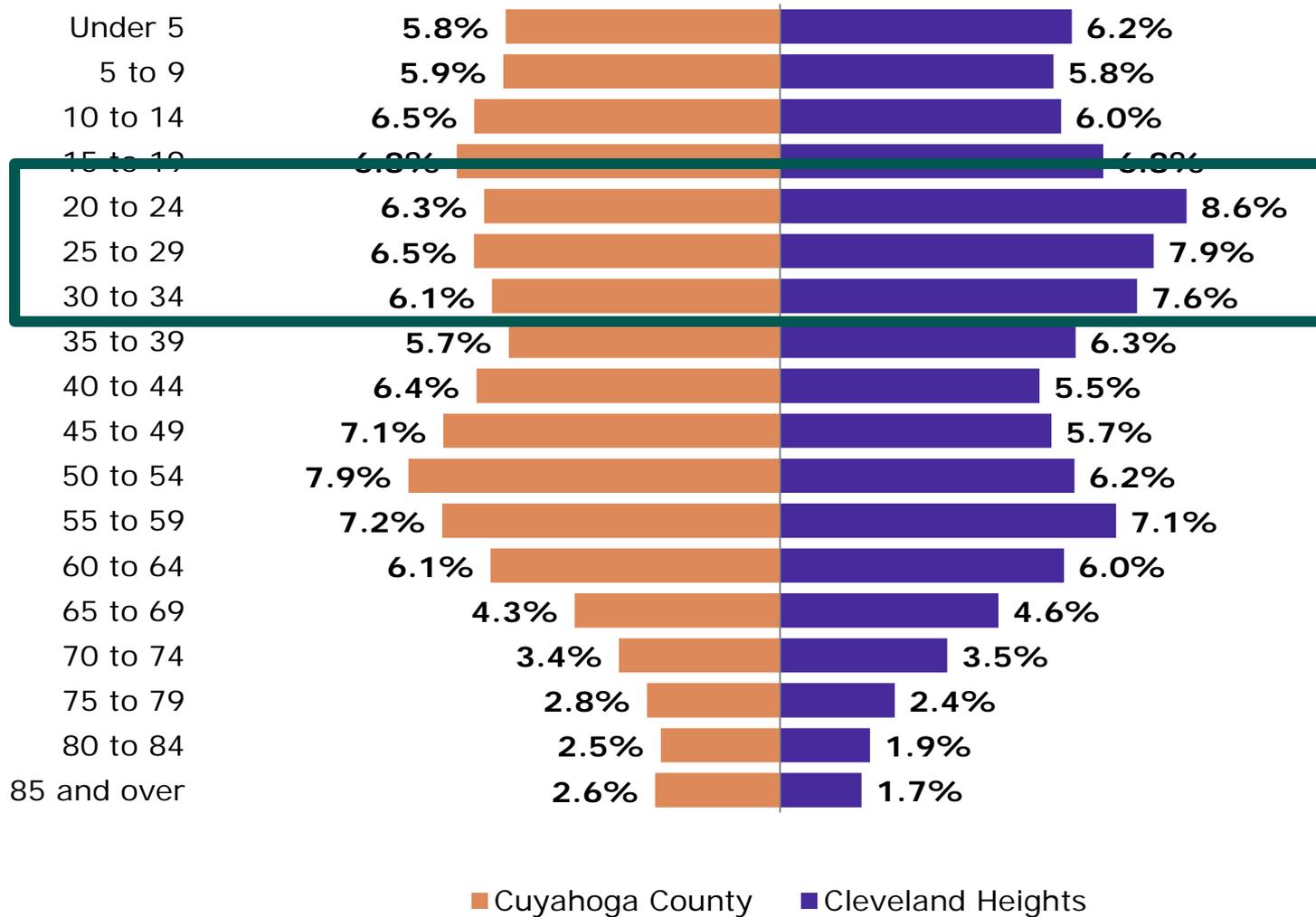
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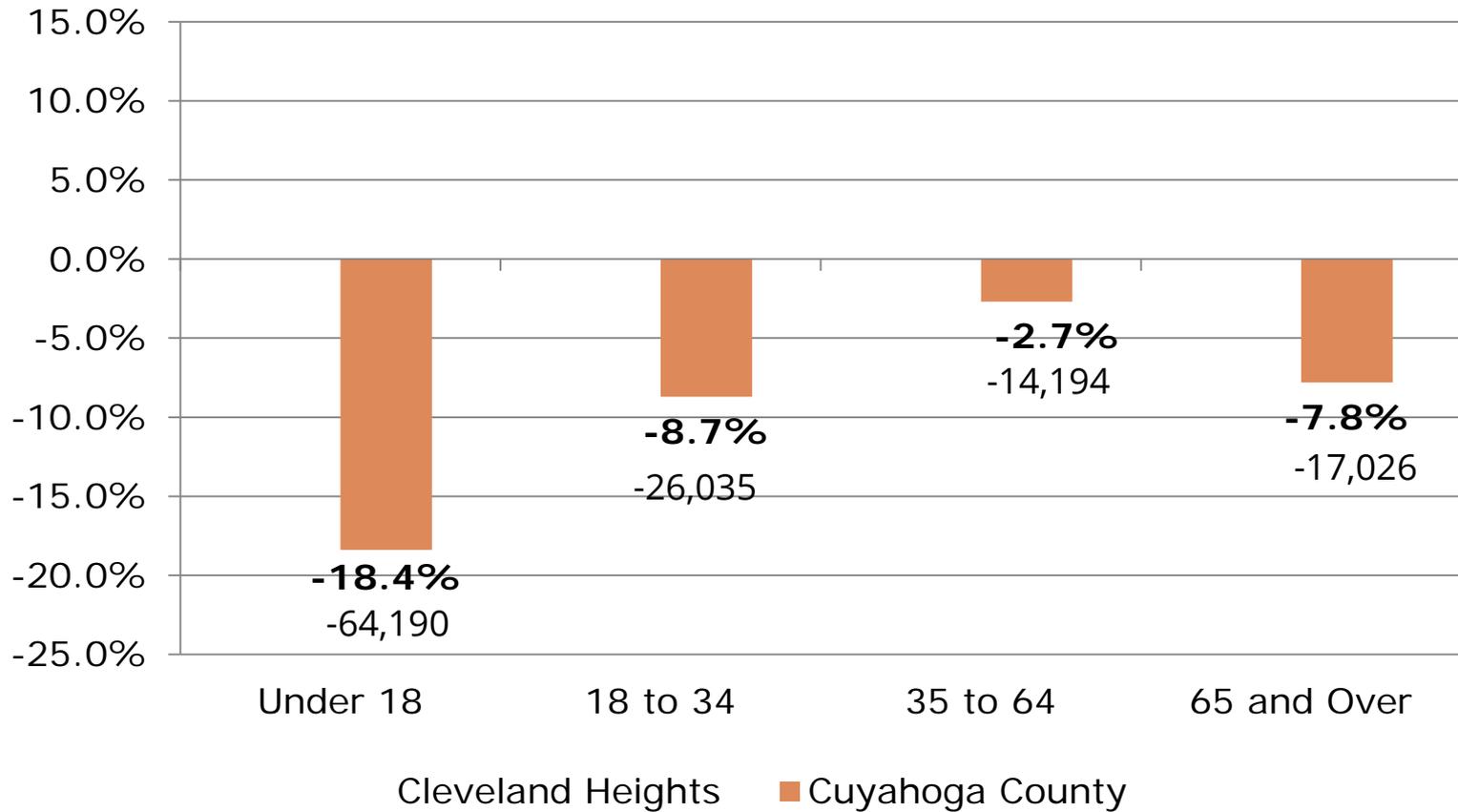
# Age of Population, 2013



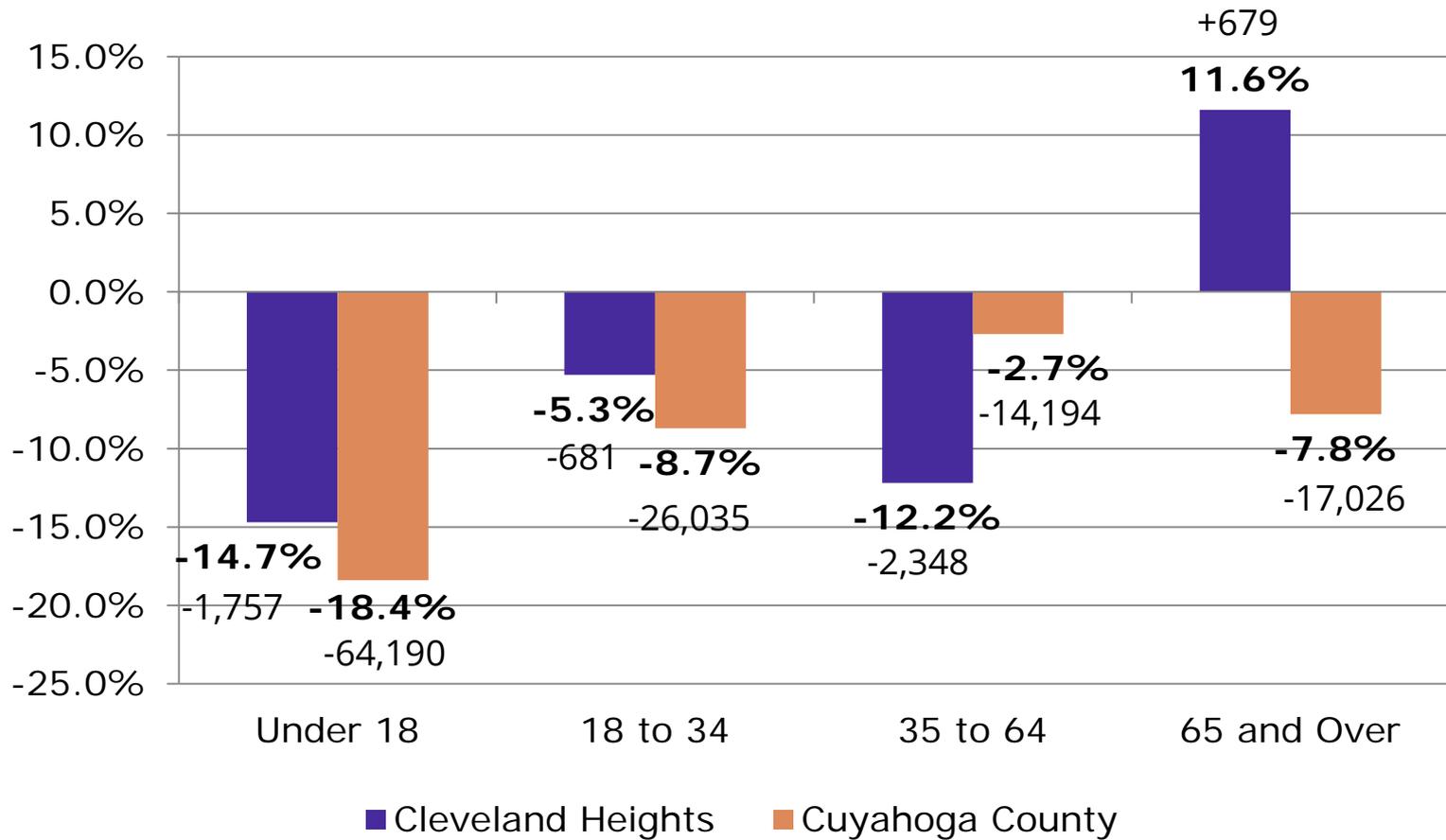
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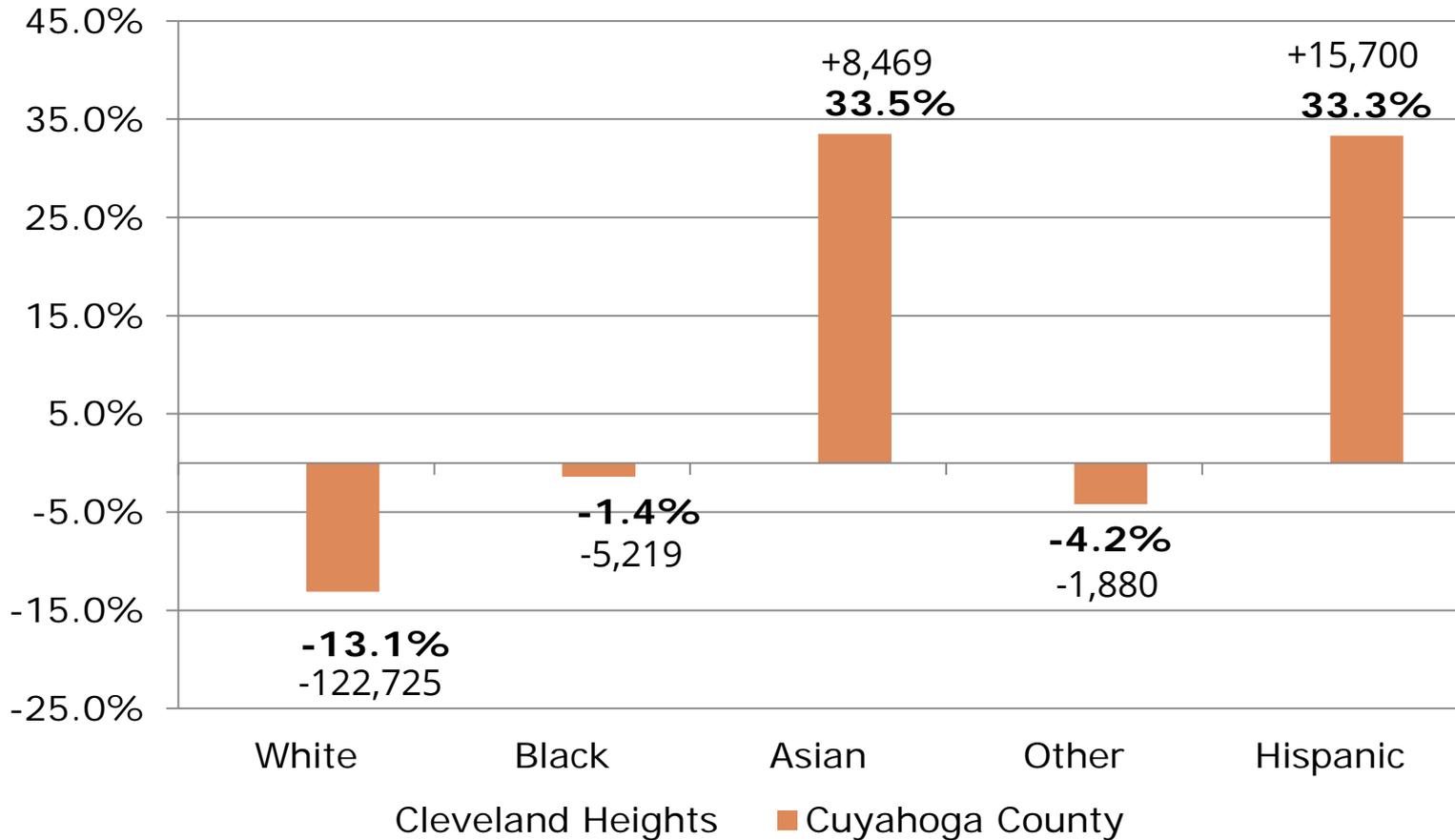
# Change in Population by Age Groups, 2000 - 2013



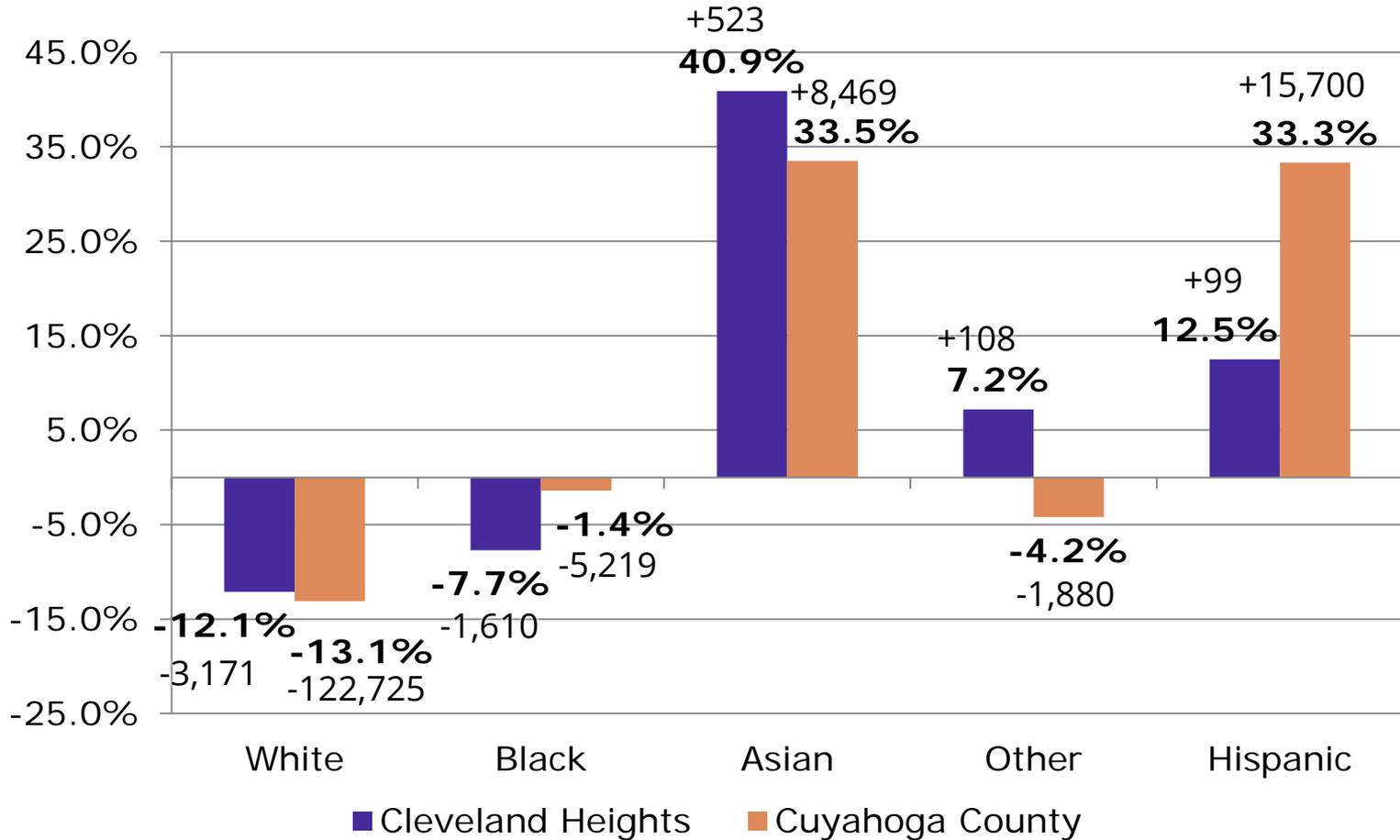
# Change in Population by Age Groups, 2000 - 2013



# Change in Population by Race and Ethnicity, 2000 - 2013



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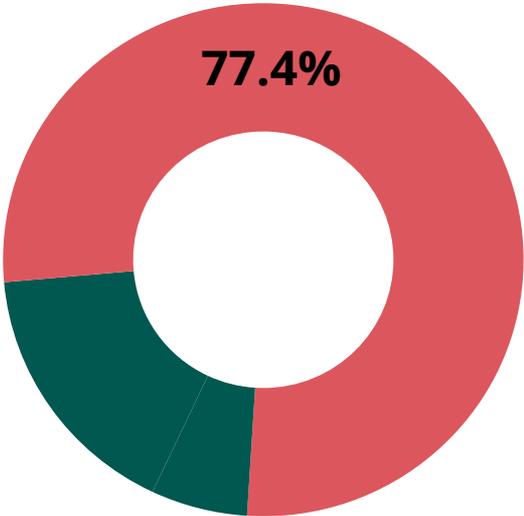




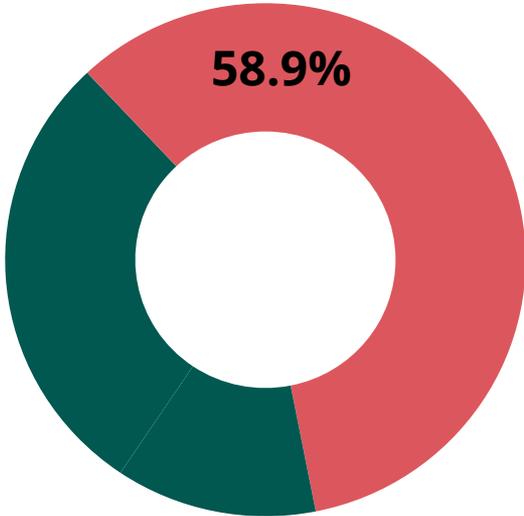
# EDUCATION & SCHOOLS

# Educational Attainment of Residents

Cleveland Heights



Cuyahoga County



 Bachelor's Degree or Higher

 High School Graduate or Less

# Percent of College-Educated Residents, 2013

	Percent of College-Educated Residents
Euclid	54.6%
Cuyahoga County	58.9%
Lakewood	69.8%
South Euclid	70.0%
<b>Cleveland Heights</b>	<b>77.4%</b>
University Heights	85.1%
Shaker Heights	86.1%

# Change in College-Educated Residents, 2000-2013

	Change in Number of College-Educated Residents
<b>Cleveland Heights</b>	<b>-7.3%</b>
Shaker Heights	-3.4%
South Euclid	-3.5%
University Heights	-2.8%
Euclid	-1.3%
Lakewood	1.4%
Cuyahoga County	6.7%



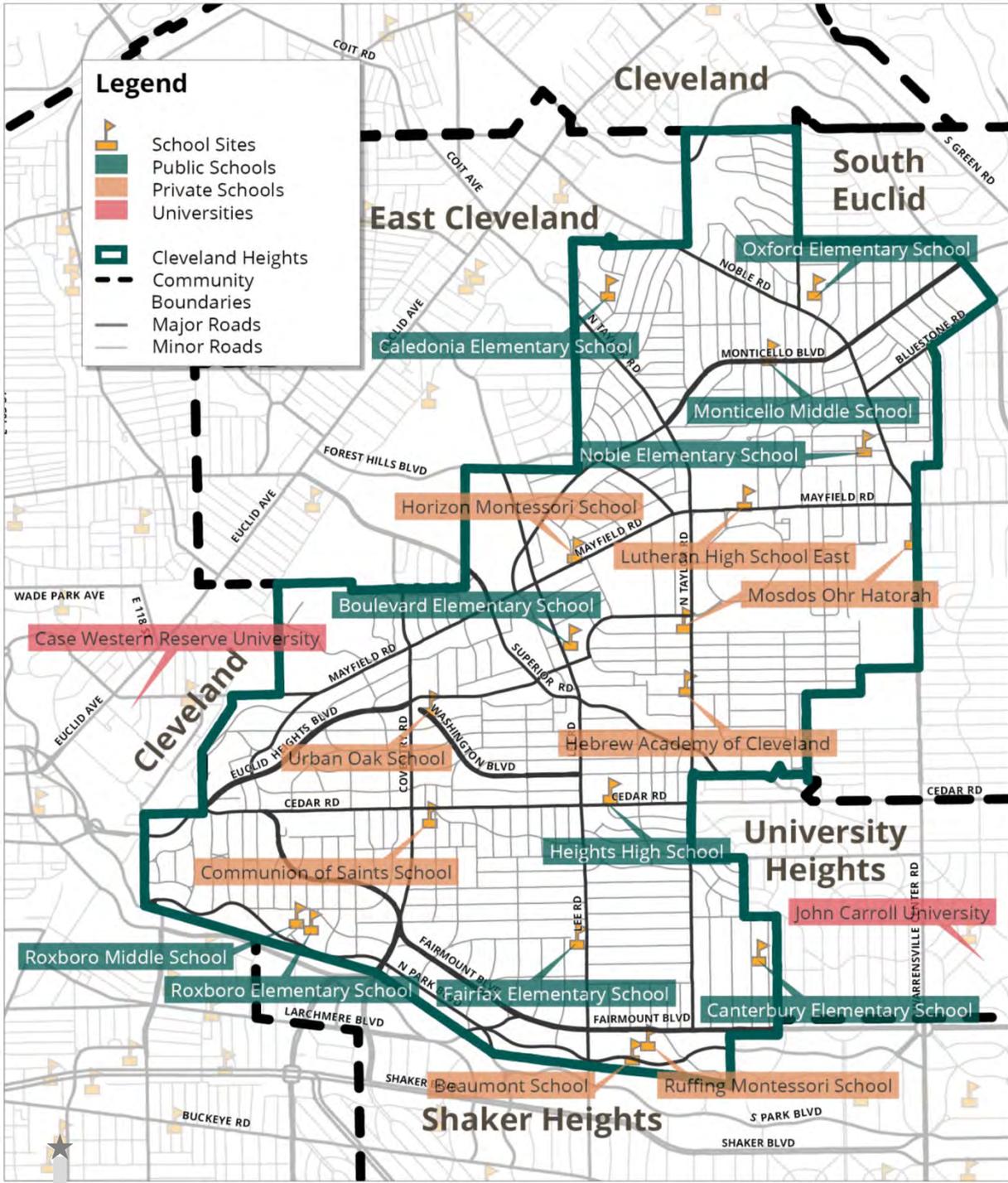
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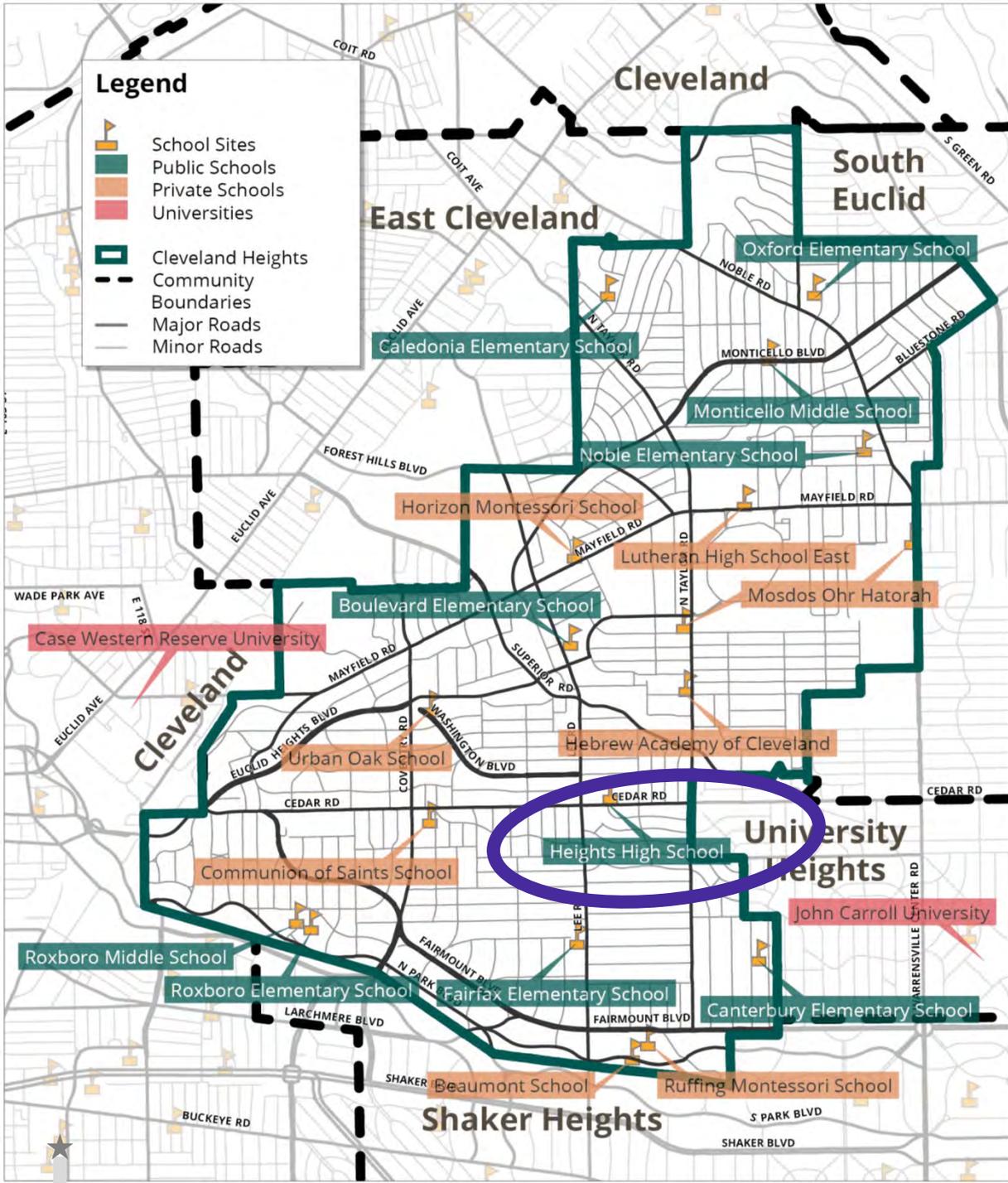
# **Educational Attainment**

- One of the most highly educated communities in Cuyahoga County
- Ranks 17<sup>th</sup> out of 58 communities in the County

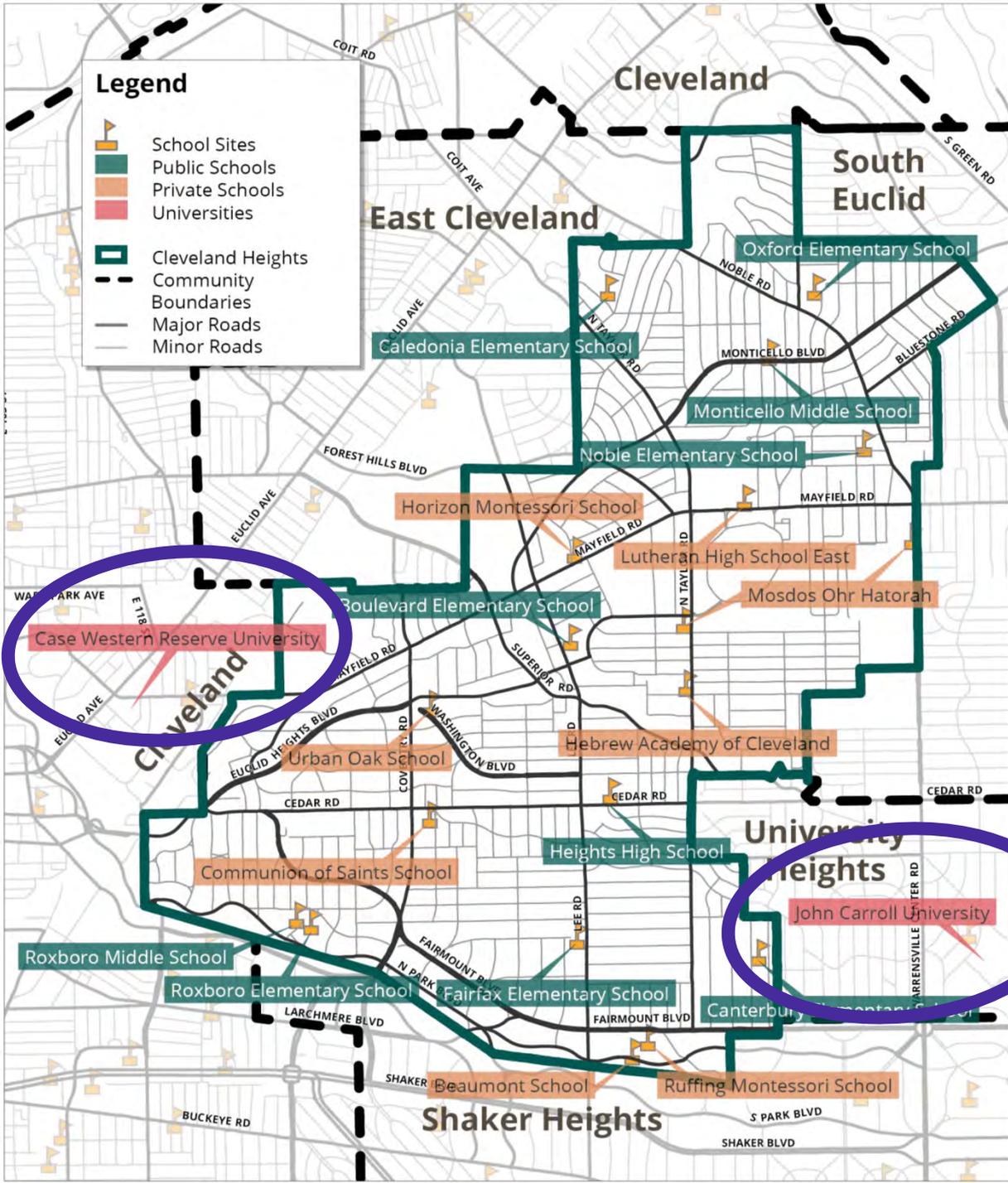
# School Sites



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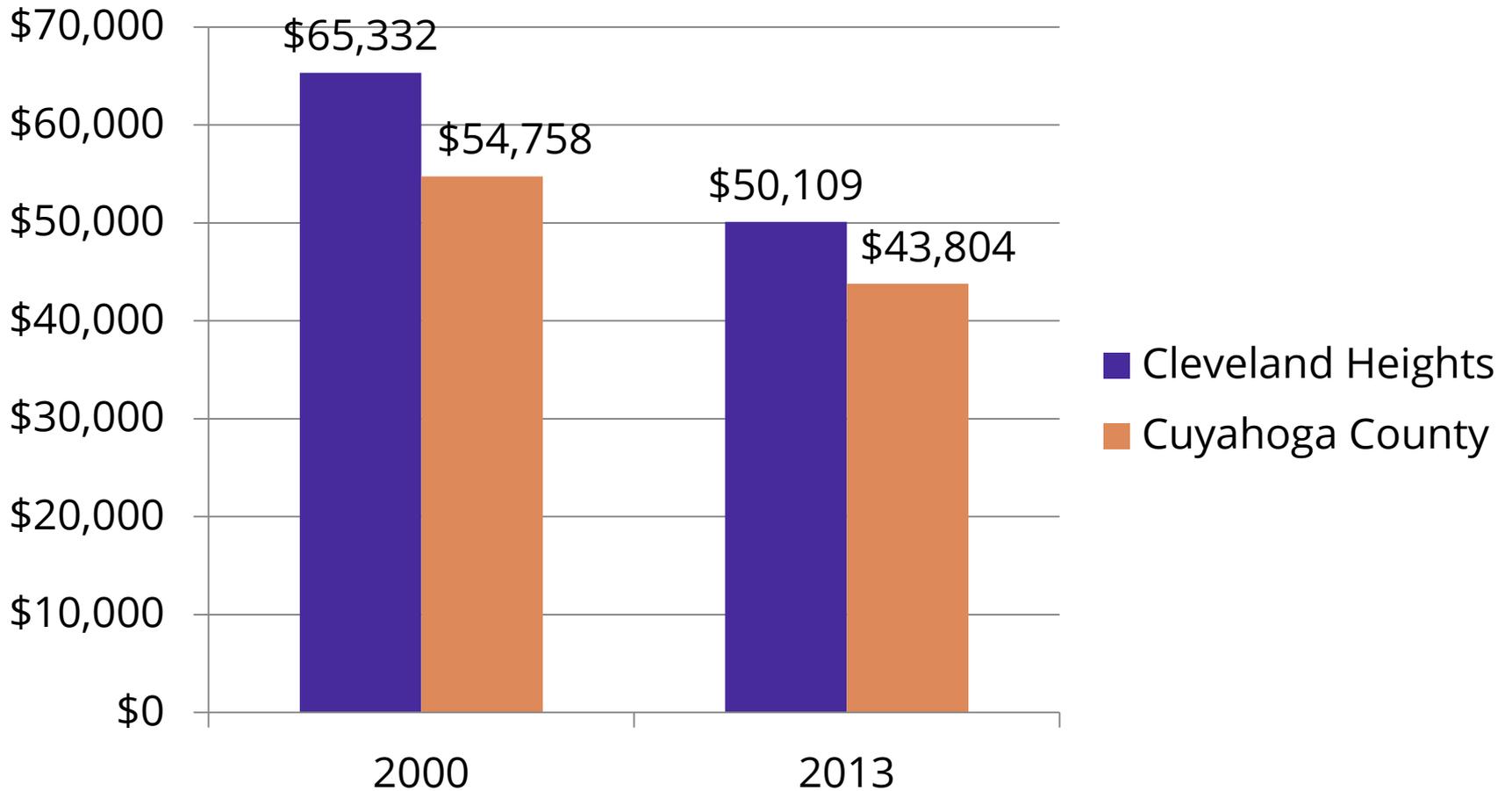
# School District

- Received a C rating on its 2014 Performance Index Report Card
- Received an A rating in the Value Added measure
- Four year graduation rate is 80% compared to the statewide average of 82.2%

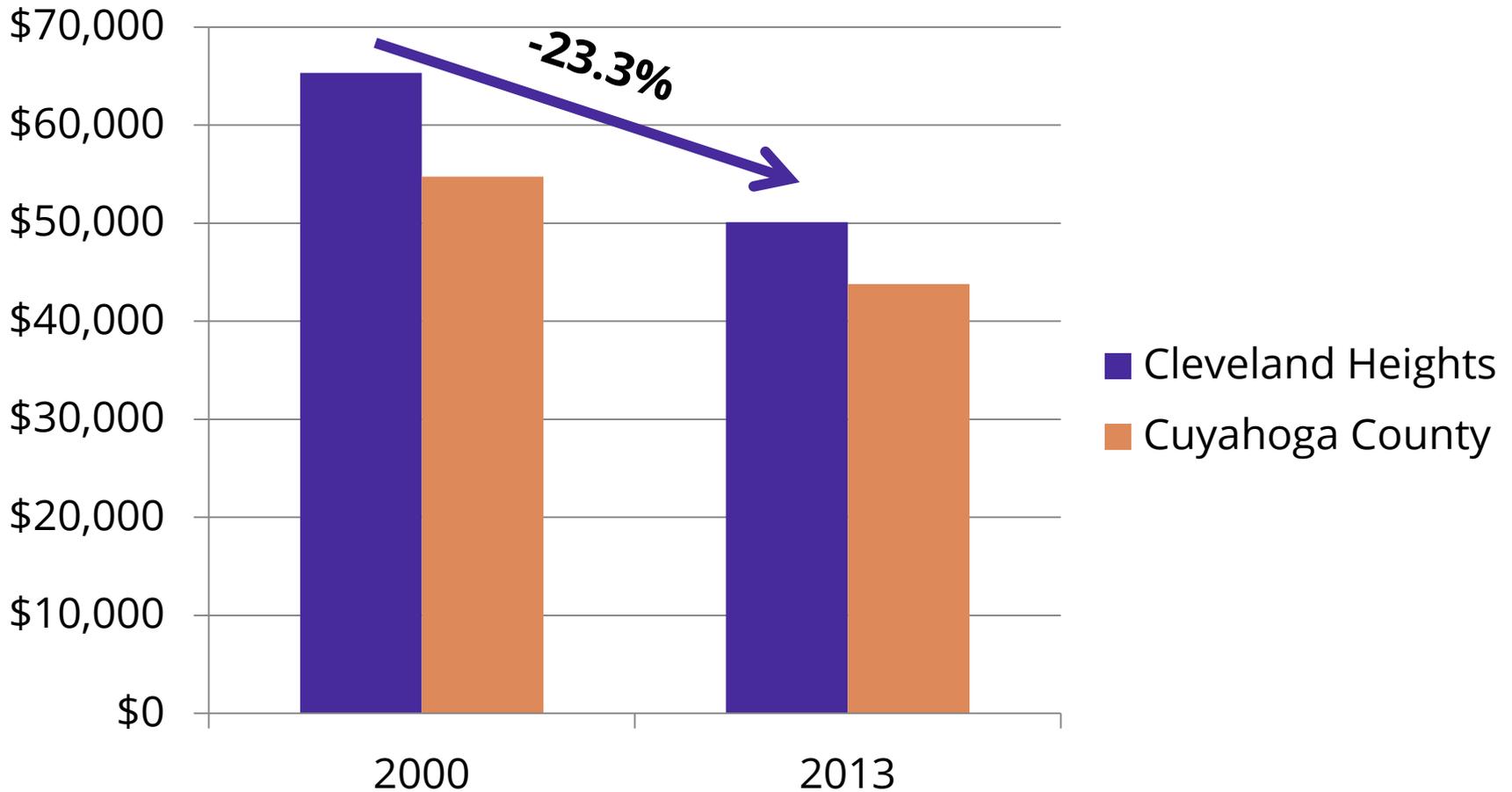


**INCOME**

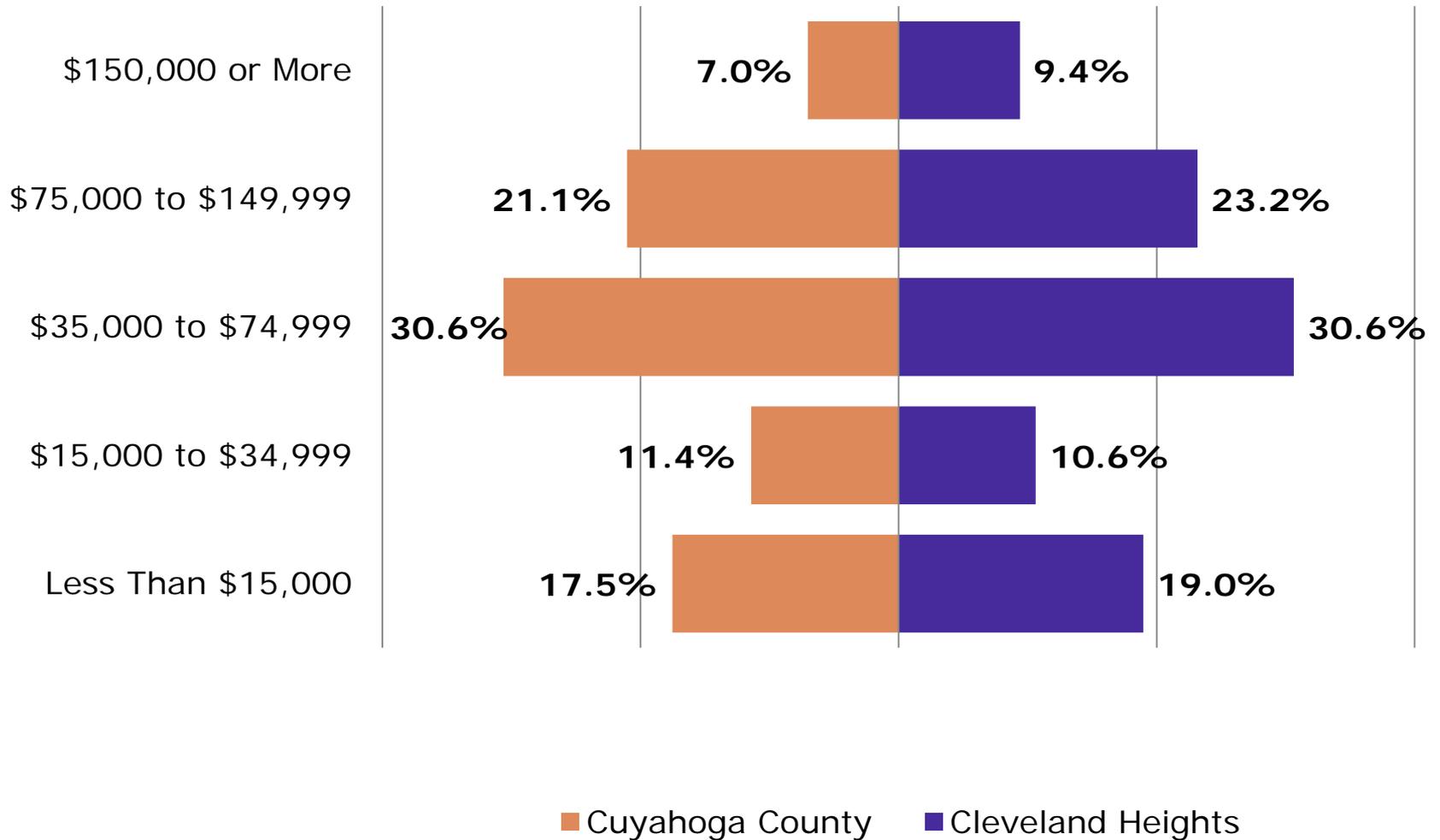
# Inflation-Adjusted Change in Median Household Income, 2000-2013



# Inflation-Adjusted Change in Median Household Income, 2000-2013



# Household Income by Income Category, 2013





# HOUSING & NEIGHBORHOODS

# Housing Unit Change, 2000-2013

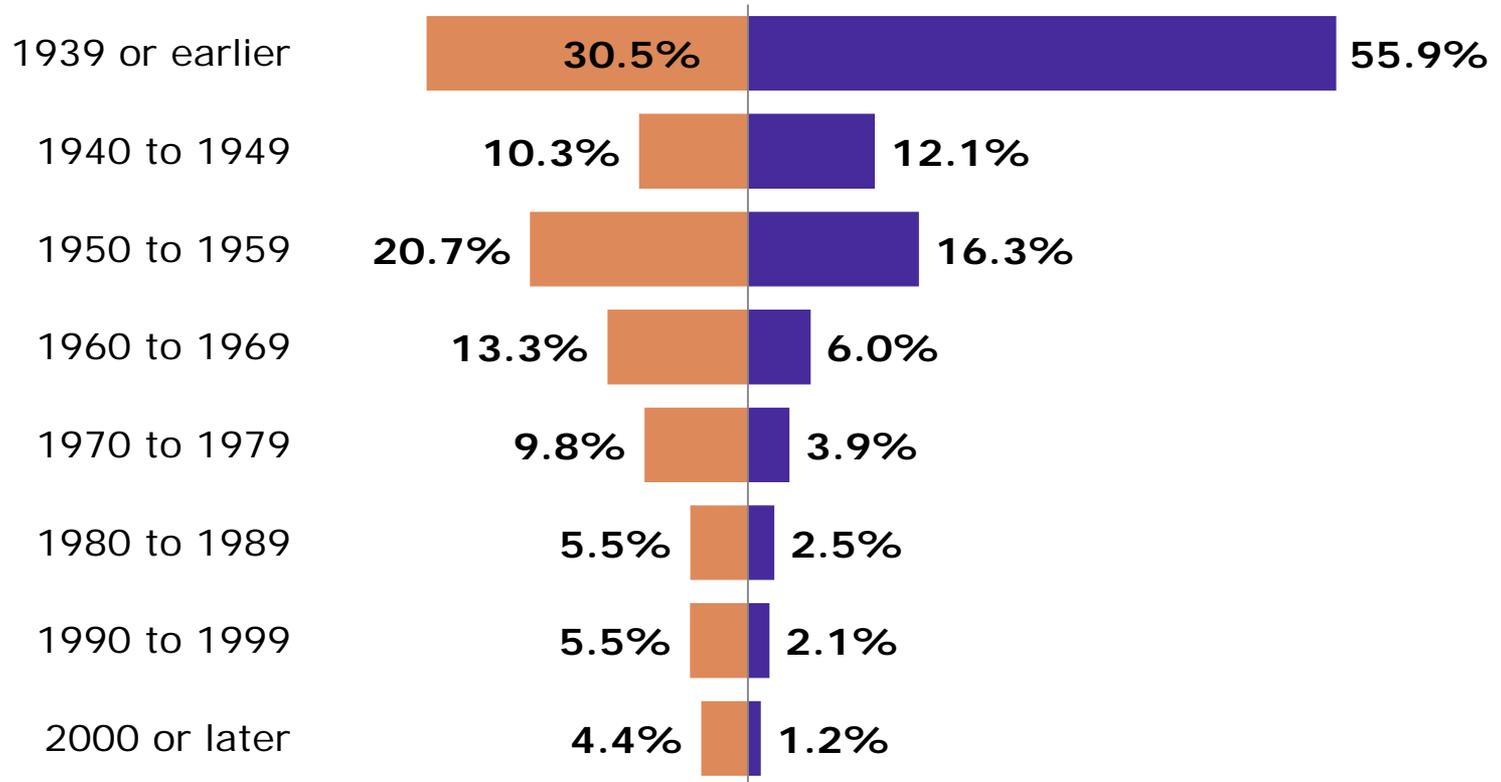
	Cleveland Heights	Cuyahoga County
2000	21,798	616,903
2010	22,465	622,637
% Chg 00-10	3.1%	0.8%
2013	22,290	620,028
% Chg 10-13	-0.8%	-0.3%



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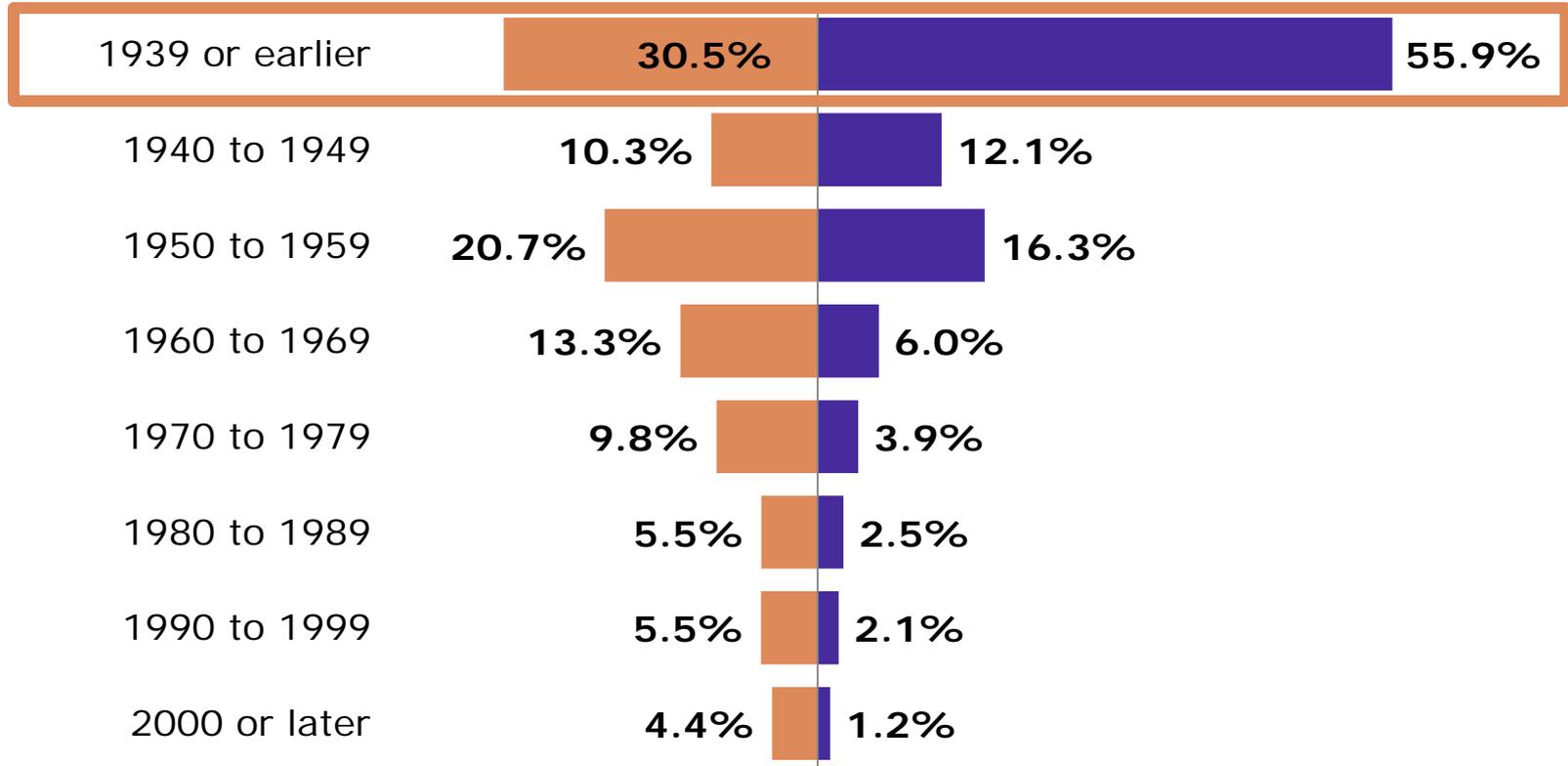
# Year Built



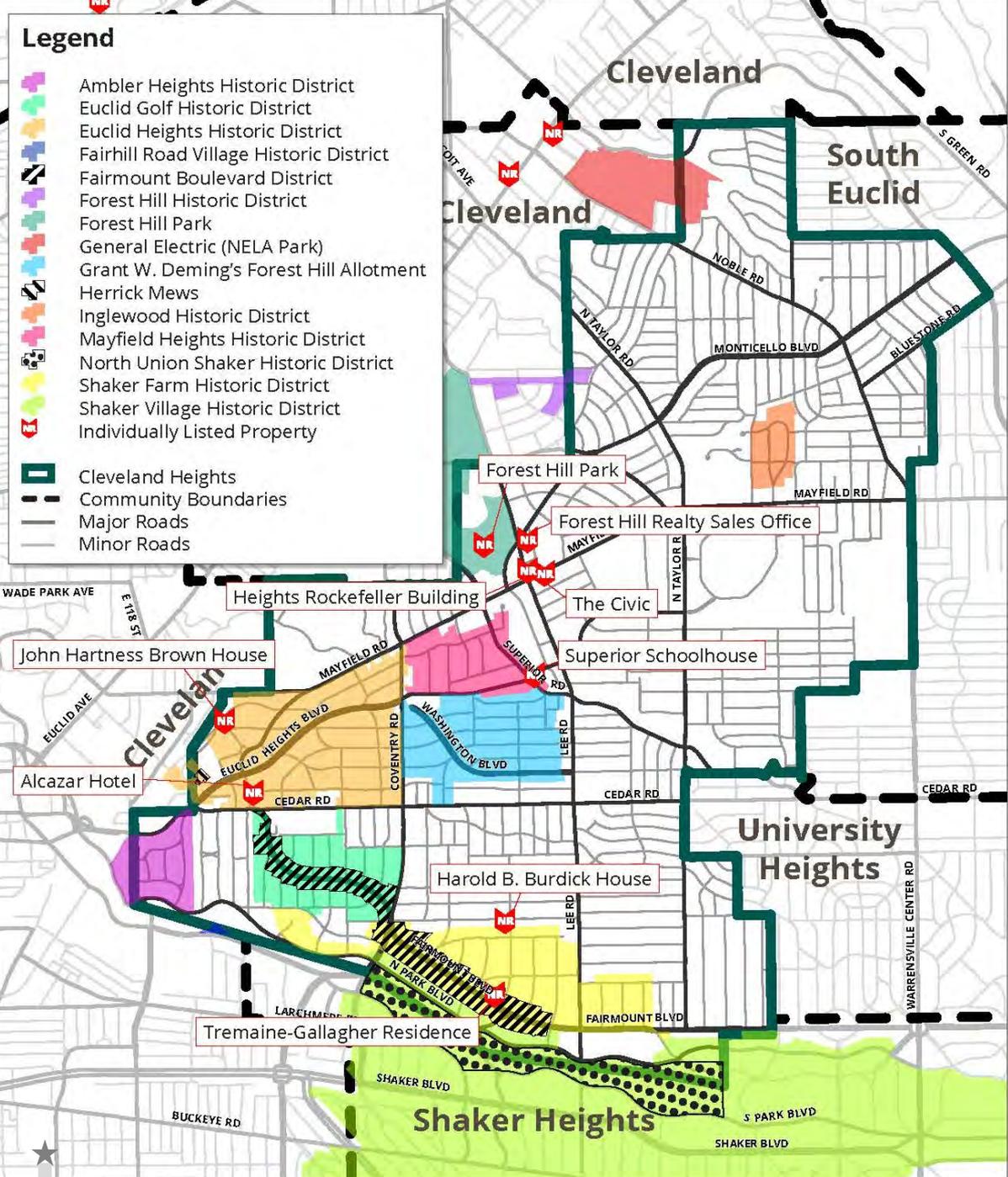
■ Cuyahoga County   ■ Cleveland Heights



# Year Built

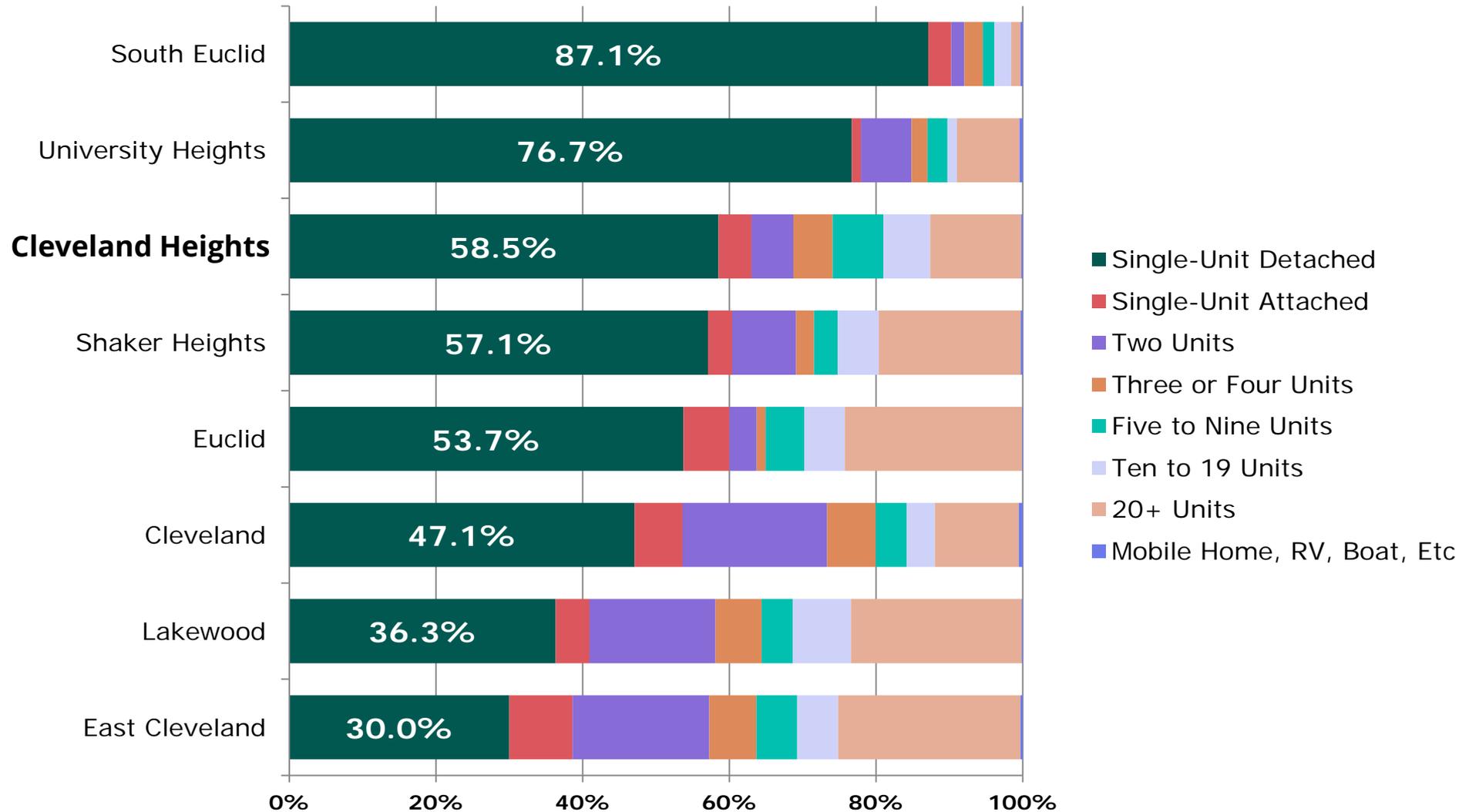


■ Cuyahoga County   ■ Cleveland Heights

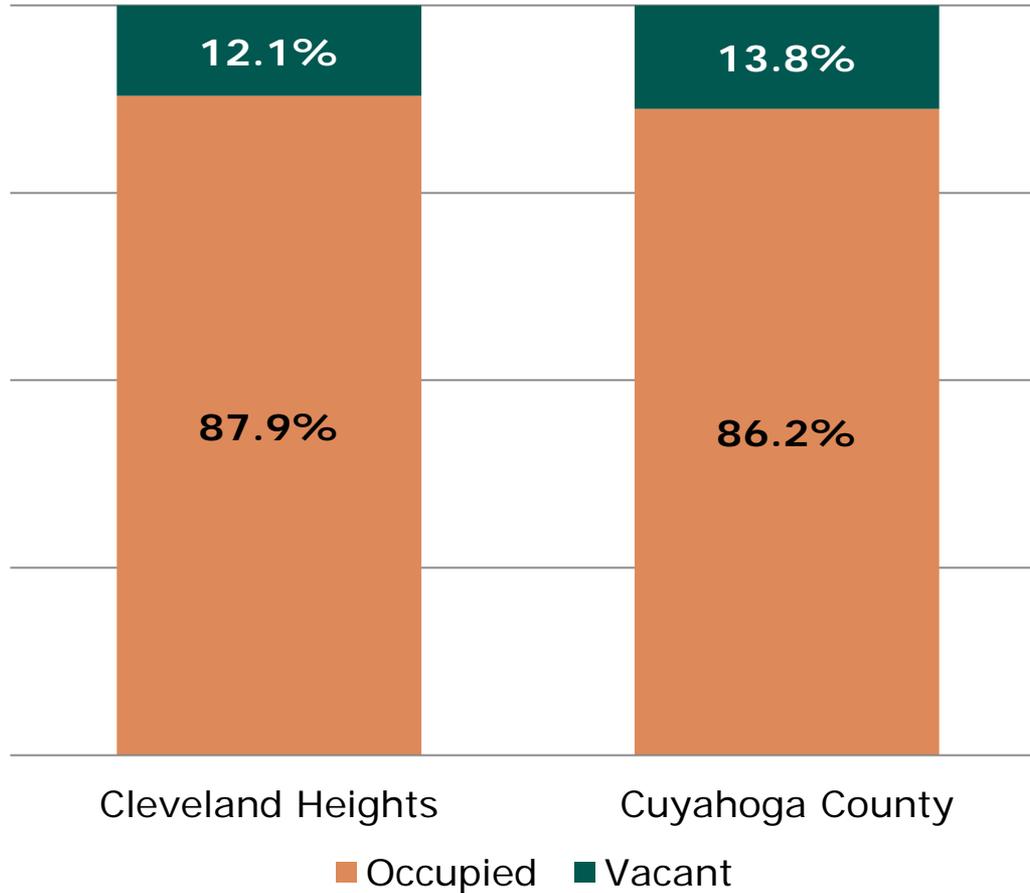


# National Register of Historic Places

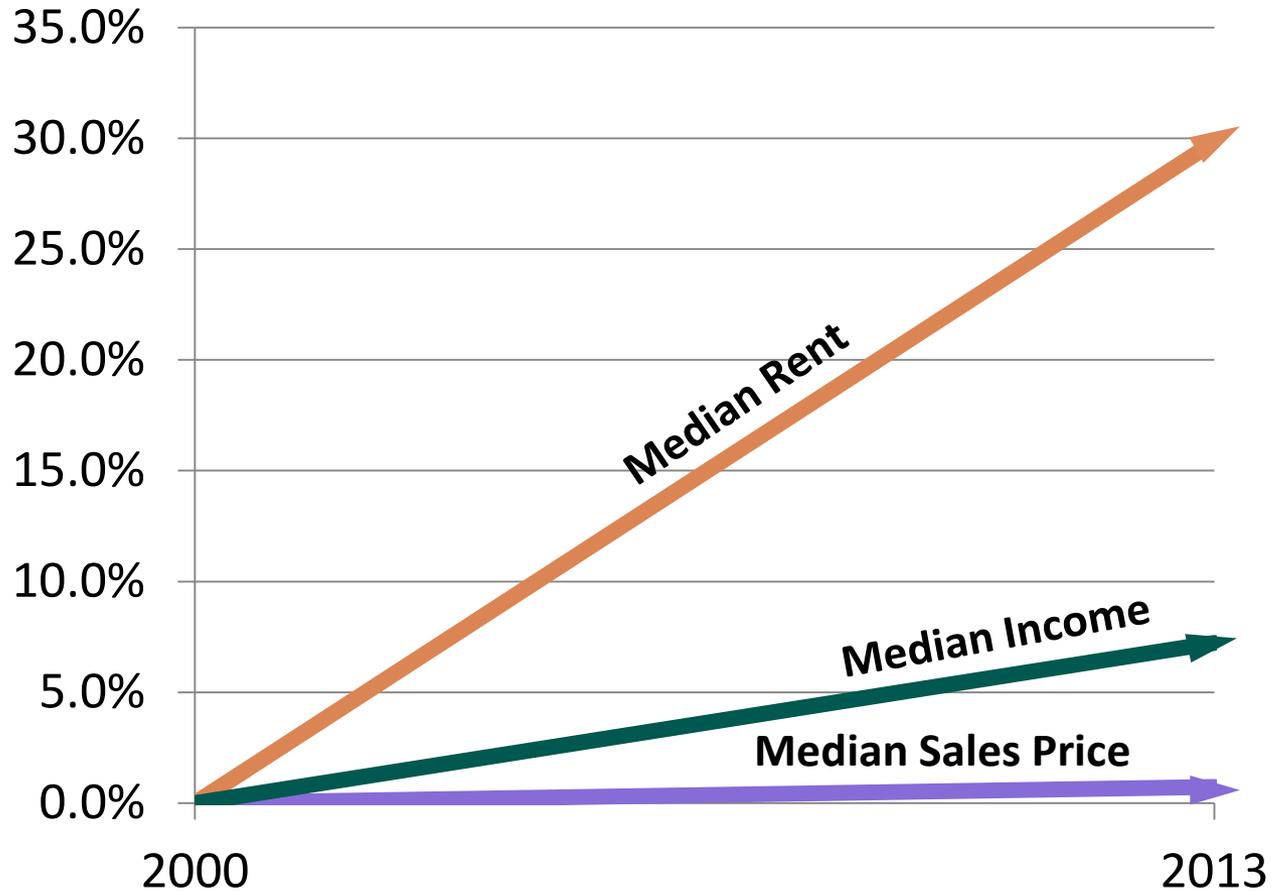
# Number of Units in Structure, 2013



# Occupancy Rates, 2013



# Housing Affordability



# Median Sales Price

Community	2007	2014
South Euclid	\$108.0	\$72.0
<b>Cleveland Heights</b>	<b>\$112.0</b>	<b>\$113.9</b>
University Heights	\$154.0	\$135.0
Shaker Heights	\$212.5	\$226.0
Eastern Suburbs	\$115.0	\$107.0
Cuyahoga County	\$108.0	\$114.7
All Suburbs	\$132.2	\$127.9



# Median Sales Price

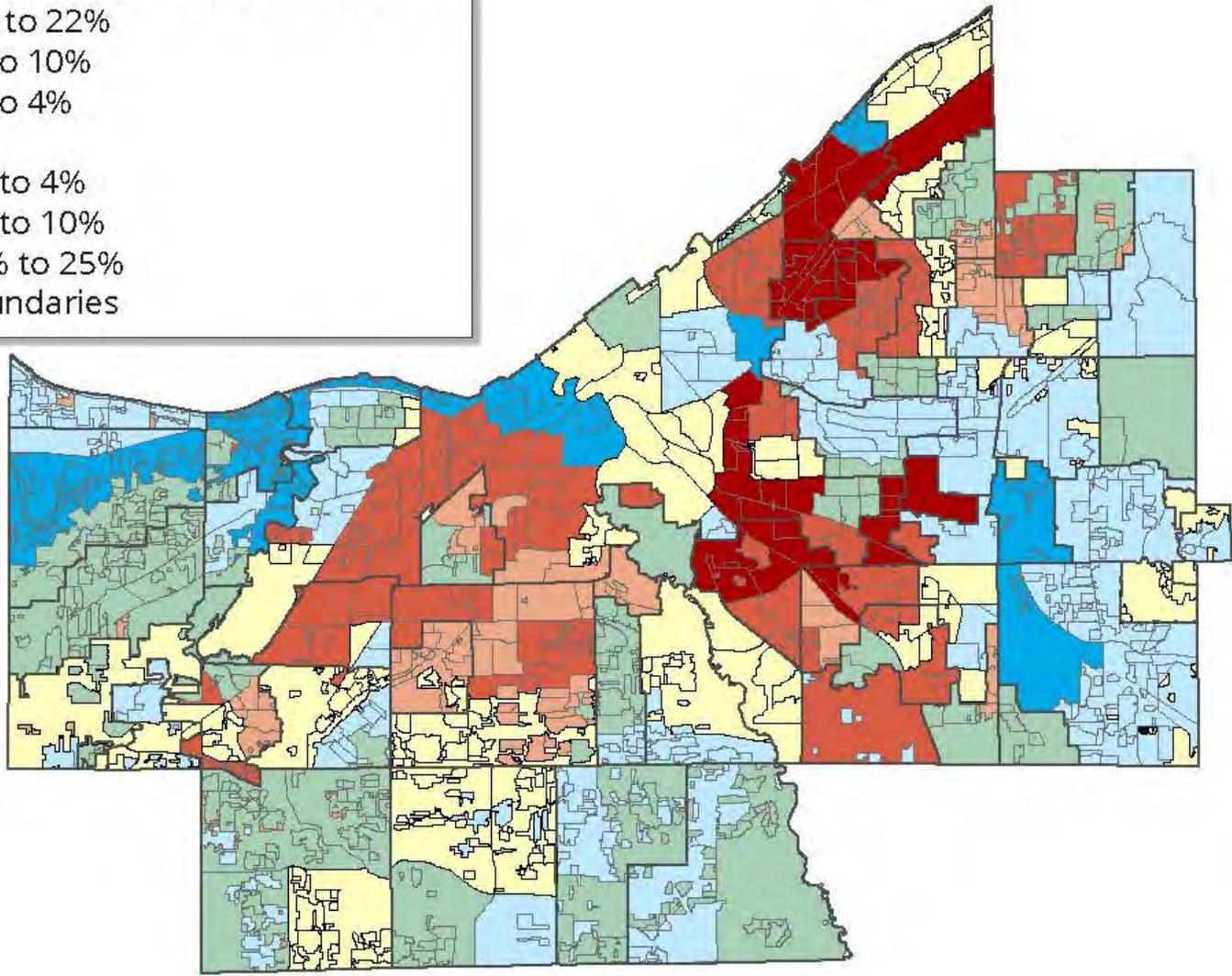
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# Countywide Change in Median Value, 2012-2015

**Legend**

% Change in Residential Median Value, 2012-2015

- Increase: 11% to 22%
- Increase: 5% to 10%
- Increase: 1% to 4%
- No Change
- Decrease: 1% to 4%
- Decrease: 5% to 10%
- Decrease: 11% to 25%
- Municipal Boundaries

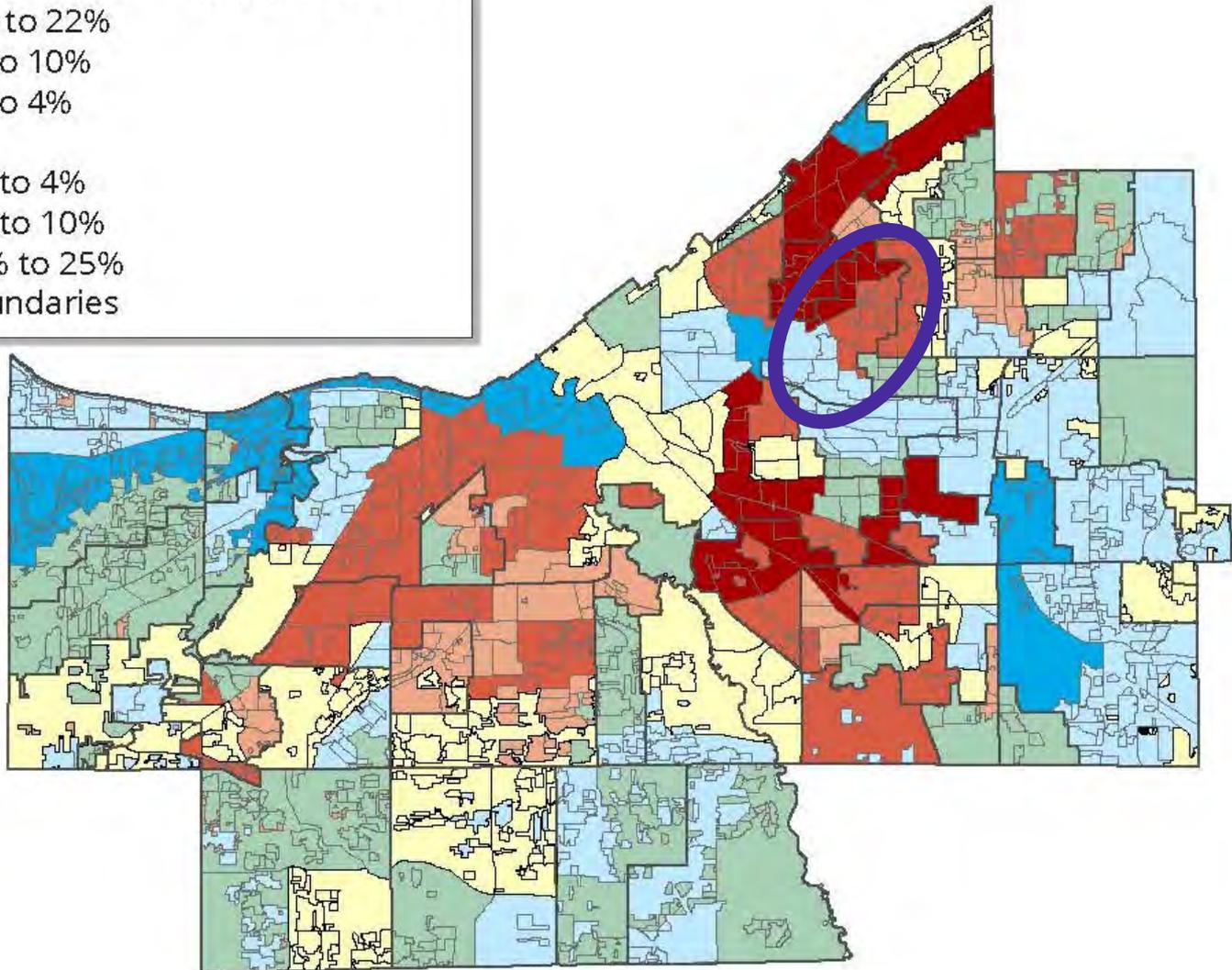


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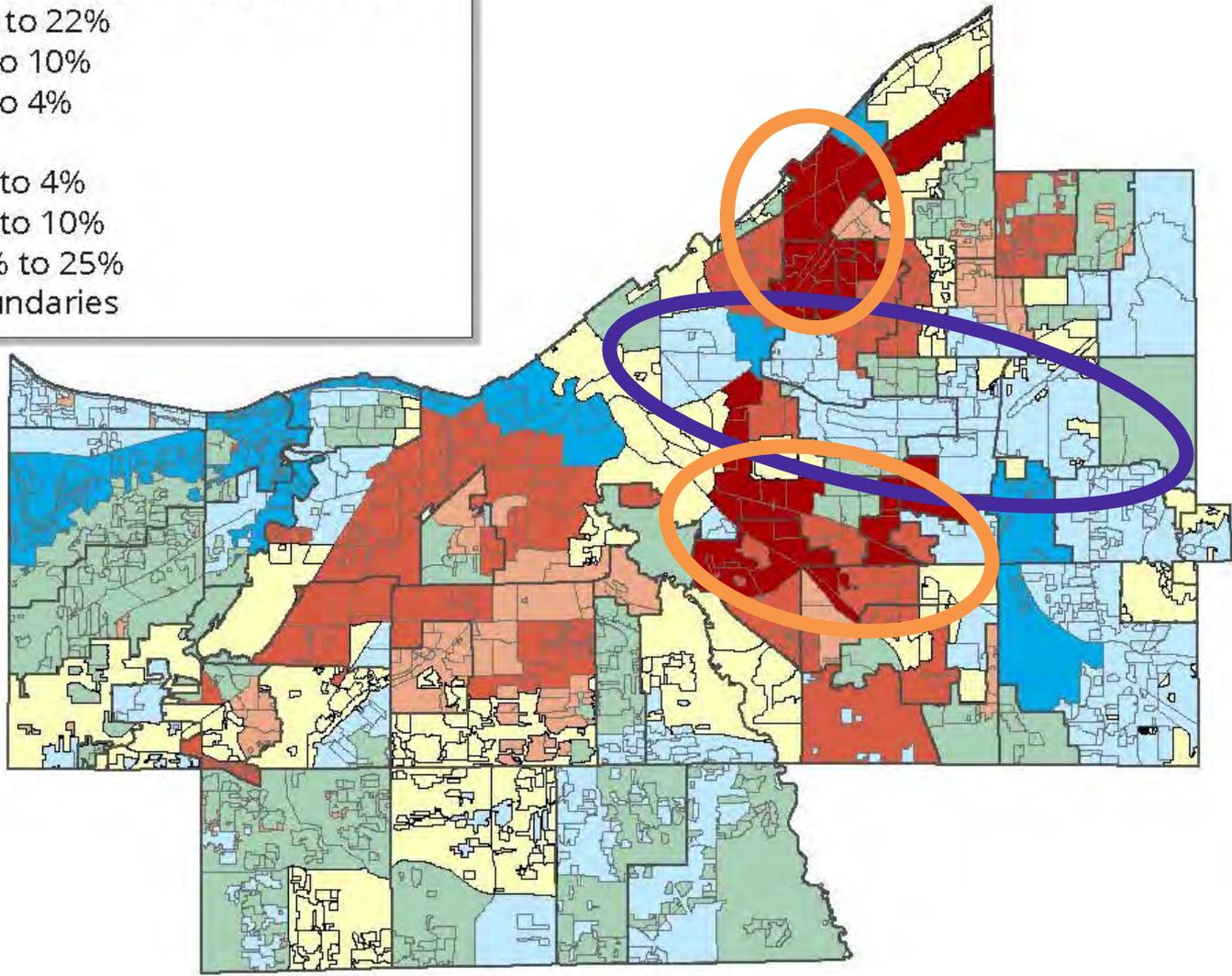


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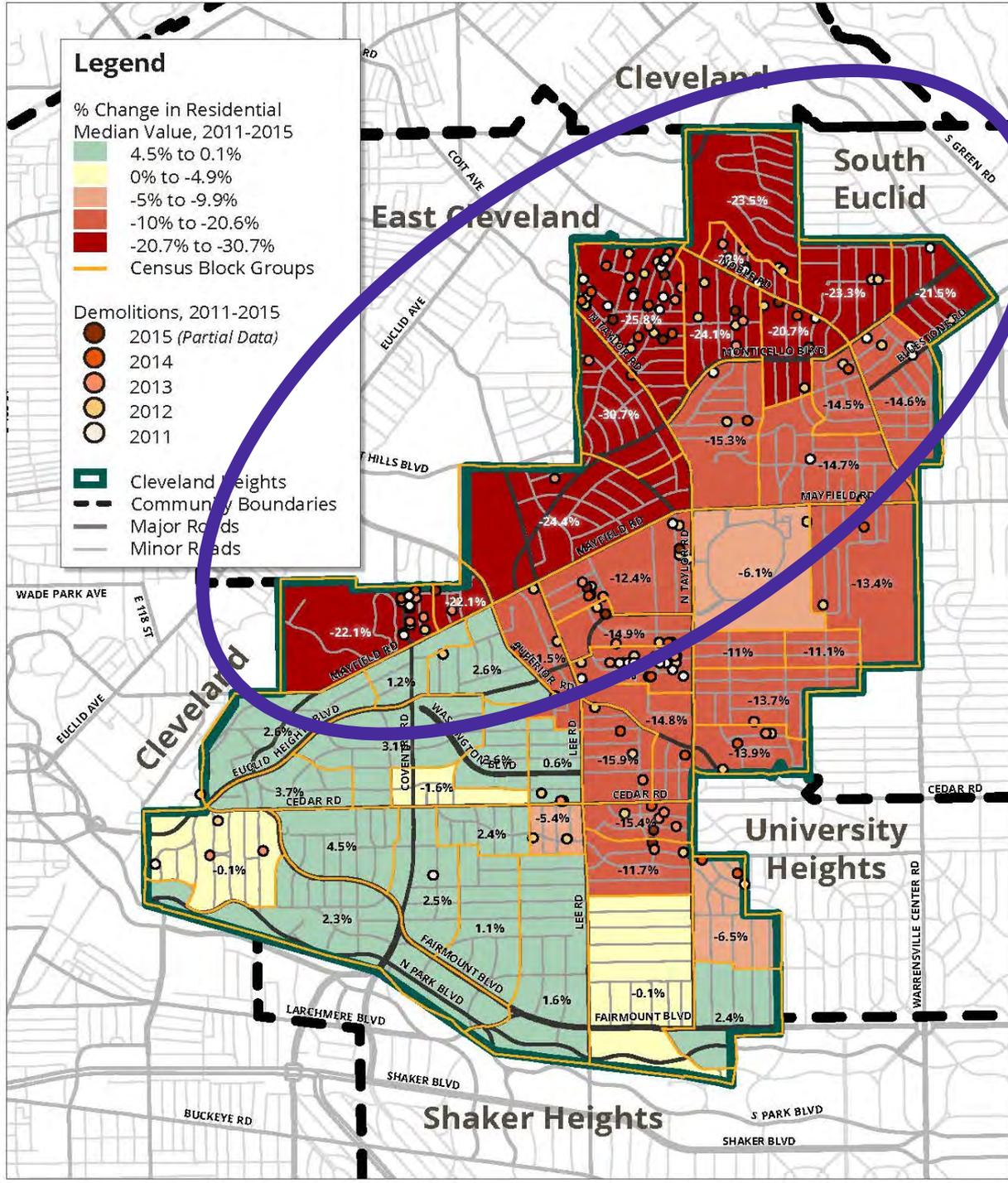
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# Change in Median Value and Demolitions

## Number of Demolitions per Year

2011: 33

2012: 60

2013: 39

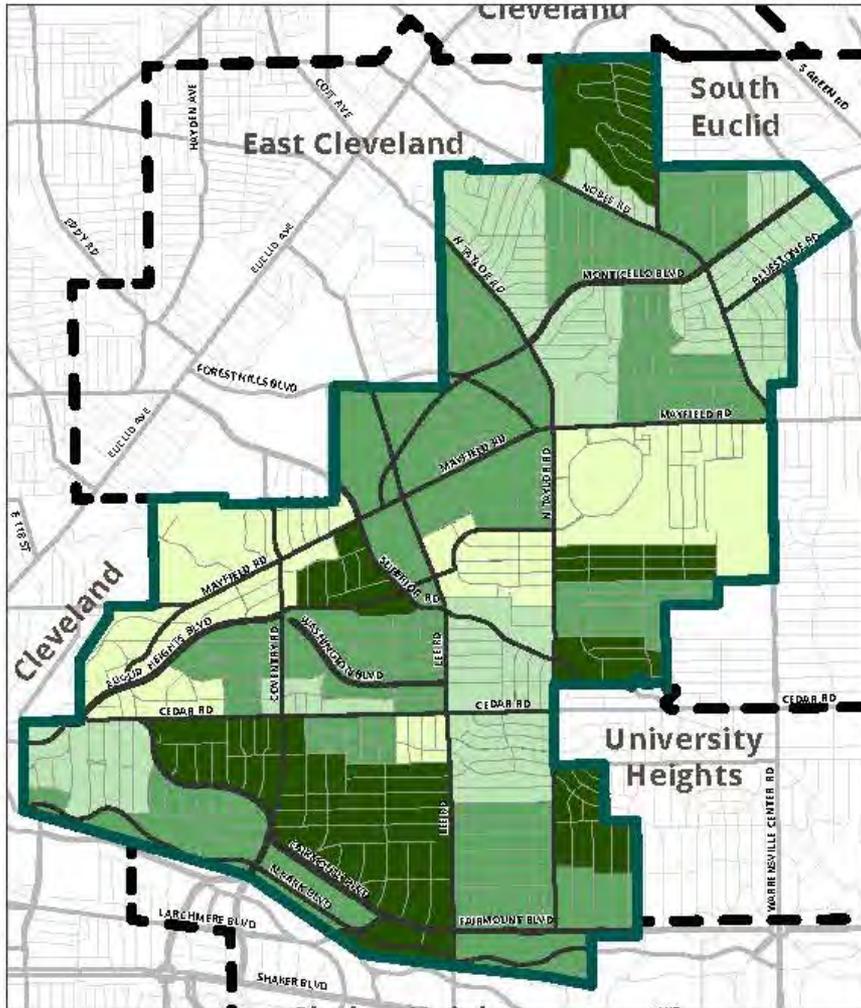
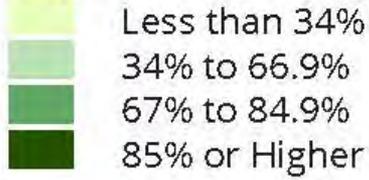
2014: 28

2015: 14

# Home Demolitions

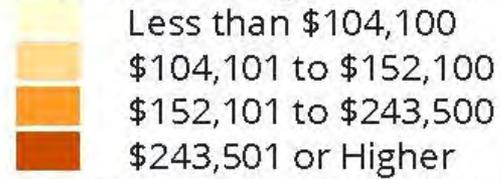
- Higher rates of demolition have not correlated to positive changes in median value

### Percent Owner-Occupied, 2013

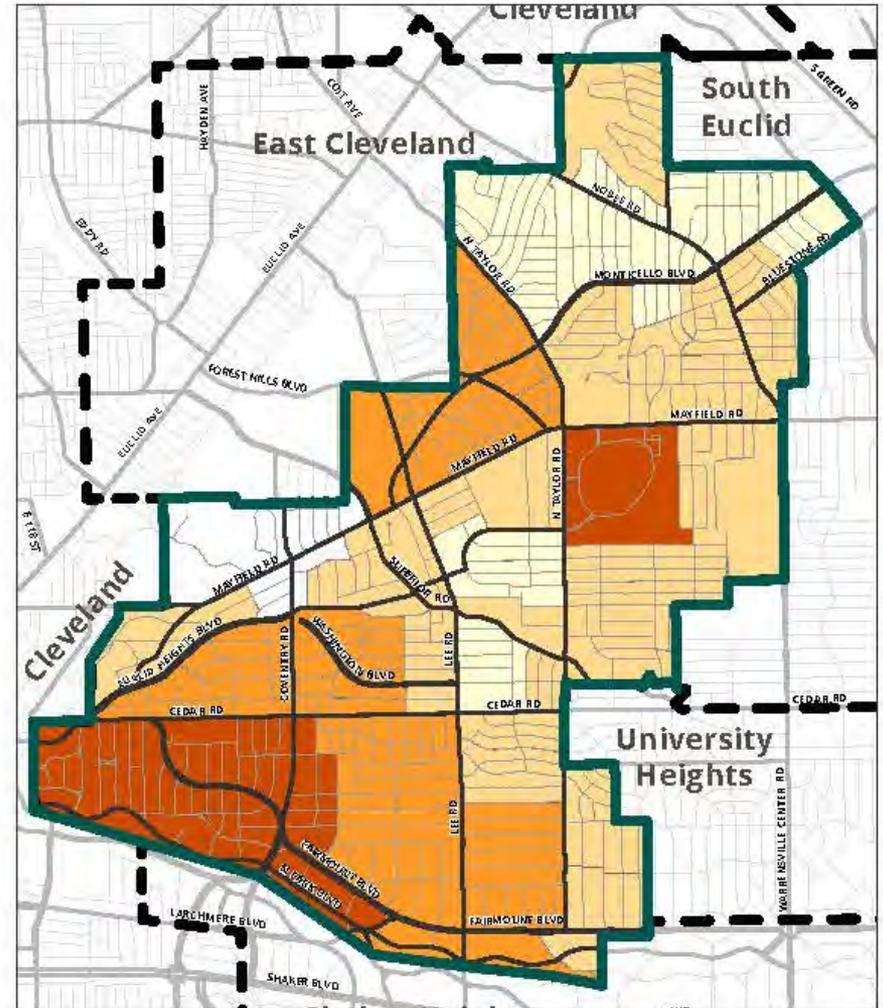


Source: American Community Survey, B25003

### Median Housing Value, 2013

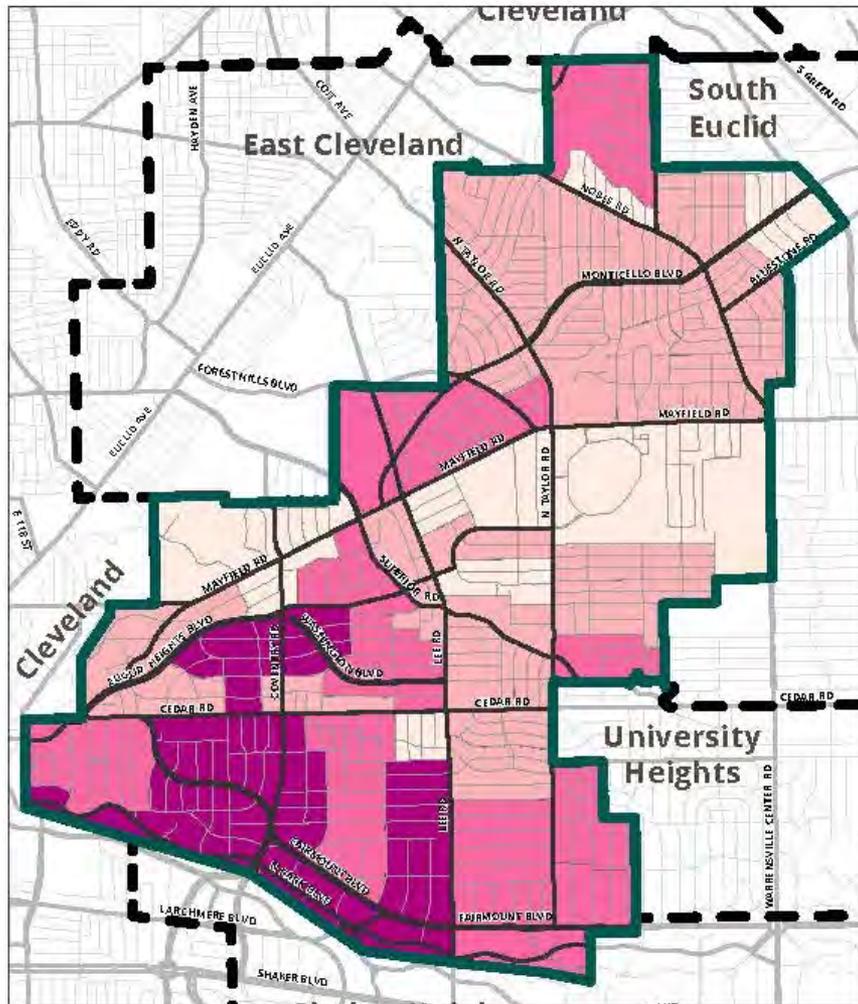
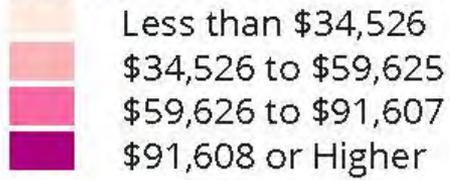


\*White block groups indicate insufficient data



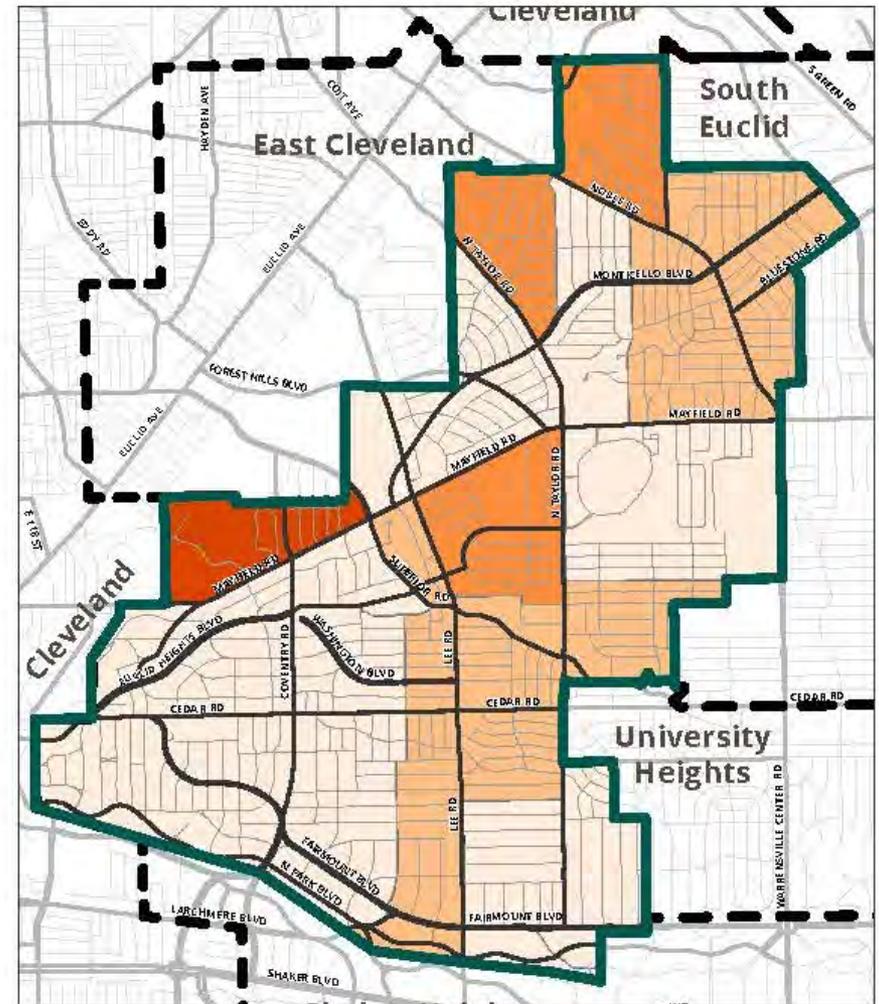
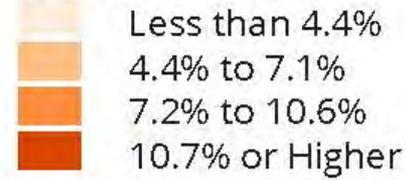
Source: American Community Survey, B25077

### Median Household Income, 2013



Source: American Community Survey, B19013

### Percent Vacant, 2013



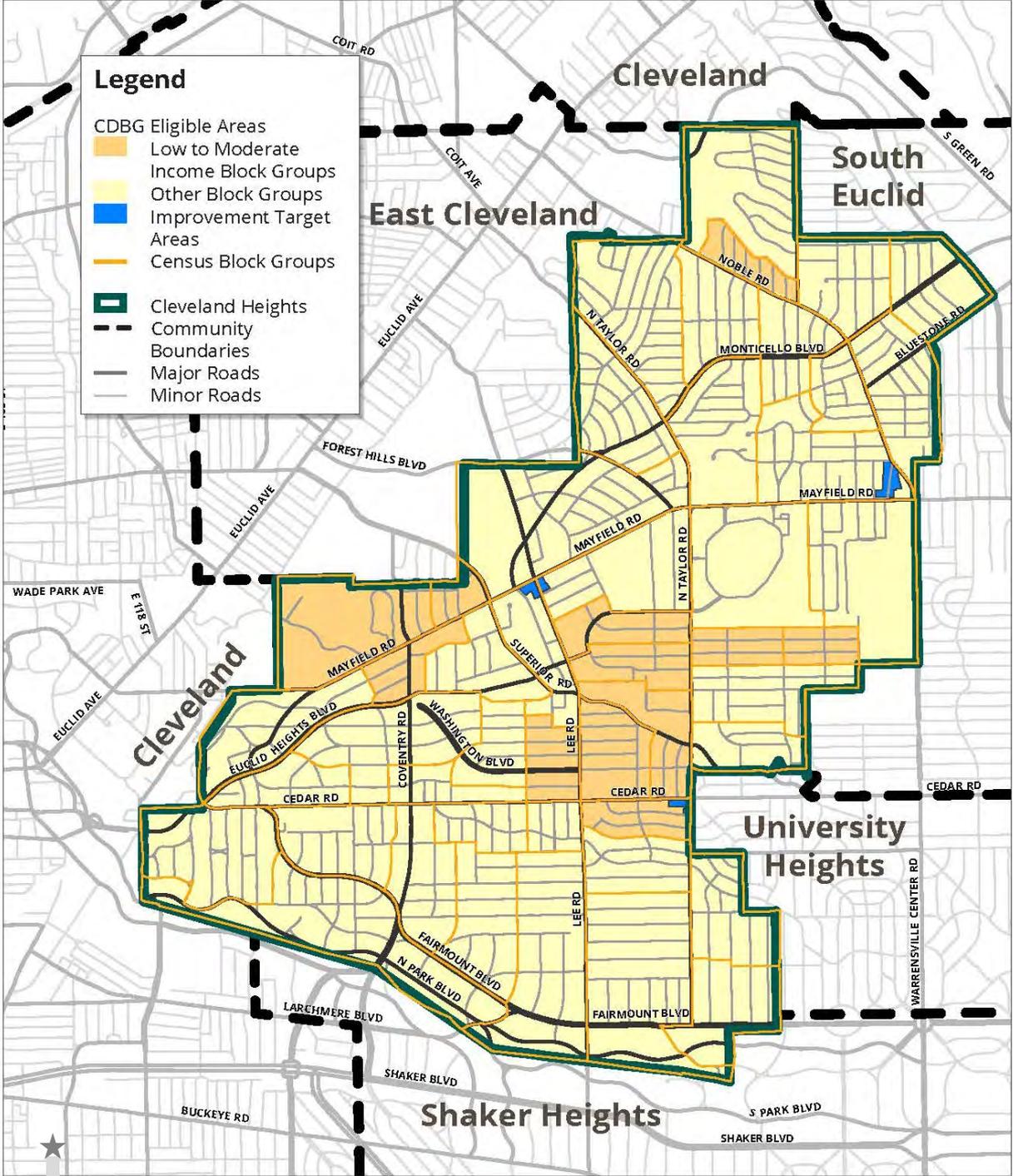
Source: United States Postal Service



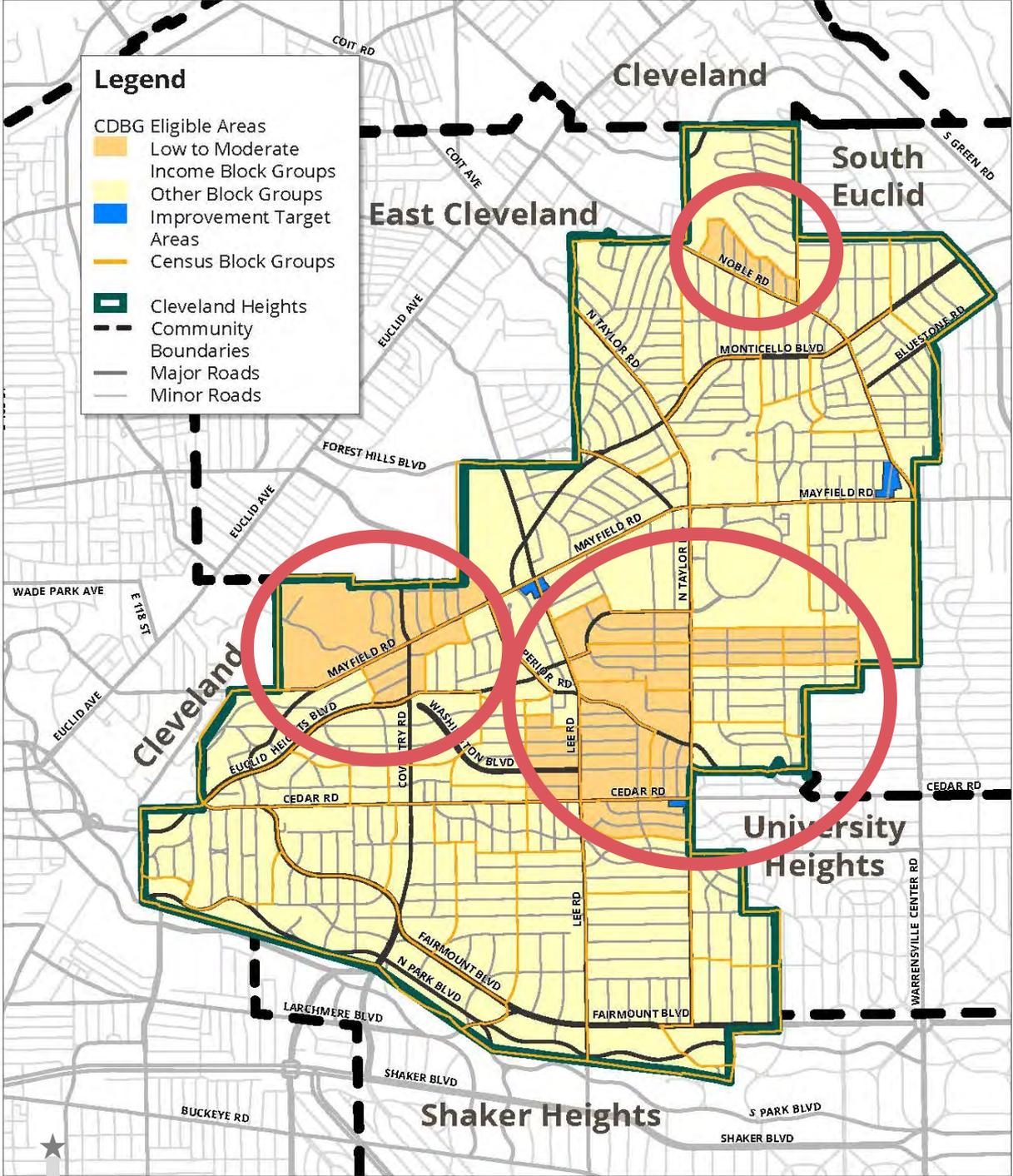
# COMMUNITY DEVELOPMENT

# Community Development Programs

- Lead Safe Cuyahoga
- HOME Investment Partnership
- Community Development Block Grants
- Demolition Program



# Existing CDBG Eligible Areas



# Existing CDBG Eligible Areas





# MUNICIPAL TAX BASE

# Income Tax Rates and Taxes Collected

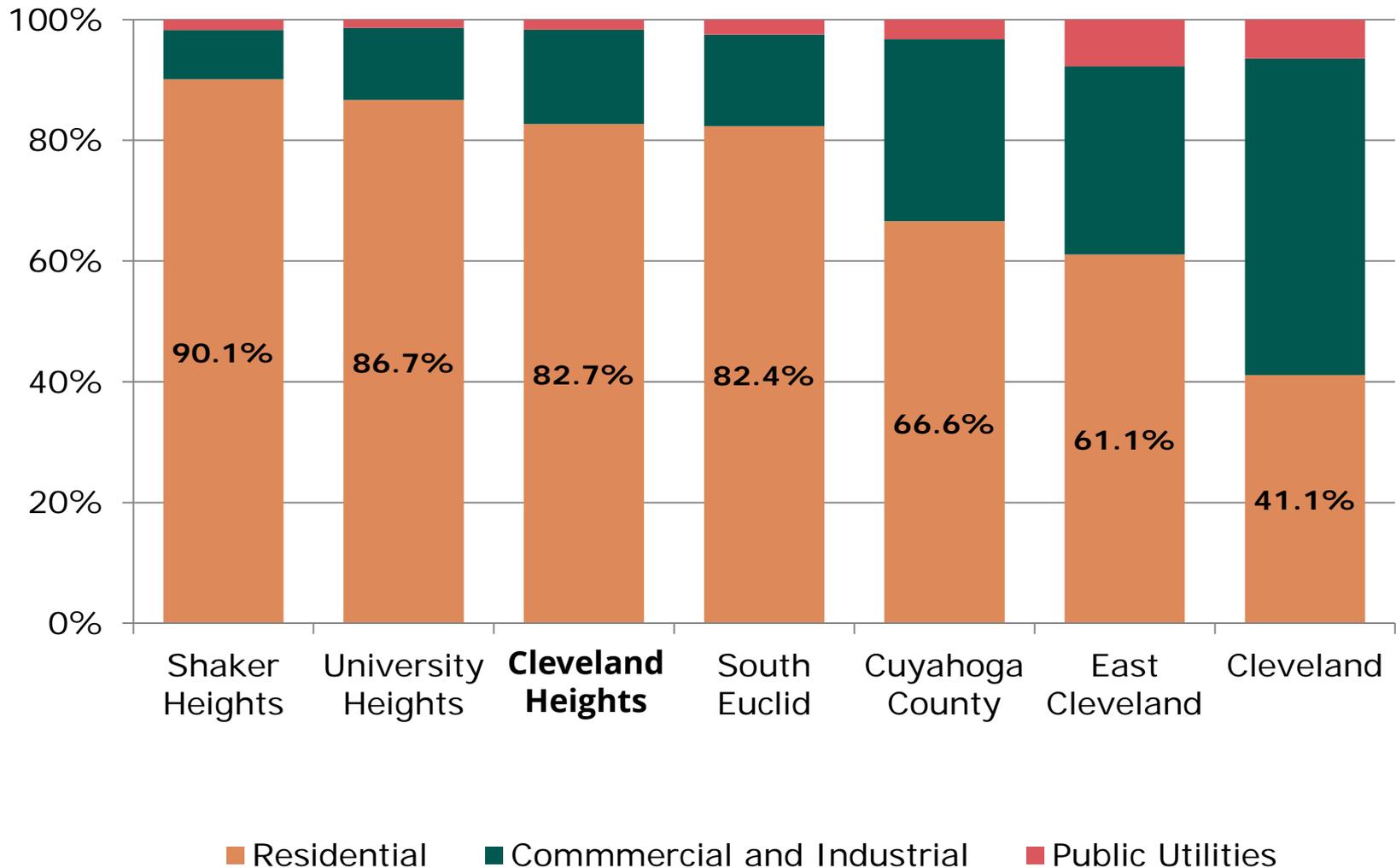
Community	Tax Rate	Taxes Collected (in millions)
Lakewood	1.50%	*
<b>Cleveland Heights</b>	<b>2.00%</b>	<b>\$22.4</b>
East Cleveland	2.00%	\$5.2
South Euclid	2.00%	\$8.9
Shaker Heights	2.25%	\$27.5
University Heights	2.50%	\$9.0
Euclid	2.85%	*

\*Lakewood and Euclid were not included because they are not RITA members

# Income Tax Collected Per Capita

Community	Taxes Collected (per capita)
University Heights	\$1,237
Shaker Heights	\$977
<b>Cleveland Heights</b>	<b>\$488</b>
South Euclid	\$402
East Cleveland	\$293

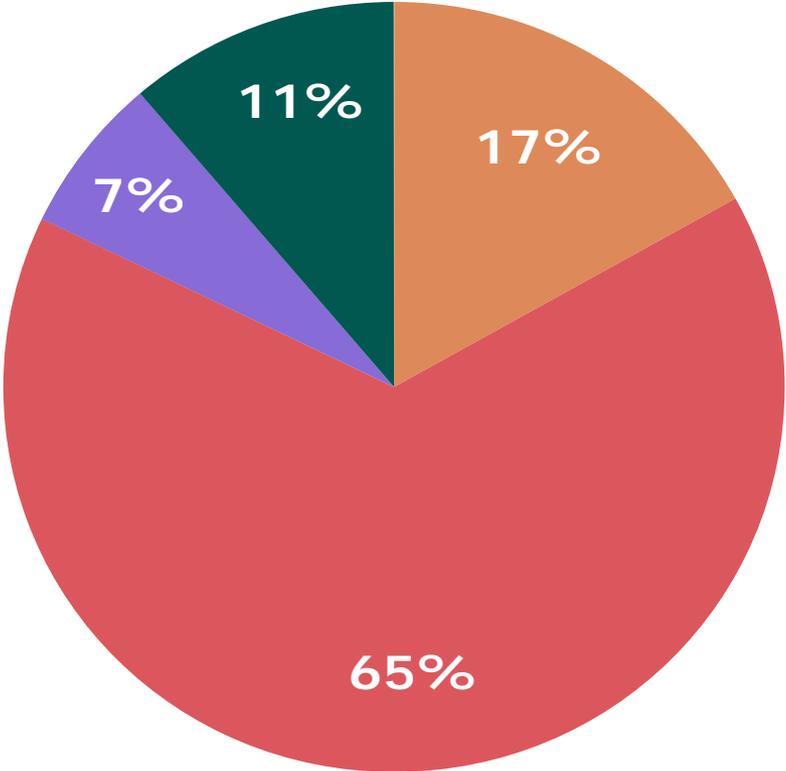
# Property Tax Valuations by Property Type



# Millage Rates

<b>Tax District</b>	<b>Total Millage</b>
East Cleveland	90.1
Cleveland	92.7
South Euclid	106.7
Lakewood	107.5
Euclid	109.7
University Heights	123.2
<b>Cleveland Heights</b>	<b>124.0</b>
Shaker Heights	133.9

# Percent of Millage Dedicated to Taxing District, 2014

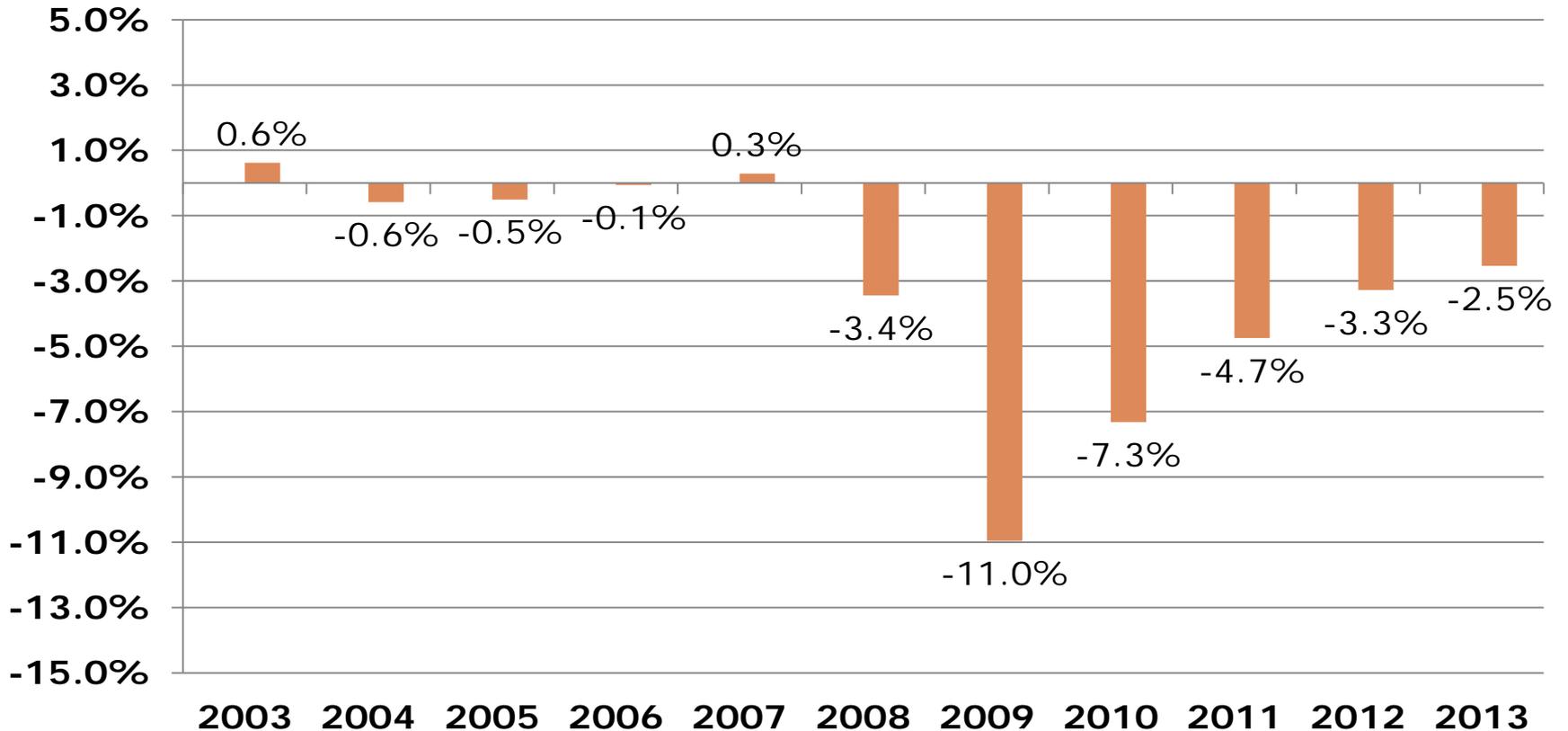


■ County    ■ School District    ■ Library    ■ City



# EMPLOYMENT

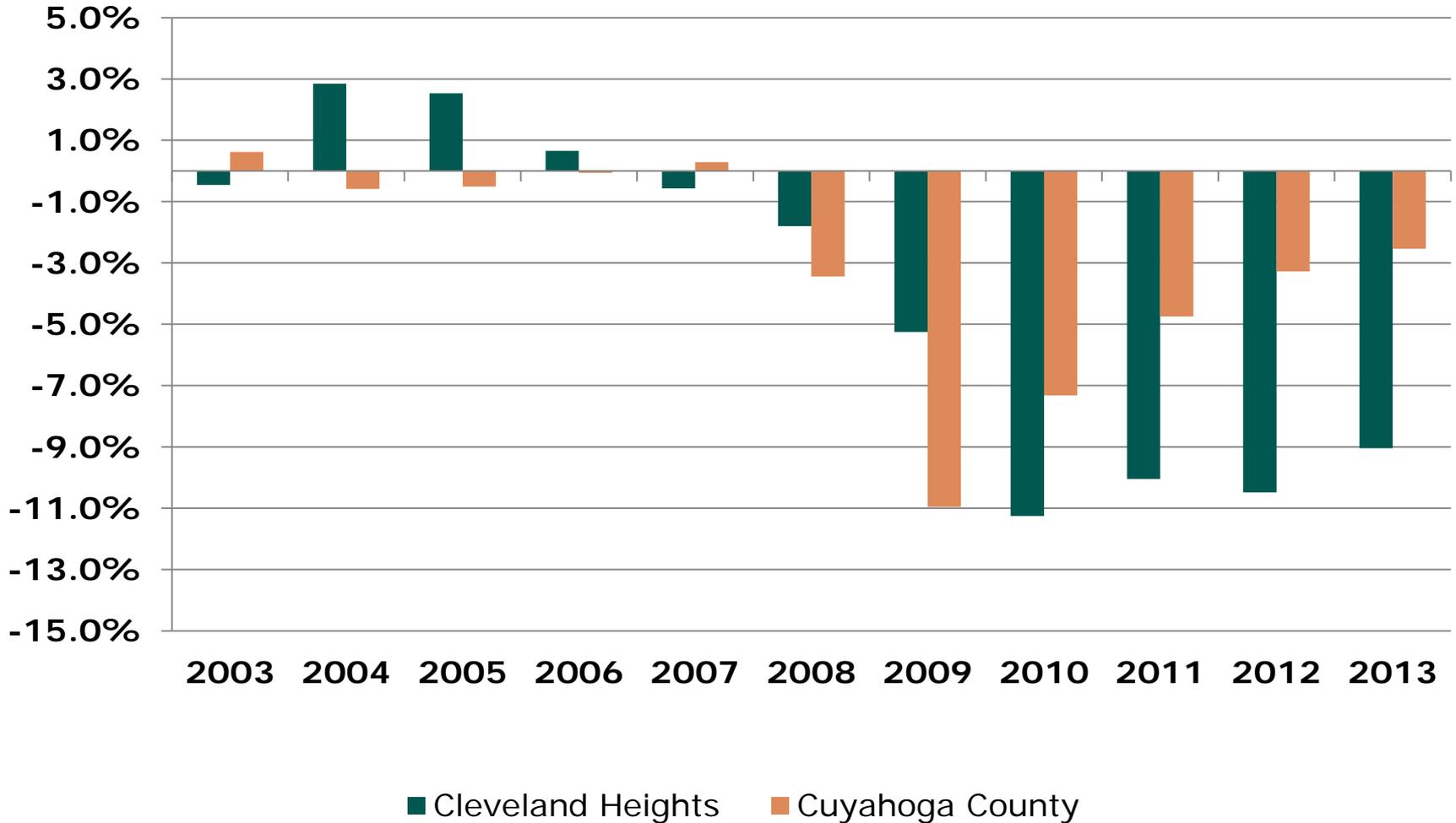
# Change in Employment Compared to 2002



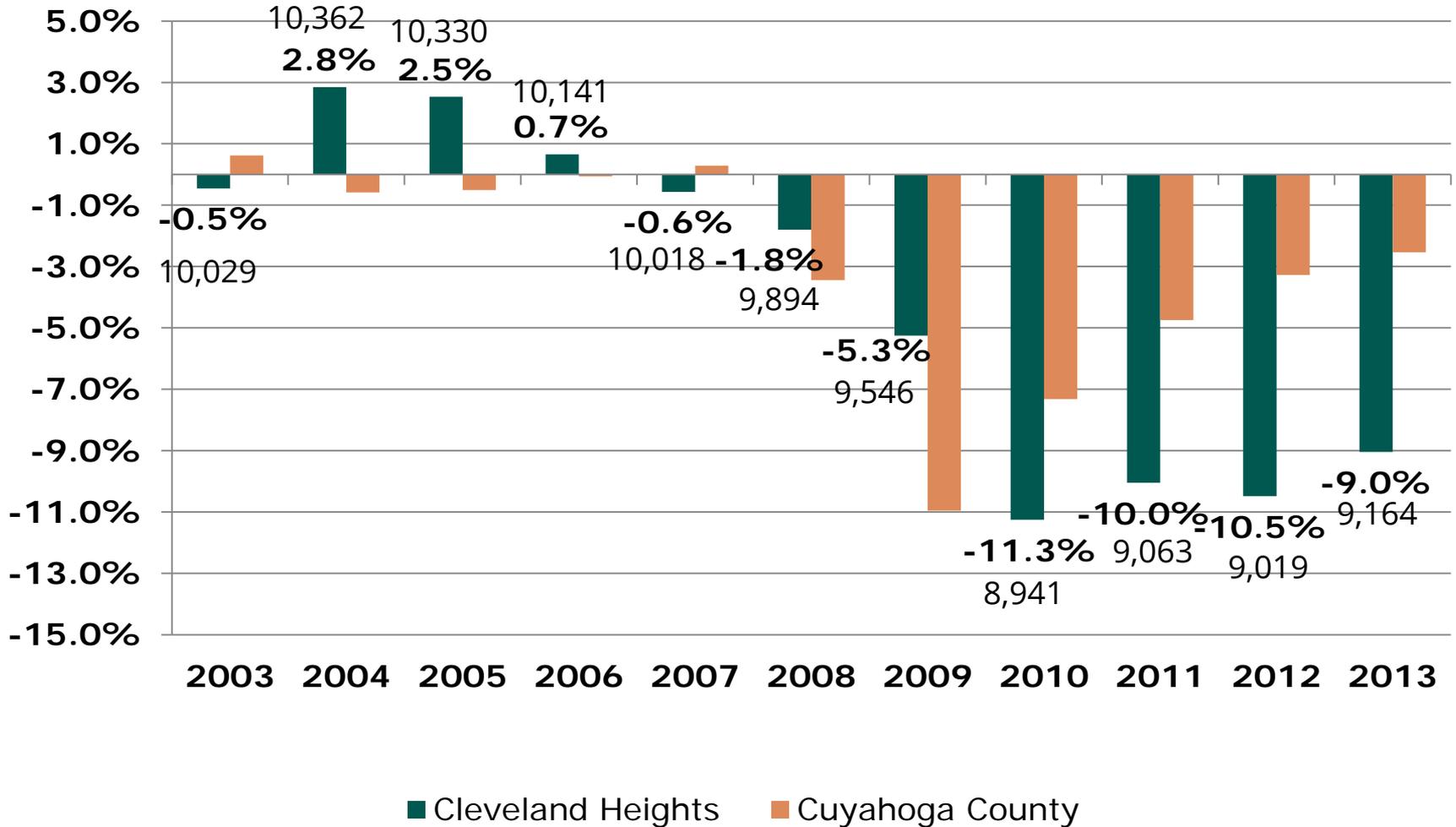
Cleveland Heights    Cuyahoga County



# Change in Employment Compared to 2002



# Change in Employment Compared to 2002



# Top Employment Sectors

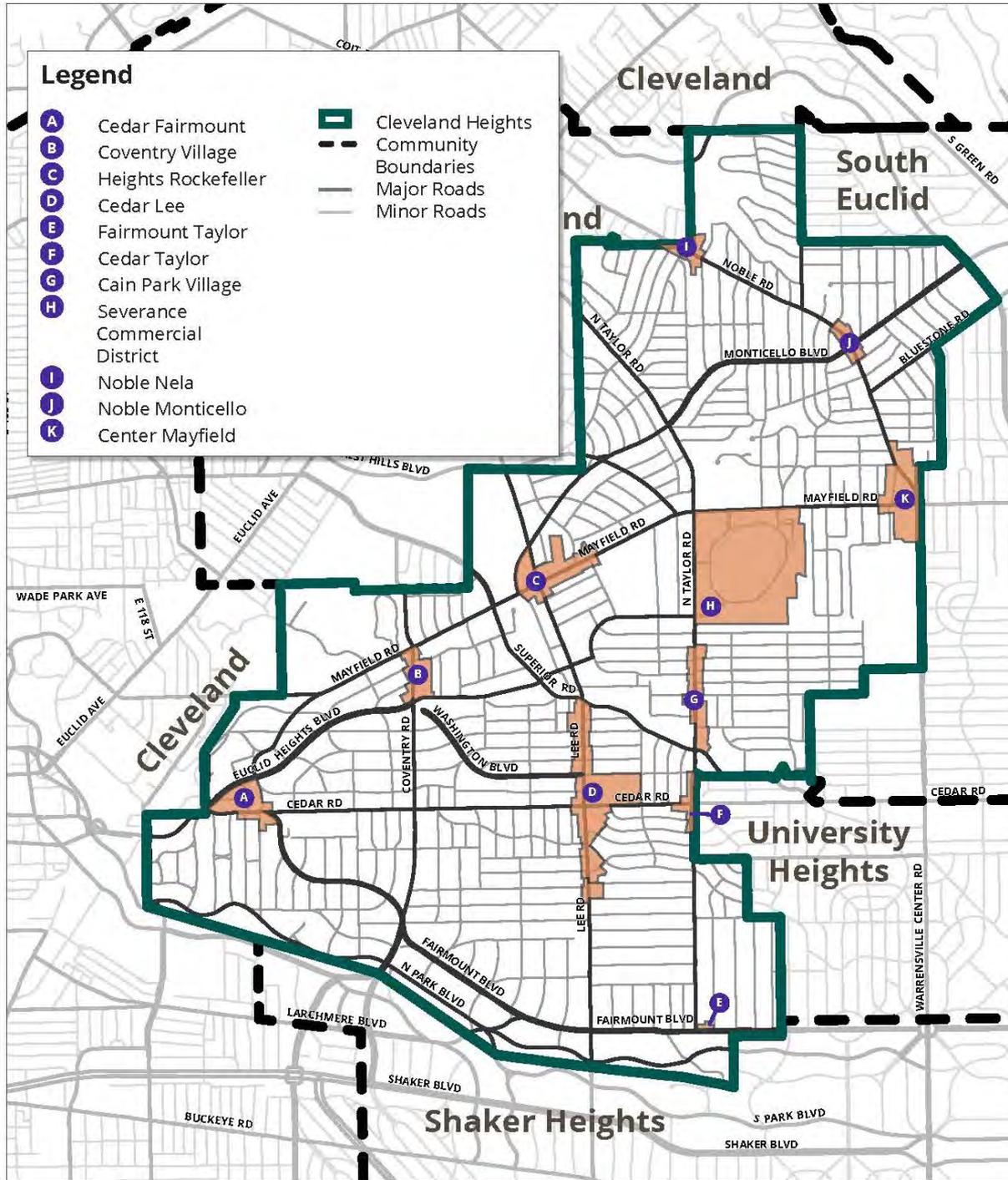
Top Employment Sectors	Total Number of Jobs	Share of All Cleveland Heights Jobs
Health Care & Social Assistance	2,254	24.6%
Retail Trade	1,932	21.1%
Educational Services	1,366	14.9%
Accommodation and Food Services	1,190	13.0%



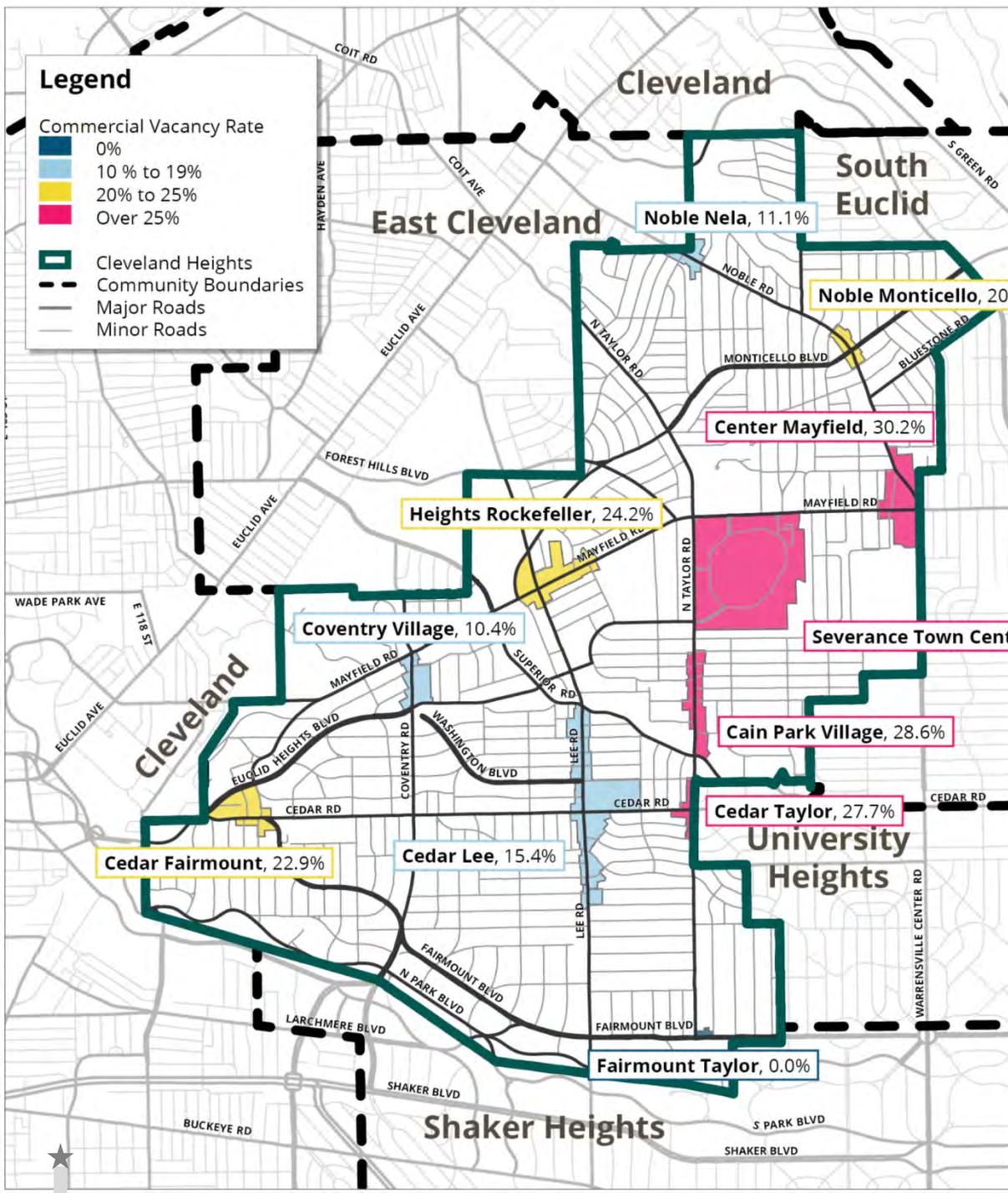
# BUSINESS DISTRICTS

# Legend

- A Cedar Fairmount
  - B Coventry Village
  - C Heights Rockefeller
  - D Cedar Lee
  - E Fairmount Taylor
  - F Cedar Taylor
  - G Cain Park Village
  - H Severance
  - I Commercial District
  - J Noble Nela
  - K Noble Monticello
  - Center Mayfield
- Cleveland Heights
  - Community Boundaries
  - Major Roads
  - Minor Roads



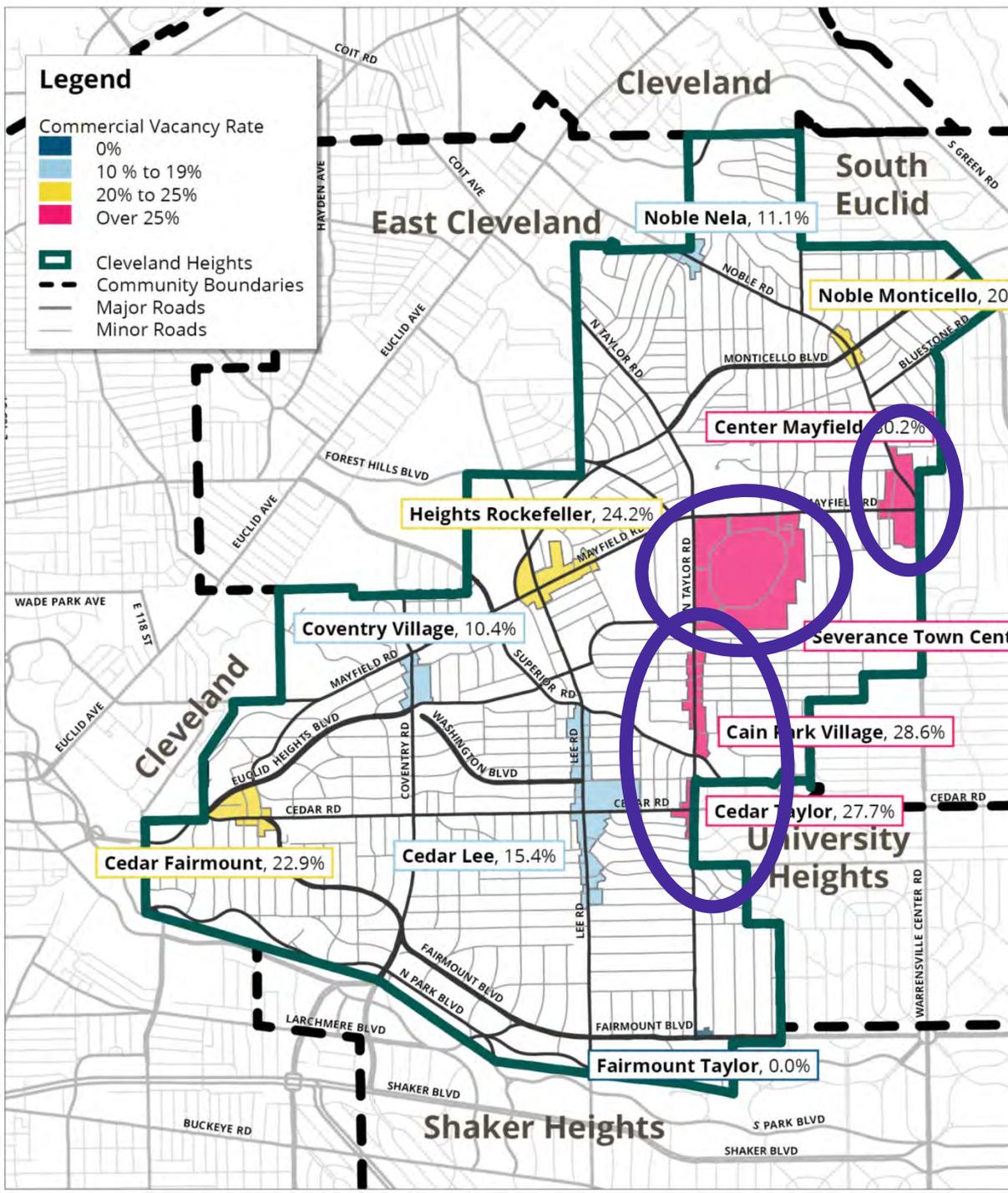
# Business Districts



# Commercial Vacancy Rates

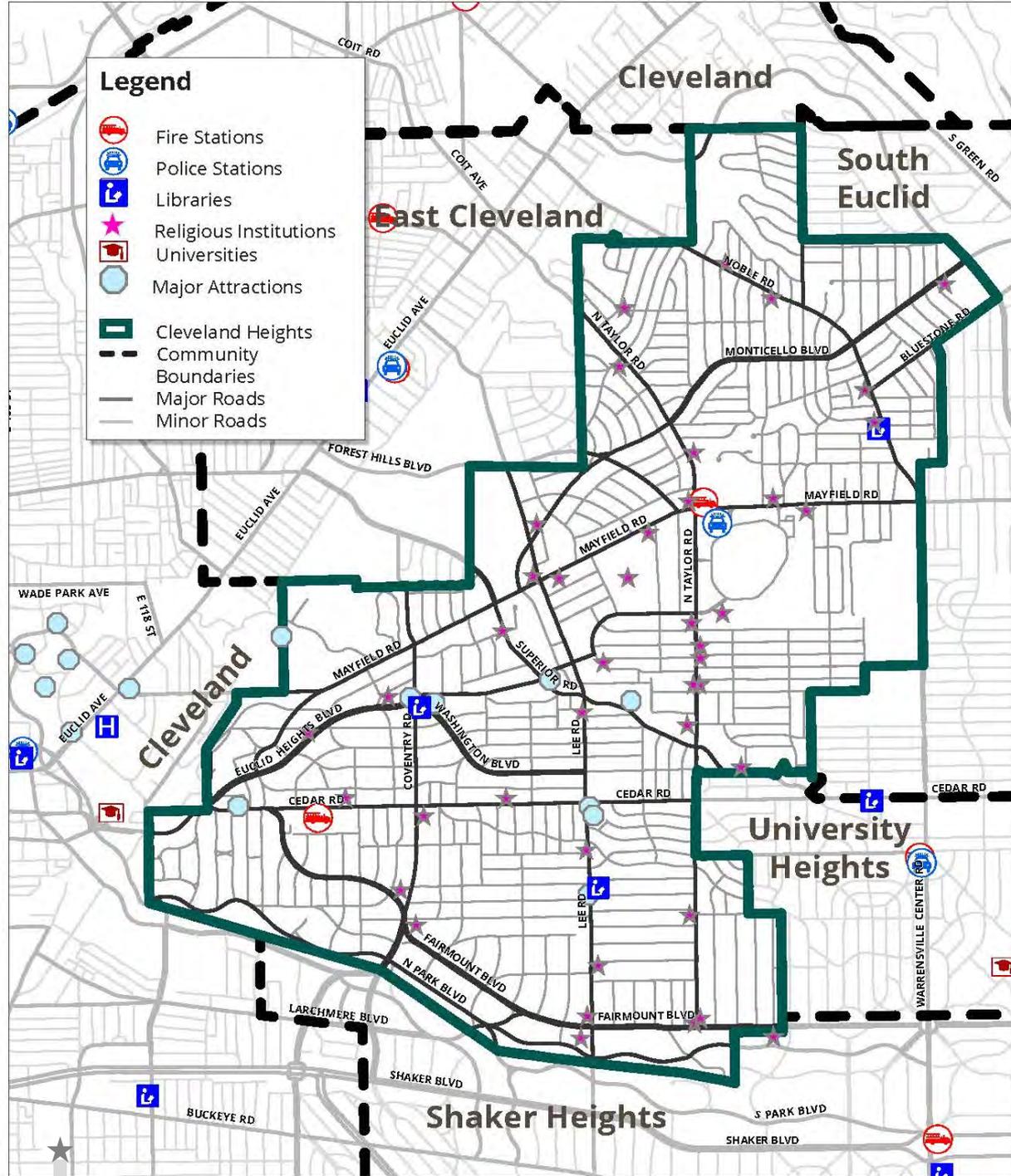
- Includes 2<sup>nd</sup> floor vacancies
- Does not consider square footage of vacancies
- Not strictly retail vacancy rates

# Commercial Vacancy Rates

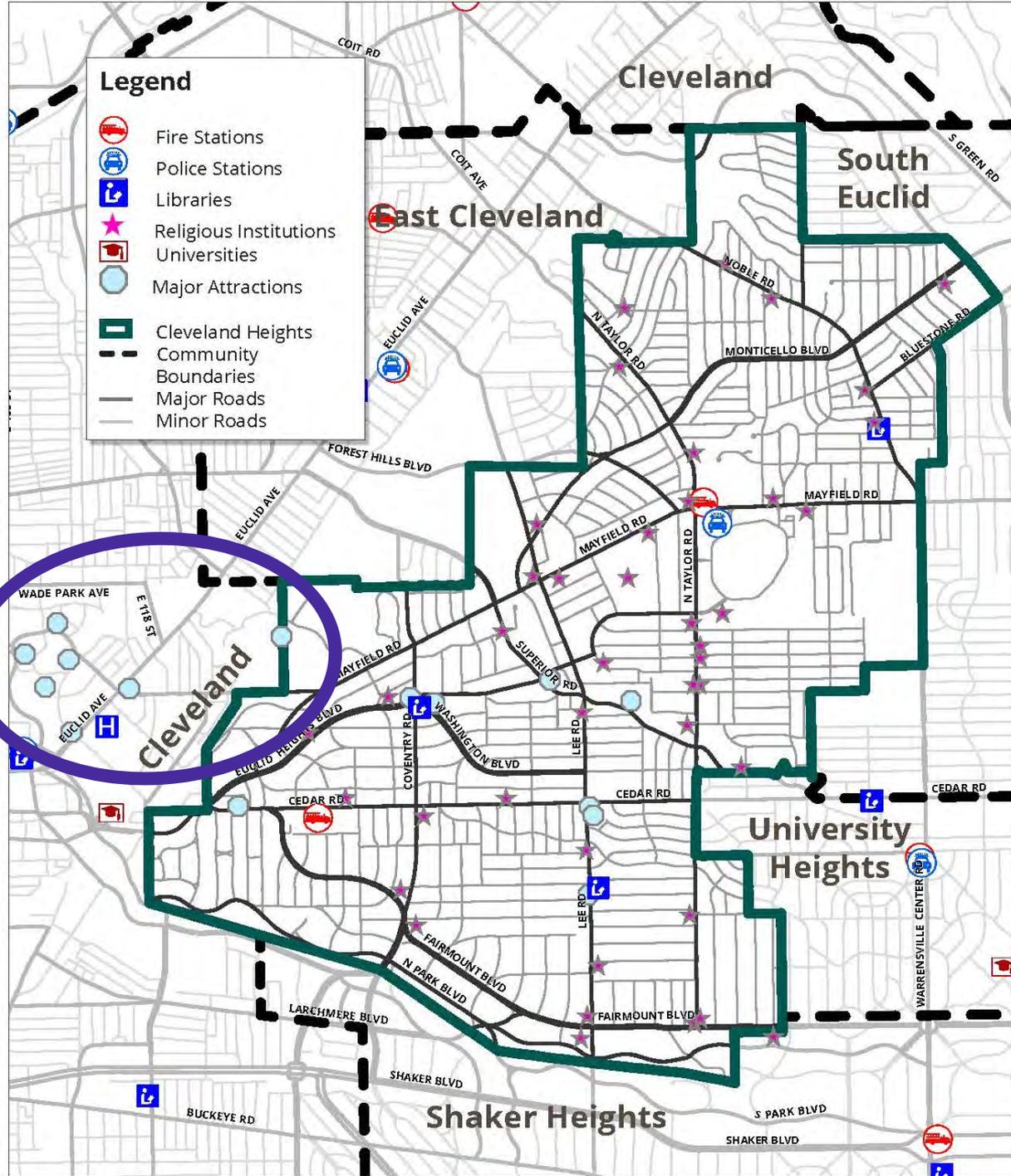




# COMMUNITY FACILITIES



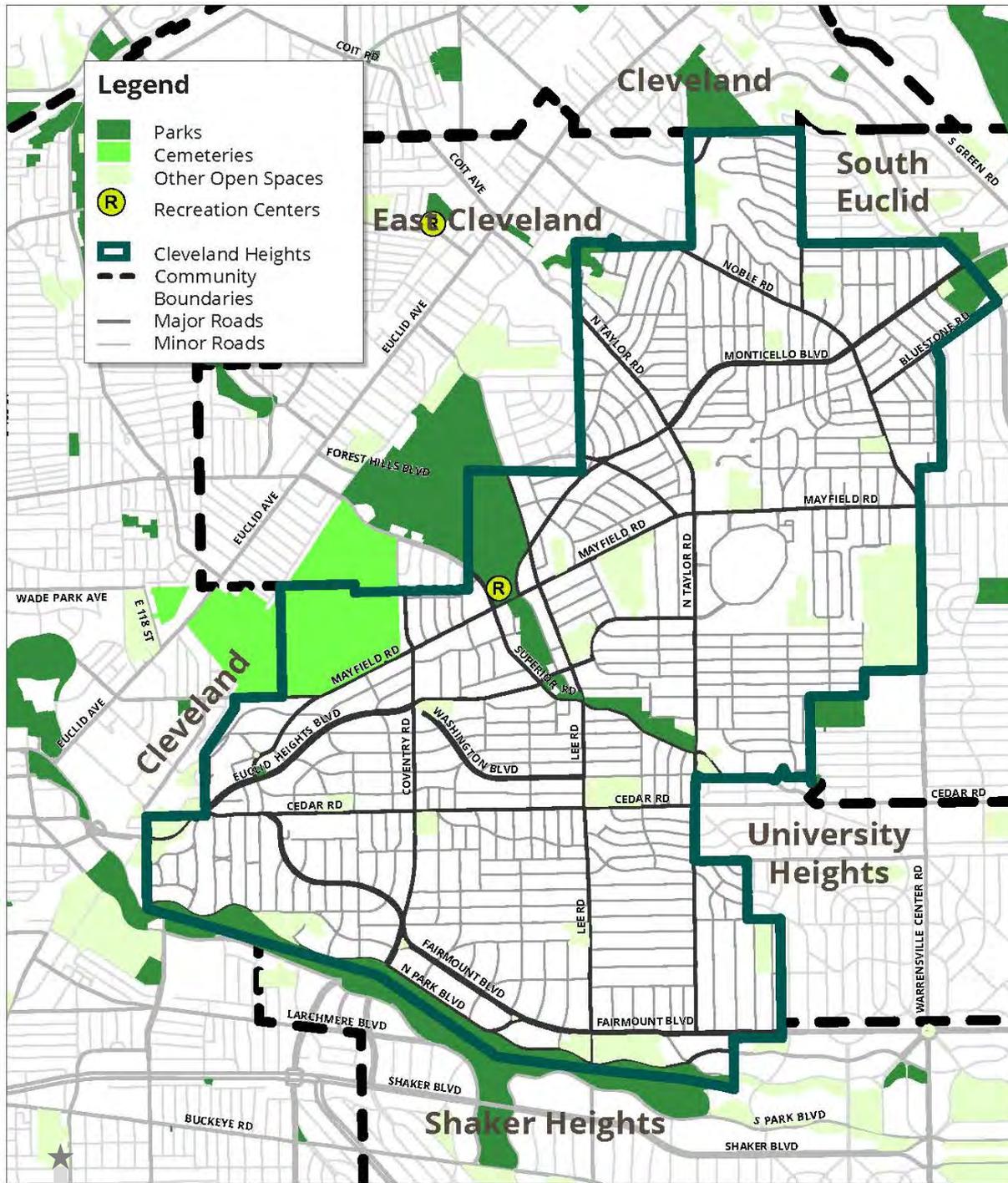
# Community Facilities



# Community Facilities

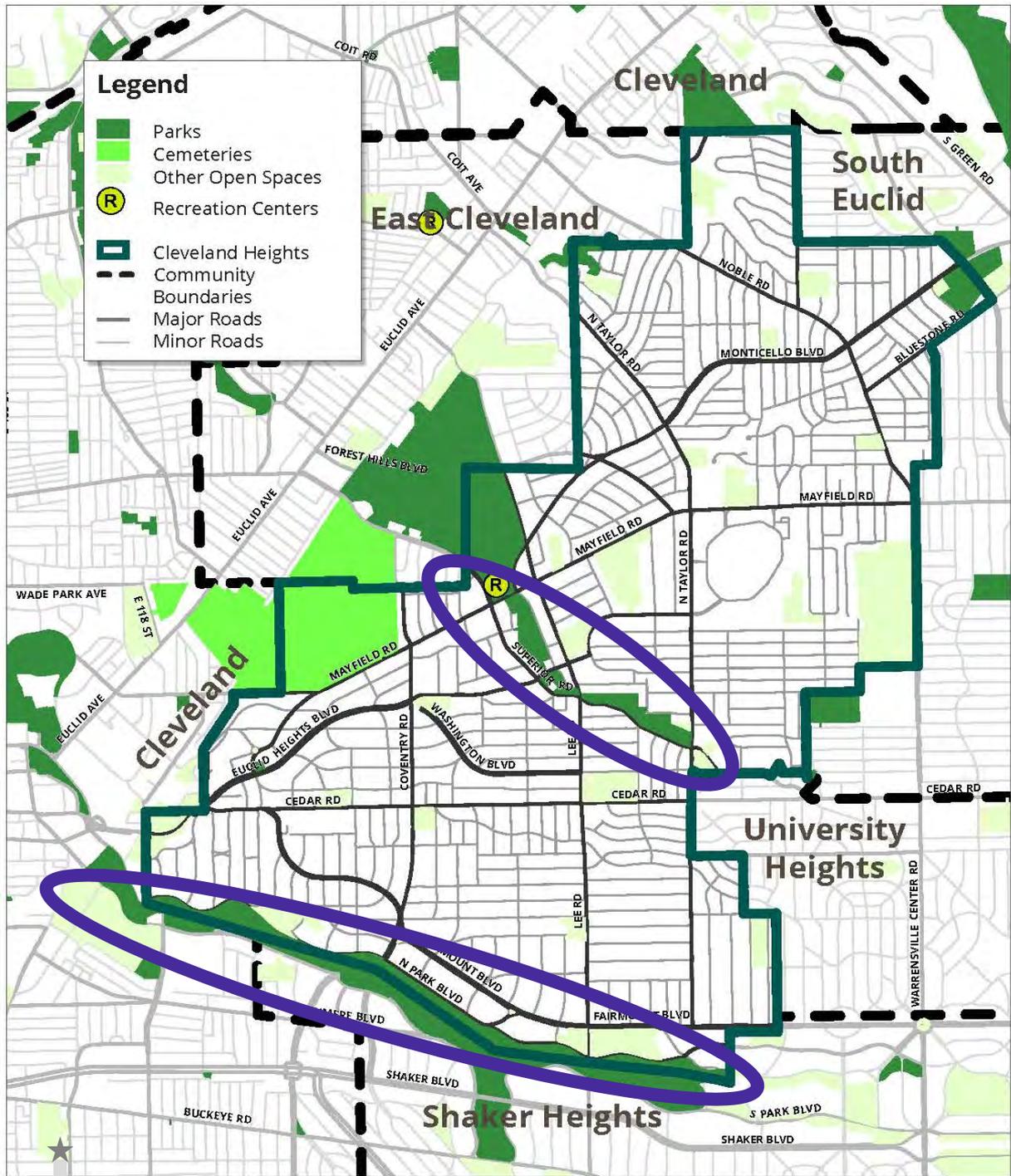


# PARKS & RECREATION

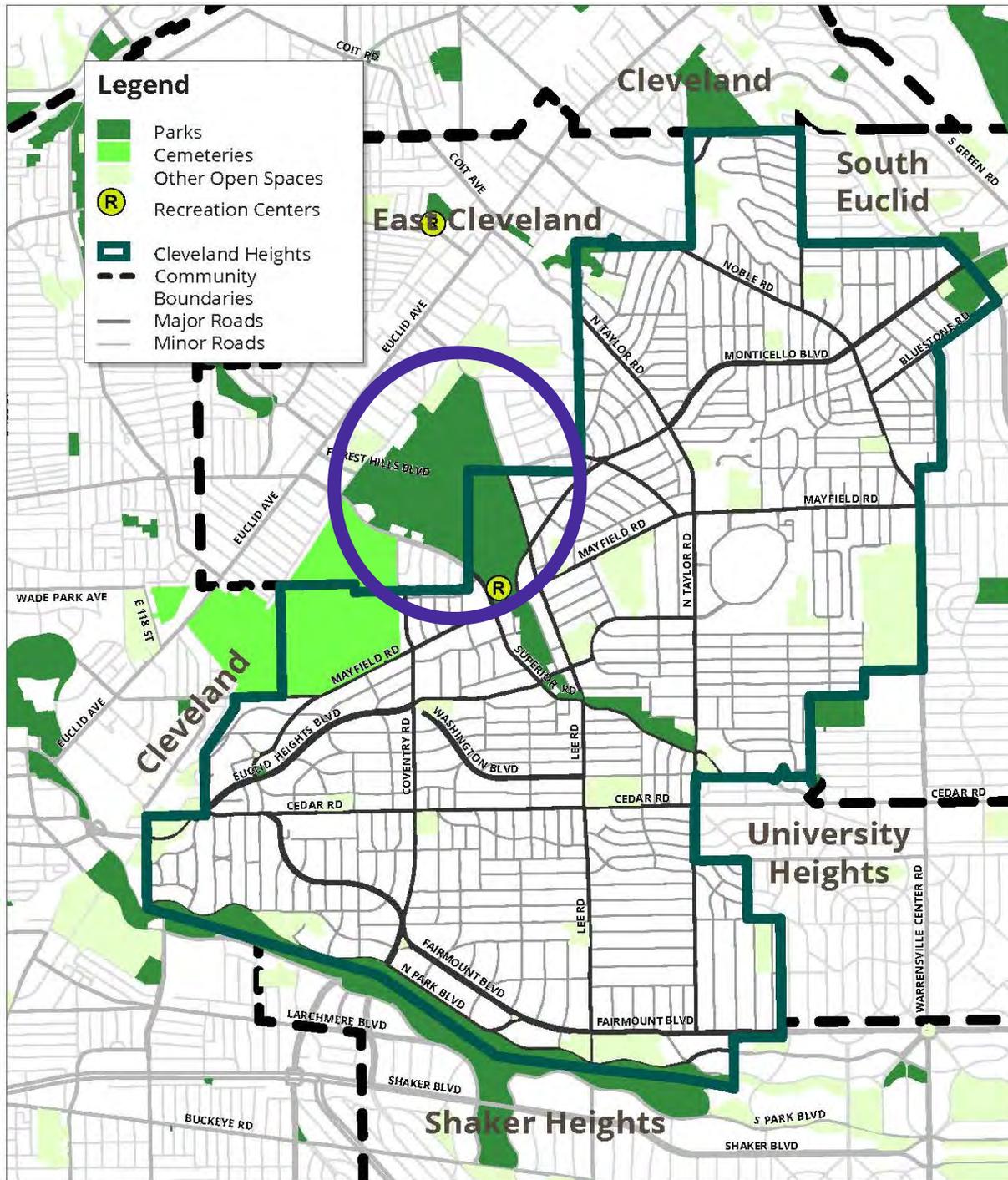


# Parks and Recreation Facilities

+Pocket Parks



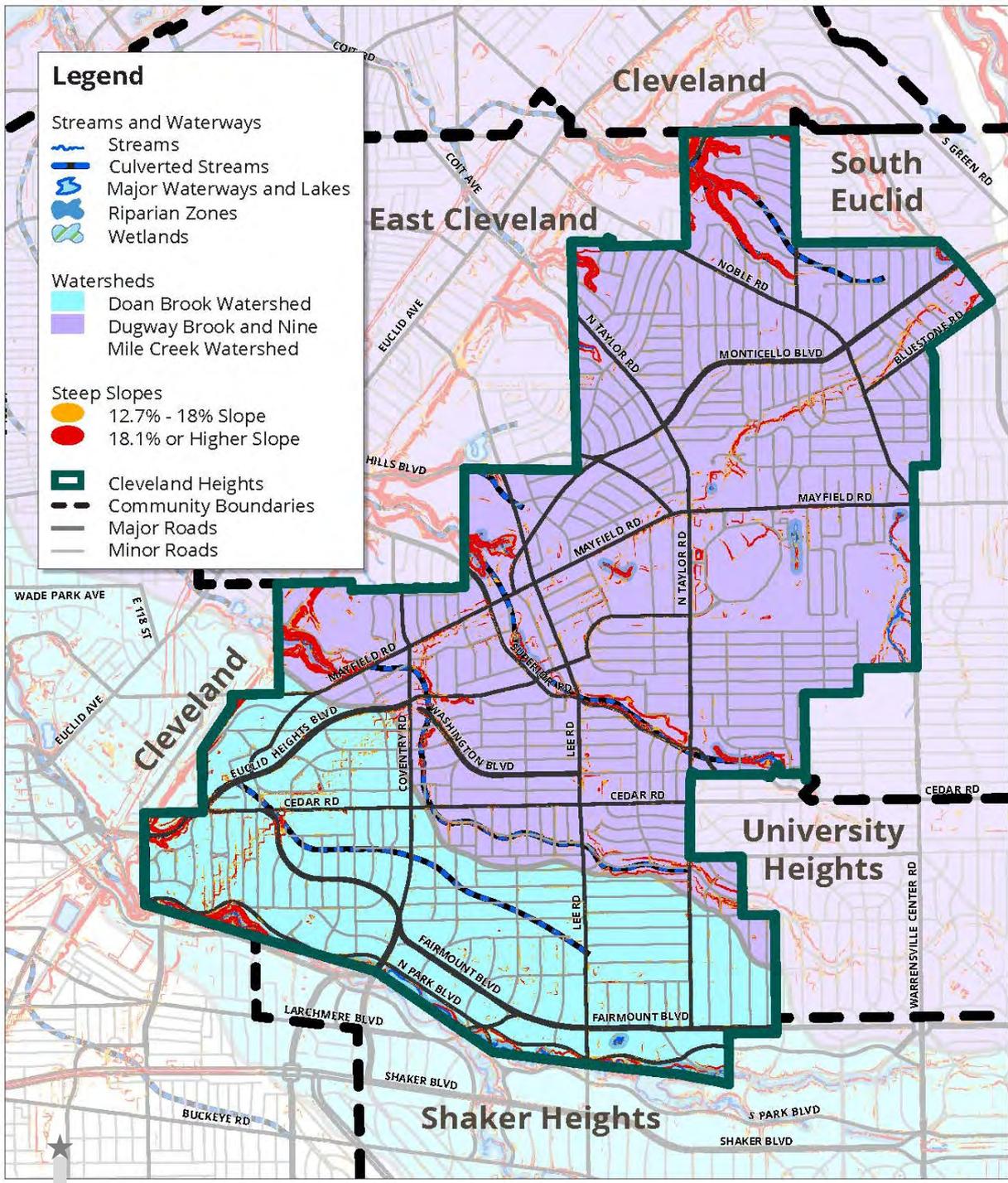
# Parks and Recreation Facilities



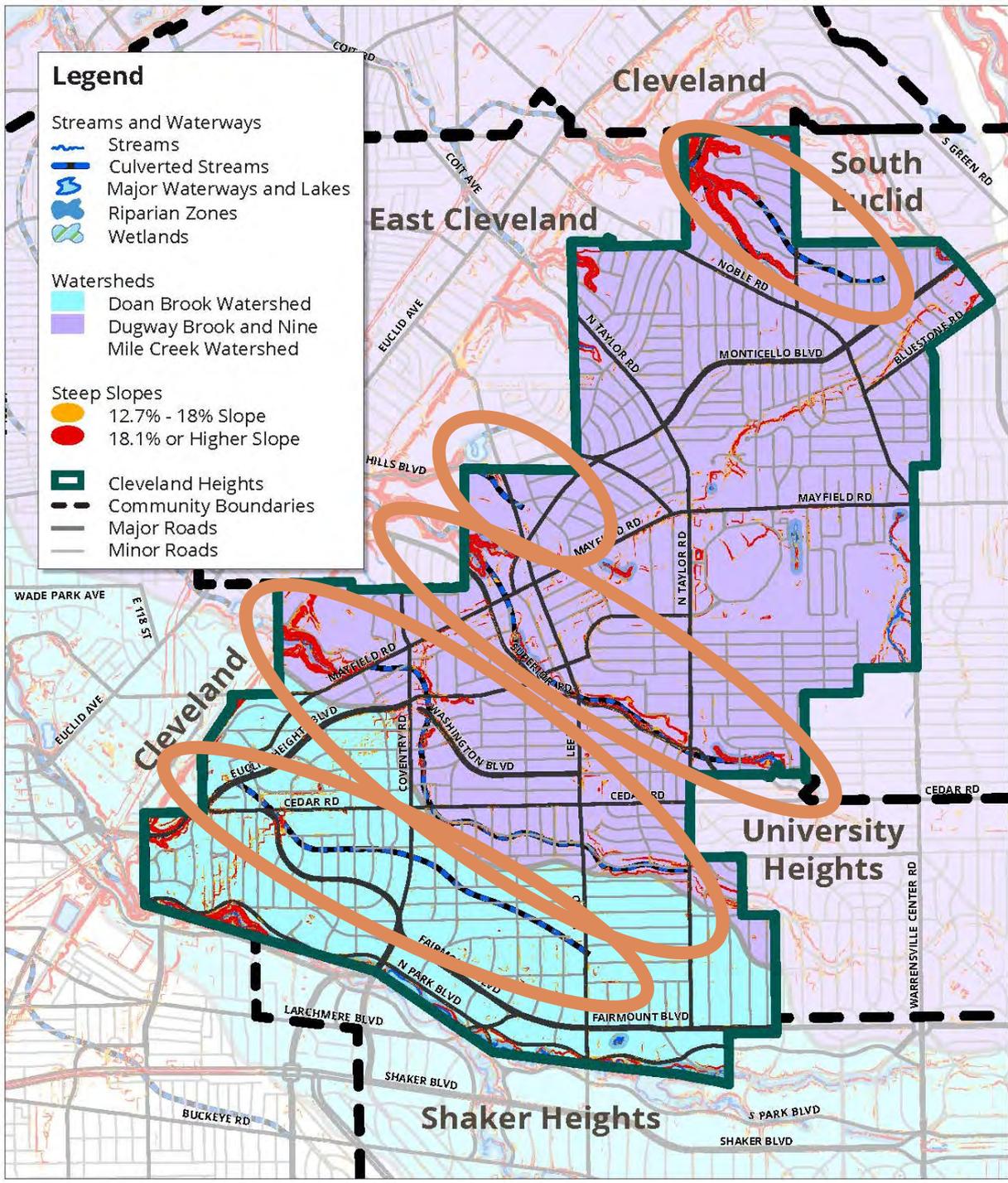
# Parks and Recreation Facilities



# ENVIRONMENT & SUSTAINABILITY

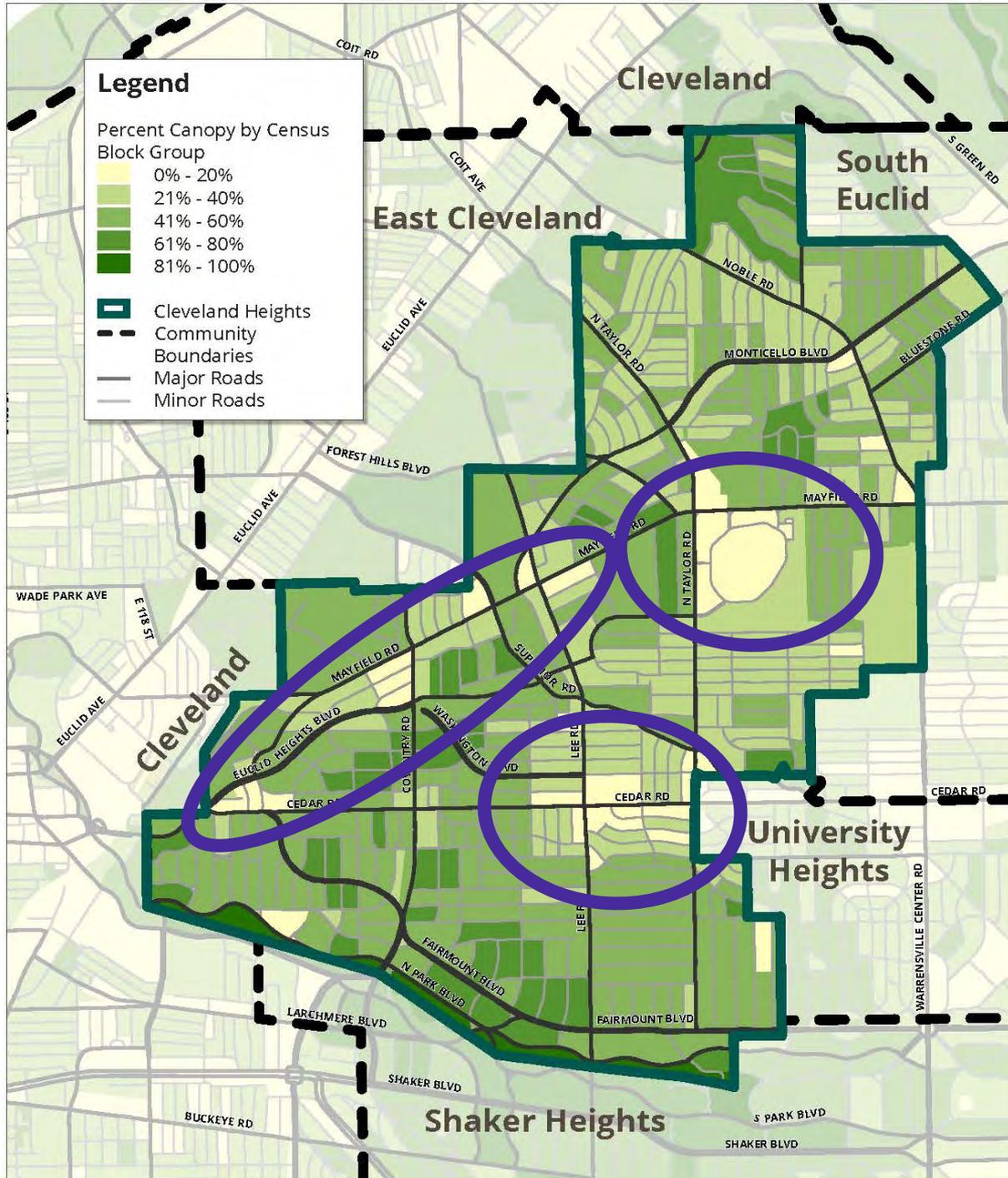


# Watersheds, Waterways, and Steep Slopes



# Watersheds, Waterways, and Steep Slopes





# Tree Canopy by Block Group

# Tree Canopy Coverage as a Percent of Land Area

Community	Tree Canopy Coverage
<b>Cleveland Heights</b>	<b>44.3%</b>
Shaker Heights	40.1%
South Euclid	39.4%
Cuyahoga County	37.6%
University Heights	28.9%
Cleveland	18.9%



# TRANSPORTATION NETWORK

# Commuting Patterns

Mode	Cleveland Heights	Cuyahoga County
Drive Alone	75.7%	79.9%
Carpool	7.0%	7.8%
Public Transportation	5.9%	5.2%
Walk	4.2%	2.5%
Other Means (including bicycling)	1.9%	1.2%
Work from Home	4.6%	3.4%

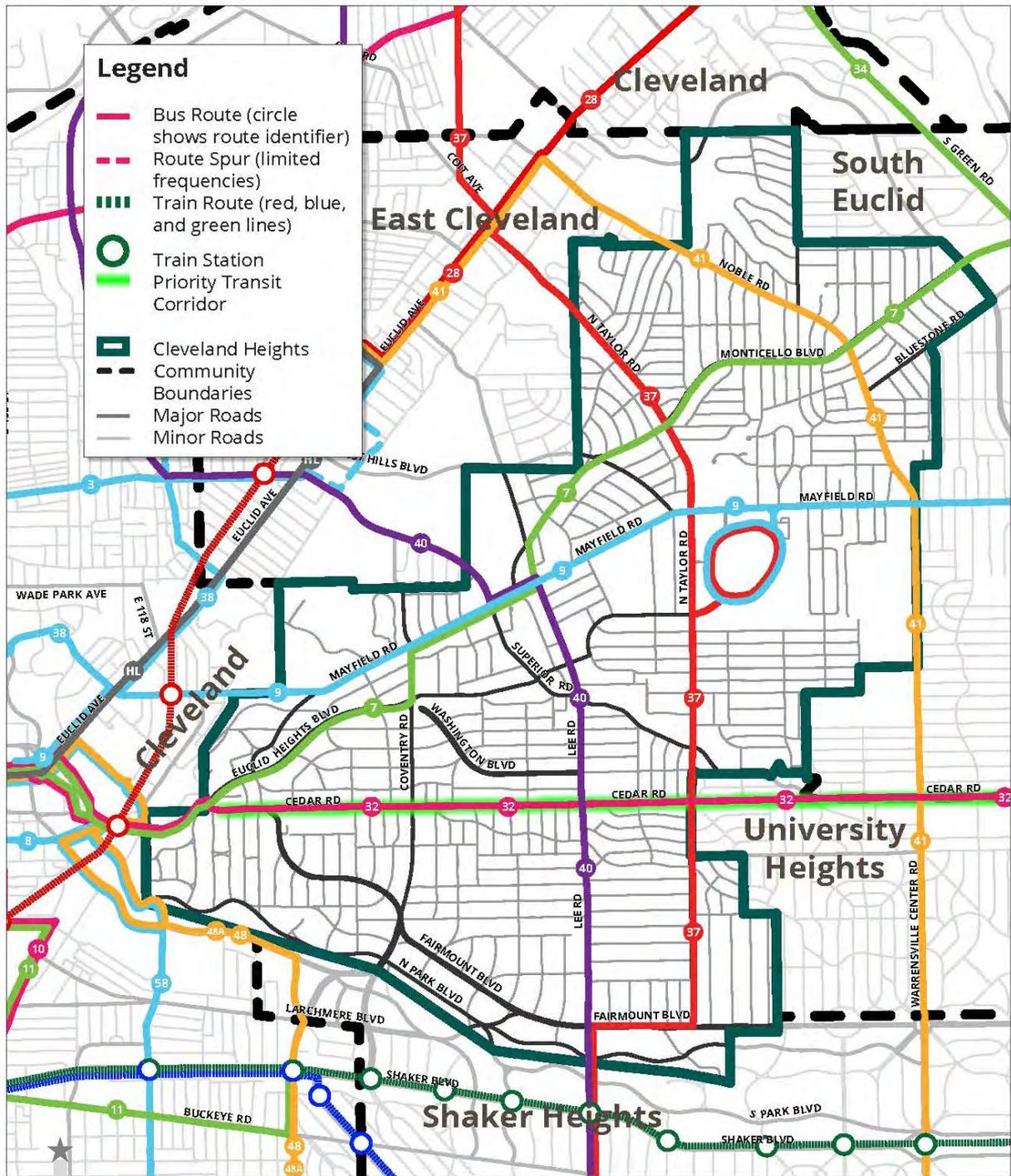
# Commuting Patterns

Mode	Cleveland Heights	Cuyahoga County
Drive Alone	75.7%	79.9%
Carpool	7.0%	7.8%
Public Transportation	5.9%	5.2%
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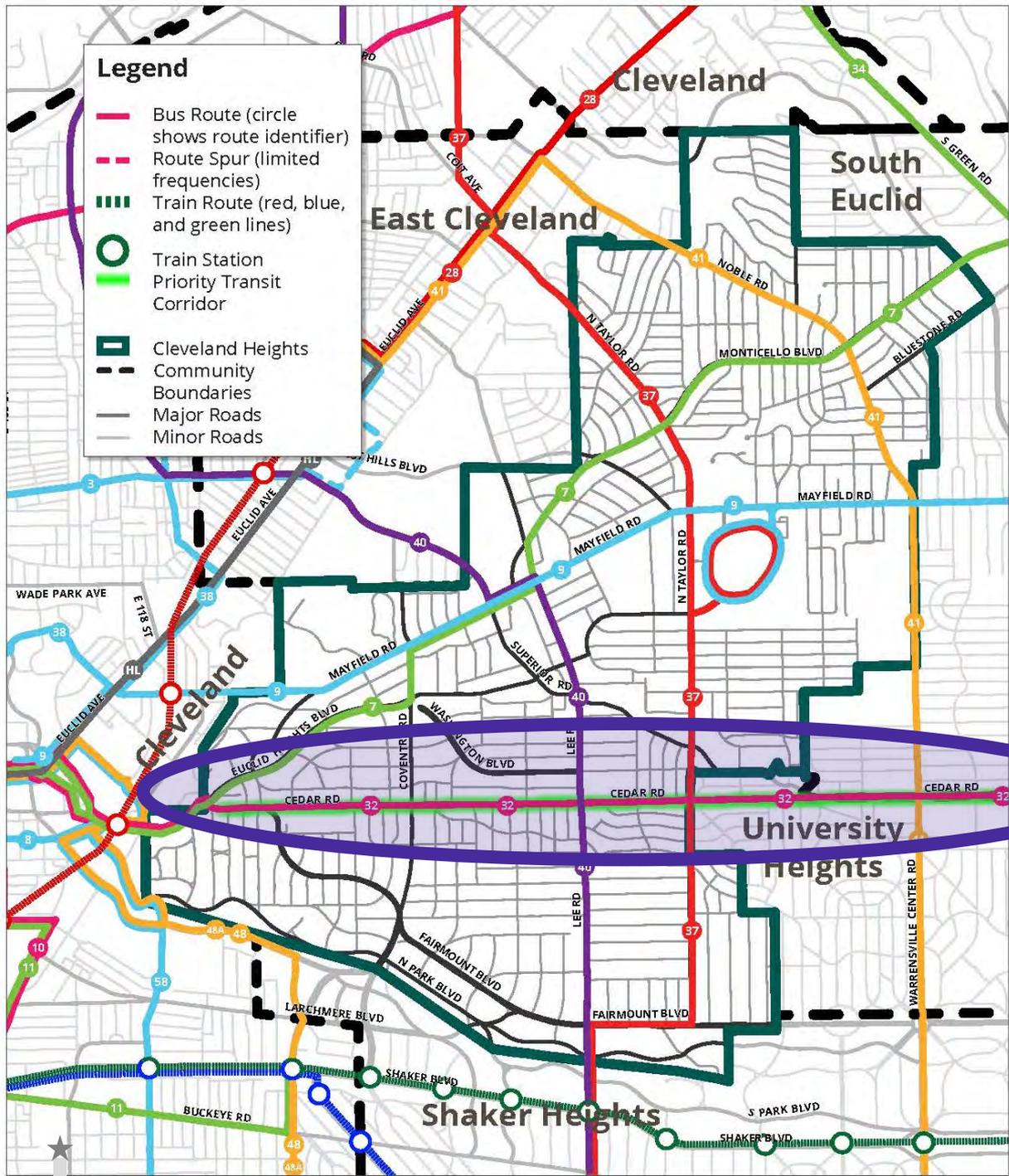
If Cleveland Heights residents followed Countywide patterns of getting around, **there would be 1,071 additional vehicles on the road**. Instead, those residents are using public transportation, bicycling, walking, and working from home.

# Car Ownership

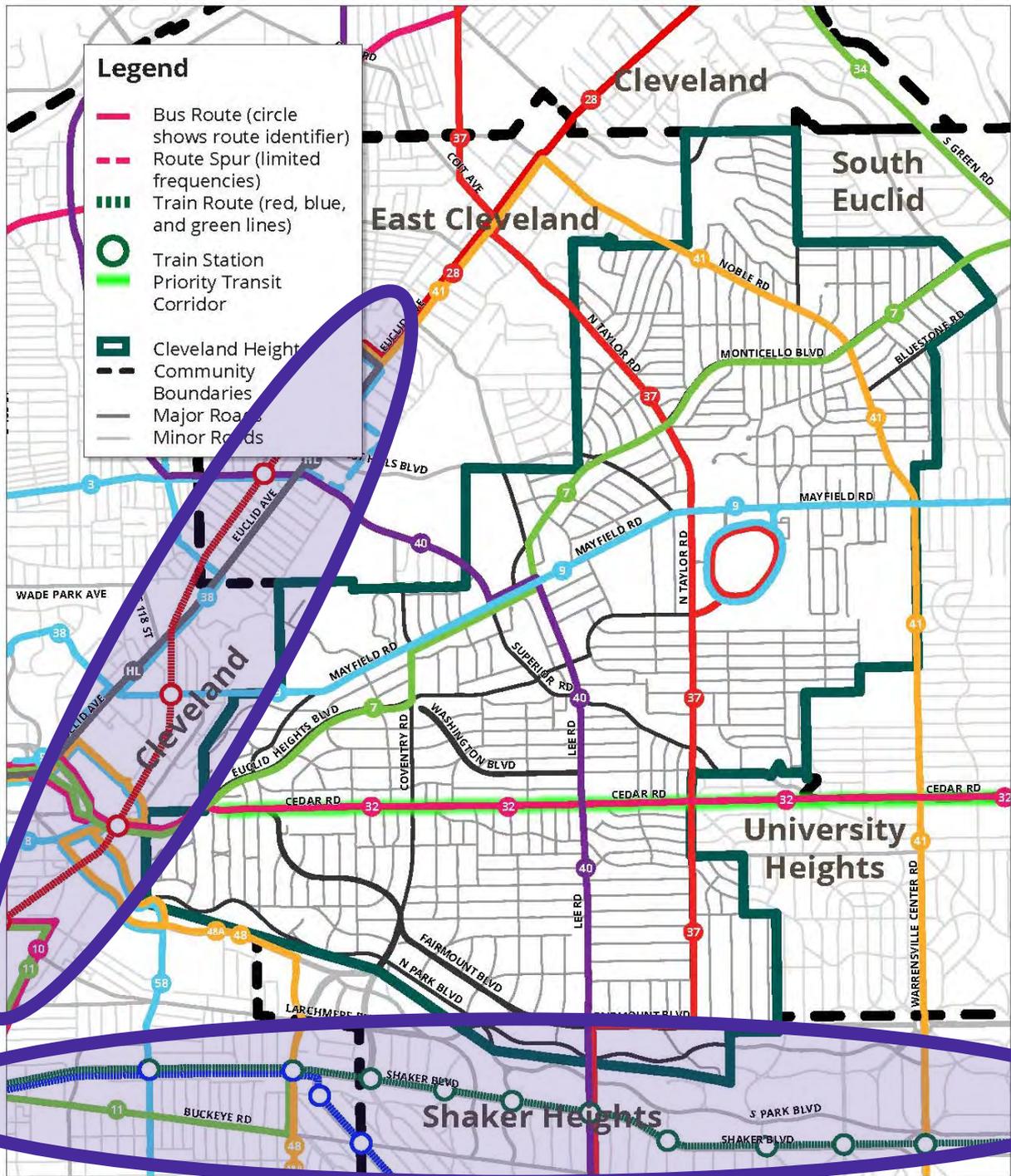
- 13.4% of Cleveland Heights households do not own a vehicle
- This correlates to **2,617 households that do not have access to a vehicle** and rely on other networks to get to work, to the store, or to visit family and friends.



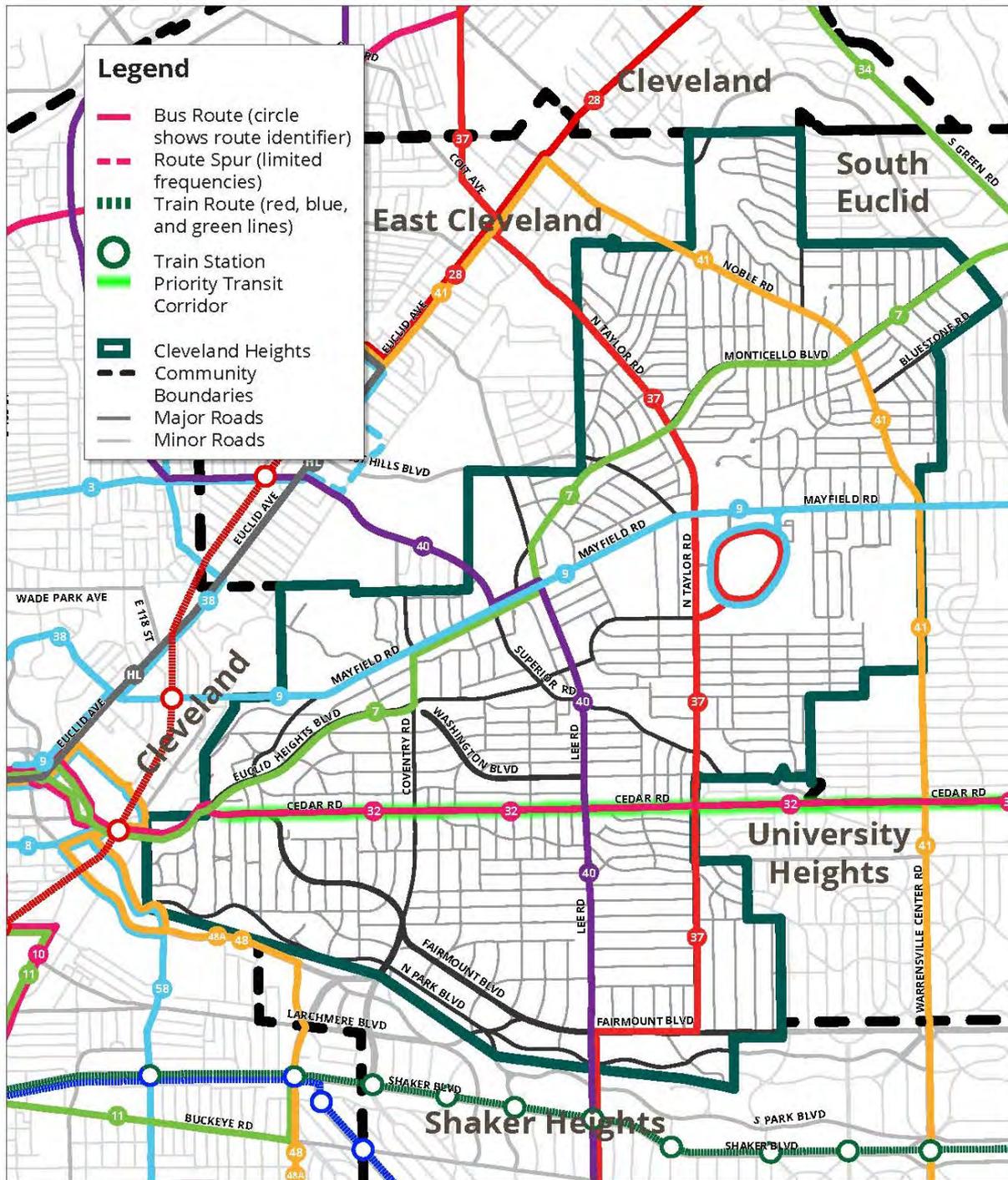
# Roads and Transit Routes



# Roads and Transit Routes

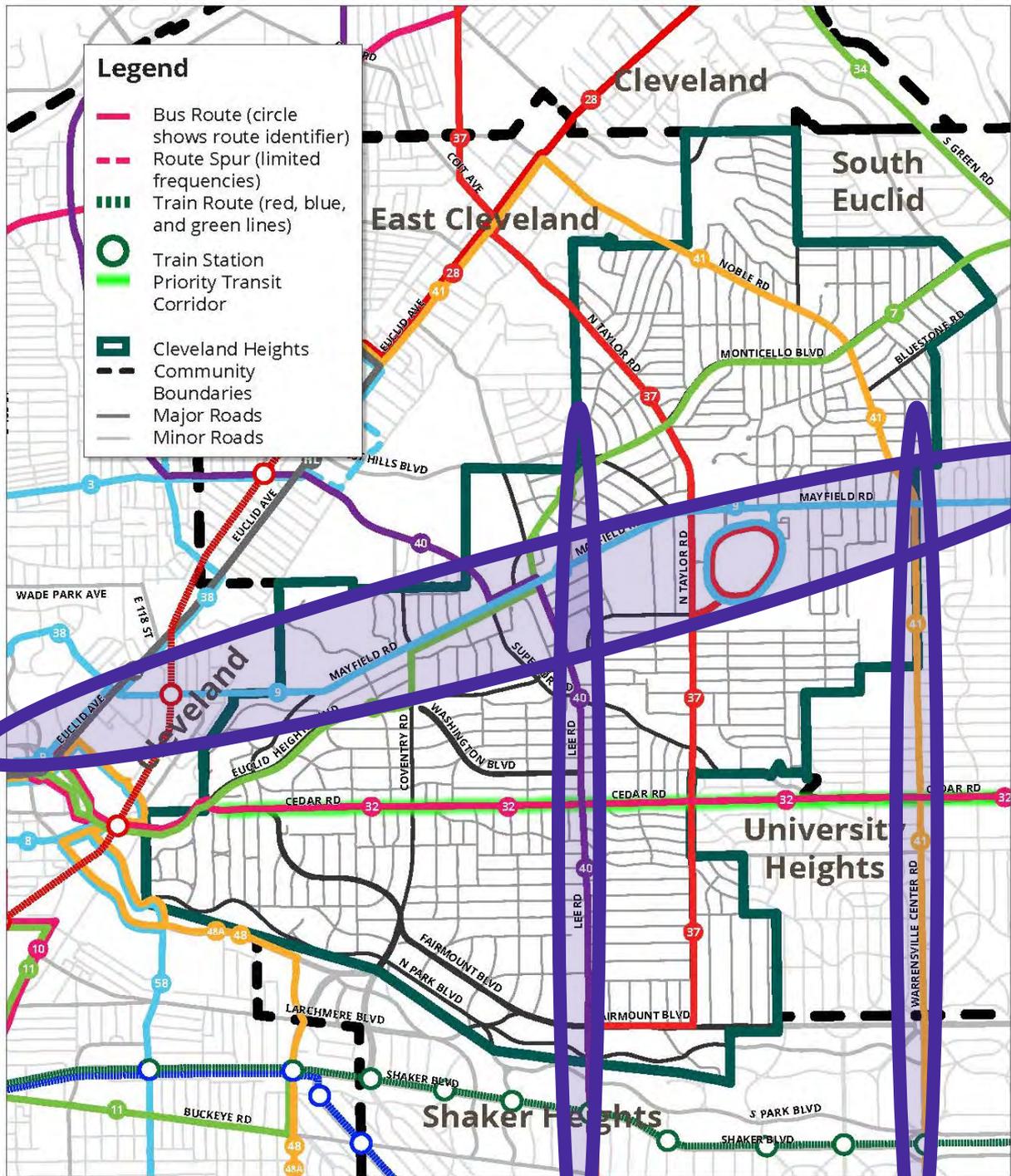


# Roads and Transit Routes



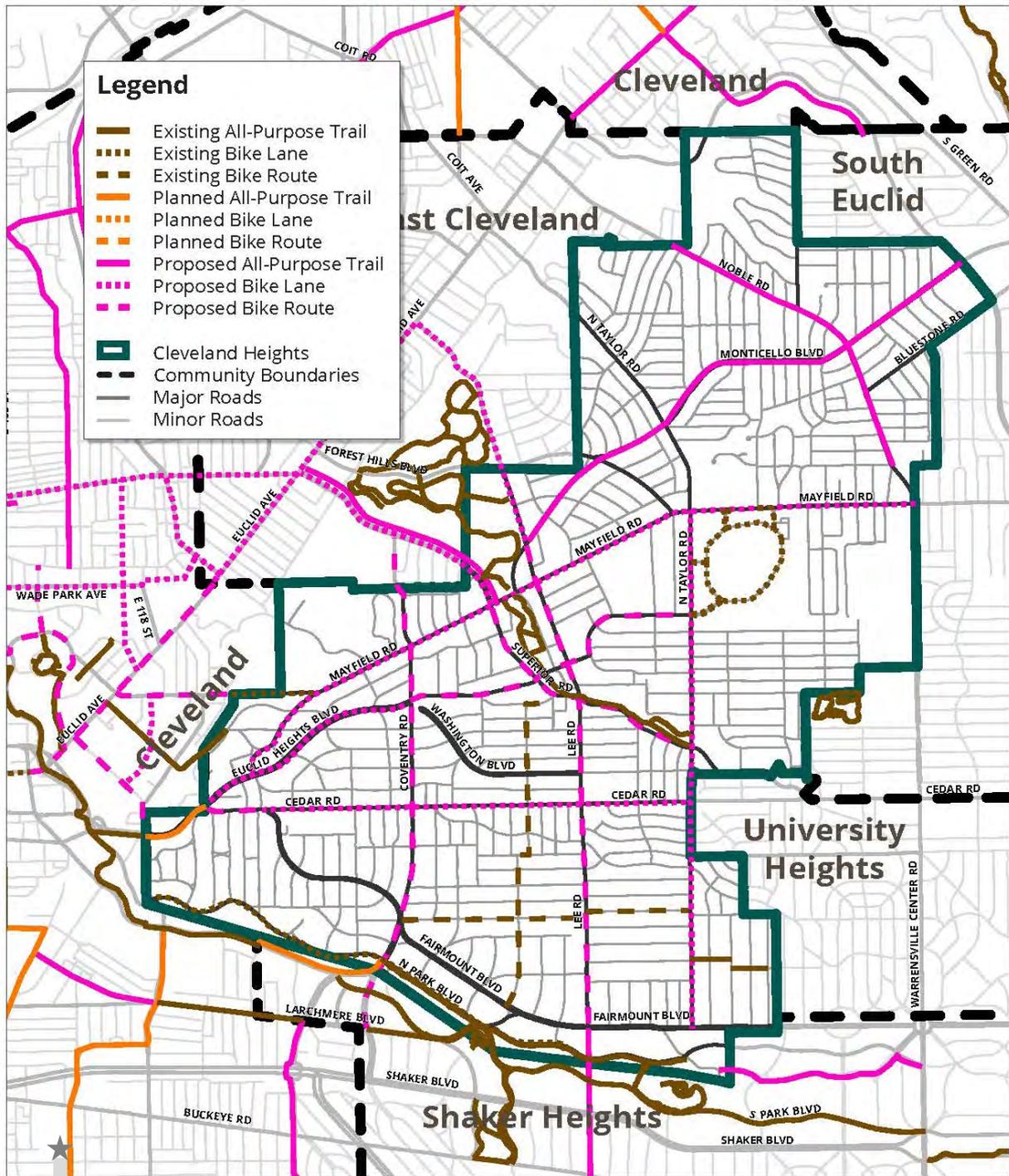
# Roads and Transit Routes

Route	2014 Ridership
7	273,565
9	651,644
32	441,236
37	477,291
40	744,891
41	1,539,040

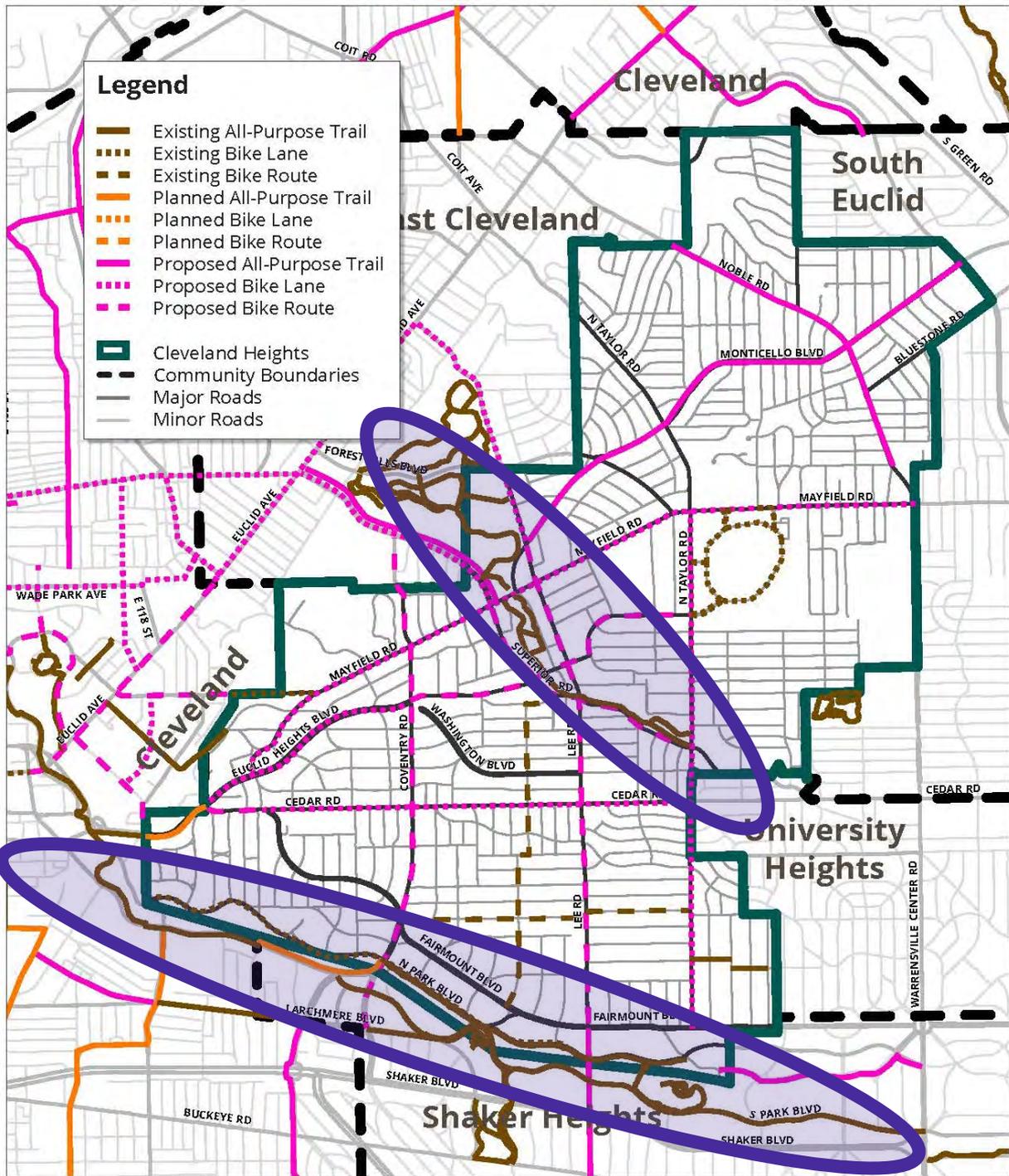


# Roads and Transit Routes

Route	2014 Ridership
7	273,565
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32	441,236
37	477,291
40	744,891
41	1,539,040



# Trails and Bikeways



# Trails and Bikeways

# Walkability



# Walkability

	Percent of Land Area within ½ Mile Walk
Parks	68.0%
Schools	77.5%
Retail Districts	90.3%
Religious Facilities	93.3%
Transit Routes	98.3%



# INFRASTRUCTURE

# Infrastructure Components

- Road Improvements and Conditions
- Sewer Improvements
- Water Improvements
- Utility Improvements
- Capital Improvement Plans



# Infrastructure Components **FORTHCOMING**

- Road Improvements and Conditions
- Sewer Improvements
- Water Improvements
- Utility Improvements
- Capital Improvement Plans



# CITY IMAGE

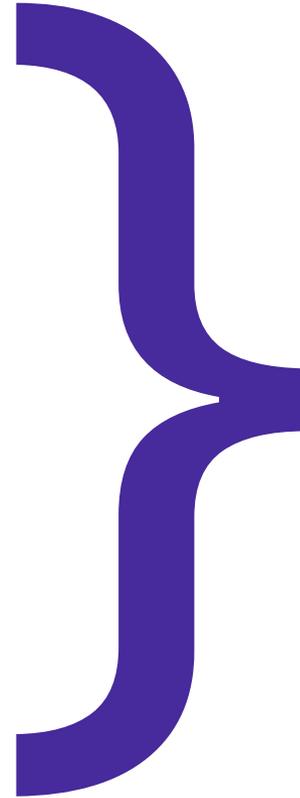
# City Image Components

- Nodes
- Landmarks
- Districts
- Paths
- Edges/Gateways

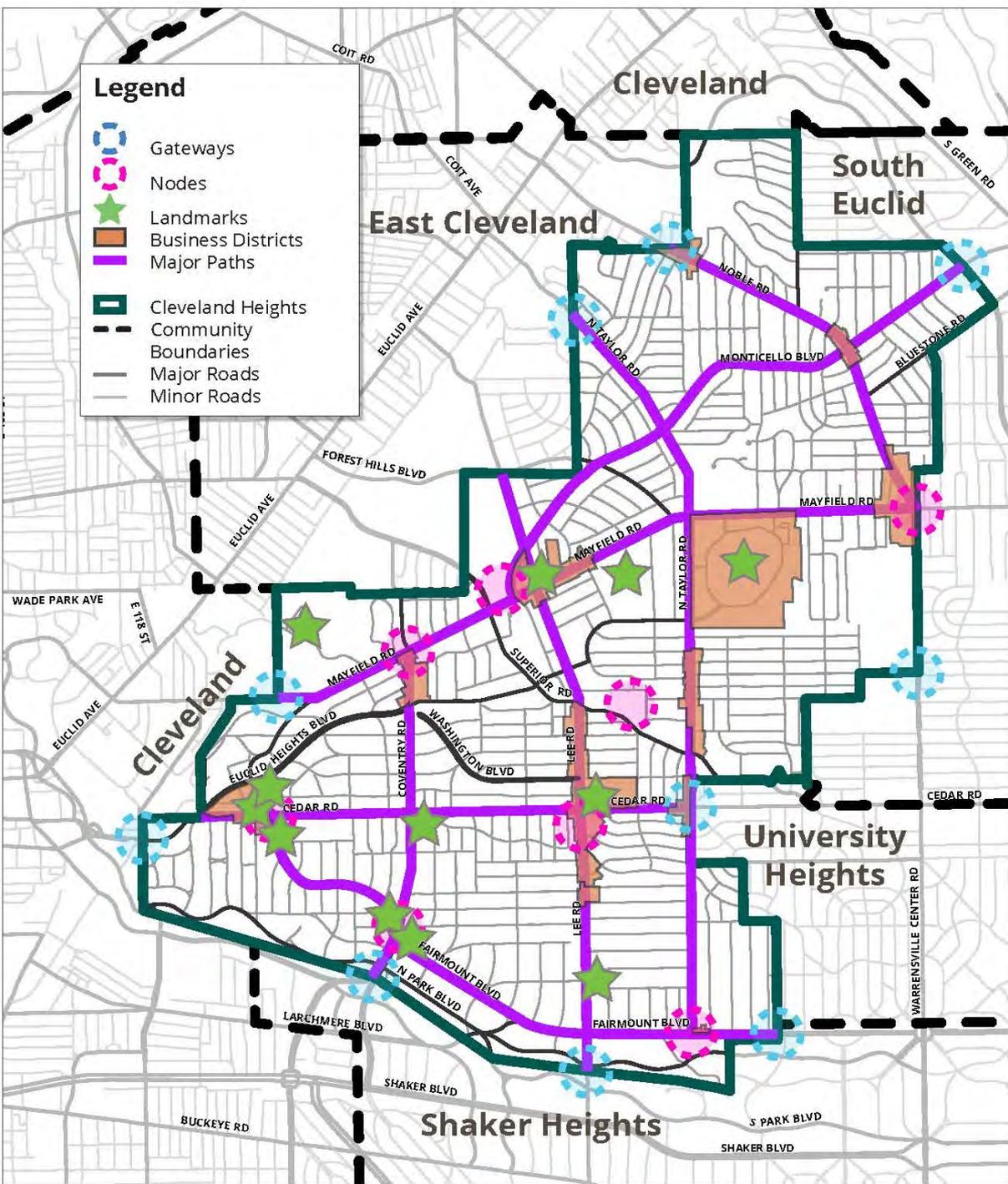


# City Image Components

- Nodes
- Landmarks
- Districts
- Paths
- Edges/Gateways



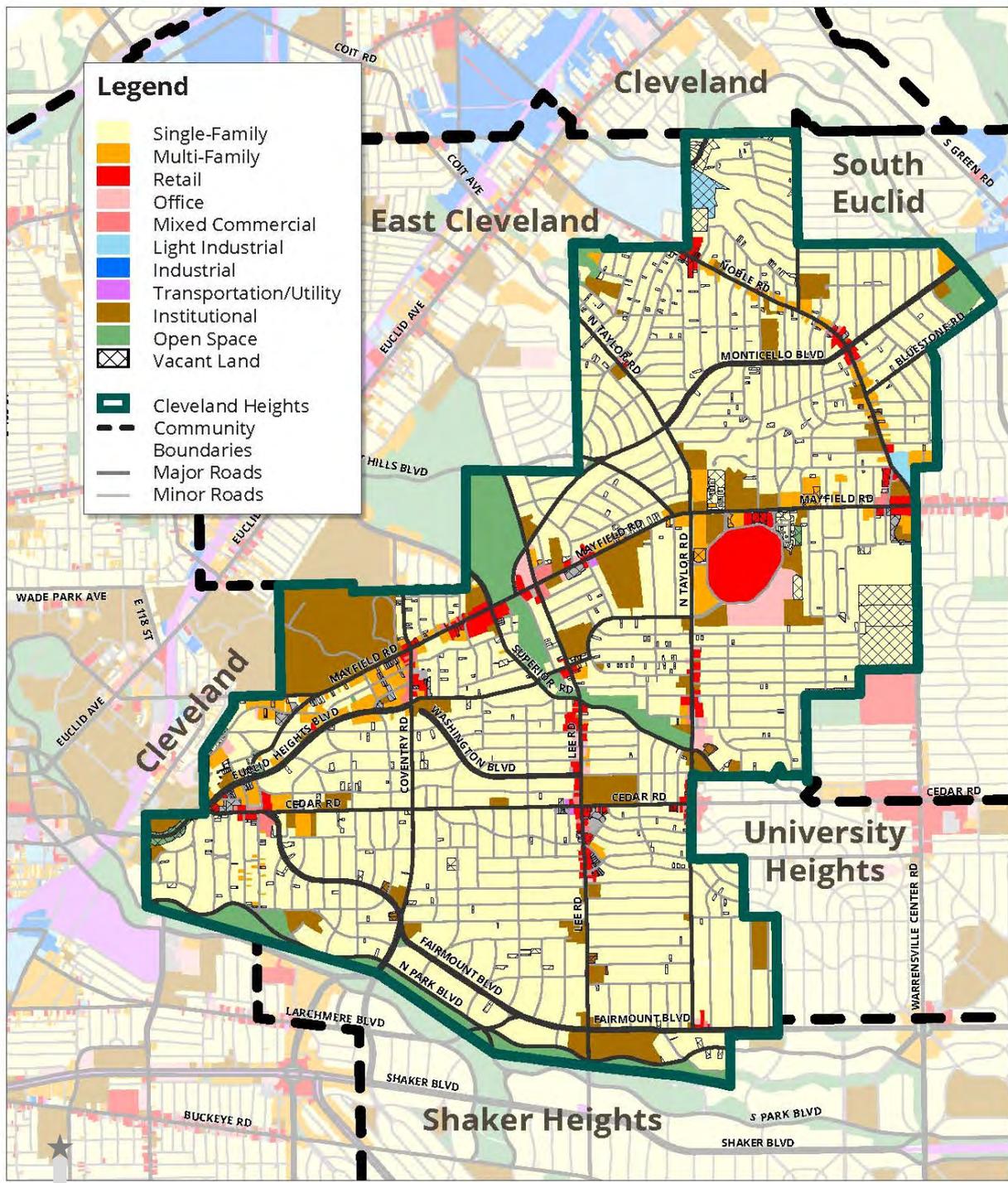
**Physical  
Characteristics**



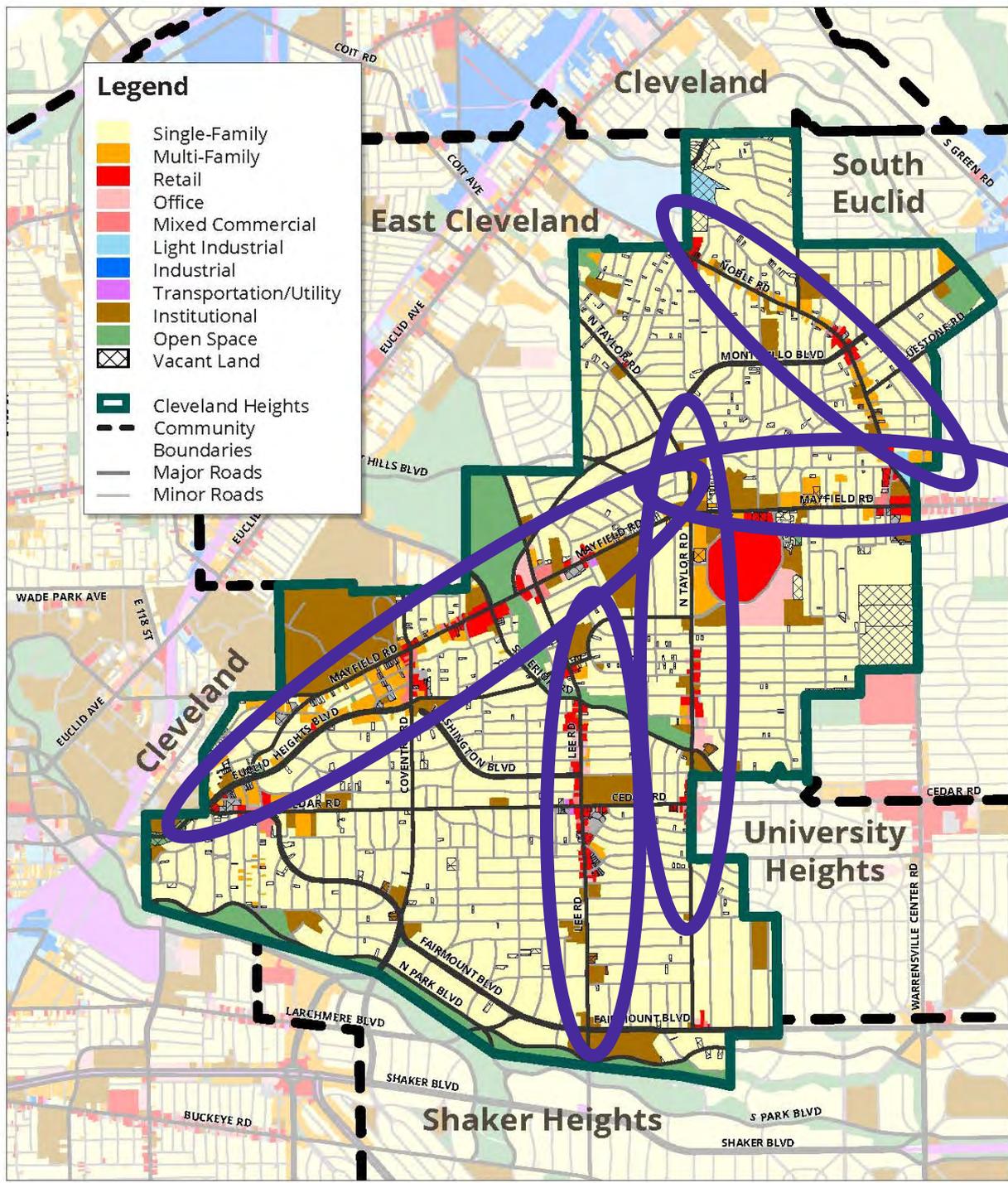
# City Image Components



# LAND USE & ZONING



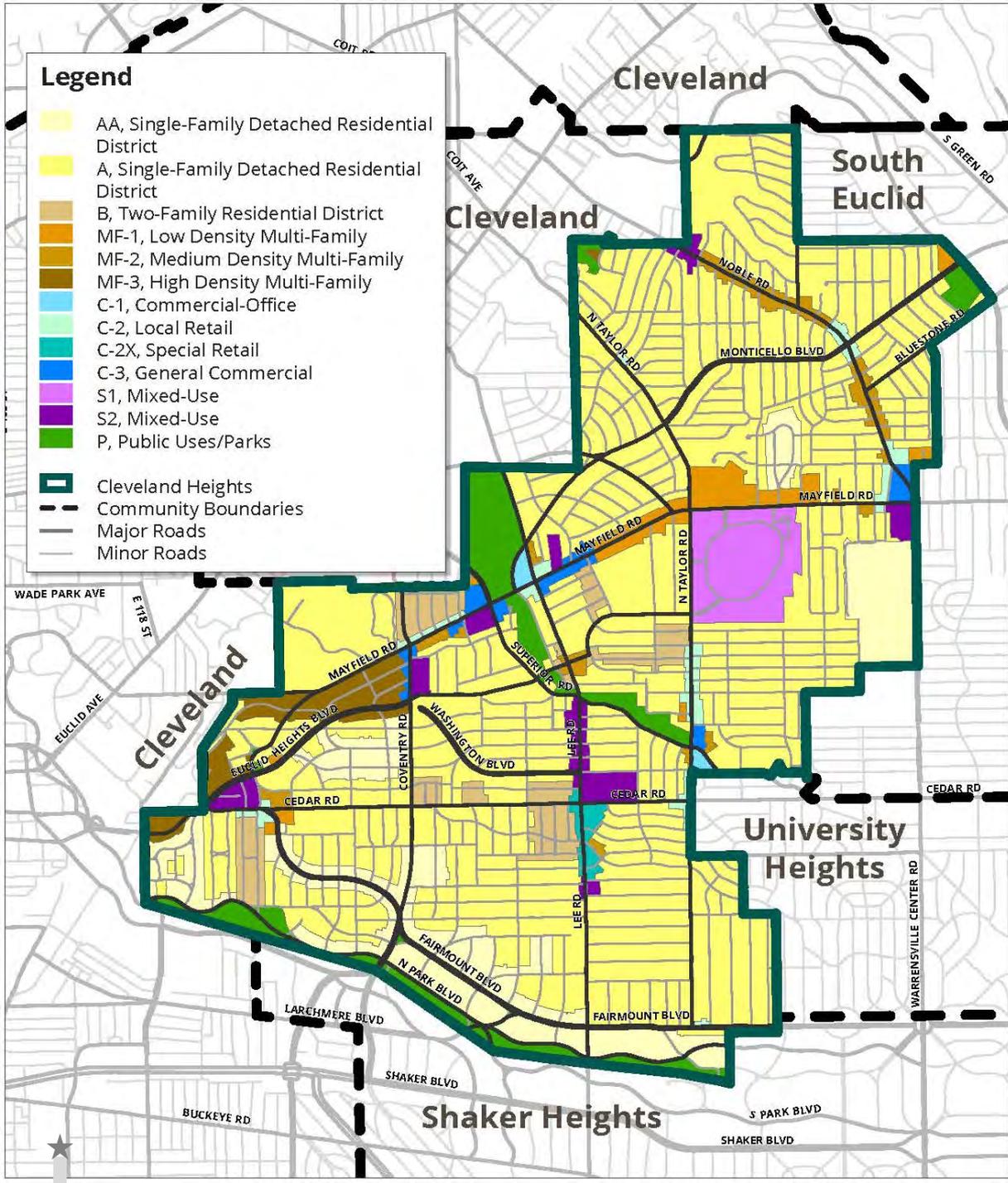
# Current Land Use



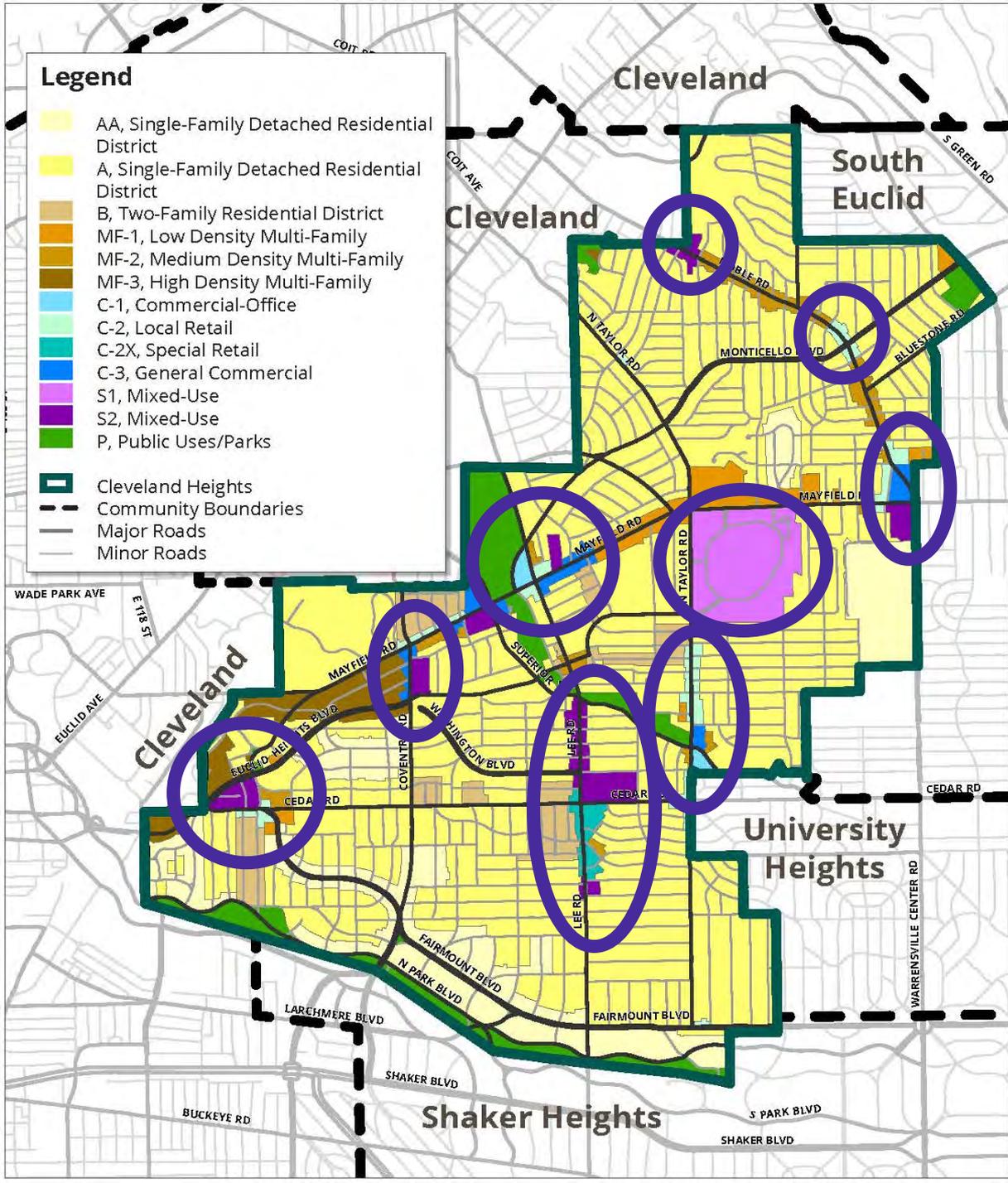
**Legend**

- Single-Family
- Multi-Family
- Retail
- Office
- Mixed Commercial
- Light Industrial
- Industrial
- Transportation/Utility
- Institutional
- Open Space
- Vacant Land
- Cleveland Heights
- Community Boundaries
- Major Roads
- Minor Roads

# Current Land Use



# Current Zoning



# Current Zoning

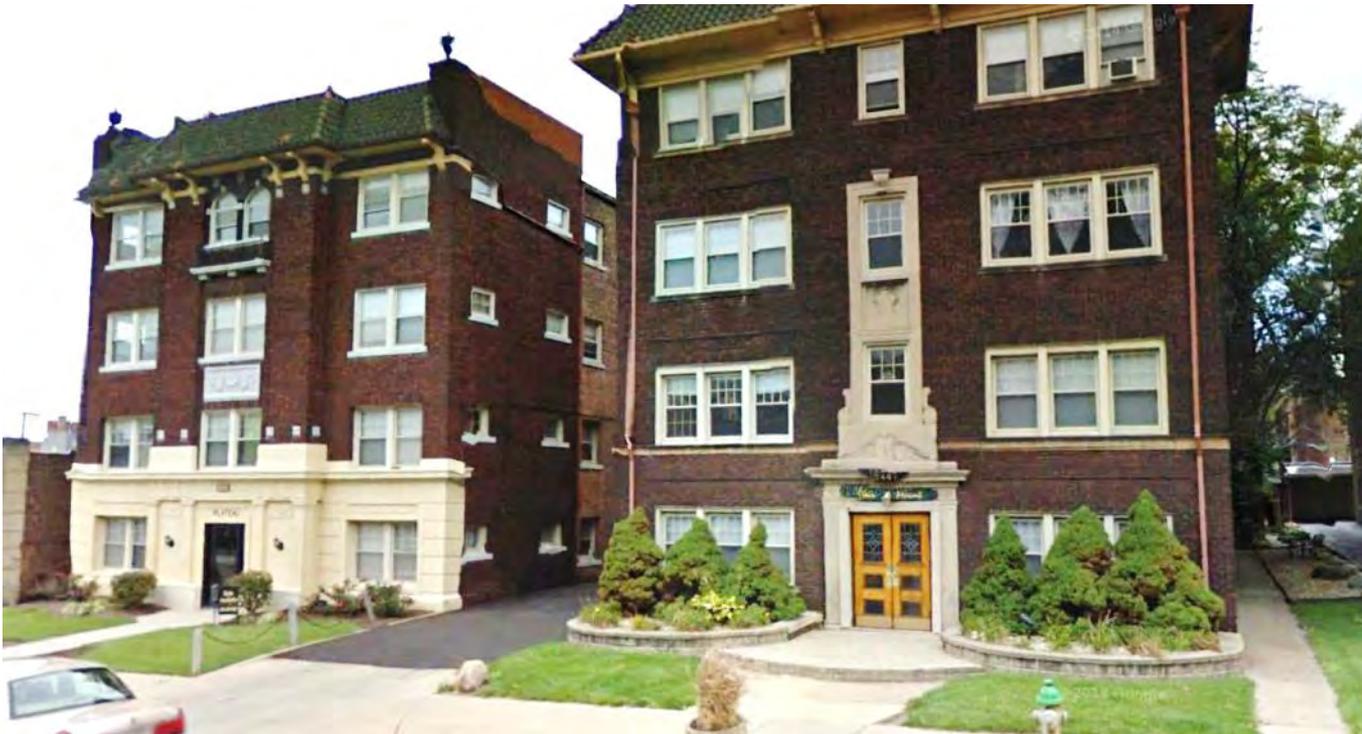
# Multi-Family Districts

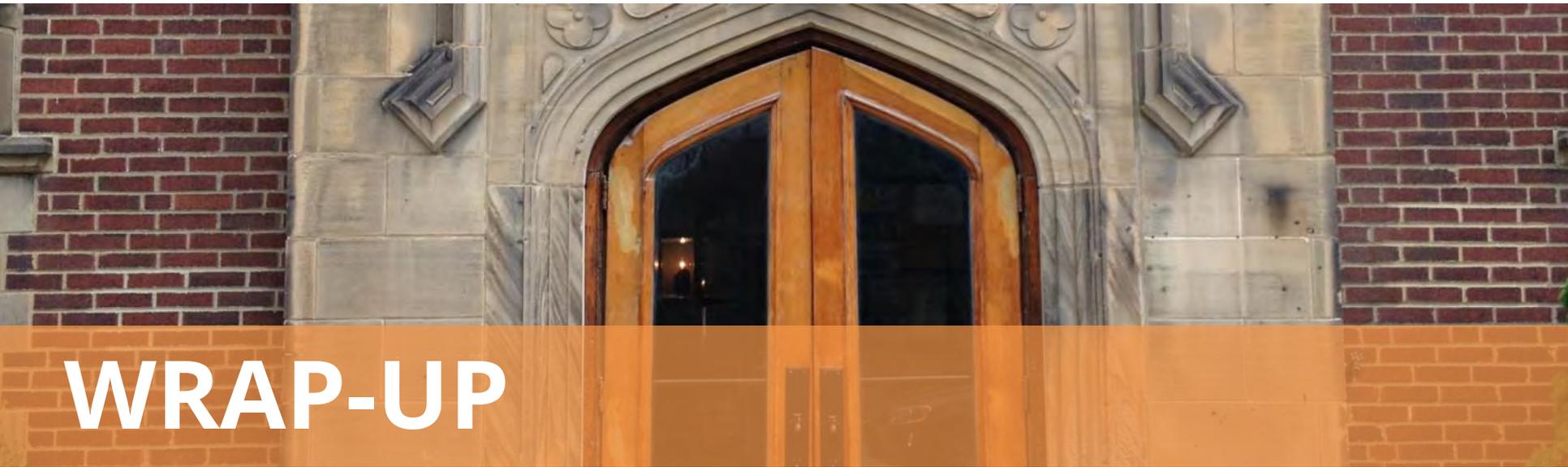
- Are geared toward this:



# Multi-Family Districts

- Would not allow this:





# WRAP-UP

# Major Themes

- Continued population loss
- Increasingly diverse community
- Highly educated community
- School district is important factor in making housing decisions
- Not attracting enough college-educated new-comers
- Household income higher than County average, but falling



# Major Themes

- Decrease in housing units
- Many historic districts
- Disparate changes in median housing value, but stable value overall
- Increasing affordability to purchase a home



# Major Themes

- Reliance on residential properties for property tax
- Employment has stabilized
- Regionally significant commercial districts with disparate vacancy rates



# Major Themes

- Proximity to University Circle is an asset
- High walkability is an attractor
- Multi-modal improvements could enhance connections



# Major Themes

- Need to improve City's image
- Business districts have a wide range of zoning districts
- Multi-family zoning districts are mismatched to walkability

# Questions to Ask

- Does this match what you see on a daily basis?
- What are your biggest take-aways?
- Have we adequately covered all of the necessary topics?

# WHAT'S NEXT?



- Please return your worksheets to Patrick Hewitt if you have any comments by November 3, 2015  
(contact information on worksheet)

- Scan and Email

- Type and Email

- Mail to County Planning

- Fax

- Add additional pages if needed

- **Steering Committee Meeting #3  
Community Vision**
- **Updating Timeline to Reflect  
Schedule Changes**

# PUBLIC COMMENT



- **Public comment is welcome!**  
To ensure that we can hear from everyone, please limit your comments to three minutes
- **If you have additional comments, please write them down**

**Thank you!**  
Questions & Discussion



# County Planning

FOR OUR COMMUNITY  
FOR OUR REGION  
FOR OUR FUTURE