



CUYAHOGA HEIGHTS MASTER PLAN UPDATE 2013

Village of Cuyahoga Heights
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MASTER PLAN UPDATE, 2013

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CHAPTER ONE INTRODUCTION

“Those of us who live, work, or have a business in Cuyahoga Heights, think our “village in the city” is a unique and wonderful place. Located on a bluff overlooking the Cuyahoga River Valley at the crossroads of two major interstates, we’re right in the middle of everything you’d want to do in Greater Cleveland and beyond. It’s a welcoming place to live, grow a business, or simply enjoy the abundant amenities the village and this region have to offer.”

Mayor Jack Bacci

Comprehensive planning is an important process through which a community defines a collective vision of how *it would like to be* in both the immediate and longer-term future. Through a thorough analysis of demographic trends, land use data, economic conditions, and community feedback, the comprehensive plan (or master plan) serves as a practical and useable guide by which to base decisions regarding economic development, housing, land use, and infrastructure.

During 2001 and 2002, the Village of Cuyahoga Heights undertook a comprehensive planning process that resulted in the formulation of the 2002 Master Plan. The 2002 Master Plan included a detailed analysis of all aspects of the Village’s physical characteristics, economic conditions and public services. It also identified the collective goals of the community and strategies to achieve these goals.

With the passage of over 10 years, during which both the local and national economies were wildly affected by the 2008 recession as well as advances in technology and changes in demographics, it is wise to assess the Plan’s goals and strategies and update them as needed.

To that end, the Department of Development awarded the Village of Cuyahoga Heights funding from the Community Development Block Grant program to conduct an update. The Cuyahoga County Planning Commission was commissioned to assist with the Master Plan Update and work began in early 2013. The purpose of this Plan Update is to review the goals, policies and strategies in the 2002 Plan, keeping in mind current conditions and trends, and adjust, refine or expand as necessary. It is evident that Cuyahoga Heights is a strong, viable community with many desirable characteristics. However, there are a number of issues that present challenges to Village officials, residents and businesses. This Master Plan Update highlights and explores the range of assets and challenges that the Village faces today and sets forth revised/expanded policies and recommendations that will position Cuyahoga Heights for increased



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economic, social, and ecological prosperity.

The community planning process must be tailored to the unique characteristics, needs and desires of the community. A plan is useful as a decision making tool and action guide only to the extent that it reflects the goals of the community. Therefore, the Cuyahoga Heights Master Plan Update utilized the knowledge of the Village’s Community Development Committee—comprised of Village residents, councilmen and Village employees, many of whom have lived in Cuyahoga Heights for most or all of their lives—to guide this process.

The Committee met regularly over the course of six months to guide the formulation of this Plan Update and ensure that the goals and strategies are revised in ways that best meet the needs of the community.

Formulation of the Plan Update was a multi-phased process, beginning with an audit of the recommendations in the 2002 Cuyahoga Heights Master Plan. County Planning Commission staff prepared an existing conditions analysis in which a series of maps were created to document existing land use, zoning, and environmental features. Demographic data from the 2000 and 2010 Census, as well as the 2007-2011 American Community Survey were also compiled.

Using this information as well as intimate knowledge of the community, the Advisory Committee created a list of key issues to be addressed in the Plan Update. Community goals were reviewed and updated to address these issues and guide the recommendations for this Plan Update. While the Village of Cuyahoga Heights is the entity primarily responsible for adopting, administering, and in most cases implementing the strategies outlined in the Plan Update, which the private sector, such as business owners, developers, and landowners can utilize the the community’s vision and intentions articulated to guide their decision making as well.

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COMMUNITY SNAPSHOT



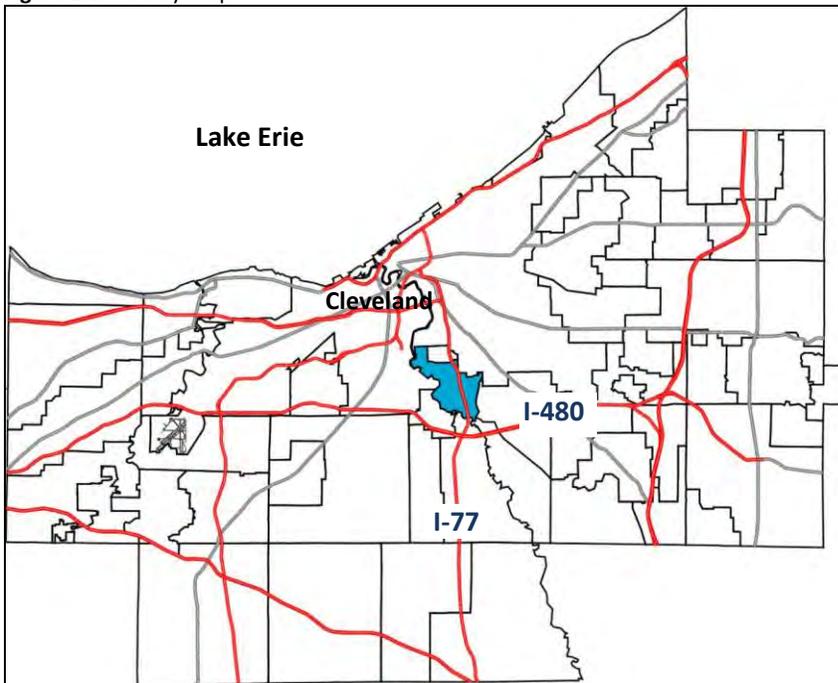
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A number of factors affect the future of a community, including population and housing trends, the existing pattern of development, proximity to highways, the natural environment, and the community's location within the overall region. This chapter provides an overall assessment of the existing conditions and trends, including comparisons of Cuyahoga Heights with surrounding communities. This data provides insight and helps to guide the review and revisions of goals and objectives in this Master Plan Update.

A. Regional Location

Few communities are as opportunely situated as Cuyahoga Heights. Just six miles south of Downtown Cleveland and in the center of the County, Cuyahoga Heights sits on the highlands in between the Cuyahoga River and Mill Creek, a tributary of the Cuyahoga River. The Village is an inner-ring suburb bounded on the north by Newburgh Heights and Cleveland, on the east by Cleveland and Garfield Heights, on the south by Independence and Valley View, and on the west by Brooklyn Heights and Cleveland.

Figure 2.1. County Map



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The Village is just over 3 square miles in area with a population of less than 640 residents, yet it boasts transportation amenities that few places can. It is located at the crossroads of the two regional highways: Interstate 77 and Interstate 480, and is bisected in an east-west fashion by I-77. The interstate highway system provides convenient access to the Cleveland-Hopkins International Airport and the Burke Lakefront Airport. An active Norfolk Southern railroad also traverses the Village from its southwest corner and extends diagonally to its northeast corner providing service to the industrial district.

Properties in the Village are served by four major arterials. Grant Avenue and Harvard Avenue are major routes that provide east-west travel with interchange ramps to I-77, although for most of the properties with access to Harvard Avenue their frontage on Harvard Road is actually located in Newburgh Heights. North-south travel is provided by E. 49th Street and E. 71st Street. Access to northbound I-77 is available from E 71 Street.

B. Demographics and Housing

The physical layout of development and growth of a community and the needed services provided by the community are influenced by a number of factors related to people, including the size and growth rate of the population and the households within which they live, the age and education level of the population and their income level. Examining trends at the community and regional level is important in order to understand the community's pattern of development and what is likely to occur in terms of land use and development in the future. Understanding these trends can help communities anticipate future needs and resource allocations.

This section explores the demographic and housing trends in Cuyahoga Heights while comparing trends to the surrounding communities of Brooklyn Heights and Valley View, which are part of the Cuyahoga Heights School District, as well as Garfield Heights, Independence, and Newburgh Heights. Data pertaining to Cuyahoga County as a whole is provided in specific tables to provide a regional context of how Cuyahoga Heights compares to the rest of the county. Some of the data was obtained from the U.S. Decennial Census, which is a complete count of the population conducted once every 10 years. Supporting data was also used from the 2007-2011 American Community Survey (ACS). The ACS surveys a sample of the population every year and extrapolates those results to estimate trends for the entire population¹. Extensive data in tabular and graphic format is included in Appendix A.

POPULATION and HOUSEHOLDS

In 1940, Cuyahoga Heights had a total population of 674 people, the second-least populated jurisdiction in the county. By 1970, the Village reached its peak population of 866 people and then declined to 599

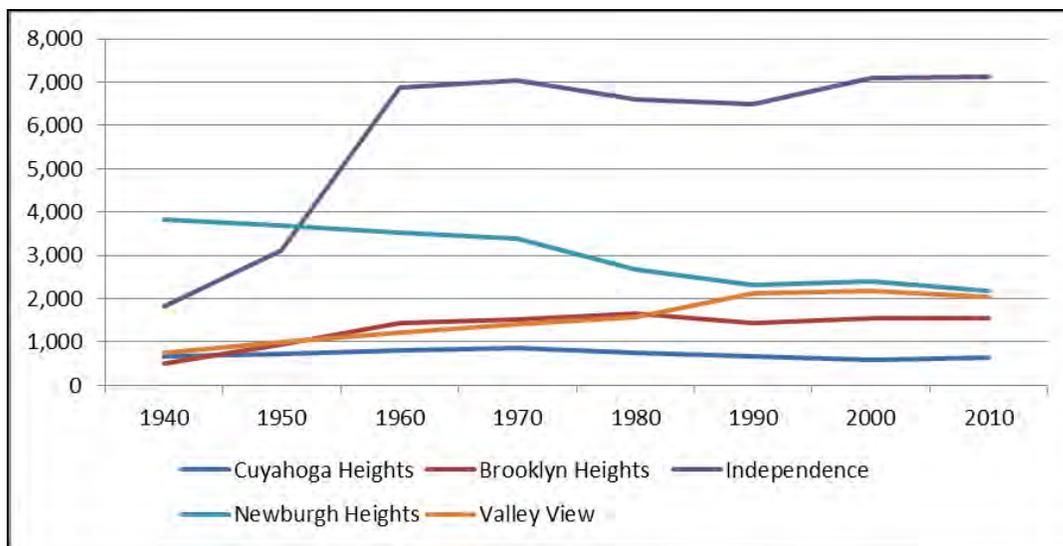
¹ While the main function of the U.S. decennial census is to provide counts of people for the purpose of Congressional apportionment, the primary purpose of the ACS is to measure the changing social and economic characteristics of the U.S. population. Because ACS data are collected continuously, they are not always comparable to data collected from the decennial census.

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people by 2000. This was a common trend for Cuyahoga County and most inner ring suburbs: Garfield Heights and Independence reached their peak population by 1970 and Brooklyn Heights by 1980, and then experienced some level of population decline through 2000. By 2010, all communities but Independence had a lower population than their peak.

Yet, when looking at the population trends from 2000 to 2010, the Village' population actually grew to 638 people (a 6.5% increase), while the County and all of the surrounding jurisdictions, except Independence, experienced population declines. Newburgh Heights experienced the largest drop in population at 9.3%. Cuyahoga County as a whole has had a reduction in population every decade since 1980.

Figure 2.2. Population Change, 1940 to 2010

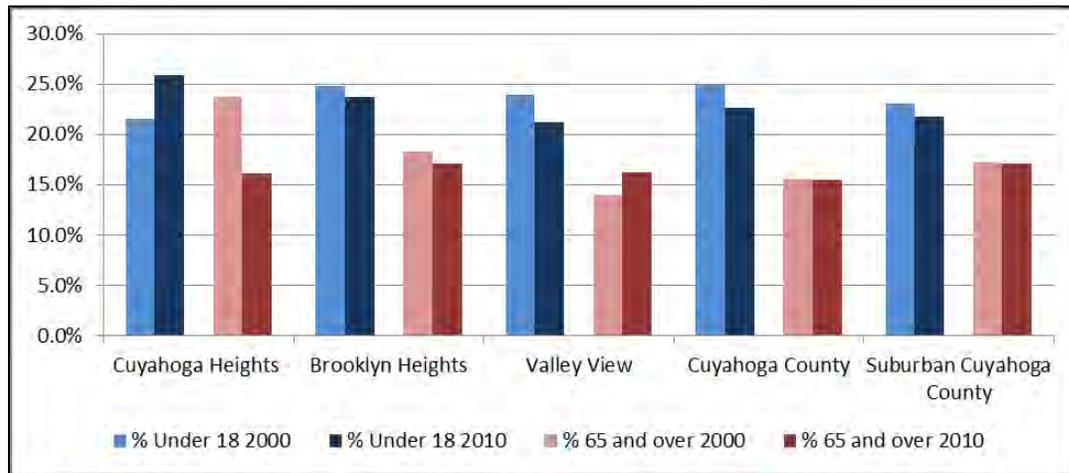


The age of the population is a key factor in understanding the housing and social programming needs and earning potential of Cuyahoga Heights residents. As is similar with most communities in the region, almost 60% of the population in Cuyahoga Heights in 2010 was between the ages of 18 and 64, representing people who are most likely to be engaged in the community. Furthermore, over half (54%) of the population was between the ages of 25 and 64, representing those who earn a living.

When looking at the age composition of residents in Cuyahoga Heights and the surrounding communities in 2000 and 2010, Cuyahoga Heights experienced the most significant shift in population in the under 18 cohort and the 65 years and older cohort. The Village's proportion of individuals under 18 increased from 129 to 165 individuals (comprising 21.5% of the total population to 25.9% respectively), while individuals over the age of 64 decreased from 142 to 103, a change of 7.6 percentage points. The trend in Cuyahoga County as a whole was the reverse of what was experienced in Cuyahoga Heights, with the 18 and under age cohort decreasing by roughly 2.3%. Overall, however, the age structure was similar in all communities in the study area, as well as Cuyahoga County and suburban Cuyahoga County with a greater percentage of the population consisting of the 18 and under cohort. This has important implications for various community services relating to schools and youth.

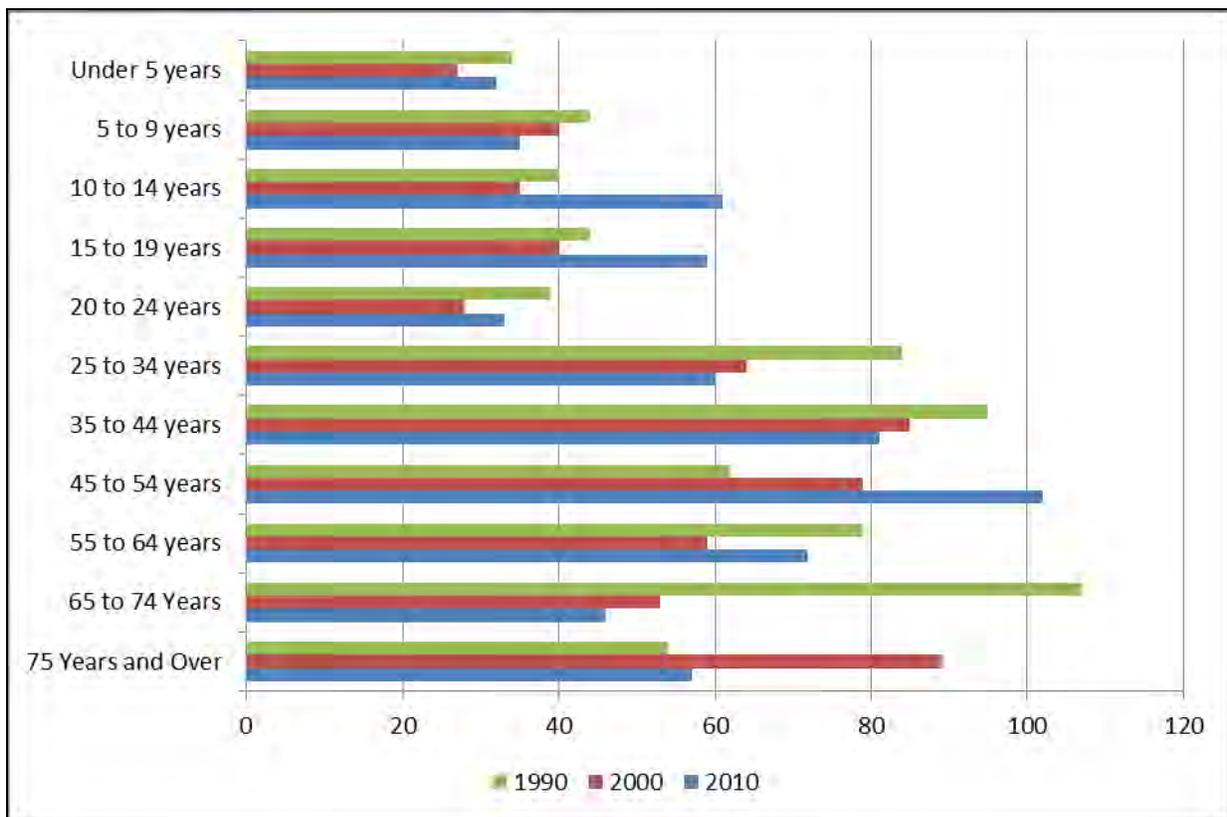
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Figure 2.3. Changes in Under 18 and Over 64 Age Groups, 2000-2010



Detailed data on the Village’s population by various age groups indicates that there has been an influx of residents in the 10 to 14, 15 to 19, and 45 to 54 year age ranges and a sizeable decrease in population in the 65 to 74 years and 74 years and older age ranges. This could indicate older residents moving out and households with school age children taking their place.

Figure 2.4. Age Composition in Cuyahoga Heights 1990-2010



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The median age of Cuyahoga Heights in 2010 was 40.5 years of age, lower than it had been in the previous two decades, which is consistent with the age cohort trends discussed above. The only two communities in the study area that had a lower median age were Garfield Heights and Newburgh Heights. In 2010, the median age of all Cuyahoga County residents was 40.2, which is very close to the median age for Village residents, but with differing trends: the median age in Cuyahoga County has continually increased since 1990 when it was 34.9 years, while the median age of Cuyahoga Heights residents has trended toward a younger population.

Household and family characteristics are also key indicators of a community's population. The U.S. Census defines a household as any person or group of people living together in a residence regardless of relationship. A family is a type of household where two or more people (one of whom is the householder) are related by birth, marriage, or adoption and residing in the same housing unit. A household may consist of a person living alone or of multiple related and/or unrelated individuals living together. Household and family characteristics can provide more nuanced insight on the economic and social needs of a community than individual characteristics.

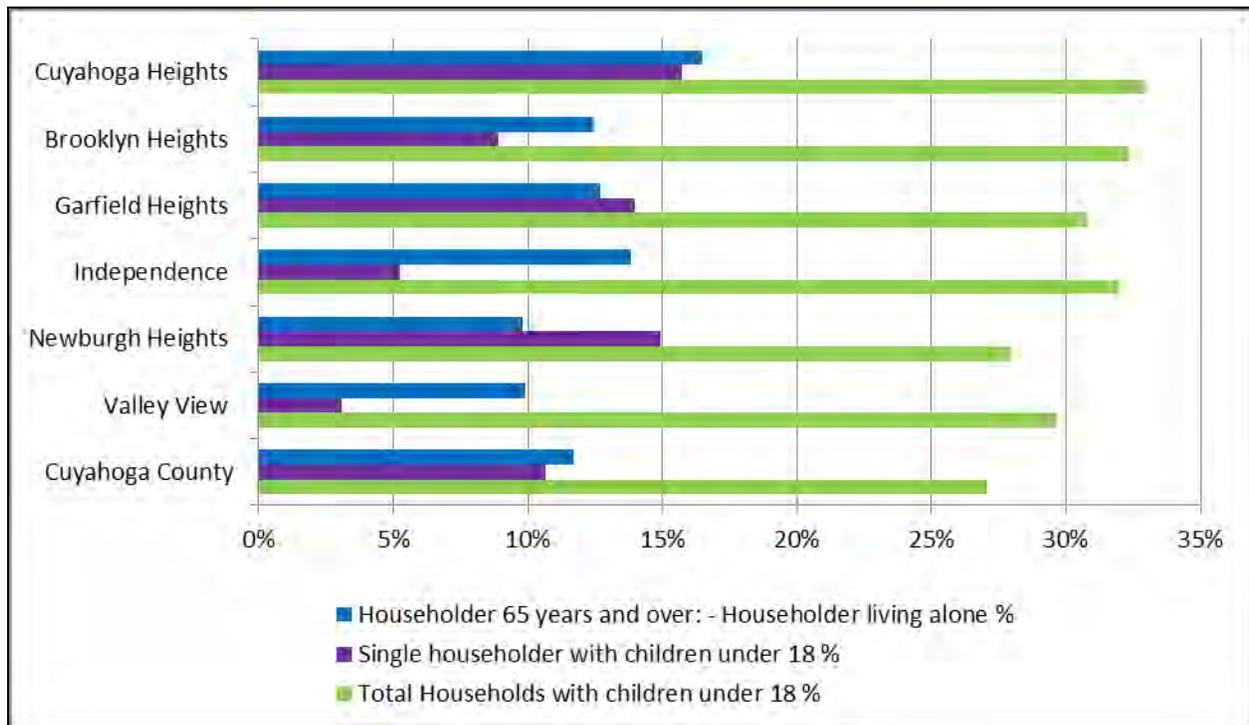
Between 2000 and 2010, the total number of households in Cuyahoga Heights decreased slightly from 261 to 258. However, the Village experienced an increase in households with children under the age of 18 (28.4%) and a slight decrease in the number of households where a 65 year or older person lived alone. Cuyahoga County experienced a slight decrease in both categories and a decrease in total households.

As would be expected from the above findings, both household and family sizes increased marginally in the Village from 2000 to 2010, reaching an average household size of 2.47 and an average family size of 3.12 individuals. This is in contrast to the national general trend of smaller households. Indeed, Cuyahoga County in general and all of the surrounding communities experienced declining household sizes, yet, for some communities, the median family size fluctuated slightly. The increased household and family sizes may be because of the good reputation of the Cuyahoga Heights School System, as more families seek to settle in areas that offer the greatest advantages to their children.

Consistent with regional and national trends, female householders with children under 18 years of age and no husband have more than doubled during the last decade (128.6%) within the Village.

As indicated in Figure 2.5, in 2010, Cuyahoga Heights had the highest percentage of households that are comprised of families with children, including single-parent households, but it was also the community with the highest percentage of households where one person 65 years and older was living alone.

Figure 2.5. Characteristics of Households as a Percentage of Total Households, 2010



INCOME and EDUCATION

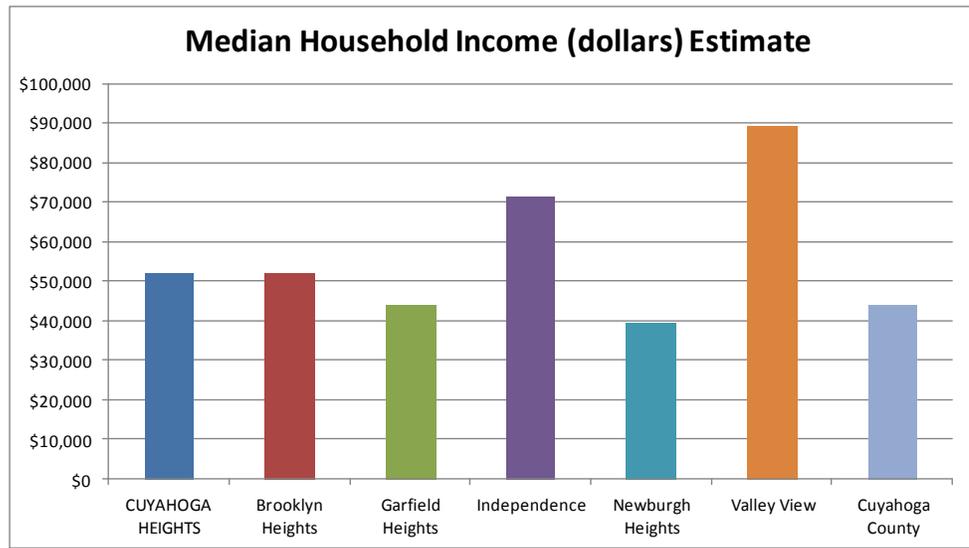
The economic climate in the nation has changed dramatically since the 2002 Cuyahoga Heights Master Plan was completed. In the early 2000s, the nation’s unemployment rate had been declining for several years, and economic conditions were fairly stable in the County until the housing market crash, which began in 2008.

Because the national economy changed so significantly since that 2002 Master Plan, it is important to document the change. However, data related to employment, household income, poverty and education is no longer collected as part of the decennial census. This data is now only available from the American Community Survey (ACS) which is conducted every year across a sample population and extrapolated for the entire community. For municipalities with fewer than 20,000 people, such as Cuyahoga Heights, five years of data are averaged and reported as an estimate for that five year timeframe. Because the data is based on a sample and not an actual count, the figures from the ACS can have a high margin of error, meaning the results from the survey can vary widely from the actual numbers.

Based on the estimate from the 2007 – 2011 American Community Survey, Cuyahoga Heights had a median household income of \$51,917 (with a margin of error (MOE) of plus or minus \$14,163) and a median family income of \$82,917, (MOE +/- \$21,000). Both median household income and median family income were somewhat higher in Cuyahoga Heights than in Cuyahoga County. While median household and family income in 1999 were quite a bit less in Cuyahoga Heights (according to the 1999

U.S. Census they were \$40,625 and \$54,167, respectively), there might not be such a dramatic increase: it is not only necessary to remember the high margins of error associated with the ACS data, but inflation must be accounted for as well. When 1999

Figure 2.6. Median Household Income. 2007-2011 Estimate



dollars are adjusted for inflation, the 1999 median household income is closer to \$54,173 in 2011 dollars, and median family income in 1999 would be \$72,232 in 2011 dollars. Per capita income from the 2007 - 2011 ACS was \$29,931 (+/- 3,737), slightly higher than Cuyahoga County (\$26,810).

According to ACS 2007- 2011 estimates, of those individuals over the age of 25, Cuyahoga Heights had a lower percentage of people (12.2%) who earned college degrees than all surrounding communities and a significantly lower percentage than the average for the County (28.6%) as well as for the suburban communities (35%).

HOUSING

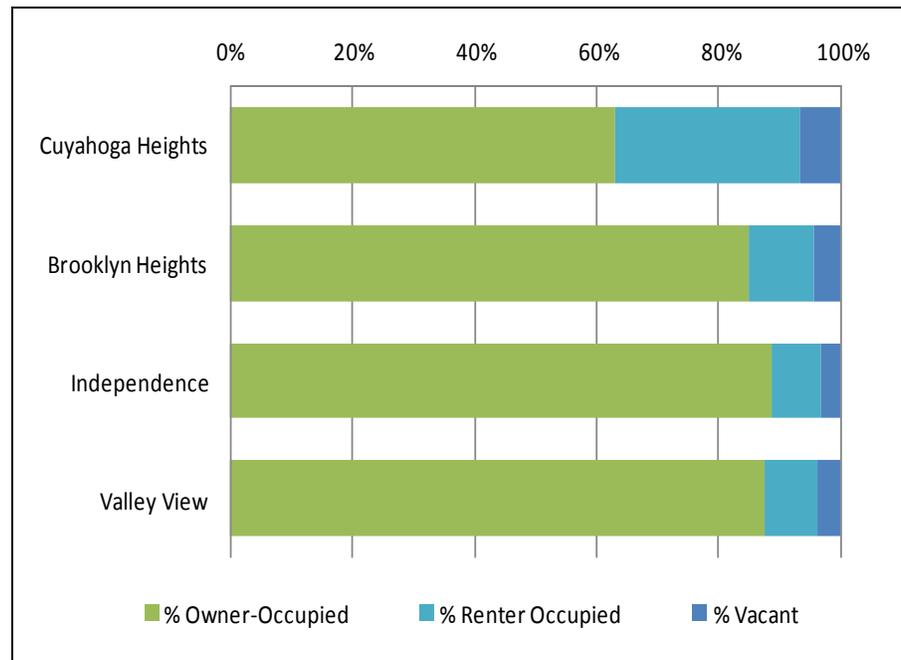
The number of housing units in Cuyahoga Heights reached a peak of 278 units in 1990 and has remained constant since then. This is not surprising given the limited amount of developable land zoned for residential development, which is discussed later in this Chapter. Cuyahoga County as a whole experienced generally small growth (2.8%) in the number of housing units since 1990. In contrast, suburban communities with developable land continued to experience housing development, with an average increase of 3.3%. Among the communities surrounding Cuyahoga Heights, Independence and Brooklyn Heights continued to see housing growth at 5.2% and 2.8% respectively.

As noted above, there were 278 residential units in Cuyahoga Heights as of 2010, of which 258 (92.8%) were occupied and 20 were reported vacant. Occupancy declined slightly from 2000 numbers, when 96.4% of all housing units were occupied. However, Cuyahoga Heights’ increase in the number of vacant units was the smallest percentage increase for the surrounding communities as well as Cuyahoga County and suburban Cuyahoga County. In fact, Newburgh Heights and Garfield Heights were reported to have vacancy rates of 16.3% and 10.9% respectively, while Cuyahoga County had an overall vacancy rate of 12.3%, most likely due to the effects of the foreclosure crisis.

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While Cuyahoga Heights did not experience a large increase in vacant units, there has been a decline in owner-occupied units during this same period. The 261 occupied units in 2000 were primarily owner-occupied (75%), while in 2010, the percentage declined to 67%, while at the same time the number of renter-occupied units increased from 66 to 84 by 2010, meaning that 1 out of every 3 houses was a rental property.

Figure 2.7. Housing Unit Occupancy, 2010



This trend of increased rental units was consistent in surrounding areas and Cuyahoga County and may be attributed to the effects of the recession with the housing market crash and the collapse of financial markets. During this time when it was difficult for residential sellers to find buyers, many opted for retaining ownership of the house and renting it out – perhaps waiting for the housing market to improve.

Since 2008, median home values have fluctuated greatly throughout the region and country. In 2008, the median price for a single-family unit in Cuyahoga Heights was \$124,500. In 2009, the values plummeted to an average of \$78,900. After bouncing back to the 2008 median value, home prices dropped to \$82,000 in 2011. In 2012, the median sales price was again up to \$116,000, yet this was still 6.8% lower than the median sales price for single-family homes in 2008. This was the smallest drop in median home values in the six-community study area, with the most significant declines occurring in Valley View and Newburgh Heights, with declines of 32% and 19%, respectively.

Home sales remained low but relatively unchanged for the Village between 2008 and 2012, but this is to be expected with the small number of homes in the Village, and the tendency for community members to pass homes from one generation to the next. Many neighboring jurisdictions saw significant drops in home sales during this time frame, with Newburgh Heights, Garfield Heights, and Brooklyn Heights all experiencing declines of 40% or more. Of those homes sold from 2008 to 2012 in Cuyahoga Heights, the majority sold in the price ranges of \$65,000 to \$85,000 and the range of \$105,000 to \$125,000.

C. Existing Land Use

Developable land is a vital resource for any urban community. Understanding the current trends of development and land use is essential during the planning process. Land use describes how the land is *currently* being used. These uses have the potential to impact the character of a community, influencing safety, aesthetics, infrastructure, and the education system.

Land use in a community is depicted using broad categories that refer to the primary activities that are occurring on a given parcel of land. Typically, land use categories are grouped into four (4) categories: residential, commercial, industrial, and public/quasi-public such as parks, schools and street right-of-ways.

The land uses that are predominant in Cuyahoga Heights today can be traced back to 1918, the year that residents in the southern portion of Newburgh Township elected to secede and form their own municipality: Cuyahoga Heights. The residential area remained as Newburgh Heights, and the agricultural and industrial area became Cuyahoga Heights.

Expansion of the metropolitan region and construction of a new freeway system impacted the development of the Village. By 2001, the percentage of developed land rose to nearly 88% with industrial land use remaining the largest category (750 acres), followed by parks/recreation (320 acres) and utilities (276 acres).

Using parcel data from the Cuyahoga County Fiscal Office for 2012, 91% of the Village’s land was dedicated to a particular use and less than 9% remained vacant or undeveloped. By far, the majority of this developed land is devoted to industrial uses, comprising over 800 acres (44%), with parks and recreational lands following second at approximately 20% and utilities third at 15% of total developed land. Residential land comprises only 87 acres which is less than 5% of the developed land in the Village.

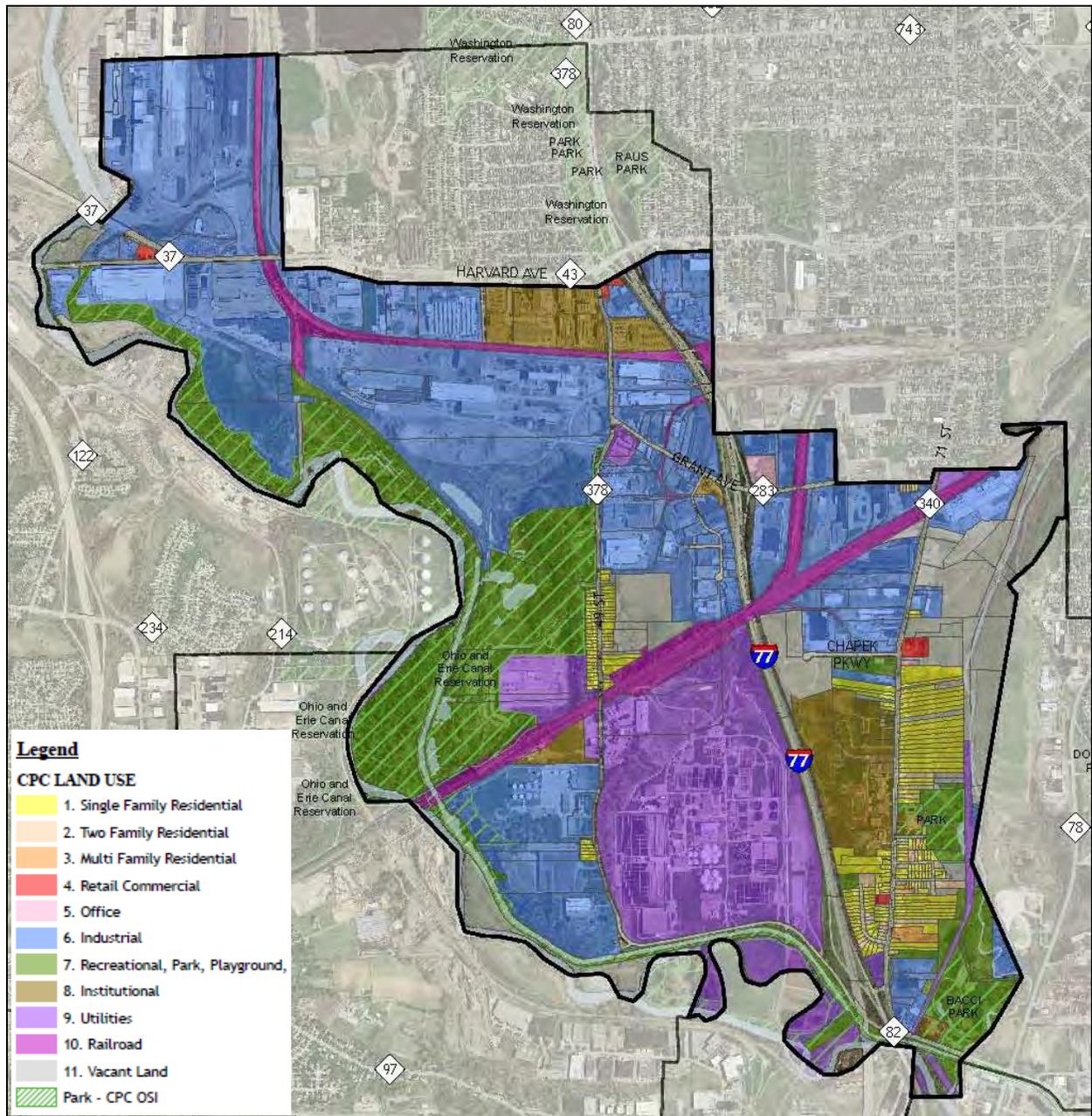
The land use pattern found in Cuyahoga Heights is quite unique. In most communities, and all of the surrounding communities in the study area, residential uses typically comprise a much larger portion of a community. This distinctive mix of land uses means the leadership and residents of Cuyahoga Heights have had unique opportunities in creating a stable and desirable community.

Figure 2.8. Generalized Land Use, 2012.

	Acres	% of Developed	% of Total
Residential	87	4.7%	4.3%
Retail/Commercial/Office	9	0.5%	0.5%
Industrial	806	43.5%	39.7%
Parks Rec	373	20.1%	18.3%
Institutional	112	6.0%	5.5%
Utilities	286	15.4%	14.1%
Street/Rail ROW	181	9.7%	8.9%
Total Developed	1,854	100.0%	91.2%
Vacant	179		8.8%
Grand Total	2,033		100.0%

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Figure 2.9. Generalized Land Use Map, 2012



INDUSTRIAL

The Cuyahoga River Valley has long been known as the region's epicenter of heavy industry. The Village of Cuyahoga Heights has embodied this regional heritage, where a variety of well-known industries including ALCOA, Arcelor Mittal and Charter Steel have made Cuyahoga Heights their home. Industry has been the dominant land use in the Village since its founding in 1918, and now comprises almost half (44%) of total developed land. For the most part, industry is located along the major arterials of Harvard Avenue, Grant Avenue, portions of E. 49th Street and the northern segment of E. 71st Street. This large amount of industrial land has created a financially stable and sustainable position for the Village, with a large income tax base to provide a number of exceptional city services described below.

Figure 2.10. Truck traffic is common with light and heavy industry throughout Cuyahoga Heights.



Although the steel companies are the most identifiable industry in the Village, Cuyahoga Heights has a complex assortment of industrial land uses. However, this complexity is somewhat lost when using the generalized use categories shown in Figures 2.8 and 2.9. Due to the extensive and diverse industrial holdings in Cuyahoga Heights and the significance of these parcels to the Village's financial stability, a more in-depth analysis was conducted to better understand the types of industrial uses in the Village. Based on the more detailed use descriptions provided by the Cuyahoga County Fiscal Office, it was possible to categorize industrial businesses by the nature of industrial activity, such as heavy manufacturing, light manufacturing, small shops, warehouse, and wholesale. This detailed analysis and development potential of the industrial parcels is found in Chapter 3.

RETAIL, COMMERCIAL and OFFICE

Retail, commercial and office land uses comprise approximately nine acres or only 0.5% of total developed land in Cuyahoga Heights. Retail and commercial land uses are characterized by businesses that sell goods, merchandise or nonprofessional services to the consumer for direct consumption and not for resale. There are four small areas of commercial activity in the Village. Two are on E. 71st Street: the Hillside Party Center and the George Murray Lodge #67, Fraternal Order of the Police. The Hillside Center is a commercial banquet center, while the Fraternal Order of the Police acts as a resource center, hosting educational classes and services, vocational services, and awareness programs. The small portion of commercial areas shown at the corner of E. 49th Street and Harvard includes a tavern and parking areas associated with the gasoline station in Newburgh Heights. A small, currently vacant, retail building is situated on the triangular shaped parcel at the intersection of Denison Ave and Harvard Ave.

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Office facilities provide a range of support services such as administrative, professional, or clerical operations and typically do not attract very much visitor or truck traffic. While many of the industrial buildings include office space on site, this category is given to parcels in which the primary building use is offices. There is only one office building in the Village, located on the northeast corner of Grant Avenue and the I-77 interchange. This building is listed in the County tax records as a research and development facility.

RESIDENTIAL LAND

Less than 5% of the developed land in Cuyahoga Heights is devoted to residential use; occurring on portions of E. 71st and E. 49th Streets, and in small areas where residential-only streets are accessible off of E. 71st, including Dressler Court, Marcelline Court, Bletch Court and Willowbrook Drive. There are two isolated

Figure 2.11. Residential Homes on E. 49th Street.



areas where a handful of houses are surrounded by industry; near the corner of Grant Ave and E. 71st Street and at the southern end of E. 49th Street across from the waste water treatment plant.

Based on the Cuyahoga County Fiscal Office’s records, there are 236 residential structures in Cuyahoga Heights: 206 (88%) are single family homes, 25 (11%) are two-family structures and four are structures comprised of 3 to 4 units. Over 75% of the houses are more than 50 years old, and 56 were constructed before 1920. Of the 25 two-family houses, half of them were built in the 1960s and comprise the majority of the “newer” structures.

The single-family houses have an average size of 1,400 square feet, with 2 to 3 bedrooms and one bathroom. These are relatively modest homes compared to new housing construction, which according to the US Census Bureau had an average size of 2,505 square feet, with over 40% having four or more bedrooms.

Figure 2.12. Characteristics of Residential Structures, 2012. Cuyahoga Heights

Unit Type	Number Of Buildings	Number Of Units	Median Year Blt	Average Living Area/Unit (In SF)
Single-Family	203	203	1948	1,456
Two-Family	29	58	1960	1,101
Three-Family	2	6	1919	1,208
Four Plex	2	8	1918	1,062
Grand Total	236	272	1940	

Source: Cuyahoga County Auditor 2012. Does not include apartments above retail which are classified as commercial structures.

The majority (70%) of single family units are in “average” condition, while most others (23%) are in “good” condition, according the County Fiscal Office. The two-family structures are split almost down the middle, almost half being in “good” condition, and almost half being in “average” condition. There

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are two residential structures that are rated in “poor” condition; one is a single-family house and the other a two-family. The three- and four-unit buildings range from “good” to “average”.

PUBLIC, UTILITIES and INSTITUTIONAL

Cuyahoga Heights is also unique in the amount of land that is devoted to public use. For the purposes of this report, public land uses include land that is owned and operated by the Village or some other governmental entity, land devoted to utilities, and land that is devoted to park and recreational use. Approximately 373 acres, or 20% of the developed land in the Village, is devoted to park and recreation uses. These holdings include Bacci Park on Canal Road as well as the Cleveland Metroparks’ Ohio and Erie Canal Reservation on E. 49th Street.

Utilities are typically owned or managed by the local, state or federal government or by a licensed utility provider that provides a governmental function or essential services to the general public. Land devoted to utilities comprises approximately 286 acres, or 15% of the developed land. Almost all of this land is owned by the Northeast Ohio Regional Sewer District, and most of it is occupied by the Southerly Wastewater Treatment Plant. The treatment plant is situated on 273 acres in the southwestern portion of the Village and serves a population of more than 601,000 in the Greater Cleveland area. This facility is the largest of the District’s three wastewater treatment plants and one of the largest plants of its kind in the country. Adjacent to the waste water treatment plant is the Sewer District’s Environmental and Maintenance Services Center (EMSC), which houses a variety of the District’s maintenance and operations departments. The Cleveland Electric Illuminating Company’s power stations constitute the remaining acreage.

Almost 6% of the Village’s developed land is devoted to institutional uses, which include buildings owned and used by the Village as well as the Cuyahoga Heights School District. Also included in this total is the Cleveland Public School District’s bus yard on E. 49th Street and land occupied by the Cleveland Water Department located on Harvard Avenue.

Right-of-way includes all publicly-owned roadways and railroad facilities. Cuyahoga Heights has a slightly higher proportion of its total land area dedicated to right-of-way because I-77 bisects the Village and a large portion of Sharon Yards rail facility is located at the north end of the community.

VACANT LAND

Vacant property is any land that is not actively used for any purpose at the time of the Existing Land Use analysis. There are currently 179 acres of vacant land in the Village according to data obtained from the County Fiscal Office. Not surprising, nearly 90% (158 acres) are classified as vacant industrial land. However, it is possible that this data underestimates the amount of development potential as it only includes full parcels with no buildings. Yet there are a number of underutilized parcels where only a portion of the land is devoted to a building or other land use, meaning that the current user could either expand or the lot could be subdivided to create a developable parcel. At the same time, the development potential of vacant and underutilized land may be diminished by the presence of

CHAPTER TWO

environmental constraints such as steep slopes. In order to better quantify the amount of vacant or underutilized land and how it may be impacted by environmental factors a more thorough investigation of the commercial and industrial areas was conducted. This in depth analysis is discussed in Chapter 3.

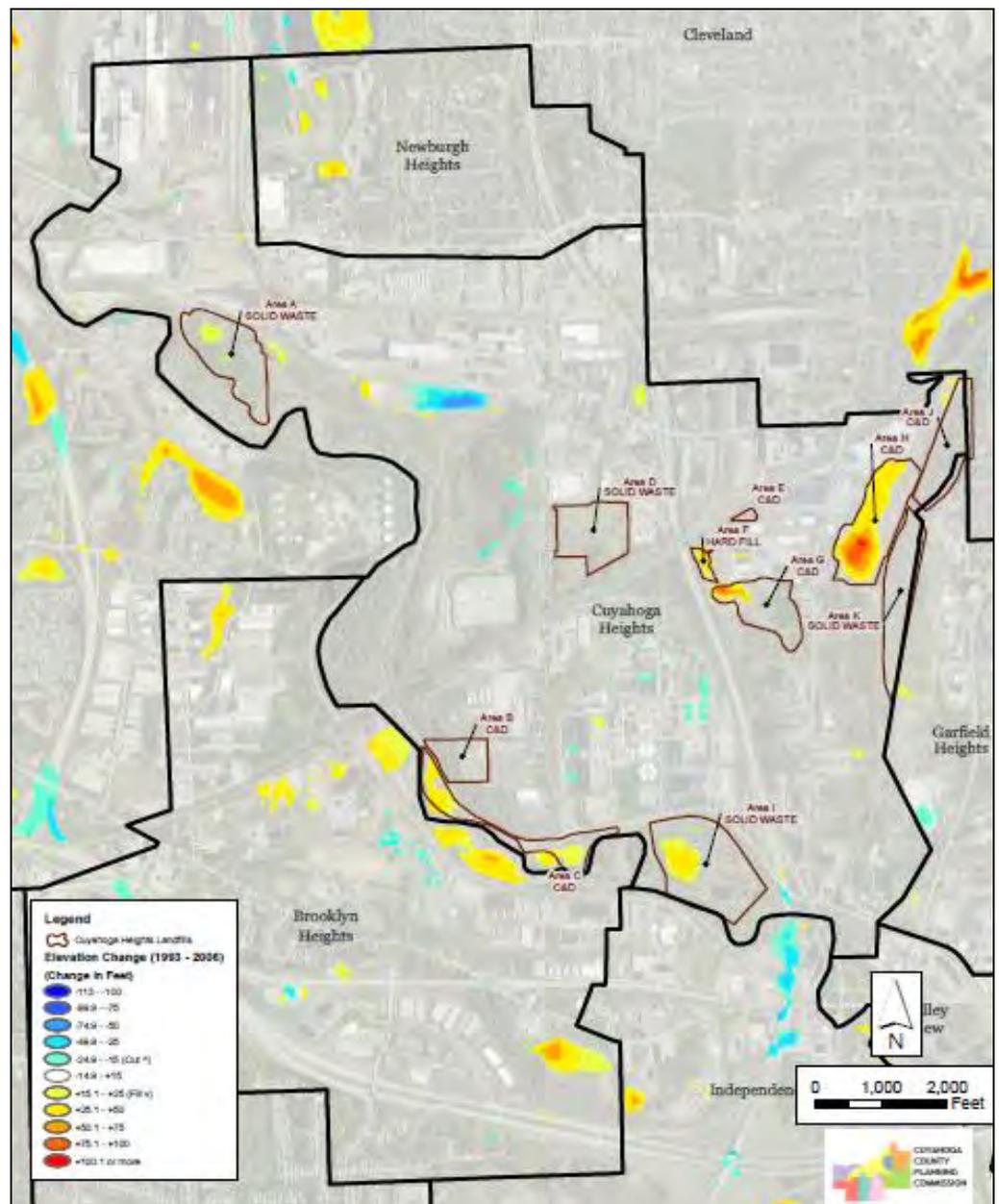
LANDFILLS

There are over 10 known landfills located in Cuyahoga Heights. Their location and content as reported by the Village's engineer Donald G. Bohning & Associates, are noted in Figure 2.13. Most of them are closed sites that contain construction and demolition debris and are therefore not as hazardous as solid waste landfills. Others, such as Areas F and G continue to accept fill with the intention of becoming development sites.

Figure 2.13 indicates the areas with significant topographic change between 1993 and 2006. The yellow to red colors indicate areas of fill that range from 15 feet to over 130 feet. Landfills noted on the map without any coloring indicate that there has been no fill activity since 1993.

Development options for landfill sites depend on a number of factors. In addition, there are concerns regarding the stability of the ground in places that have been filled along the Mill Creek Valley and issues related to leachate.

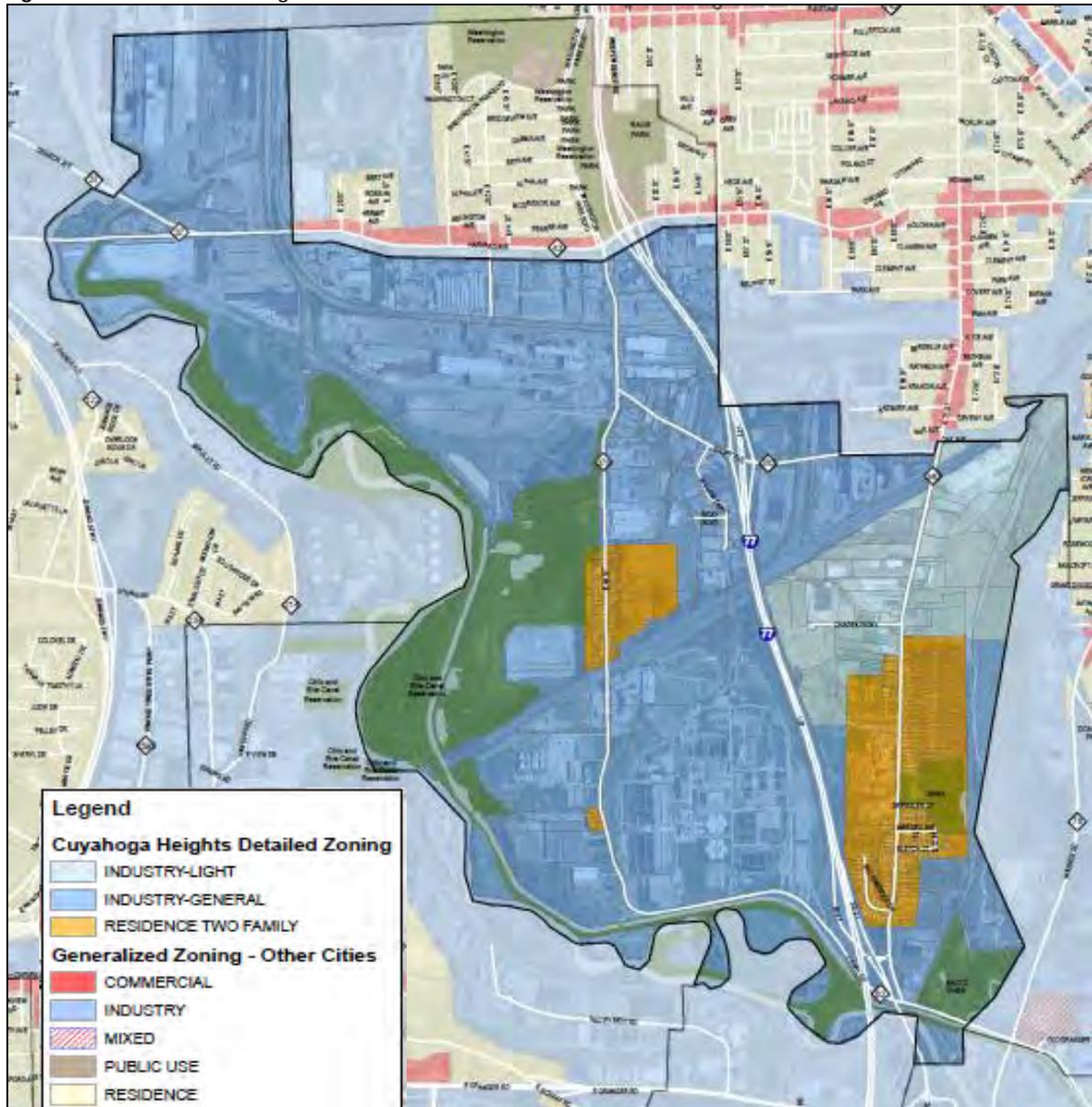
Figure 2.13. Landfill Activity and Elevation Change between 1993 and 2006



D. Existing Zoning

Zoning is the primary mechanism used by local governments to regulate the use of land and the manner in which those land uses are distributed throughout the community. Zoning is traditionally utilized as a reactive tool; however, it can be used for the implementation of policies brought forth by the master plan. It is important for any community to enforce an up-to-date set of zoning regulations in order to permit the community an ability to implement plans that guide their future.

Figure 2.14. Generalized Zoning



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The Village adopted zoning regulations in 1953, which included two zoning districts: a General Residence District and a General Industrial District. In 2004, the zoning code was amended to include a new Office Building, Research Laboratory and Light Manufacturing District.

As would be expected, most land in the Village is zoned for general industry. The General Industrial District is a permissive district that allows a wide range of retail, wholesale, commercial and industrial businesses, with the exception of a list of prohibited, mainly offensive noxious industrial uses such as manufacturing processes that involve fertilizer, glue, ammonia, etc. as well as billboards, commercial waste material and sanitary landfills, truck terminals and trucking warehouses, unless permitted by the Board of Zoning Appeals. The district was amended in 1997 to prohibit the use of concrete and cinder block for building facades. However, there are no height limitations, front, side or rear yard setback requirements or other regulations that are typically found in general industrial districts.

In the early 2000s, when the Office Building, Research, Laboratory and Light Manufacturing District was established, a portion of the Village bounded by the interstate on the west, the railroad in the north, and residences on the south was rezoned to this district. The Office Building, Research Laboratory and Light Manufacturing District is the most contemporary district, with a more refined list of permitted uses, detailed development standards for building, parking and loading area setbacks, and performance standards.

For the most part, all residences are located within the residential district, although there are a few residential structures located on Grant Avenue that are non-conforming uses in the general industrial district. The Residence District permits single-family and two-family units, churches, schools and other similar public buildings. House lots are required to have a minimum area of 7,800 square feet and a minimum width of 60 feet at the building line. Houses must be set back a minimum of 45 feet from the street right-of-way with side yards that are at least 4 feet to 6 feet wide depending on the height of the house. Single-family houses are required to have at least a one-car garage, though not more than two accessory buildings (such as a detached garage) are permitted. . In 2004, the zoning code was amended to permit home occupations provided that no more than 25% of the house is used for the home-based business.

The current Zoning Code has been updated periodically, but does not reflect the complexity of current manufacturing or industrial oriented land use.

E. Natural Features and Environmental Constraints

Despite the industrial nature of Cuyahoga Heights, there are still a number of remarkable natural features. Located primarily on the hills and valleys of the Cuyahoga River and its tributary, Mill Creek, Cuyahoga Heights features wooded hillsides, waterways and scenic views of its valleys. In fact, there remain over 428 forested acres in the Village, plus 86 acres of water and 263 acres covered by grasslands. Together, the natural areas along the Cuyahoga River and Mill Creek comprise the western, eastern, and southern boundaries of the Village.

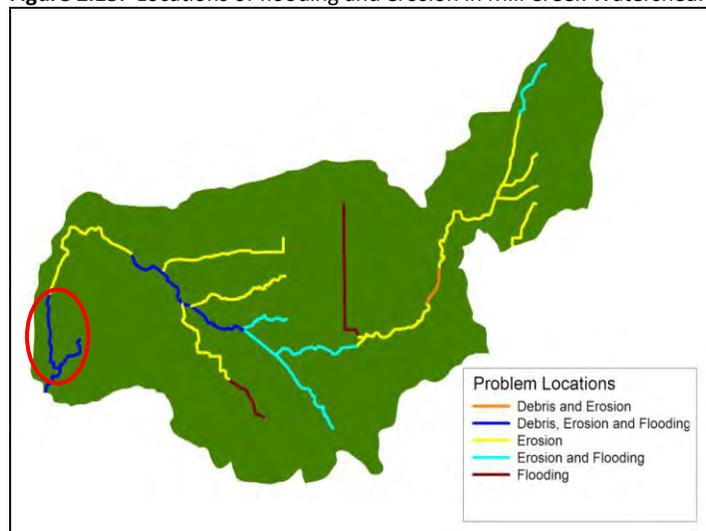
CUYAHOGA RIVER VALLEY AND MILL CREEK

Perhaps the most famous natural feature in the Village is the Cuyahoga River. For two centuries, the Cuyahoga River has been the geographic and economic catalyst of the Cleveland / Akron corridor and was the linchpin in Greater Cleveland’s industrial revolution, with oil refineries, chemical manufacturers, and steel production during the late 1800s and into the late twentieth century.

Mill Creek is a tributary of the Cuyahoga River. Mill Creek’s final run is the portion that touches Cuyahoga Heights, traveling through the steep, narrow corridor between a series of landfills and then into Bacci Park before it enters the Cuyahoga River.

As with most urban streams, flooding and erosion problems are paramount in the Mill Creek Watershed. Figure 2.15 indicates that the Cuyahoga Heights portion (circled in red) of Mill Creek is prone to debris, flooding and erosion.

Figure 2.15: Locations of flooding and erosion in Mill Creek Watershed.



Source: Northeast Ohio Regional Sewer District RIDE Study.

STEEP SLOPES

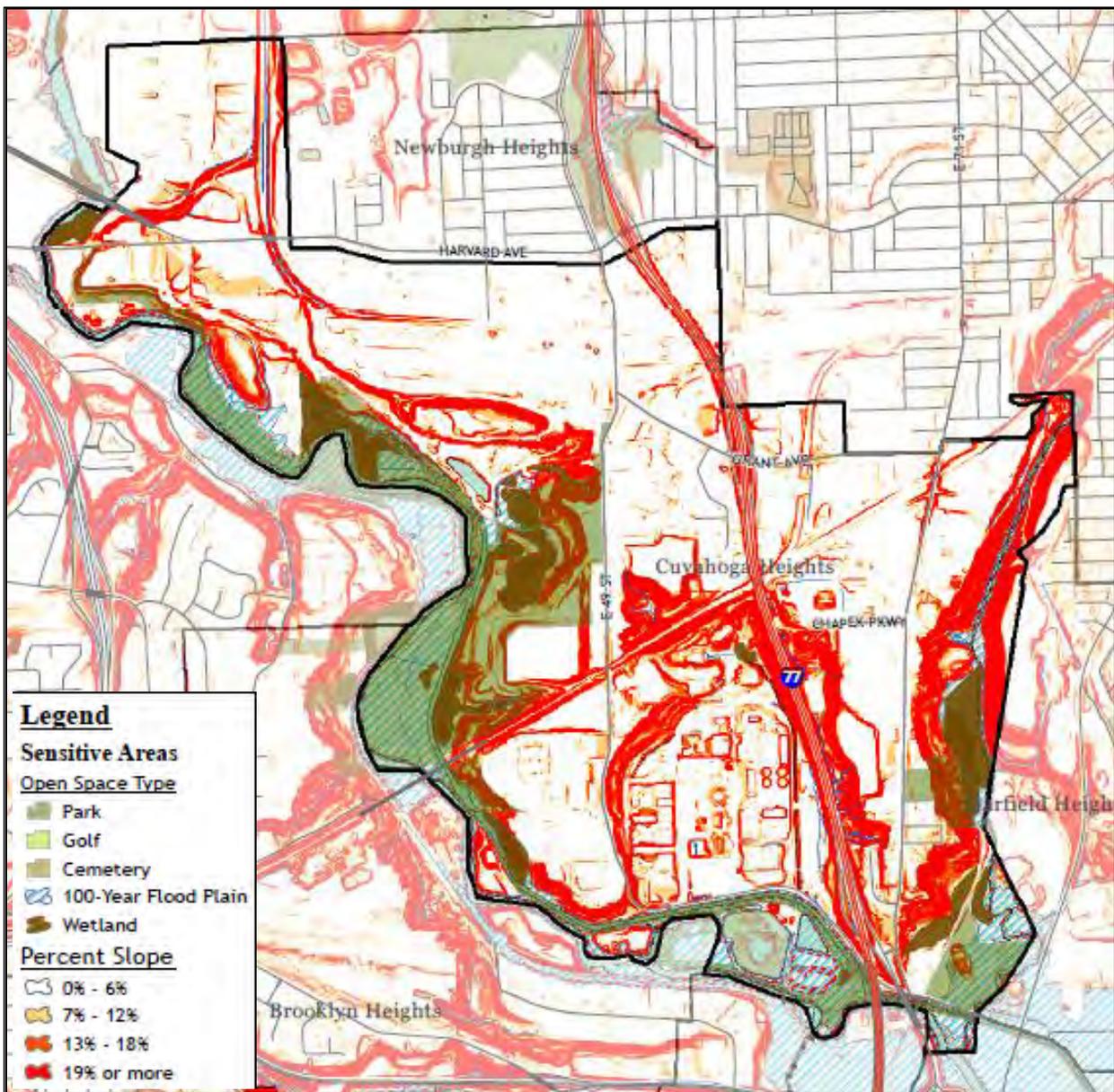
Oftentimes, distinguishing natural features act as environmental constraints. Environmental constraints refer to features and elements that may inhibit the amount or type of development in a specific location, and are often defined as water bodies and steep slopes, as well as floodplains and wetlands. In Cuyahoga Heights, steep slopes are the most prominent natural environmental constraint.

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Steep slopes are generally defined as land with a slope of 12% or greater. Areas of steep topography usually have higher site preparation costs due to additional engineering work and construction such as cutting, filling, erosion control, and slope reinforcement. As noted in Figure 2.16, the Cuyahoga River Valley and Mill Creek Valley are characterized by steep slopes throughout the Village.

In Cuyahoga Heights, steep slopes have been both a blessing and a curse. While the severity of the elevation change has prevented development, thereby preserving viewsheds and protecting natural areas, the slopes have also meant lost opportunities for economic development and erosion of property.

Figure 2. __ Natural Features Map. Includes waterways, steep slopes, and forest land.



FLOODWAYS and FLOODPLAINS

Aside from steep slopes, river valleys are also defined by floodways and floodplains. A floodway is the area adjacent to an open waterway that is subject to flooding when there is a significant rain event, while a floodplain is an adjoining area that has some chance of experiencing flood conditions every year. Floodplains are relatively flat areas or low lands adjoining the channel of a river or stream which have been or may be covered by flood water. Floodplains are an important part of the stormwater management system. During periods of heavy or continuous rain, floodplains hold water that may otherwise flood developed areas. Officially-designated floodways and floodplains are established by the Federal Emergency Management Agency (FEMA) based on hydro-geologic modeling.

In Cuyahoga Heights, areas of 100- year floodplain are located on both sides of the Cuyahoga River and Mill Creek. Statistically, a 100-year floodplain has a 1% chance of flooding in any given year. Actual experience may or may not accurately reflect the floodplain boundaries, since impervious surfaces such as buildings and parking lots can change the flow of floodwaters and increase the frequency of floods beyond what hydro-geologic models would predict.

The area prone to flooding along the Cuyahoga River is generally vacant bottomland owned by various private industrial owners or the Northeast Ohio Regional Sewer District, most of which is now part of the Cleveland Metroparks Ohio & Erie Canal Reservation. Along Mill Creek, the area prone to flooding includes Bacci Park and its vicinity as well as other, generally vacant, bottomland nearby. Because of the valley topography and location of most of the development, flooding situations are not likely to cause significant property damage to structures.

Figure 2.17. Cleveland Metropark's Ohio and Erie Canal Reservation



Source: <http://www.clevelandmetroparks.com>

F. Community Facilities and Services

Community services are typically financed by taxes and other forms of public funding. These services are performed for the benefit of the public, while community facilities provide a venue for these services to take place. Community services and facilities encompass a variety of purposes. Some protect public health and safety while others contribute to a community's cultural life, social fabric, and the well-being of its residents. Services including police, fire, and other governmental agencies are important to the community. Facilities include schools, parks and recreation venues, as well as libraries, community organizations, and places of worship, all of which are essential to serving the residents and businesses of Cuyahoga Heights while attracting new ones. This section highlights many of the community services and facilities available to residents of Cuyahoga Heights.

POLICE and FIRE

The Cuyahoga Heights Police Department currently employs a number of full and part-time officers as well as dispatchers who are responsible for police, fire and 911 communications. The department monitors calls not only for the Village of Cuyahoga Heights, but for the villages of Valley View, Brooklyn Heights, and Newburgh Heights as well.

The police department also offers a number of services to the community, including 'Away from Home' protection and the recently instituted "Chief's Corner".

The Chief's Corner is an outreach program in which the Chief of Police reviews and publicizes all happenings of consequence to the community, including road closings, upcoming events, safety information, and other important reminders.

The Cuyahoga Heights Fire Department is comprised of 12 full-time firefighters and a staff of part-time firefighters. The Fire Department provides the Village residents and businesses with emergency medical and fire suppression services along with fire safety inspections and education and a number of other services, including plan reviews and testing of fire alarm and protection systems, CPR training for local industries, residents, students and staff at Cuyahoga Heights Schools, and a Health Watch Program for Seniors 60 years or older. The program co-pays for an alarm that is worn around the neck of the senior resident to activate in case of an emergency.

Both the Police and Fire Departments participate in the Swift Reach program, in which the dispatcher can send out messages to all village residents and businesses via telephone in case of an emergency.

Figure 2.18. Police Station on Grant Avenue.



SERVICE DEPARTMENT

Cuyahoga Heights’ residents enjoy many services that residents in most communities do not. As part of the weekly garbage, recycling, and yard waste collection program, the Service Department provides back yard pick-up of trash cans. The Village also offers special pickups for large items such as appliances, furniture, mattresses, etc., every Tuesday, free of charge. Perhaps most uniquely, the service department runs a Charity Pickup. The first Wednesday of each month, the Village collects clothing, bedding, furniture, appliances, toys, and more for donation.

The Village’s Service Department also has a number of special programs and services for senior citizens. The Service Department will cut grass free of charge for those over the age of 55 or with a disability, and also provides Meals on Wheels to the elderly and disabled residents of the Village. Meals are prepared by the Cuyahoga Heights School System. Although not housed in the Service Department, the Village also operates a “well visit clinic” with a registered nurse. Residents who are 60 years and older are eligible for flu shots and some tests, including blood work and EKG at no charge once a year.

The Village also operates a bus on a weekly basis or by reservation. Reservations are required and obtained by calling the Village Hall. Picks ups and drop offs are made at the resident’s home. A schedule of the monthly bus runs is also published with the Village Newsletter.

CUYAHOGA HEIGHTS SCHOOLS

The Cuyahoga Heights School District, which serves the villages of Cuyahoga Heights, Brooklyn Heights and Valley View, is renowned for being one of the best schools systems in the County. It has received numerous distinctions including seven consecutive years of “Excellent” rating on the State Report Card, sixth consecutive years as “Best Communities for Music Education in America”, the Cuyahoga Heights Middle and Elementary Schools were named “Hall of Fame Schools” by the Ohio Association of Elementary School Administrators, and the district has been recognized by U.S. News and World Report and Newsweek for its academic excellence.

Over 950 students are enrolled in the district’s three schools—high school (9-12), middle school (6-8), elementary school (PreK-5)—located on the same campus, located across the street from Village Hall on E. 71st Street. The school district benefits from a strong industrial tax base as well as a supportive residential community that backs school levies. In return, residents enjoy using the 25-meter pool, children’s pool, spa, fitness center, and state-of-the-art track at no charge.

Ninety-percent (90%) of CHS graduates attend either a 2-year or 4-year college. With over 74 co-curricular activities and 21 varsity sports, a very high percentage of students are involved with extracurricular activities.

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PARK and RECREATION FACILITIES

As stated earlier, Cuyahoga Heights is rich in parkland, especially considering it is a relatively small municipality. Bacci Park is located on Canal Road at the southern border of the Village. It features a playground, fishing pond, baseball fields and walking trails. Bacci Park has two pavilions for rent as well. Pavilion #1 is located in the rear of the park and is lighted with picnic tables, a small grill, and has an electrical outlet. Bacci Park Pavilion #2 Pond Pavilion is newly remodeled with lighting, and includes picnic tables, grill, and fire place.

There are also two regional park systems in the Village: The Cleveland Metroparks' Ohio and Erie Canal Reservation and the way and the Ohio & Erie Canal Towpath Trail.

The Ohio & Erie Canal Reservation stretches along the eastern boundary of Cuyahoga Heights, with its main entrance on E. 49th Street south of Grant Avenue. The reservation encompasses a portion of its namesake, the Ohio and Erie Canal, as well as the Ohio & Erie Towpath Trail. Located on 306 acres in Cleveland's industrial heart, the Ohio & Erie Canal Reservation protects the bottomland habitat of the Cuyahoga River valley and offers wildlife management areas, fishing opportunities and scenic beauty. This reservation also has picnicking areas, trails and the Leonard Krieger CanalWay Center. The Leonard Krieger CanalWay Center features educational displays that highlight the history of the industrial valley, observation decks, and viewing areas. A map of the reservation is shown on the following page.

The Towpath Trail also runs through the Village, connecting to Bacci Park at the southern end and continuing up through the Cleveland Metropark's Ohio and Erie Canal Reservation to its trailhead on Harvard Avenue. Rich in history, the 110-mile Ohio & Erie Canal Corridor extends between Cleveland and Dover—connecting Lake Eire to the Ohio River.

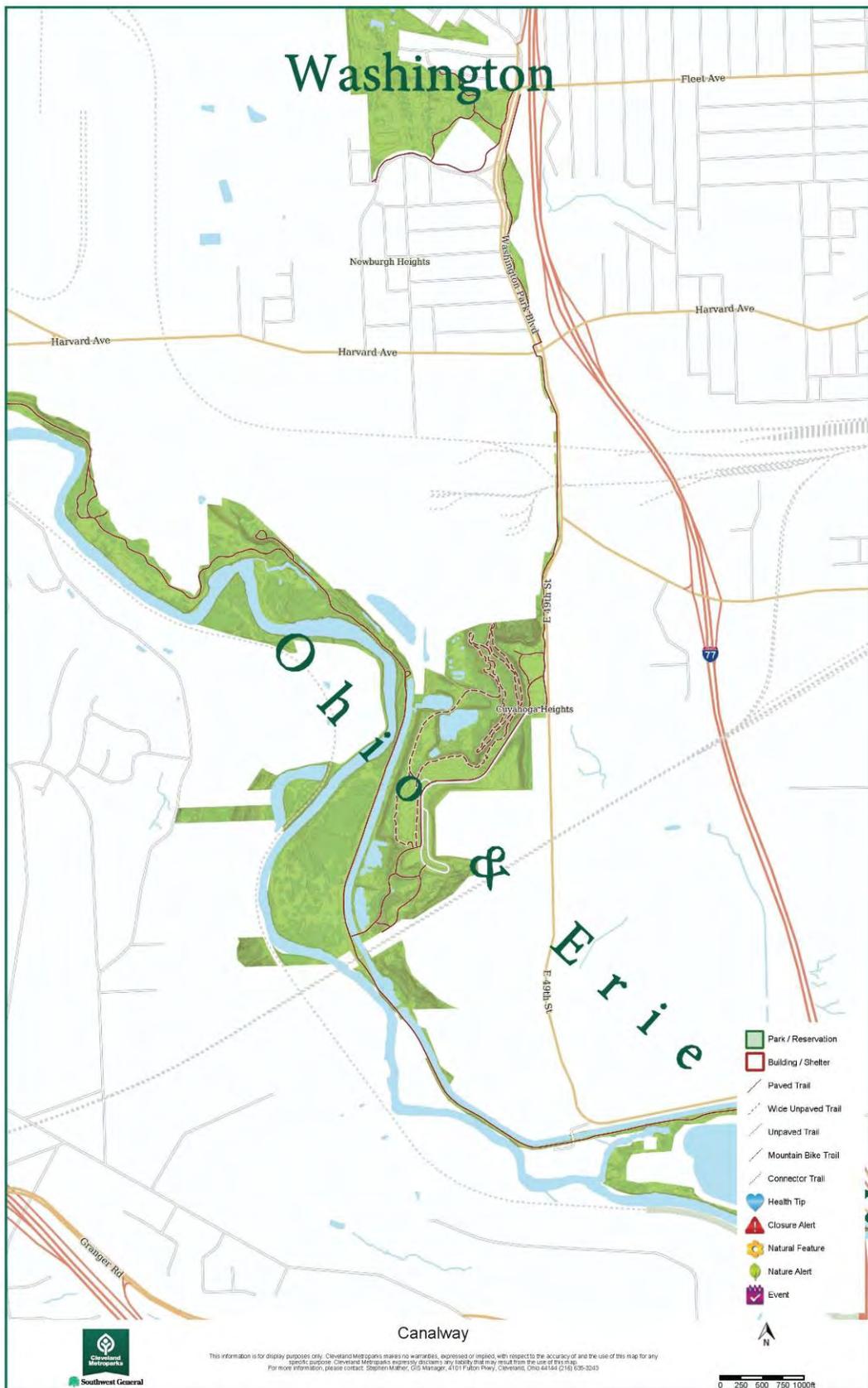
Figure 2.19. Bacci Park Playground



Figure 2.20.



Figure 2.21. Cleveland Metroparks Ohio & Erie Canal Reservation



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The Metroparks also has an all-purpose trail located along E 49th Street that connects the Ohio and Erie Canal Reservation with the Washington Reservation in Newburgh Heights. Recently, the Village constructed an all-purpose trail that leads northward from Bacci Park approximately 2,000 feet. Future phases of the trail are planned to connect to the Village Hall property and further north the Village-owned land across from Chapek Parkway.

Cuyahoga Heights also has a number of places to rent for events. Village Hall, a Western Reserve traditional design, has two rooms available to Village residents. The Auditorium, located on the second floor of the Village Hall, can accommodate 125 individuals and features a podium with sound system, bathrooms, coat room, and a full kitchen. The Ralph Contipelli Civic Center is located in the basement of the Village Hall. Originally built as a small bowling alley for residents, it was turned into a civic center in the early 1990s. It accommodates 90 individuals and also has a full kitchen area. The Cuyahoga Heights Swimming Pool and Playground are also located behind Village Hall. The Village offers swimming lessons with a swim instructor and a playground attendant.

Klima Gardens is located behind the historic “Willow House” on E. 71st Street. It features a fully enclosed outdoor pavilion, a full kitchen and bar areas, bathrooms, large outdoor grill, bocce ball court, small playground, and volleyball area. It also includes a fireplace and is used during the months of May through October.

Figure 2.22. View of Willow House from Klima Gardens



G. Village Tax Base

A community’s fiscal situation is a significant determinant of its ability to provide quality levels of public services and maintain its public infrastructure. As is the case for most Ohio municipalities, Cuyahoga Heights collects revenue from a number of sources, two of which are directly tied to the composition of land uses: property taxes and income taxes.

As noted in the State of the Village Report, the Village’s general revenue fund in 2012 was roughly \$9.24 million. Cuyahoga Heights relies heavily on income taxes, which comprised 87% of the general revenue and much less so on property taxes, which contributed only 4%. See Appendix A for detailed tables regarding the discussion below.

INCOME TAXES

Municipal income taxes are paid by three entities: residents and nonresidents who work in the Village pay a withholding tax, businesses pay the tax on net profits that are attributable to activities in

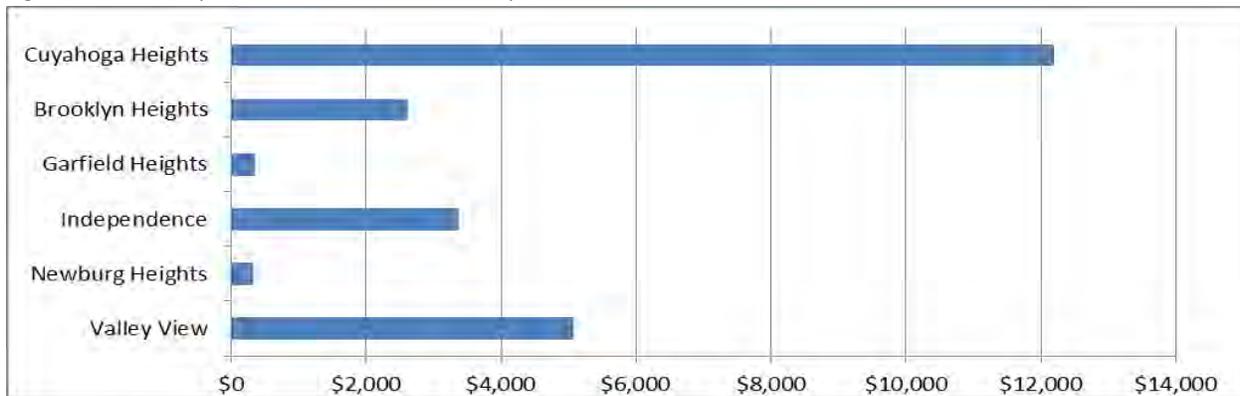
CHAPTER TWO

Cuyahoga Heights and, in some cases, residents who work outside the Village pay income tax on their earnings.

In 2012, the income tax rate in Cuyahoga Heights was 2.0%, which was the same rate as all of the surrounding communities. The Village and the surrounding communities each offer a tax credit for residents who work in another city and pay income tax to the community where they work. Cuyahoga Heights and all of the surrounding communities except Independence provide a 100% tax credit.

According to the Regional Income Tax Agency (RITA), the entity that collects municipal income taxes on behalf of its member communities, Cuyahoga Heights collected over \$7.78 million in income taxes in 2012. This is a modest amount when compared to Independence, a larger and more populous community that collected \$24 million. However, when the amount of income tax collected is examined on a per capita basis, Cuyahoga Heights collected nearly \$12,200 per resident, while the amount for Independence was \$3,369 per resident. In fact, the per capita amount collected by Cuyahoga Heights was two and a half times the per capita amount collected by Valley View, and four and a half times more than Brooklyn Heights.

Figure 2.23. Municipal Income Tax Collected Per Capita, 2012



Most Village residents pay no local income tax because they work outside of the Village and pay municipal income tax through their place of employment. While public and quasi-public entities such as the City of Cleveland Water Department and the Northeast Ohio Regional Sewer District do not pay real estate taxes, their employees do pay withholding tax. With the large proportion of the Village devoted to businesses and governmental entities whose employees pay income tax withholding and the small number of residents, it is not surprising that income taxes collected are overwhelmingly paid by employee withholding from business in Cuyahoga Heights. While over the years the percentage has fluctuated slightly, employee withholding was 92% of the total income tax collected in 2012. In contrast, Cuyahoga Heights residents who filed an individual tax return paid less than \$37,000 total, which is less than one half of one percent.

PROPERTY TAXES

Real estate tax, the official term for "property taxes", is a tax levied on land and buildings owned by private individuals, businesses and public utilities located within the taxing district. Real estate taxes are based on three elements: 1) the determination of market value; 2) the percentage at which the market value is assessed; and 3) the property tax rate determined by the municipality and its voters.

The County Fiscal Office has the responsibility of appraising all taxable real property once every six years to determine property values. Property tax bills are calculated on the assessed value of property, which according to the Ohio Revised Code equals 35% of the auditor's appraised value. Therefore, a home with an appraised value of \$100,000 will be taxed on a value of \$35,000. The county collects the tax and then redistributes it to the appropriate taxing jurisdiction.

The appraised value of property in a community is a key factor in determining the potential for real estate tax collection and is a function of the types of land uses found in the city. According to the County Fiscal Officer's 2011 records, property in Cuyahoga Heights was valued at more than \$98.9 million. Residential holdings accounted for just under 10%, while commercial and industrial properties comprised nearly 72%, and public utilities 18%.

A variety of different governmental entities levy a tax on real property. The amount of taxes a property owner pays is based on the combined rate for all jurisdictions including the local school district, county, library and the municipality. The majority of property taxes are paid to the local district, while a much smaller percentage is paid to the local government. For example, for residents in Cuyahoga Heights, the total effective property tax rate is 57.06 mills, with 52% from the school district levies and only 8% from the Village millage. Though property taxes contribute only a small percentage of the Village's general fund revenues, property owners often choose where to buy property based on the amount of property taxes paid. Cuyahoga Heights, Brooklyn Heights and Valley View have roughly the same rates: they are all in the Cuyahoga Heights school district and have similar municipal rates. And, more importantly, the rate in Cuyahoga Heights is much lower than in Garfield Heights with a total effective rate of 116.63 and Newburgh Heights at 99.83.

CHAPTER THREE

DETAILED ASSESSMENTS

After a review of the existing conditions and a discussion of issues with the Community Development Committee, it was evident that certain topic areas warranted further analysis in order to determine the extent of challenges and to identify and select the most appropriate policies and strategies.

A detailed understanding of the current conditions of both the land as well as the buildings located in the Village is necessary in the formulation of a set of recommendations for strategically managing Cuyahoga Heights' scarce supply of land.

Additional analyses were conducted for the following topics:

- A. Industrial Inventory and Assessment
 - Vacant and underdeveloped land
 - Detailed inventory and assessment of commercial and industrial parcels and buildings
- B. Residential Assessment – Impact of hillside erosion on residential properties on E. 71st Street.

A. Industrial Inventory and Assessment

A comprehensive inventory of parcels zoned for industrial development was conducted in order to understand the nature of the existing businesses, as well as the extent to which new development, redevelopment and rehabilitation can be encouraged. The analysis of Cuyahoga Heights' industrial land from a land use, economic, and market perspective provides the factual and analytical base for future land use decisions.

In an effort to analyze the existing industrial land base, the Cuyahoga County Planning Commission examined all parcels occupied by a commercial or industrial use. Because the Village is a small geographic area, the analysis was conducted on a parcel by parcel basis. However, it quickly became obvious that there were a few obstacles: A number of businesses are situated on more than one tax parcel; and the County Fiscal Office's electronic parcel data did not contain data on 26 industrial complexes in Cuyahoga Heights. Instead, appraisal data on each of these large industrial users was contained in what are known as Industrial Reports that are maintained in a text format rather than in a data base. This meant that each report needed to be analyzed and data from the reports entered into a database to be combined with the electronic appraisal data that was available for the other 60 commercial and industrial users.



Village of
Cuyahoga Heights
2013 Master Plan
Update

Analysis of Vacant and Underutilized Industrial Land

As noted in Chapter 2, commercial and industrial businesses and the jobs associated with them are critical to the Village’s economy and it is important that the Village continue to accommodate and encourage industrial development, as well as commercial and office development that is compatible with the existing businesses. Based on generalized information from the Cuyahoga County Fiscal Office, there are less than 180 acres still undeveloped, the majority of which (157 acres) consists of vacant industrial parcels. Yet, a more careful analysis was needed to determine the extent to which developed parcels are underutilized as well as assess the impact of environmental constraints such as steep slopes.

To do this, appraisal data for the 26 largest industrial complexes in the Village was obtained from the County Fiscal Office¹. These businesses occupy more than 670 acres of the 806 acres of industrial land in the Village. It is clear from a review of aerial photos that there are some properties with undeveloped areas that may potentially be subdivided and made available for development. In fact, the industrial reports provide more specific measures to determine this potentially developable land. Because the fiscal office assigns different appraisal amounts to different land use types (see Figure 3.1), the Industrial Reports for the 26 industrial complexes indicated the number of acres of each parcel devoted to uses such as “plant site”, “land fill”, “slag pit”, “undeveloped useable” and “undeveloped unusable”.

Figure 3.1 Snapshot of Industrial Report Data on Land Type by

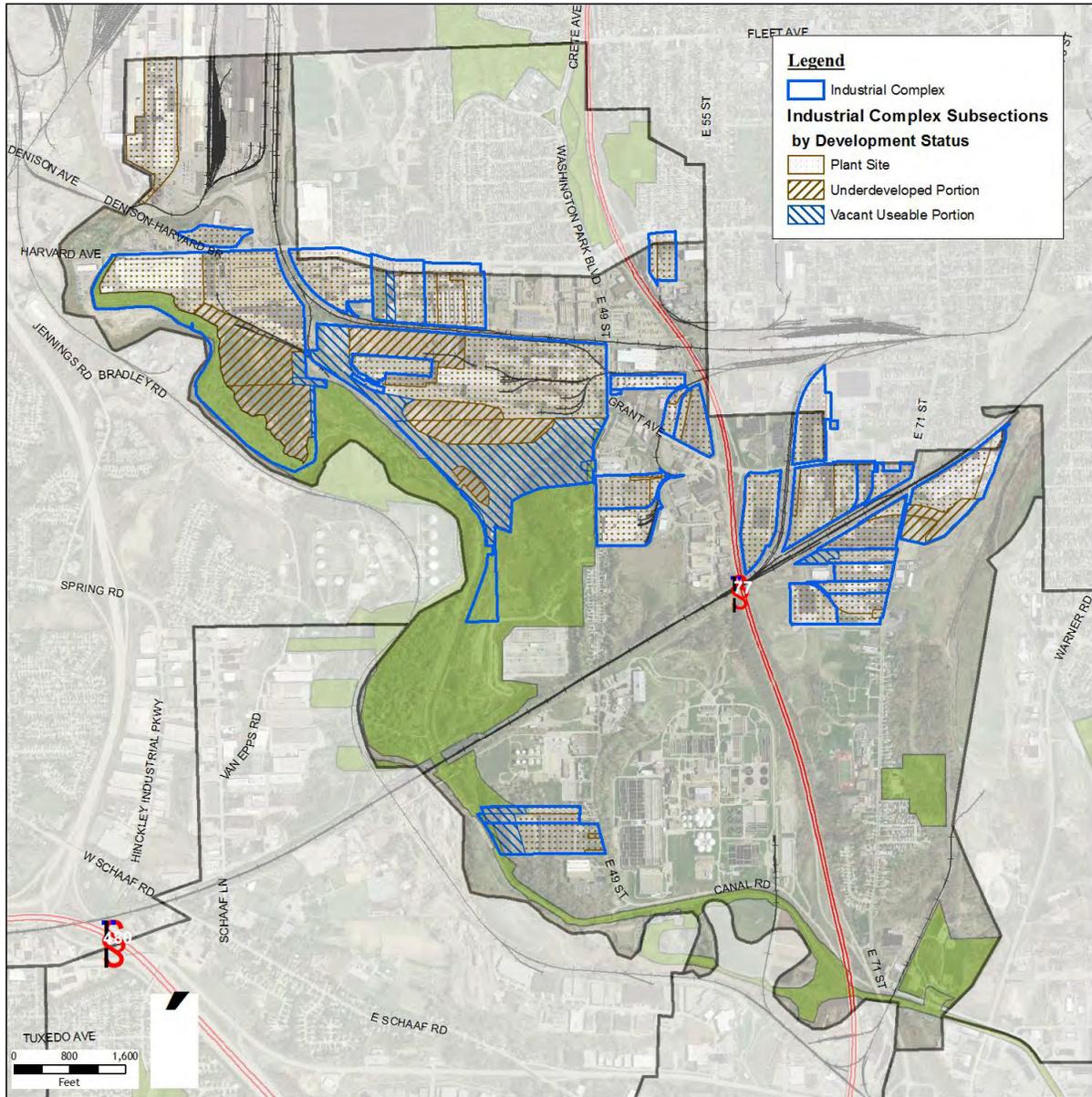
521-06-002 SUMMARY OF LAND VALUES					
PARCEL #	LAND TYPE	SIZE	UNIT VALUE	ADJ	VALUE
511-06-107	Plant Site (East Plant)	3.45 AC	\$50,000.00	1.00	172,500
PARCEL 511-06-107 TOTALS					172,500
		3.45 AC	SAY		172,500
PARCEL #	LAND TYPE	SIZE	UNIT VALUE	ADJ	VALUE
521-03-004	Plant Site (Parking Lot)	5.25 AC	\$50,000.00	0.70	183,750
PARCEL 521-03-004 TOTALS					183,750
		5.25 AC	SAY		183,800

This information was consolidated into four broad categories: plant site, vacant useable, underdeveloped, and vacant unuseable, and used to identify additional land that could be considered for additional development. Land currently used as landfill or slag pit was categorized as “underdeveloped” because of the potential for redevelopment if the site were properly remediated. Based on these categories, nearly 200 (28%) are considered developable; approximately 83 acres are vacant “useable” land and another 110 acres are underdeveloped. Figure 3.3 illustrates the locations of the industrial complexes and the various land types.

Figure 3.2 Acres by Land Use of Industrial Complexes		
Land Type	Acres	%
Plant Site	463	69%
Underdeveloped	110	16%
Vacant Useable	83	12%
Vacant Unuseable	17	3%
Grand Total	673	100%

¹ The data in the industrial reports proved to be useful for a variety of analyses regarding these larger industrial establishments and will be a useful resource for the Village’s continued efforts to encourage development and renovation. For example, the industrial reports indicate the list of parcels associated with each industrial complex, making it possible to assemble a comprehensive and useable database of commercial and industrial users.

Figure 3.3 Land Use by Industrial Complex



When combined with the 157 acres of vacant industrial parcels, there are over 350 acres of land zoned for industry which are considered either vacant or underutilized. However, as noted in Chapter 2, some are located on steep slopes and may not be suitable for development. Indeed, when the steep slopes data is overlaid with the vacant and underutilized land, as illustrated in Figures 3.4 and 3.5, approximately 138 acres or 39% are impacted by slopes greater than 12%.

Figure 3.4 Acres by Land Use of Industrial Complexes

Industrial Land Type	Total Acres	Acres Impacted By Steep Slopes*		Potentially Developable Acres
Vacant Whole Parcels	158	84	53%	74
Underdeveloped Portions	110	25	23%	85
Vacant Useable Portions	83	29	34%	54
Total Vacant Industrial	351	138	39%	213

*Steep slopes include land with 12% or steeper grade

Analysis of Industrial and Commercial Building Data

There are a number of large, nationally recognized employers in the Village including Alcoa, ArcelorMittal Steel, Charter Steel, and Millcraft Paper. At the same time, there are a variety of smaller, local and regional businesses. Over the years, the Village has taken an active role in fostering economic development and has been instrumental in not only attracting new businesses but also facilitating the expansion or retention of existing businesses.

During a meeting with Silverlode Consultants, it was suggested that a worthwhile exercise would be to create a data base of all industrial and commercial buildings in the Village that would various detailed building and parcel characteristics in order to help identify locations within the Village where additional assistance would be warranted. Characteristics to gather included:

- Current use
- Year built
- Year remodeled
- Ceiling height
- Sprinkler
- Condition
- Square feet of building floor area
- Parking
- Curb Appearance

There are approximately 80 commercial and industrial properties in the comprehensive database. Commercial and industrial businesses represent a range of users, some with differing land and building characteristics. Detailed land use categories from the Cuyahoga County Fiscal Office were assigned to each parcel. These categories generally describe the type of business being conducted such as heavy manufacturing, light manufacturing, small shops, warehouse, and wholesale. In order to analyze the characteristics of various industrial areas in the Village, CCPC divided the parcel data into eleven groups (focus areas) based on each one’s concentration of uses, proximity to the Grant Ave interchange, and proximity to the residential areas. Figure 3.7 indicates each focus area.

Over half of the industrial area in the Village is devoted to a heavy manufacturing use, and another 30% to light manufacturing and assembly. Together these businesses occupy nearly 9.4 million square feet of building floor area.

Figure 3.6 Detailed Commercial and Industrial Land Uses

Land Use	Parcel Area		Building Floor Area		Floor Area Ratio
	Acres	%	Sq Ft	%	
Heavy MFG/Foundry	418.5	51.3%	4,948,174	46.2%	0.27
Light MFG/Assembly	243.8	29.9%	4,440,187	41.5%	0.42
Bulk Oil Storage	44.1	5.4%	65,232	0.6%	0.03
Warehouse	39.3	4.8%	607,881	5.7%	0.35
Med MFG/Assembly	26.7	3.3%	162,715	1.5%	0.14
Small Shop	14.9	1.8%	167,944	1.6%	0.26
Truck Terminal	13.4	1.6%	93,982	0.9%	0.16
Wholesale	6.7	0.8%	152,000	1.4%	0.52
R & D Facility	3.9	0.5%	35,945	0.3%	0.21
Commercial	2.7	0.3%	12,327	0.1%	0.11
Construction Services	1.6	0.2%	8,795	0.1%	0.13
Retail	0.5	0.1%	5,780	0.1%	0.27
Grand Total	816.1	100%	10,700,962	100%	0.30

CHAPTER THREE

Heavy manufacturing/industry is engaged in the processing and manufacturing of materials or products predominately from extracted or raw materials or represent a land use that is engaged in storage of or manufacturing processes using flammable or explosive materials. Heavy industrial businesses potentially involve hazardous or commonly recognized offensive conditions which would generate objectionable or hazardous elements such as heat, smoke, odor, vibration, water pollution, electromagnetic disturbances, radiation or dust. It should be noted that not all heavy industries actually have these effects.

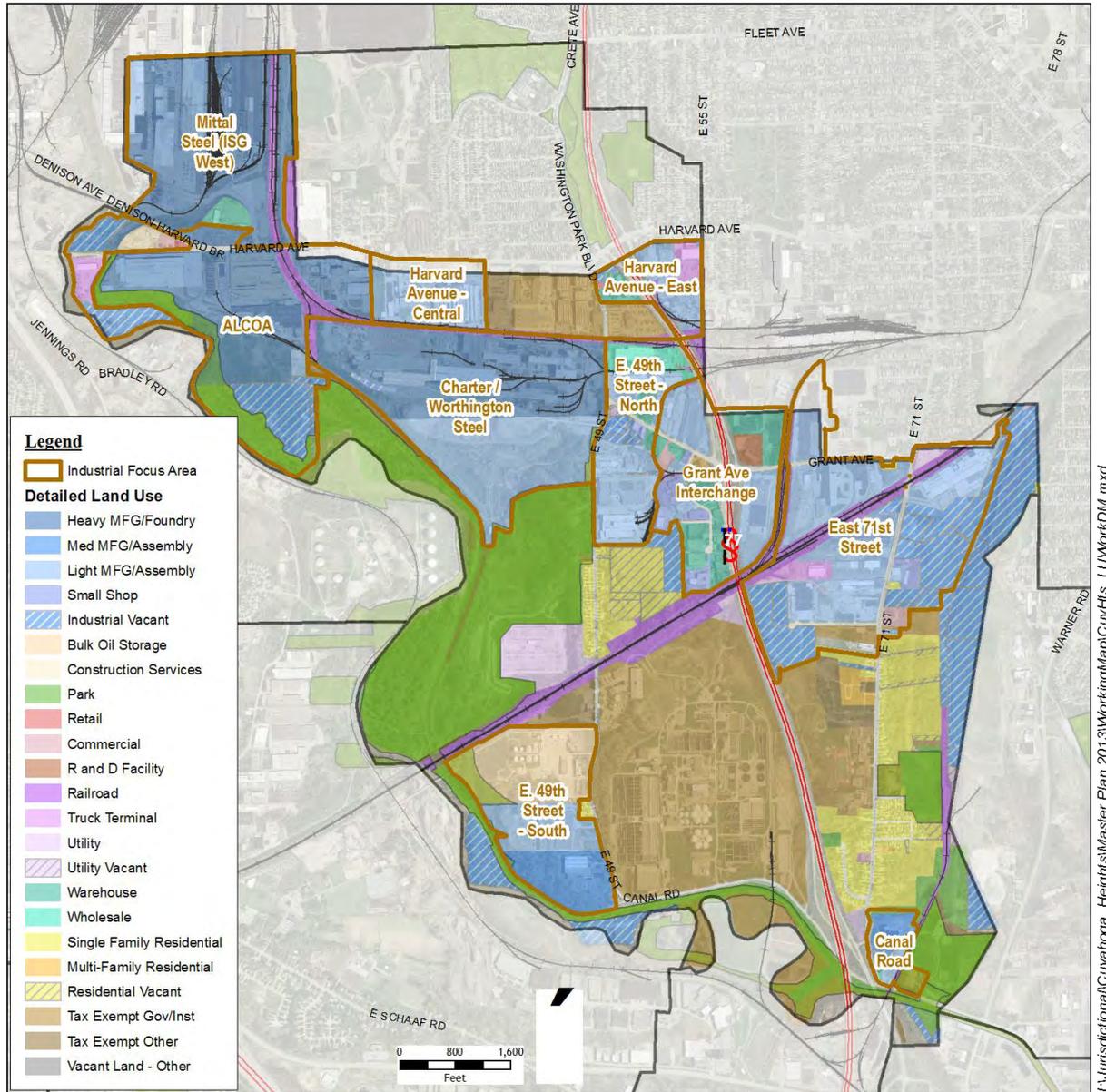
Heavy manufacturing uses, such as Alcoa, Arcelor Mittal and Charter Steel, are concentrated in the northwestern part of the Village, somewhat isolated from residential uses. See Figures 3.7 and 3.8.

Light industrial businesses are generally involved in the assembling, altering, converting, fabricating, finishing, processing or treatment of a product using a relatively clean and quiet process that does not include or generate objectionable or hazardous elements such as smoke, odor, vibration, water pollution or dust. Light industries also generally operate and store products and materials in a completely enclosed structure.

Light manufacturing uses are found throughout the Village, though the largest concentration is found at the northern end of E. 71st Street, in Focus Area 1.

Focus Area	Acres	% of Total	% of Focus Area
1. E 71st Street	110.5	13.5%	100%
Light MFG/Assembly	104.4		94%
2. Grant Avenue	69.8	8.6%	100%
Light MFG/Assembly	27.8		40%
Warehouse	26.1		37%
3. E. 49th Street North	48.3	5.9%	100%
Light MFG/Assembly	36.9		76%
Wholesale	6.7		14%
4. Harvard Ave - East	27.3	3.3%	100%
Light MFG/Assembly	15.9		58%
Truck Terminal	6.7		25%
5. Charter/Worthington Steel	169.1	20.7%	100%
Heavy MFG/Foundry	169.1		100%
6. Harvard Ave - Central	34.9	4.3%	100%
Light MFG/Assembly	34.9		100%
7. ALCOA	154.4	18.9%	100%
Heavy MFG/Foundry	154.4		100%
8. Arcelor Mittal Steel	98.7	12.1%	100%
Heavy MFG/Foundry	95		96%
9. Harvard Ave - West	7.3	0.9%	100%
Truck Terminal	4.4		60%
10. E 49th Street South	90	11.0%	100%
Bulk Oil Storage	44.1		49%
Light MFG/Assembly	21.9		24%
Med MFG/Assembly	24		27%
11. Canal Road	5.9	0.7%	100%
Light MFG/Assembly	2.1		36%
Med MFG/Assembly	2.7		46%
Warehouse	1.1		19%
Grand Total	816.1	100.00%	

Figure 3.8 Detailed Industrial Land Uses by Focus Area



The third largest category of industrial uses is Bulk Oil Storage; with 44 acres (5%) concentrated at the southern end of E. 49th Street. Warehousing facilities comprise 40 acres, less than 5% of the total industrial area of the Village. Warehousing facilities are generally dominated by enclosed space that is used to store goods that have been shipped from one location and whose ultimate destination is somewhere else. Warehouse uses generally generate little non-truck vehicular traffic but often require easy access for tractor trailers.

Truck terminals are distribution facilities that differ from warehouses because they provide little internal storage space and are primarily designed to facilitate the short-term transfer of goods from one truck to

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another. Truck distribution facilities generally include a small amount of office space and a building that consists of a series of loading bays connected to a small amount of internal storage space. Truck distribution facilities generally have small building footprints compared to the size of the parcel, and the remainder of the parcel is generally paved and otherwise unimproved in order to facilitate the easy maneuvering of tractor trailers.

Figures 3.9 and 3.10

Truck distribution is common with light and heavy industry throughout Cuyahoga Heights.



The ‘Building Inventory’ spreadsheet includes several key aspects of data pertaining to the desirability of the commercial and industrial buildings in Cuyahoga Heights. Data was downloaded from CAMA and CEGIS geographic information systems through the Cuyahoga County Fiscal Office, and manually entered from industrial reports also from the County Fiscal Office.

Commercial and industrial buildings are typically able to accommodate multiple uses (such as storage, offices, production), and the comprehensive inventory included details on the various uses of building floor area located on a site. For example, a light manufacturing site with a 25,000 square foot building could have some building space devoted to assembly, a portion devoted to offices and a small area devoted to shipping and receiving. The proportion of buildings devoted to various types of uses was computed and Figure 3.11 provides the breakdown of floor area by building use for the entire industrial inventory. There are over 10.7 million square feet of building floor area in the eleven focus area and approximately 95% of the floor area is devoted to one of six types of use.

Figure 3.11 Building Square Footage by Use of Building

Building Use	Gross Floor Area (Sq. ft)	Gross Floor Area (% of Total)
Assembly/Warehouse/Storage	3,622,139	33.9%
Processing	3,475,657	32.5%
Office	1,111,105	10.4%
Manufacturing	991,590	9.3%
Shop	972,828	9.1%
Other (Shipping/Receiving, Retail, etc.)	517,643	4.9%
Grand Total	10,700,962	100%

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Over one-third (3.6 million) are devoted to assembly, warehousing or other type of storage, while another 3.5 million are utilized for some aspect of industrial processing. Offices, manufacturing space and shop space comprise another 9 to 10%.

With details about the land uses and building space for each of the focus areas, the next step of the analysis was devoted to describing the characteristics of the building space. Four key criteria related to the building characteristics – building age (or year remodeled), building condition, wall height and known presence of sprinklers - were ranked using a scale from 10 to 0. A series of maps was prepared to display the parcel ranking by focus area, while the detailed reports are included in Appendix B.

Figure 3.12 Parcel Ranking by Year Built

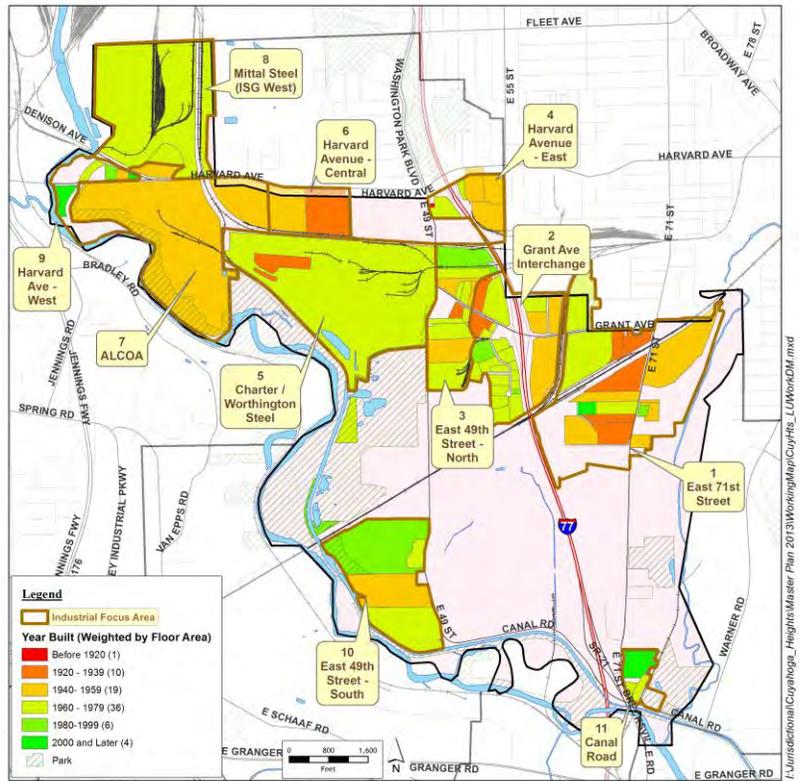


Figure 3.13 Parcel Ranking by Building Condition

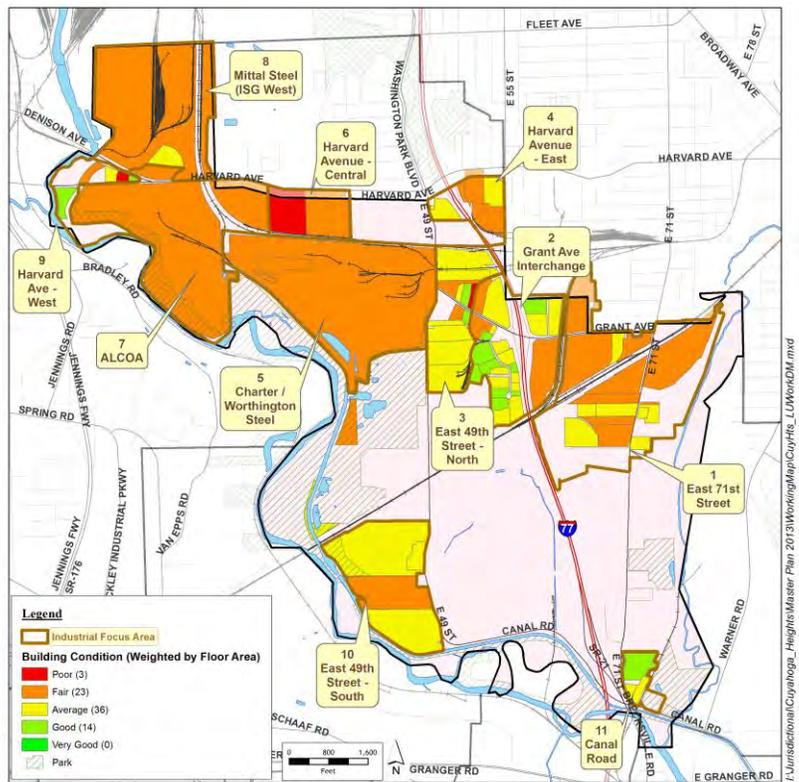


Figure 3.12 indicates parcel rankings by year built, which can be translated to building age. Age is a good indicator of various challenges or advantages the building may face, including construction materials used, and overall condition of the building. Generally, it is believed that the newer the building, the more attractive it will be. While this is typically the case, commercial and industrial buildings are often remodeled to mitigate the aging process. When buildings were remodeled, the remodeled date was substituted for the year built date.

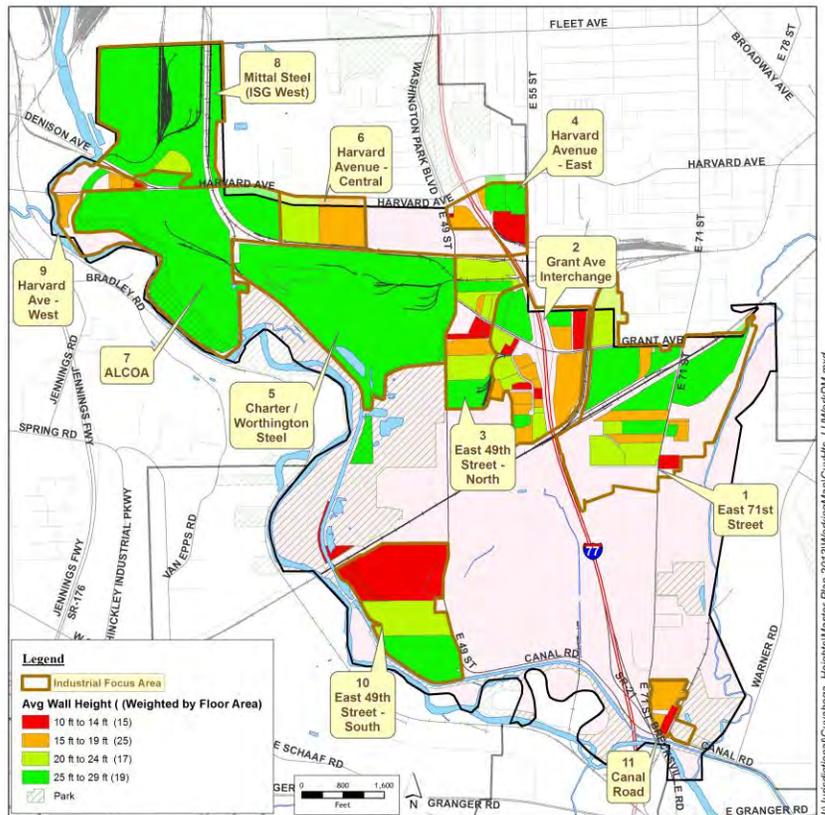
Figure 3.13 indicates the average building condition for all buildings on a parcel. Condition is an important indicator as to how much work a

building will need. The condition categories are described below:

- **Very Good Condition:** All items well maintained, many having been overhauled and repaired as they've showed signs of wear, increasing the life expectancy and lowering the effective age with little deterioration or obsolescence evident with a high degree of utility.
- **Good Condition:** No obvious maintenance required but neither is everything new. Appearance and utility are above the standard and the overall effective age will be lower than the typical property.
- **Average Condition:** Some evidence of deferred maintenance and normal obsolescence with age in that a few minor repairs are needed along with some refinishing. But with all major components still functional and contributing toward an extended life expectancy, effective age and utility is standard for like properties of its class and usage.
- **Fair Condition:** Much repair needed. Many items need refinishing or overhauling, deferred maintenance obvious, inadequate building utility and services all shortening the life expectancy and increasing the effective age.
- **Poor Condition:** Repair and overall needed on painted surfaces, roofing, plumbing, heating, numerous functional inadequacies, substandard utilities etc. (found only in extraordinary circumstances). Excessive deferred maintenance and abuse, limited value-in-use, approaching abandonment or major reconstruction, reuse or change in occupancy is imminent.

Ceiling Height: Some older buildings that have housed small industries in Cuyahoga Heights have low ceilings. For the most part, potential buyers or tenants cannot work with low ceilings. On the other hand, very high ceilings can be a deterrent as well. Unfortunately, ceiling height is not reported by the County Fiscal Office, instead data on wall height was used as a proxy. Figure 3.14 indicates the average rating for wall height reported by the County Fiscal Office. Wall height for complex buildings can be difficult to determine. Each portion of the building with a different height is recorded in industrial reports. For the purposes

Figure 3.14 Parcel Ranking by Wall Height



of this data report, the lowest wall height for each building was taken as the limiting factor.

Most uses are required to have a sprinkler system. A building that lacks one could be an indication of an obsolete structure, or may be a wise investment strategy for the Village is all other aspects of a building are in good standing. The known presence of a sprinkler system was also noted for each building component in the inventory. On average, less than 50% of the building space was reported to have a sprinkler system, though six areas were found to have sprinklers reported for over 60% of the floor area.

Figure 3.15 SPRINKLER SYSTEM Summary by Focus Area

Focus Area	Sprinkler System Reported	
1. E 71st St	1,442,763	76.5%
2. Grant Ave	694,811	61.5%
3. E. 49th St North	757,529	79.4%
4. Harvard Ave - E.	392,821	70.2%
6. Harvard Ave - Central	421,189	69.9%
10. E 49th St North	390,124	82.1%
Grand Total	4,651,149	43.5%

The building inventory includes a number of other variables such as construction class, building setback, and number of parking spaces. The type of construction class is an important consideration, but the data was not consistently reported or available for all of the parcels in the inventory. Construction class is a good indication of type of building and the building’s ability to attract diverse tenants. Definitions for the classification system are as follows:

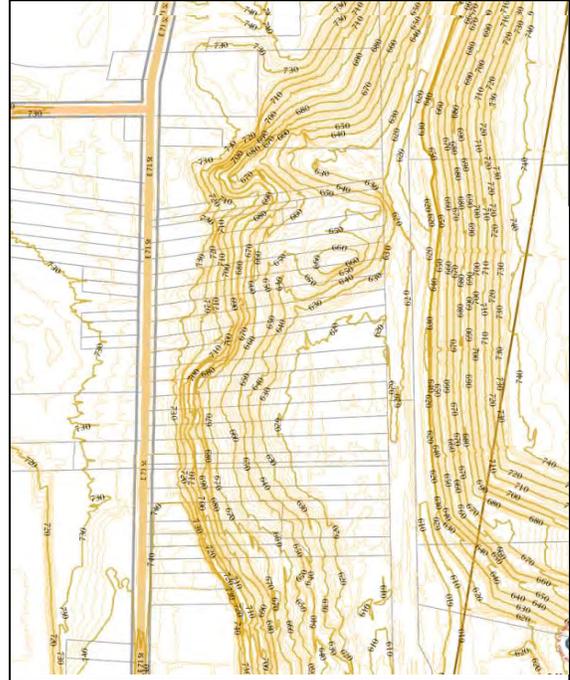
- **Class A:** High end office, not present in Cuyahoga Heights. Typically characterized by newer office building found in downtown Cleveland.
- **Class B:** Typically pre-1945. Characterized by poured concrete, very thick walls, and mushroom columns throughout the structure.
- **Class C:** Common in Cuyahoga Heights. Characterized by structural steel, framed steel that is fire resistant. Post-1945
- **Class D:** Wood framed, usually pre-1945 with brick veneer.
- **Class S:** Metal framing with aluminum siding and roof, Could have parapet walls. Most steel mills—look like an airplane hangar.

Conclusion. The various ratings indicate a wide range of conditions throughout the Village. A composite score was calculated for the four key criteria, however, the results indicated that scoring range for the the eleven focus areas was between 4.5 and 6.27, and the overall average was 5.48. Each focus area has its strengths and weaknesses and the Village will be able to use the inventory and ratings in its decisions in awarding incentives and allocating public infrastructure improvements. Continued efforts should be made to complete and enhance the building inventory created for the plan update.

B. RESIDENTIAL ASSESSMENT

One of the steepest slopes in Cuyahoga Heights is the one created by the Mill Creek Valley on the eastern border of the Village. There are 27 residences with yards backing up to this hillside, most of which are located on the eastern side of E. 71st Street.

According to Village residents and officials, property owners are losing land to hillside slippage on a yearly basis. One possible solution to hillside slippage in this area is an engineered stabilization project. Donald G. Bohning & Associates, Inc., the Village’s contract engineering firm, recently completed a hillside stabilization project with similar characteristics in Valley View. Projects costs totaled about \$2 million per 600 feet of project. Engineers from Bohning & Associates estimated that a hillside stabilization project in this area would have a similar cost.



Considering the extensive costs of such a project, it was suggested a cost

estimate be performed for the outright sale of those properties most impacted by hillside slippage. The 27 residential properties located on the east side of E. 71st Street, located north of Village Hall and south of the office building located at 4651 E. 71st Street, were included in this investigation. As seen in the table below, of the 27 total properties adjacent to the hillside, 12 properties were highlighted as having the least distance between the road right-of-way and the hillside. Upon further investigation, it was determined that seven of those properties with the least distance from the rear of the house to the hillside should be considered most urgent. These homes have an average of 25 feet from the rear of the house to the beginning of the slope, and are therefore at greatest risk of damage to the primary residential structure. If the Village were to purchase those seven

of highest concern, acquisition costs would be roughly \$760,000 if those homes were purchased at the appraised value reported by the County Fiscal Office. These seven homes are located directly north of Village Hall, and would constitute an area of 412,511 square feet.

Figure 3.16 Analysis of Residential Parcels on E. 71st Street between Village Hall and Chapek Pkw

	All properties	For Properties Severely Impacted	Top 7 Properties
Number of Properties	27	12	7
Average Lot Size (sq ft)	46,411	55,411	58,930
Average distance from street ROW to slope	150	100	89
Average distance from house to slope	73	34	25
House Characteristics			
Average Living Area (sq ft)	1,466	1,390	1,184
Average # of Bedrooms	6.1	6.1	5.3
Average # of Baths	3.2	3.1	2.9
Median Year Built	1953	1948	1949
Home Condition	AVG	AVG	AVG
Average Market Value	\$124,608	\$116,033	\$108,743
Total Cost at if Purchased at Market Value	\$3,239,800	\$1,392,400	\$761,200

If acquisition were pursued, the Village and residents would have options: The sellers of the properties may be happy with the purchase price and choose to relocate to another home for sale within the Village. If those buyers would like to remain in the Village and are either not interested in another home or if there are no other homes available, the Village could demolish the current homes, stabilize the hillside with an engineered solution (when funding becomes available), and then rebuild homes with a smaller setback from the road, therefore keeping construction away from the slope.

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CHAPTER FOUR

2002 MASTER PLAN REVIEW

The 2002 Village Master Plan included five categories of community goals accompanied by detailed strategies intended to serve as an overall guide for the Village in its decision making processes. As part of the 2013 Plan update, the 2002 goals and strategies were evaluated to determine the extent to which the goals remain relevant.

To a great extent, the overall broad-based goals from 2002 continue to be appropriate for Cuyahoga Heights. They include:

1. ECONOMIC DEVELOPMENT

- a. Broaden/diversify the industrial base of the Village.
- b. Revitalize/replace underutilized or vacant industrial facilities.
- c. Promote/market locational advantages and business opportunities of Village.

2. HOUSING

- a. Accommodate the changing housing needs of Village residents.
- b. Ensure homeowners and landlords are able to maintain properties.
- c. Maintain and improve the homeownership rate in the Village.

3. RECREATION

Provide park and recreational opportunities to meet the needs of residents.

4. ENVIRONMENT AND NATURAL AREAS

- a. Protect environmentally sensitive areas: steep slopes, wetlands, watercourses, floodplains.
- b. Ensure that new development does not cause negative environmental impacts.

5. PUBLIC FACILITIES AND INFRASTRUCTURE

Ensure high level of Village services is maintained.

These goals remain valid today and should continue to be pursued. However, in some cases there are policies and strategies related to these goals that have either been accomplished since 2002 or no longer remain valid.



Village of
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CHAPTER FIVE

UPDATED GOALS, POLICIES AND STRATEGIES



Village of Cuyahoga Heights 2013 Master Plan Update

This chapter highlights the updated goals, policies and strategies of the Master Plan Update. The goals are included here as positive statements or expectations of how the Village will be in the future.

A. **ECONOMIC DEVELOPMENT**

GOAL: To be a community of **economic growth** and **resilience**.

B. **HOUSING and NEIGHBORHOODS**

GOAL: To be a community known for **high-quality, desirable, yet affordable homes** that attract **long-term homeowners** who are invested in the community.

C. **RECREATION:**

GOAL: To be a community that **provides a variety of readily accessible recreational opportunities** for users of all ages, interests and abilities.

D. **ENVIRONMENT and NATURAL AREAS:**

GOAL: To be a community that **embraces and protects the natural environment** that exists amidst its industrial landscape.

E. **IMAGE, PUBLIC FACILITIES and INFRASTRUCTURE:**

GOAL: To be **an attractive community** with **inviting and distinct gateways and safe thoroughfares**.

Over the last few years, Cuyahoga Heights has been working on a number of initiatives to improve the quality of life for residents and the economic viability of local businesses. The village has provided grants and other assistance to foster economic growth, has encouraged residents to invest in their homes and has actively sought out grants to fund infrastructure and recreation improvements. Many of these initiatives contribute to the ongoing pursuit of the goals outlined in the 2002 Plan and are strategies that should be continued. However, based on a review of the trends and current conditions in the Village, additional policies and strategies are warranted. The updated and expanded policies and strategies follow.

A. Economic Development

One of the many successes of Cuyahoga Heights is its strong relationships with local businesses created through events such as the annual spring and fall luncheon that provides networking opportunities and updates on current issues. A central location in the county and direct access to the I-77 and I-480 highway system gives the Village a competitive edge over many others. As a result, attaining a strong and supportive economic base is a reachable goal. Industry is the primary land use, providing a large tax base that provides economic stability.

Cuyahoga Heights has numerous issues however. Some older industrial buildings are functionally obsolete and others are located very close to the roadway. A number of industrial properties qualify as brownfields because of contamination from chlorinated solvents found in soils and buildings. A portion of commercial buildings are not owner occupied and instead have acquired multi-tenant occupation. In two locations, a handful of residual residential properties are surrounded by industry.

Harvard Road is a vital access point to I-77 and a number of businesses in Cuyahoga Heights. However, most of the businesses located on Harvard Road have frontage in Newburgh Heights due to a boundary that divides a large portion of the roadway between the two jurisdictions. Streetscape frontages for properties throughout the Village are lacking curbside appeal.

Increase in automation and the current status of the economy has led to a reduced work force, resulting in fewer employees and parking lots with larger capacity than needed.

Strengths	Issues
<ul style="list-style-type: none"> • Access to I-77 highway system: centrally located • Industry as the predominate land use creates a strong tax base • Village has strong relationship with business owners • Village facilitated new development with the Firefighter’s Credit Union to be located on E. 71st Street. Will bring 22 employees into the Village and more in the future. 	<ul style="list-style-type: none"> • Older functionally obsolete industrial buildings • Buildings located very close to the roadway • Some industrial properties qualify as brownfields - pollutants and contamination: chlorinated solvents in soils and buildings • Many of the commercial buildings are not owner occupied; instead multi-tenant • A reduced work force means parking lots have more capacity than needed = unneeded pavement.

Economic development seeks to enhance the wealth of a community by creating an environment that encourages and facilitates private investment that leads to business and job growth. Economic development is sustained by concerted actions to promote the quality of life in the community, which encourages businesses to move to areas of economic health and development, boosting the tax base.

ECONOMIC DEVELOPMENT GOAL: To be a community of economic growth and resilience by preserving and enhancing the non-residential tax base.

A. **Be strategic about new development and redevelopment.** Cuyahoga Heights is nearly completely built out with little vacant land remaining. It is important for the Village to clearly articulate the types of commercial and industrial development that is desirable and appropriate for specific areas of the Village.

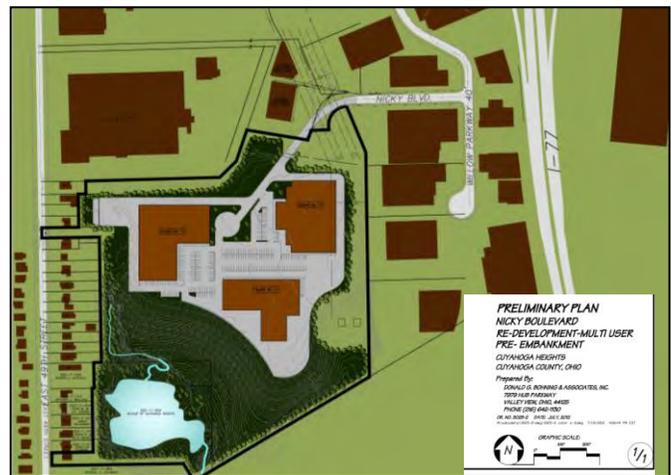
1. Assist in land assembly and or land clearing to create more attractive development parcels. The Village has acted in this capacity in the past when it served as an intermediary in facilitating redevelopment of property with the Firefighters Credit Union.
 - a) Work with the Cuyahoga County Land Reutilization Corporation so the Village can act fast if and when foreclosed properties come available.
 - b) Eliminate incompatible land uses.

2. Use the Vacant-Useable and Underdeveloped Useable Land Inventory created during this Master Planning Process to determine where and how the Village might prepare land for new development or expansion of nearby businesses, and where opportunities for land assembly exist.
 - a) Follow through with plans for the capping, stabilization and redevelopment of the Nicky Boulevard Landfill site. All activities should provide a significant residential buffer during and after construction for those homes on E. 49th Street.
 - b) Great Lakes Construction recently worked out a mutually-beneficial arraignment with Charter Steel. Charter Steel had a large parcel of land that was devoted to slag pit processing. The pit was not hazardous, but not useable land, either. Great Lakes needed to get rid of non-hazardous spoilings, so they are filling in the pit, and Charter Steel will be gaining useable land. Several more opportunities like this exist in the Village.
 - c) Investigate the possible relocation of the Cleveland Metroparks service and maintenance operations from E. 49th so that the parcel could be developed in a more economically beneficial manner. See also H. 1.

3. Encourage the continued development of Chapek Parkway
 - a) Relocate and consolidate the Village’s recreation facilities to Bacci Park.
 - b) Seek businesses and development that is complimentary to the incoming Firefighter’s Credit Union offices.

4. Revise the zoning code to combine the two industrial districts, creating one that combines the contemporary development and performance standards of the newer Limited Industrial District with more flexibility in the uses permitted.

Figure 6.1. Nicky Boulevard Redevelopment Concept



- a) Create a two tiered system of permitted uses – uses permitted by right and conditionally permitted uses, which require approval by the Village Planning and Zoning Board. This will enable existing heavy industries to remain conforming properties, though expansions would be reviewed through the conditional use procedures.
 - b) Expand the development standards to require more landscaping along the street in order to improve the appearance of the main corridors.
 - c) Protect residential areas with required landscaping and buffering at the edges of commercial and industrial parcels adjacent to residential areas.
- B. Promote targeted investment** for industrial and office buildings and lands to ensure that existing buildings remain competitive in the regional market.
1. Target investment in the seven areas highlighted in Chapter 3, in the detailed land analysis, where there is a concentration of developable land.
 2. Utilize the Building Inventory created during this Master Planning Process to help determine where problem buildings exist, what makes them problematic, and if it is worth the Village’s resources to encourage property owner to renovate them.
 3. Continue to provide and promote the grant program provided by the Village for exterior and interior renovation.
- C. Retain existing employers.** Existing businesses already provide a large tax base that supports both the school system and the village government. Actions to encourage existing business to stay and to expand include:
1. Reach out to existing businesses to understand their needs.
 - a) Continue to hold the Mayor’s biannual breakfast and consider organizing other events to increase communication between the business community and the Village. Events could include industrial tours and open houses.
 - b) Set up networking events to give business people an opportunity for better communication among themselves. A lot of information is shared at these events and the community can be positively affected by the flow of information.
 2. Foster expansion of existing businesses. Provide incentives – such as tax breaks - to encourage existing businesses to hire more workers and help spur job growth. The Village relies heavily on employee income tax, much more than property taxes or income taxes from net profits of businesses. To the extent that tax incentives to the businesses encourage job growth should result in a net increase to the Village.
 3. Conduct a survey of existing property and business owners to better understand the business climate and gain insights on prospects for the future. A survey could be crafted to gather the following information:

- a) The characteristics of businesses in terms of industry sector and size (both in terms of sales and employees, including where employees currently live, average wage, etc.)
- b) Opinions on the advantages and disadvantages of a Cuyahoga Heights location
- c) The importance of a Cuyahoga Heights location for respondent's businesses, e.g. how close are customers? And how important is it to be close to customers?
- d) How important is the rail access, highway access?
- e) Outlook on the future economy and future business plans, including expansion, contraction, moving out of Cuyahoga Heights, etc.
- f) Supply chain relationships – is there a need/desire to have suppliers close by, are there additional business needs that should be attracted to the area.

D. Attract new businesses to the Village.

1. Work with economic development consultants to create a marketing campaign to attract new businesses to the Village.
 - a) Create a brochure detailing all of the advantages of working in Cuyahoga Heights. Distribute to all area businesses, and make available online.
 - b) Target industries that complement existing land uses and other industries already in the Village.
 - c) Request the contact list of suppliers, buyers, and end users of current businesses located in the Village so that they might be contacted to see if other businesses in the supply chain would be interested in relocating to the Village to reduce transportation and shipping costs.
2. Investigate the possibility of advertising the Village as a business destination on the billboard on the school's property.
3. Maintain and expand the good relationship that currently exists between the Village and the industrial and business community.
 - a) The Village has a comprehensive webpage targeted towards the business community. The webpage has a business directory with contact, product and service information and a link to the webpage of each industry, another that describes the advantages of doing business in the Village, and another that provides a list of available properties. Ensure that this information is reaching key audiences by asking the business community to provide a link to the Village's website on their websites. Each business could perhaps provide an anecdote or positive experience of working with the Village.
4. Continue to work with regional organizations devoted to attracting and retaining business and industry to northeast Ohio. These organizations include WIRE Net, Team NEO, First Suburbs Consortium, Jump Start, and NorTech.

5. Consider creating a business incubator. In the event there is commercial/ industrial space that has been unoccupied for some time, consider establishing a business incubator program similar to LaunchHouse created by the City of Shaker Heights.

E. Continue to remediate contaminated sites within the Village.

1. Continue to pursue grant money from various sources to remediate sites where there is known or suspected contamination. Potential sources of funding include:
 - a) Clean Ohio Assistance Fund
 - b) Clean Ohio Revitalization Fund
 - c) Job Ready Sites Program
 - d) Brownfield Revolving Loan Fund
 - e) Urban Redevelopment Fund
 - f) Water Pollution Control Fund
 - g) Ohio Water Development Authority Brownfield Fund
 - h) Field Technical Assistance—Targeted Brownfield Assessment
2. Continue to encourage current and prospective industrial property owners to participate in the Ohio Environmental Protection Agency’s Voluntary Action Program (VAP). The VAP grants a 10-year tax exemption to the property from the Ohio Department of Taxation upon the issuance of a “Covenant Not To Sue”.

F. Ensure that businesses are aware of financial assistance, especially from the County Department of Development, including:

1. Economic Development Loan: Provides businesses financial assistance to retain and create jobs for County residents. The fund provides long term, fixed-rate financing at interest rates lower than conventional financing.
2. Enterprise Zone Tax Incentives: The Enterprise Zone Program provides real estate tax abatement to companies expanding or relocating to Ohio. Qualifying businesses can receive tax abatement for substantial investment in real property. The business must demonstrate job creation and retention within the zone to qualify for the local tax incentive.
3. Grow Cuyahoga County Fund: The Grow Cuyahoga County Fund is designed to assist eligible small business owners within Cuyahoga County obtain loans to grow their businesses and create jobs. Low interest loans of between \$100,000 and \$1 million are available and may also be used for retail and restaurant development projects.
4. Target businesses in the high tech field to take advantage of the The North Coast Opportunities (NCO) Technology Fund through the County DoD. The fund encourages the establishment of technology companies in Cuyahoga County. The program targets companies that are excellent candidates for future capital investment. Approved companies will receive a payment-deferred, low interest loan to complete a specific initiative or project that is expected to make the company significantly more attractive to pre-seed investors.

G. Foster future investment by enhancing the quality and image of the streetscape along the main corridors. Grant Avenue and Harvard Avenue are the main gateways into the Village.

1. Update the zoning code to include design guidelines and proper setbacks to protect existing business and industry.
 2. Continue to invest in beautification projects in the public infrastructure to signal to private businesses that the Village is committed to a quality environment.
- H. **Continue to develop and foster partnerships** with businesses and other agencies such as the Metroparks, Sewer District and School District. By taking the lead on fostering increased collaboration between the private development sector and other major land holders, that Village can ensure that all sectors work together to address pressing economic development needs. This recognizes that a quality physical environment can be an attraction for hiring and retaining quality employees. An example of a potential partnership would be to work with Work with the Cleveland Metroparks and the Northeast Ohio Regional Sewer District to explore the possibility of moving their maintenance and service operations on E.49th Street—located across from NEORS^D's Environmental and Maintenance Services Center—to the Village's Service Center on Canal Road. Doing so would free up that parcel for future development and investment.
- I. **Continue to maximize the services of the Village's economic development professionals.** Economic development can and does make a difference where it is given the resources to help the business climate. Professional staff promotes the Village's economic development opportunities. Duties that can be performed include:
1. Maintain a detailed data base on commercial and industrial properties. A comprehensive inventory was completed as part of the Master Plan Update. However, in order for it to continue to be a useful tool, it will need to be transferred to a data management program that is easy to be updated.
 2. Provide property owners details on funding sources and administer financial programs.
 3. Assisting in grant research and grant writing.

B. Housing and Neighborhoods

Although residential land uses make up only a little more than 4% of the Village's total area, the health of a community's neighborhoods and the desirability of its housings stock are important components to the overall strength and viability of that community. The Village's residential areas are located in several places throughout the Village. The largest concentration of homes occurs on and around the southern portion of E. 71st Street. There are four residential streets that are connected to E. 71st Street, built in close proximity to Village Hall and the school campus. They are Dressler Court, Marcelline Court, Bletch Court, E. 72nd Place, and Willowbrook Drive. Another residential neighborhood occurs on E. 49th, situated between the entranceway to the Canalway Center to the

Figure 6.2. Marcelline Court Homes



north and the railroad tracks to the south. A small cluster of five homes is also located further south on E.49th, across from the Southerly Waste Water Treatment Plant. Lastly, six residential structures are located on Grant Avenue in an industrially-zoned area.

In many ways, the Village’s small residential base promotes a tight-knit community with a ‘small town feel’. This atmosphere extends to the way housing has been managed throughout the years. In many cases, homes remain within families, passing from one generation to the next or selling by word of mouth. The small number of homes and intimacy of Village residents and employees have also allowed for both innovative and grass-roots solutions to issues relating to home maintenance and repair, including individual outreach efforts as well as various grant programs.

All of these factors have contributed to fairly stable neighborhoods and housing market in Cuyahoga Heights. Indeed, occupancy rates, number of home sales and median home values have all remained much more stable than surrounding communities. However, some trends are of concern: occupancy rates *have* declined slightly (with 20 vacancies reported in 2010), and vacancies among such a small number of homes are felt all the more keenly. Furthermore, Cuyahoga Heights has experienced an 11% decline in owner-occupied units during the past decade, and an increase in the number of renter-occupied units. This is of concern because the perception is that renters are not as invested in the property or the in community as homeowners are. The older housing stock found in the Village also requires ongoing maintenance and redesign of existing layouts is necessary in order provide contemporary amenities needed to attract new buyers as well as to aid seniors who choose to age in place.

Some other strengths and issues confronting neighborhoods and residential structures in Cuyahoga Heights appear below:

Strengths	Issues
<ul style="list-style-type: none"> • Excellent school system • Small residential base which creates/fosters a tight-knit community 	<ul style="list-style-type: none"> • Residual residential properties surrounded by industrial land uses – two small pockets remaining. • Hillside slippage/erosion behind houses on east side of E.71st Street, and E 49th Street which is eliminating backyards and causing environmental issues • Older housing stock has a number of issues: <ul style="list-style-type: none"> ○ Increased need for ongoing maintenance ○ Not suitable for elderly aging in place ○ Smaller houses, small rooms, small/no closets, one-car garages/driveways • Decline in owner-occupied households: younger generations have opted to live elsewhere and rent inherited home in Village to someone else.

HOUSING GOAL: To be a community known for high-quality, desirable, yet affordable homes that attract long-term homeowners who are invested in the community.

Cuyahoga Heights is a place that has a strong sense of community and community pride. Strong, connected neighborhoods with attractive homes are essential to maintaining this important aspect of

Cuyahoga Heights. Below are the policies and recommended strategies related to maintaining and fostering healthy neighborhoods with desirable homes.

A. **To be a community known for high-quality, attractive homes that are marketable to today's homebuyers.** New home construction includes many features that are popular in today's market, but quality craftsmanship and materials are often sacrificed in order for these homes to remain affordable. Fortunately, the bulk of homes in Cuyahoga Heights were built prior to 1960, when construction materials were still of high quality. Unfortunately, the homes in Cuyahoga Heights tend to be smaller with design features that have fallen out of favor with current buyers. The Village must address changing housing tastes in today's market in the Village to remain competitive with surrounding communities, and attract and retain homeowners. Strategies for achieving this are below.

1. Encourage the renovation of the existing housing stock to reflect the needs and desires of today's home buyers.

- a) Where possible, encourage the expansion of garages to accommodate two cars.
- i Change the zoning code regulations to accommodate larger garages in rear and side yards. Many variances have already been granted in the Village to do this. It would streamline and facilitate needed and desirable updates, and may also encourage people who have not yet expanded their garages to do so.

- ii Encourage the construction of shared garages where appropriate. Shared garages span two residential lots, such that each property owner would have a separate garage with separate access and ownership, yet the garages would share a wall on the property line to maximize yard space. Shared Garages. Madison, Wisconsin allowed shared garages to be built across a lot line by abutting property owners provided:

- the garage is symmetrical
- there is a joint driveway
- the property owners have joint access and maintenance agreement relating to the garage

- b) Work with local architects to devise retrofits for various types of homes found in Cuyahoga Heights to make them more competitive.

- i Popular exterior aesthetics include elements from colonial and arts and crafts type architecture including front porches, shutters, paned widows, and dormers.

Figure 6.3. Shared garage example



Source: <http://northmetroappraisalblog.com/fha-a-shared-garage/>

- ii Retrofit interiors to include characteristics that are desirable including expanded floor space, larger closets and kitchens, open floor plans, as well as other features such as crown molding and wood floors.

Figure 6.4. Remodel to more attractive exteriors.



Source: <http://www.thisoldhouse.com/toh/photos/0,,20597429,00.html>

- iii Create a program that provides free architectural assistance to homeowners in order to ensure that renovations includes features that the Village believes are important for the long term viability of the neighborhoods. Such a program could be modeled after a similar initiative sponsored by the Cummins Corporation in Indiana. The Columbus, IN-headquartered diesel engine manufacturer instituted a program in the 1950's in which Cummins Inc. helped subsidize architectural projects throughout the city by up-and-coming engineers and architects. The company paid the architects' fee. The plan was initiated with public schools and was so successful that the company decided to defray the design costs of fire stations, public housing, and other community structures. A similar program could be instituted on a much smaller scale, such that the Village (or a company sponsor) could defray the architecture costs of remodeling homes.
- c) Promote Cuyahoga County's home loans that assist with remodeling and modernizing homes, including.
 - i Heritage Home Loan Program: Cuyahoga Heights is a participant in the Cleveland Restoration Society's program that provides low interest loans to modernize and make energy efficiency improvements. There are no income restrictions.
 - ii Housing Enhancement Loan Program (HELP): allows homeowners to borrow money for repairing or remodeling homes at three percentage points below a bank's market rate for home improvement loans. No income restrictions and few limitations on what improvements can be made to a property.
2. Ensure all homes are properly and attractively maintained.
- a) Continue to work with individual home owners to encourage exterior maintenance and interior improvements, including paint, landscaping, electrical panel upgrades, insulation, and high efficiency water heaters.

- b) Continue to renew Chapter 1495 of the Building Code every year, which establishes the “Community Housing Maintenance Grant Program.” Originally passed in 2008, the grant program is a grant match program for home improvements that are not decorative or recreational in nature. Improvements should be visible from the street and include projects like drive and walk replacement, roof replacement, siding or brick replacement or repair, exterior painting, and all façade work. The Grant is a separate fund and is maintained by the appropriated and replenished by the general property tax funds by Village Council.
- c) Promote Cuyahoga County’s low interest home loans to help with maintenance, renovations, and energy efficiency. Along with the loans mentioned in A. 1.c) these include:
 - i Home Weatherization Assistance Program: provides free energy efficiency improvements to eligible homeowners and renters in Cuyahoga County at no cost to the household.
 - ii Housing Rehabilitation Loan Program: enables eligible low-and-moderate income homeowners to make repairs and basic home improvements that maintain the quality of their housing and create a positive effect in the surrounding neighborhood.
 - iii Lead Safe Program: enables eligible low-and-moderate income homeowners and renters to make changes in their homes to provide a lead safe environment for young children.
- d) Continue the rental property inspection program. The requirements include an interiors and exterior inspection once every two years of rental properties and an inspection for occupancy.
- e) Continue the Point of Sale Inspection program as outlined in Ordinance 1444.05 of the Building Code. Sellers of single, two and three family residential structures must obtain a Certificate of Inspection from the Building Commissioner and present the certificate to the buyer of the property. The Certificate lists and orders the correction of all known violations of building and or zoning codes as determined by the Building Commissioner as well as any other pertinent information the

Figure 6.5. Example of homes that have benefited from the Heritage Home Loan



Source: <http://www.heritagehomeprogram.org>

Commissioner deems relevant. All violations must be corrected within 30 days of the issuance of the Certificate, unless an extension is granted, either by the seller or the buyer of the property.

- f) Continue to enforce Exterior Inspections (Ordinance 1490.14), in which the Building Commissioner makes biannual inspections of the exteriors of all dwelling units.
3. Encourage a culture of pride in homeownership.
 - a) Create a “Best of Cuyahoga Heights” award to recognize outstanding homeowners that have made significant investments in the exterior appearance of their homes.
 - b) Consider a “home days” event to showcase homes in Cuyahoga Heights that have renovated or otherwise updated in an innovative way.
 - c) Continue the efforts of the Historical Committee, which collects and preserves Village history with the goal of promoting respect towards others and pride in the community heritage.

B. Encourage the existing trend of keeping homes within families and an overall culture of long-term homeownership.

1. Survey those homeowners that have inherited homes but choose to live elsewhere to understand why and what could be done differently within the Village to retain these owners.
2. Assist those seniors that would like to remain in their homes to do so.

- a) Encourage the use of universal design when remodeling and updating home interiors and exteriors. Universal design refers to the idea that housing design, layout and features should work for people of all ages, all sizes, and all abilities so that houses are adaptable to a family's changing needs over generations, especially the elderly and the disabled. Many of these design elements are becoming popular in all age groups because of their clean aesthetic and practicality. Elements include:

Figure 6.6. Examples of Universal Design elements in kitchens.



Source: <http://en.paperblog.com/>

- i Smooth, ground level entrances without stairs
- ii Lever handles for opening doors rather than twisting knobs and components that do not require tight grasping, pinching or twisting of the wrist
- iii Light switches with large flat panels rather than small toggle switches

- iv Buttons and other controls that can be distinguished by touch
 - v Abundant natural light such that lightbulbs need not be used and changed as regularly
 - vi Clear lines of sight to reduce dependence on sound
- b) Continue the municipal services geared towards seniors, including grass cutting, transportation shuttle, Meals on Wheels, “well visit clinic” with free flu shots and certain health tests, as well as special outings, such as the one Mayor Bacci organized to Kelley’s Island in 2012.

C. Attract new home buyers into the Village.

1. Promote the advantages of living in the Village, including the excellent municipal services, low taxes, excellent schools, friendly atmosphere.
 - a) Work with the School Board to advertise the Village’s amenities on their website.
 - b) Explore the possibility of working out an arrangement with the school board to advertise the Village’s amenities on their billboard that overlooks I-77.
 - c) Ensure the Cuyahoga Heights Schools maintain their long-standing “excellent” state rating.
2. Investigate the possibility of establishing a housing incentive program to entice employees that work in the Village to live in the Village as well. Incentives may include a tax holiday, assistance from the Community Housing Maintenance Grant Program, etc.

D. Address the problem of hillside slippage on residential properties. Investigate ways to prevent further damage to or loss of residential property due to hillside slippage on E. 71st street and E. 49th street. (see C.6 in Environment and Natural Areas as well)

1. Continue to investigate funding sources to stabilize the hillside of Mill Creek Valley behind homes on E.71st Street,
 - a) Continue to pursue money to extend the multipurpose trail from Bacci Park to Village Hall behind from E. 71st Street. The trail would require hillside stabilization which would also benefit the homeowners at the top of the slope above the trail.
 - b) Contact the Federal Emergency Management Agency (FEMA) to investigate funding assistance for hillside stabilization behind E. 71st and E. 49th Streets through FEMA’s Hazard Mitigation Grant Program (HMGP).
 - c) Contact the National Science Foundation to understand grant opportunities related to the Geotechnical Engineering program, which supports fundamental research on geotechnical engineering aspects of civil infrastructure, including earth retaining systems, with emphasis is on issues of sustainability and resilience of civil infrastructure.

2. Utilize the expertise and assistance of the Village's Engineering Consultants, the Cuyahoga Soil and Water Conservation District, and the Northeast Ohio Regional Sewer District.
 - a) Work with the Cuyahoga Soil and Water Conservation District and the Cleveland Natural History Museum to help homeowners buy and plant native plants with deep root systems. Some of these plants include:
 - i Oatgrass (*Danthonia spicata*)
 - ii Panic grass (*Dicanthelium implicatum*)
 - iii Roundleaf ragwort (*Packera obovata*)
 - iv Common cinquefoil (*Potentilla simplex*)
 - v Gray goldenrod (*Solidago nemoralis*)
 - vi Hairy white old field aster (*Symphyotrichum pilosum*)
 - vii Pussytoes (*Antennaria* sp.)
 - b) Encourage homeowners to abstain from building, mowing or other soil-disturbing activities towards the back of their properties.
 - c) Work with the Northeast Ohio Regional Sewer District on ways to minimize storm water runoff, which hastens erosion. The Sewer District's Storm Water Management Program, Small drops. Big problems, addresses problems related to storm water runoff from hard surfaces. Runoff contributes to regional stream flooding, erosion, and water-quality issues.
3. Investigate the possibility of relocating homes located on E.71st Street most severely afflicted by hillside slippage to a different area in Cuyahoga Heights. See Chapter Three for details on homes impacted by the erosion.
4. Investigate the possibility of buying the backs of lots on residential parcels on E.71st Street, stabilizing the land and using it for parkland or public use.

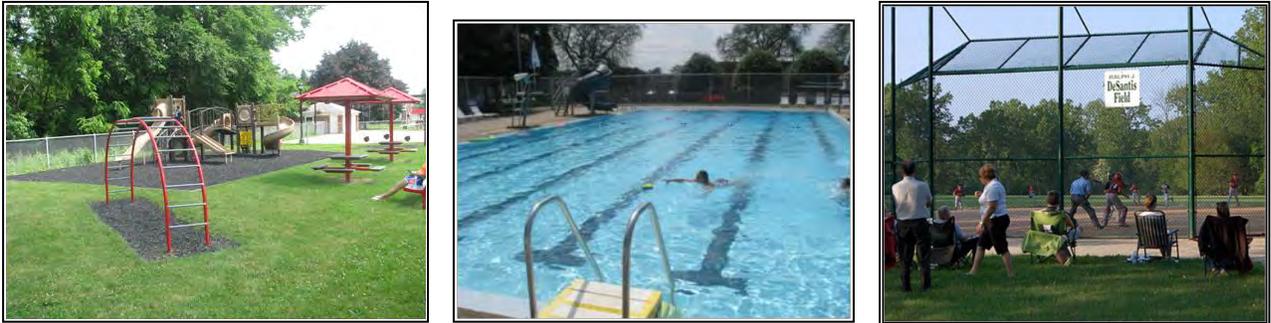
Figure 6. 7. Pussytoes and Roundleaf Ragwort



C. Recreation

Parks and other recreation facilities are important amenities in every community, increasing the health and attractiveness of not only residential districts, but office and industrial districts as well. Recreation areas are essential to the creation of a livable community, attractive to residents, employees and employers.

Figure 6.8. Swimming and Recreation Area behind Village Hall, ballfields at Bacci Park



As mentioned in Chapter Two, Cuyahoga Heights is rich in outdoor recreational venues, including the Ohio and Erie Canal Towpath, trails throughout the Cleveland Metroparks, Bacci Park and Klima Gardens. Cuyahoga Heights features playgrounds at both Bacci Park and Klima Gardens, as well as a playground and swimming pool behind Village Hall on E. 71st Street, and a playground near the entrance of the Cleveland Metropark’s Canalway Reservation on E. 49th Street.

The Village administration has furthermore made the enhancement of these outdoor recreational amenities a priority, with improvements to Bacci Park and acquisition of land for the creation of a multipurpose trail. The Village also has a number of indoor recreational venues available for use by residents, from event halls to workout and pool facilities at the Cuyahoga Heights High School.

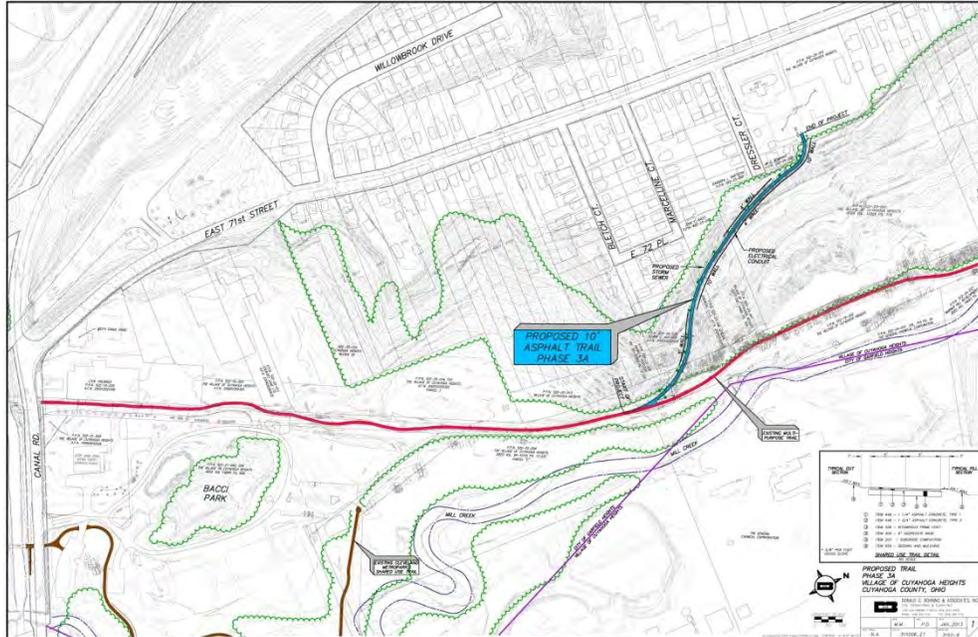
Strengths	Issues
<ul style="list-style-type: none"> • Plentiful recreational amenities in the Village and close by • Connection to regional outdoor recreation amenities 	<ul style="list-style-type: none"> • Residential neighborhoods are separated by highways and industrial areas from all the Village’s recreational amenities. • Users of regional parks do not associate them with the Village of Cuyahoga Heights. • Lack of funding for trail extension from Bacci Park to Village Hall: steep grade.

RECREATION GOAL: To be a community that provides a variety of readily accessible recreational opportunities for users of all ages, interests and abilities.

The provision of accessible recreation amenities for all ages is important to those who live and work in the Village. The policies and strategies relevant to Recreation include:

- A. **Continue efforts to expand current and create new outdoor recreational amenities.** In 2005, the Village received a grant from the Clean Ohio Trails Fund to establish a multi-purpose trail from Bacci Park north along the old rail line. Phase Two and Phase Three of the trail have not yet been funded.
1. Continue to pursue funding to extend the multi-purpose trail from Bacci Park to Village Hall, and Phase Three to Klima Gardens.

Figure 6.9. Plans for Phase Two of the Multi-Purpose Trail.



2. Consider undertaking a study to determine how the Bacci Park multi-purpose trail could connect to the Cleveland Metroparks Canalway Reservation and Towpath Trail.
 - a) Understand how Grant Avenue could be redesigned to better accommodate pedestrian and bike traffic.
 - b) Encourage businesses in the Village to educate their drivers to share the road with all cyclists and pedestrians.
3. Investigate the purchase of the back lots of residential properties that are slipping into the Mill Creek Valley behind E. 71st street for the reclamation and dedication as parkland. An analysis of the tax maps indicates that though the lots are about 900 feet deep, the level, useable area of the lot where the house is located is only about 100 to 100 feet deep.
4. Investigate the creative reuse of the former playground area at the end of Willowbrook Drive.
 - a) Gauge the interest of residents on Willowbrook Drive for a community garden.
 - b) Investigate the possibility of creating a trail from the school to the area to create a school garden, and outdoor classroom, etc.

- B. Continue to celebrate the Village’s parks and natural areas, and ensure a variety of recreational opportunities are available and accessible for users of all ages, interests and abilities.**
1. Continue to implement the improvements to Bacci Park, including modernizing the pavilion, and the installation of a concession booth and restrooms.
 - a) Investigate ways to buffer the industry adjacent to Bacci Park from park goers with native trees and shrubs that require minimal input.
 2. Continue the use of Bacci Park for festivals and community events, and consider holding different events at all outdoor recreational venues, including the playground on E.49th.
 3. Investigate the continued need for the playground on Chapek Parkway, and determine if existing playgrounds need to be augmented if it is demolished.
- C. Investigate the possibility of establishing recreational facilities on non hazardous landfills.** Some filled areas are not stable enough to hold large and heavy industrial operations, but would be well-suited for less intense land uses, such as recreation.
1. Ensure that all landfills are capped and mitigated appropriately.
 2. Market area with clean fill that exist along E. 71st to recreational uses that do not require much support. Such ventures could include:
 - a) Indoor sports dome: batting cages, indoor soccer
 - b) Golf driving range
 - c) Greenhouses
 - d) Radio or communications tower
- D. Increase signage along regional recreational networks regarding Cuyahoga Heights.** Both the Ohio and Erie Canal Reservation and Towpath and the Cleveland Metroparks run along the borders of Cuyahoga Heights, yet many users of these trail networks do not know that they are in or near the Village.
1. Work with the Cleveland Metroparks to establish signage about Cuyahoga Heights within the Canalway Reservation and Center and along the trails.
 2. Work with the Ohio and Erie Canal to establish signage about Cuyahoga Heights were the Towpath end and Bacci Park begins.

D. Environment and Natural Areas

Similar to recreational amenities, natural areas are an important component to community health: increase the quality of life for residents and workers. Furthermore, natural areas provide important ecosystem benefits that reduce the overall costs of municipal services and infrastructure. These ecosystem benefits include storm water mitigation, air and water purification, and they help regulate ambient air temperatures, reducing heating and cooling costs. Cuyahoga Heights enjoys abundant natural areas and features: bounded by waterways and their valleys, Cuyahoga Heights features steep hillsides and forests, in part protected by Village-owned land and regional park districts.

However, environmental constraints also exist in the Village. There are eight landfills of varying toxicity that inhibit certain types of development. The steep slopes in the Village also pose a threat to properties and erosion of the hillsides poses a threat to the health of Mill Creek and the Cuyahoga River. It is important to not only work to remedy these environmental challenges, but also to become a place that promotes and encourages sound environmental practices.

Strengths	Issues
<ul style="list-style-type: none"> • Large amount of available park and recreation land: Metroparks CanalWay and Towpath Trail, with plans for expanding the Towpath; Bacci Park and its recent expansion, recent trail construction, plans for future improvements such as concession stand and new restrooms • Capacity at Village garage to partner with Metroparks (house rangers for Canalway Reservation) • Oversized parking lots can be retrofitted for storm water management • New property gained from Hillside Stabilization 	<ul style="list-style-type: none"> • Landfills: 7 C&D and 1 solid waste land fill. The reuse/development potential of these areas differs based on fill material. • Hillside Slippage

ENVIRONMENT and NATURAL AREAS GOAL: To be a community that embraces and protects the natural environment that exists amidst its industrial landscape.

The provision of parks and green space preservation are important to the Village residents’ quality of life. The overall policies and strategies for implementation that are relevant to Parks, Recreation, Open Space and Trails/Paths include:

- A. **Investigate various solutions to the hillside slippage problem that exists on E.71st and E. 49th Streets.**
 1. Continue with plans to remediate and stabilize hillside on Nicky Boulevard Landfill once final approval is granted from the Ohio EPA (expected in 2015).

2. Utilize the expertise and assistance from the Village’s Engineering Consultants, the Cuyahoga Soil and Water Conservation District, and the Northeast Ohio Regional Sewer District (see also D.2 under Housing) to encourage Best Management Practices on residential, public and industrial properties.

B. Encourage linkages between new and existing natural areas and encourage sound environmental practices.

1. Encourage the connection between multi-purpose trail on E.49th Street to the Trailhead on Harvard Road.
2. Consider suggestions made in the Mill Creek Watershed Initiative, including continuing bike trail north from Bacci Park to eventually connect to Mill Creek Falls.

3. Continue the efforts and utilize the progress made by the Village’s “Go Green Committee”. The Committee promotes environmental awareness and programs leading to improved social, economic and community well-being for present and future generations. The committee provides outreach and educational materials to residents and local businesses relating to energy and water conservation, pollution source awareness, greening of the community and recycling.

- a) Encourage sound environmental practices with Village Industries. Cuyahoga Heights is home to many industries that need special attention when it comes to environmental matters because of the amount of water consumption and wastewater discharged into the sewer system, and specific substances created as byproducts of their manufacturing or industrial processes that could be harmful if they make their way into the natural environment.

- i Encourage the establishment of native landscaping and raingardens on

industrial properties, especially along street frontages and in parking lots to reduce storm water runoff, purify the air, and create a pleasant aesthetic at the street level. Rely on The Sewer District’s new Storm Water Tax to encourage these changes.

Figure 6.10. Erosion is evident behind homes off of E. 72nd Street. The hillside is populated with invasive Japanese Knotweed that does not establish deep root systems.

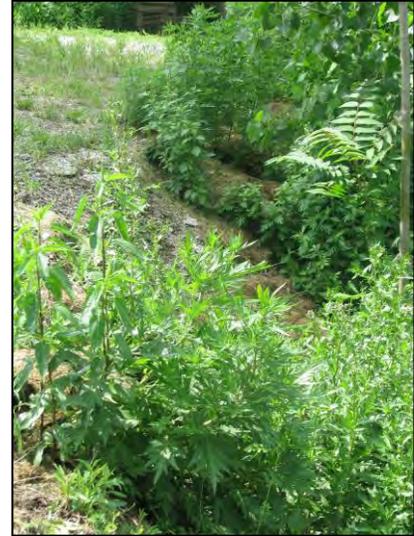


Figure 6.11. Raingarden featuring Salt tolerant plants. Designed by Barr Engineering.



- ii Encourage industries to invest in energy efficient technologies and the best air and water purification systems for waste products
 - iii Promote efforts to reuse waste products: one industry's waste is often another's raw material.
 - b) Encourage sound environmental practices and education on public and residential land, such as the establishment of raingardens, downspout disconnects, reduction in hazardous household materials.
 - i Cuyahoga Heights Schools are in walking distance to Bacci Park, Ohio and Erie Canal Towpath Trail and Cuyahoga River, and drivable to Mill Creek Falls and History Center, Garfield Reservation, and Canalway Reservation. Encourage outdoor classrooms for biology, ecology, even physics and chemistry.
 - ii As put forth in the Mill Creek Initiative, investigate the restoration and enhancement of wetlands and riparian corridors through reforestation and other native species plantings on the former Allied Chemical Property, which is considered a brownfield. The site is important because it has a open stream corridor, wetlands adjacent to the property, and it contributes to the flooding of Bacci Park, which is located downstream. Create wetlands that will store and filter water before entering the creek.
- C. **Ensure all landfills are capped and mitigated appropriately, and what kind of beneficial reuse can occur on all eight landfills, so that they turn from unused land to productive land.**
 - 1. Continue plans to develop filled area on Chapek Parkway and Nicki Boulevard.
 - 2. Market areas that have been filled with clean materials along E. 71st Street to less intensive uses. Such ventures could include:
 - a) indoor sports dome
 - b) golf driving range
 - c) greenhouses
 - d) radio or communications tower
 - 3. Embrace the legacy of landfills in Cuyahoga Heights to promote waste reduction among Village employees and residents.

E. Image, Public Facilities, and Infrastructure

Actual and perceived image is of great importance to the health, prosperity, and identity of all communities. The way in which a community looks, feels, and values its own identity can shape its residential and economic climate in the future.

Many things contribute to a positive community image. Landscaping, streetscape, community presence and identity, community services, and infrastructure are some aspects of community image. Perhaps most important among these is the provision and maintenance of an effective infrastructure system indispensable to Cuyahoga Heights. Dense industry requires a strong and supporting infrastructural foundation. The proper functioning of roads, the provision of sidewalks, clean water, safe sewage disposal/sanitary sewer system and other infrastructure, and adequate Village services such as police, fire, and service departments are critical to the procurement of a safe and prosperous community.

Figure 6.12. Cuyahoga Heights has installed attractive and prominent monuments at its major gateways.



The following lists the respective strengths and issues relating to image and infrastructure in Cuyahoga Heights.

Strengths	Issues
<ul style="list-style-type: none"> • Good Village services; and over the years, its small size and strong tax base has enabled the Village to assist residents beyond the services of most communities (payments for storm water management fee, sewer fees) 	<ul style="list-style-type: none"> • Harvard Road is an access point to I-77 and a number of businesses in Cuyahoga Heights are located on Harvard. However, for most their frontage is in Newburgh Heights because only a small portion of Harvard Road is actually in Cuyahoga Heights. • Width of E.71st : useful for school traffic, but on evenings and weekends traffic moves too fast, roadway unsafe, need mechanism to slow traffic. • Curbside appeal lacking for many properties • Many people in the rest of the County/region don't know the Village exists; or do not know the strengths of the Village. Need for better marketing. • Stigma of being an inner ring suburb

IMAGE, PUBLIC FACILITIES and INFRASTRUCTURE GOAL: To be an attractive community with inviting and distinct gateways and safe thoroughfares.

The overall goals that are relevant to image include:

A. Provide inviting and distinct gateways and thoroughfares.

1. Continue to establish attractive signage and gateway improvements around the Village, as was done with the brick monument signs at E. 71st and Willowbrook Dr., E. 49th and Grant Ave, and Gant and E. 71st (pictured above).

2. Encourage all businesses and industries with street frontage to include attractive landscaping , preferably using native and salt-resistant plants that will withstand road salting in the winter and require little watering in the summer. Salt resistant plants include:

- a) Trees: Paper birch, Gray birch
Eastern red cedar, Black tupelo

- b) Shrubs/Vines: Common and Canadian serviceberry; Red and Black chokeberry; Buttonbush, Black huckleberry, Spicebush, Smooth and Staghorn sumac

3. Alter and enforce the zoning code to establish a more uniform and pleasing aesthetic that is safer for travel and protects property

- a) Establish setbacks front and side yard setbacks in the Industrial District

- b) Include landscaping requirements in design guidelines on street frontages.

4. Ensure that no buildings or parking lots do not encroach into the street right of way, and reclaim areas that are in the Right of Way.

5. Encourage the continuance of the Beatification Committee, which targets public spaces and seeks to improve them with landscaping and other features

B. To be a community of high-quality, aesthetically pleasing public, residential, commercial and industrial buildings.

1. Continue to renew Chapter 1495 of the Building Code, that provides the Community Housing Maintenance Grant Program to residents (see A.2.b) under Housing)
2. Continue to grant money to businesses for exterior renovations and landscaping improvements.
3. Continue to offer services for exterior maintenance for seniors (grass cutting).
4. Utilize the Building Inventory created during this Master Planning Process to target which properties would most benefit from investment.

Figure 6.13. Attractive Street Frontage on Grant Avenue.



C. **Ensure safe passage for all modes of transportation on the Village’s arterials, especially E.71st Street near the school campus.**

1. Pursue Safe Routes to School funding for E. 71st Street. The goal of Ohio's Safe Routes to School Program is to assist communities in developing and implementing projects and programs that encourage and enable children to walk or bike to school safely. Safe Routes to School programs include the operational and physical improvements to the infrastructure (pavement, curbs, street lights, stop lights, etc). Improvements are intended to reduce speeds and potential conflicts with vehicle traffic, and establish safer and fully accessible crossings, walkways, trails and bikeways. Funding is reimbursable and may be awarded at 100% of project cost.

<http://www.dot.state.oh.us/Divisions/Planning/SPPM/MajorPrograms/SafeRoutes/Pages/>

2. Investigate implementing various Complete Streets and traffic calming elements along E. 71st, Grant and E. 49th. These include:

- a) Aesthetic improvements to the streetscape: increased interest naturally slows down driver speeds. Such improvements include decorative lighting, street trees and other landscaping, and student art.
- b) Creating more nodes of activity at the street level for people to congregate. This lets drivers know that the street is for all users, not just drivers. Such nodes could include benches and tables,
- c) Smaller lanes to reduce traffic speed.
- d) Other physical elements such as bump-outs, and chicanes, which create artificial turns in the road and force drivers to slow down.

3. Pursue a Transportation For Livable Communities Initiative from the Northeast Ohio Areawide Coordinating Agency to plan street enhancements to E. 71st Street and Grant Avenue.

Figure 6.14. Gazebo outside of Village Hall serves as a activity node. More seating areas such as this one that are closer to the road would compel drivers to slow down.



Figure 6.15. Example of a Chicane on a residential street.



Source: ladotbikeblog.wordpress.com

D. Continue to implement capital projects as outlined in the Capital Improvements Plan

1. Continue to pursue funding assistance from the District One Public Works Integrating Committee
2. Continue to work with Newburgh Heights and the City of Cleveland towards the improvement of Harvard Avenue.

E. Continue to implement projects as outlined in the Energy Audit in order to save money and set the standard for energy efficiency. The chart below is taken from the Energy Audit and highlights the annual cost savings and years it would take to recoup the cost of conducting the improvements.

Figure 6.16. Cost savings with energy efficiency investments.

Energy Conservation Measures For Each Site	Annual Electric Savings (kWh)	Annual Gas Savings (Therm)	Annual Water Savings (gal)	Lbs CO2 Reduction	Annual Cost Savings	Implementation Cost	Payback (yrs)
Village Hall	44,240	3,610	0	110,505	\$10,121	\$43,495	4.30
Service Garage	23,845	224	0	39,562	\$3,473	\$39,044	11.24
Police Station	23,492	742	0	45,032	\$3,452	\$21,178	6.14
Fire Station	28,011	1,203	6,318	57,395	\$4,751	\$34,849	7.33
City Pool	17,900	1,297	0	42,810	\$3,729	\$67,263	18.04
Klima Pavilion	2,849	62	0	5,136	\$529	\$4,794	9.07
VFW Hall	-	-	-	-	-	-	-
Totals:	140,337	7,138	6,318	300,441	\$26,055	\$210,624	8.08

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Appendix C

Sample Combined Zoning District

General Industrial & Office, Research, Light Industrial & Office and Industrial District

APPENDIX A

DEMOGRAPHICS – Population Characteristics

Table 1. Population Trends, 1940-2010. Cuyahoga Heights and Surrounding Areas

Area	Population							
	1940	1950	1960	1970	1980	1990	2000	2010
Cuyahoga Heights	674	713	796	866	739	682	599	638
Brooklyn Heights	496	931	1,449	1,527	1,653	1,450	1,558	1,543
Garfield Heights	16,989	21,662	38,455	41,417	34,938	31,739	30,734	28,849
Independence	1,815	3,105	6,868	7,034	6,607	6,500	7,109	7,133
Newburgh Heights	3,830	3,689	3,512	3,396	2,678	2,310	2,389	2,167
Valley View	753	998	1,221	1,422	1,576	2,137	2,179	2,034
<i>Cuyahoga County</i>	<i>1,217,250</i>	<i>1,389,532</i>	<i>1,647,895</i>	<i>1,720,835</i>	<i>1,498,400</i>	<i>1,412,140</i>	<i>1,393,978</i>	<i>1,280,122</i>
<i>Suburban Cuyahoga County*</i>	<i>338,914</i>	<i>474,724</i>	<i>771,845</i>	<i>969,956</i>	<i>924,578</i>	<i>906,524</i>	<i>915,575</i>	<i>883,307</i>

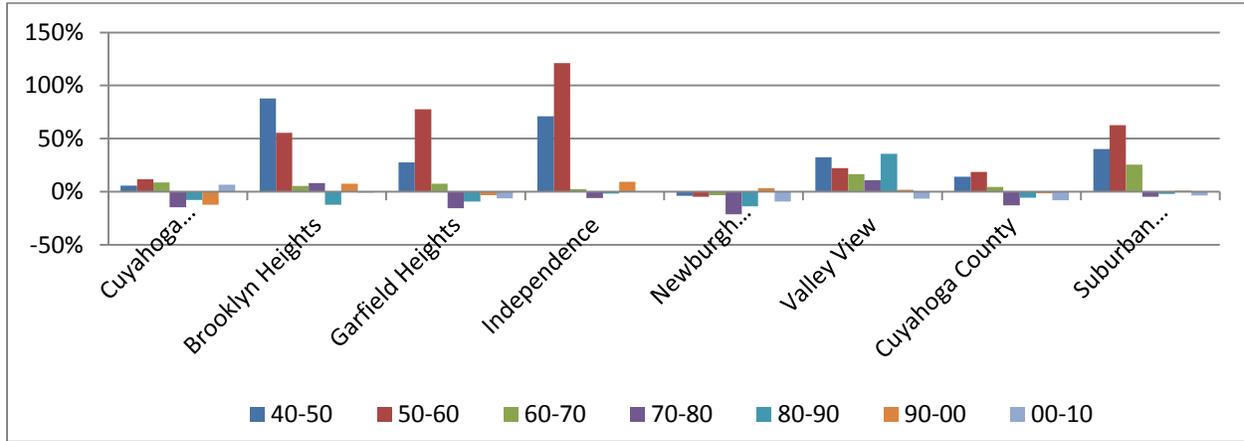
Source: U.S. Census, Total Population, 1940-2010

Table 2. Population Change, 1980-2010. Cuyahoga Heights and Surrounding Areas

Area	Percent Change in Population		
	1980-1990	1990-2000	2000-2010
Cuyahoga Heights	-7.7%	-12.2%	6.5%
Brooklyn Heights	-12.3%	7.4%	-1.0%
Garfield Heights	-9.2%	-3.2%	-6.1%
Independence	-1.6%	9.4%	0.3%
Newburgh Heights	-13.7%	3.4%	-9.3%
Valley View	35.6%	2.0%	-6.7%
<i>Cuyahoga County</i>	<i>-5.8%</i>	<i>-1.3%</i>	<i>-8.2%</i>
<i>Suburban Cuyahoga County*</i>	<i>-2.0%</i>	<i>1.0%</i>	<i>-3.5%</i>

Source: U.S. Census, Total Population, 1940-2010

Figure 1. Population Change, 1980-2010. Cuyahoga Heights and Surrounding Areas



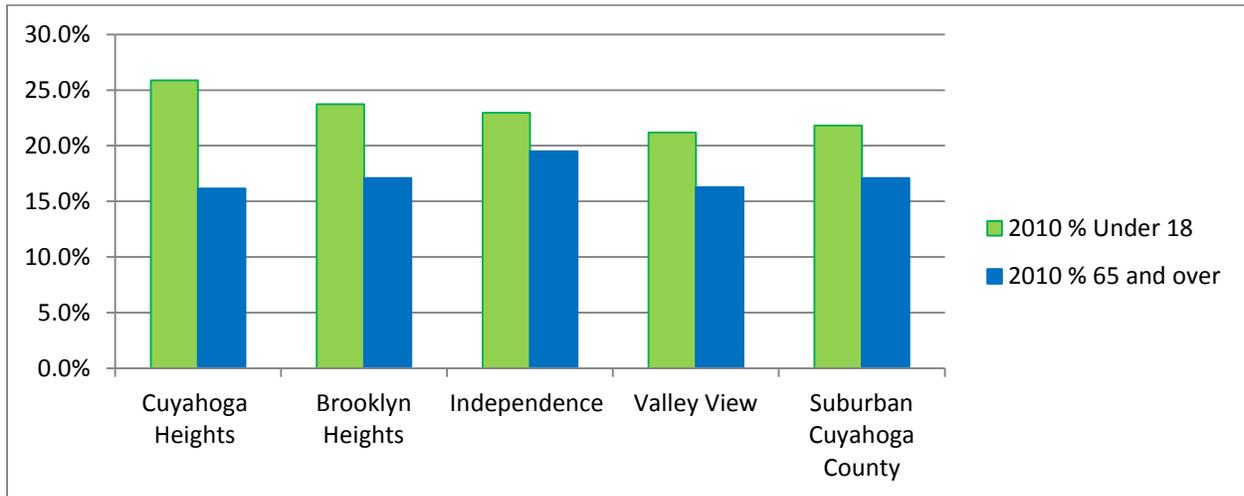
Source: U.S. Census, Total Population, 1940-2010

Table 3. Population Under 18 and 65 & Older, 2000-2010. Cuyahoga Heights and Surrounding Areas

2000							
	Total Population	Under 18		18 to 64		65 and over	
		#	% of Total	#	% of Total	#	% of Total
Cuyahoga Heights	599	129	21.5%	328	54.8%	142	23.7%
Brooklyn Heights	1,558	386	24.8%	887	56.9%	285	18.3%
Garfield Heights	30,734	7,392	24.1%	17,618	57.3%	5,724	18.6%
Independence	7,109	1,715	24.1%	3,881	54.6%	1,513	21.3%
Newburgh Heights	2,389	515	21.6%	1,551	64.9%	323	13.5%
Valley View	2,179	522	24.0%	1,353	62.1%	304	14.0%
<i>Cuyahoga County</i>	<i>1,393,978</i>	<i>347,990</i>	<i>25.0%</i>	<i>828,827</i>	<i>59.5%</i>	<i>217,161</i>	<i>15.6%</i>
<i>Suburban Cuyahoga County</i>	<i>915,575</i>	<i>211,587</i>	<i>23.1%</i>	<i>546,806</i>	<i>59.7%</i>	<i>157,182</i>	<i>17.2%</i>
2010							
	Total Population	Under 18		18 to 64		65 and over	
		#	% of Total	#	#	% of Total	#
Cuyahoga Heights	638	165	25.9%	370	58.0%	103	16.1%
Brooklyn Heights	1,543	366	23.7%	913	59.2%	264	17.1%
Garfield Heights	28,849	7,204	25.0%	17,196	59.6%	4,449	15.4%
Independence	7,133	1,637	22.9%	4,105	57.5%	1,391	19.5%
Newburgh Heights	2,167	538	24.8%	1,357	62.6%	272	12.6%
Valley View	2,034	431	21.2%	1,272	62.5%	331	16.3%
<i>Cuyahoga County</i>	<i>1,280,122</i>	<i>290,262</i>	<i>22.7%</i>	<i>791,319</i>	<i>61.8%</i>	<i>198,541</i>	<i>15.5%</i>
<i>Suburban Cuyahoga County</i>	<i>883,307</i>	<i>192,605</i>	<i>21.8%</i>	<i>539,657</i>	<i>61.1%</i>	<i>151,045</i>	<i>17.1%</i>

Source: U.S. Census, STF1A, 1990; SF1, 2010 (QT-P1); SF1, 2000 (QT-P1)

Figure 2. Population Under 18 and 65 & Older, 2000-2010. Cuyahoga Heights and Surrounding Areas



Source: U.S. Census, STF1A, 1990; SF1, 2010 (QT-P1); SF1, 2000 (QT-P1)

Table 4. Median Age, 1990-2010. Cuyahoga Heights and Surrounding Areas

Area	Median Age , In Years		
	1990	2000	2010
Cuyahoga Heights	41.6	42.4	40.5
Brooklyn Heights	41.5	41.6	43.6
Garfield Heights	36.4	38.3	38.5
Independence	41.8	43.3	47.0
Newburgh Heights	34.6	37.3	37.2
Valley View	35.6	42.0	47.3
<i>Cuyahoga County</i>	<i>34.9</i>	<i>37.3</i>	<i>40.2</i>
<i>Suburban Cuyahoga County*</i>	<i>NA</i>	<i>NA</i>	<i>NA</i>

* Cuyahoga County minus Cleveland, NA= Not Available
 Source: U.S. Census, 1990, STF1A; SF1, 2000 (QT-P1); and SF1, 2010 (QT-P1).

Table 5. Age Characteristics, 1990-2010. Cuyahoga Heights

Age Cohort	1990		2000		2010	
	Number	Percent	Number	Percent	Number	Percent
Under 5 years	34	5.0%	27	4.5	32	5
5 to 9 years	44	6.5%	40	6.7	35	5.5
10 to 14 years	40	5.9%	35	5.8	61	9.6
15 to 19 years	44	6.5%	40	6.7	59	9.2
20 to 24 years	39	5.7%	28	4.7	33	5.2
25 to 34 years	84	12.3%	64	10.7	60	9.4
35 to 44 years	95	13.9%	85	14.2	81	12.7
45 to 54 years	62	9.1%	79	13.2	102	16
55 to 64 years	79	11.6%	59	9.8	72	11.2
65 to 74 Years	107	15.7%	53		46	
75 Years and Over	54	7.9%	89	23.7	57	16.1
Grand Total	682	100	599	100	638	99.9

Source: U.S. Census, 1990, STF1A; SF1, 2000 (QT-P1); and SF1, 2010 (QT-P1).

Table 6. Educational Attainment of Population 25 & Older, 1990-2010. Cuyahoga Heights and Surrounding Areas

Area	1990		2000		2007-2011 Average			
	High School Graduate or Higher	Bachelor's Degree or Higher	High School Graduate or Higher	Bachelor's Degree or Higher	High School Graduate or Higher		Bachelor's Degree or Higher	
					Percent	% Margin of Error	Percent	% Margin of Error
Cuyahoga Heights	71.1%	8.1%	81.7%	9.5%	84.6%	5.3	12.2%	8.2
Brooklyn Heights	80.4%	12.4%	86.3%	26.8%	93.8%	2.1	17.0%	3.8
Garfield Heights	71.7%	8.5%	80.2%	12.0%	85.4%	1.9	12.9%	1.4
Independence	82.1%	17.9%	89.0%	29.0%	91.4%	2.8	36.0%	5.2
Newburgh Heights	54.7%	3.8%	76.9%	10.5%	79.8%	5.7	14.3%	4.7
Valley View	81.9%	18.5%	86.8%	22.2%	90.2%	2.4	25.3%	4.7
<i>Cuyahoga County</i>	<i>74.0%</i>	<i>20.1%</i>	<i>81.6%</i>	<i>25.1%</i>	<i>86.7%</i>	<i>0.2</i>	<i>28.6%</i>	<i>0.3</i>
<i>Suburban Cuyahoga County*</i>	<i>81.7%</i>	<i>26.2%</i>	<i>87.5%</i>	<i>31.5%</i>	<i>91.1%</i>	<i>NA</i>	<i>35.0%</i>	<i>NA</i>

* Cuyahoga County minus Cleveland.
 NA = Not Available
Source: U.S. Census, STF1, 1990; SF1 (DP-2), 2000; 2007-2011 ACS 5-Year Estimates, DP-2.

DEMOGRAPHICS – Household Characteristics

Table 7. Household Trends, 2000-2010. Cuyahoga Heights and Surrounding Areas

	Total Households		
	2000	2010	Change
Cuyahoga Heights	261	258	-1.1%
Brooklyn Heights	594	595	0.2%
Garfield Heights	12,452	11,691	-6.1%
Independence	2,673	2,770	3.6%
Newburgh Heights	1,052	958	-8.9%
Valley View	779	758	-2.7%
Cuyahoga County	571,457	545,056	-4.6%
Cleveland	190,638	167,490	-12.1%
Suburban Cuyahoga County	380,819	377,566	-0.9%

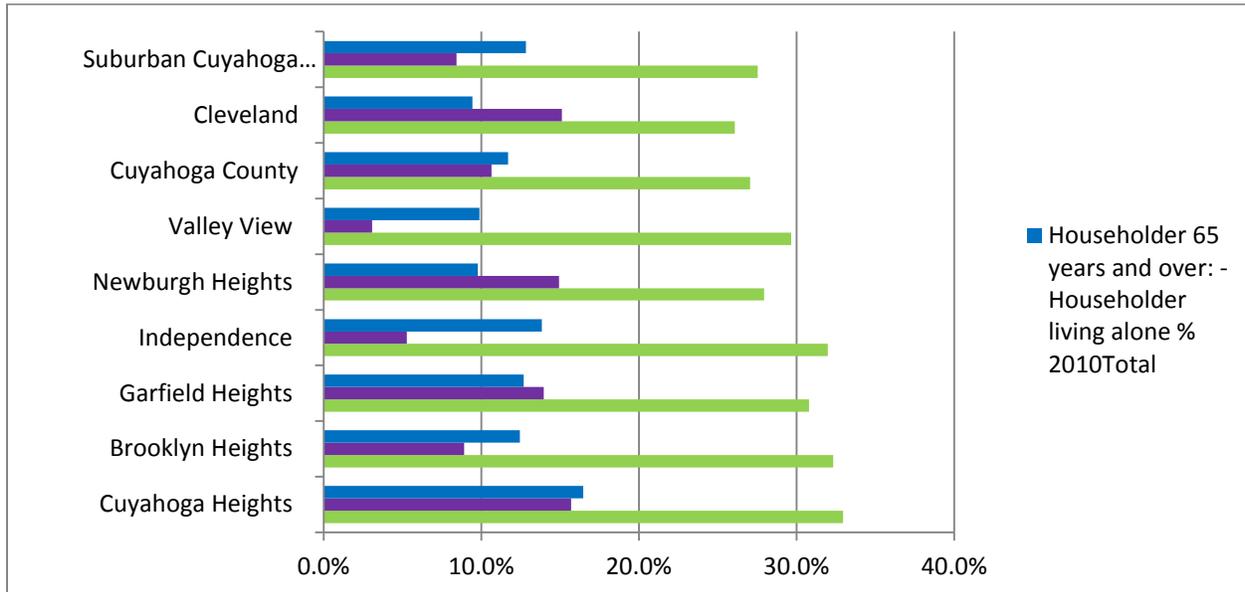
Source:

Table 8. Characteristics of Households, 2000-2010. Cuyahoga Heights and Surrounding Areas

	Total Households with children under 18			Householder 65 years and over living alone			Female householder, no husband present, with own children under 18 years		
	2000	2010	Change	2000	2010	Change	2000	2010	Change
Cuyahoga Heights	67	86	28.4%	47	43	-8.5%	14	32	128.6%
Brooklyn Heights	189	192	1.6%	80	74	-7.5%	35	42	20.0%
Garfield Heights	3,593	3,835	6.7%	1,799	1,580	-12.2%	927	1,442	55.6%
Independence	814	855	5.0%	356	370	3.9%	59	94	59.3%
Newburgh Heights	266	294	10.5%	124	103	-16.9%	99	122	23.2%
Valley View	265	231	-12.8%	53	77	45.3%	23	17	-26.1%
Cuyahoga County	162,831	154,582	-5.1%	68,888	66,900	-2.9%	51,031	50,498	-1.0%
Cleveland	56,950	49,729	-12.7%	21,180	17,995	-15.0%	29,074	24,623	-15.3%
Suburban Cuyahoga County	105,881	104,853	-1.0%	47,708	48,905	2.5%	21,957	25,875	17.8%

Source:

Figure 3. Characteristics of Households, 2000-2010. Cuyahoga Heights and Surrounding Areas



Source:

Table 9. Average Household and Family Size, 1990-2010. Cuyahoga Heights and Surrounding Areas

Area	1990		2000		2010	
	Average Household Size	Average Family Size	Average Household Size	Average Family Size	Average Household Size	Average Family Size
Cuyahoga Heights	2.54	3.04	2.30	2.98	2.47	3.12
Brooklyn Heights	2.63	3.02	2.60	3.08	2.58	3.06
Garfield Heights	2.52	3.06	2.43	3.04	2.43	3.08
Independence	2.70	3.05	2.63	3.10	2.57	3.05
Newburgh Heights	2.35	2.94	2.27	2.91	2.26	2.96
Valley View	3.16	3.45	2.80	3.16	2.68	3.09
Cuyahoga County	2.46	3.10	2.39	3.06	2.29	3.01
Suburban Cuyahoga County*	NA	NA	NA	NA	NA	NA

* Cuyahoga County minus Cleveland.
 Source: U.S. Census, STF1A, Summary Population and Housing Characteristics, Table 5, 1990; SF1 (DP-1), 2000; SF1 (DP-1), 2010.

HOUSING

Table 10. Total Housing Units, 1990-2010. Cuyahoga Heights and Surrounding Areas

Area	Total Housing Units			Housing Units Change 1990 -2010		Housing Units Change 2000 -2010	
	1990	2000	2010	Number	Percent	Number	Percent
Cuyahoga Heights	278	277	278	0	0.0%	1	0.4%
Brooklyn Heights	558	607	624	66	11.8%	17	2.8%
Garfield Heights	13,000	12,998	13,125	125	1.0%	127	1.0%
Independence	2,424	2,726	2,868	444	18.3%	142	5.2%
Newburgh Heights	1,088	1,157	1,145	57	5.2%	-12	-1.0%
Valley View	691	794	790	99	14.3%	-4	-0.5%
<i>Cuyahoga County</i>	<i>604,538</i>	<i>616,903</i>	<i>621,763</i>	<i>17,225</i>	<i>2.8%</i>	<i>4,860</i>	<i>0.8%</i>
<i>Suburban Cuyahoga County*</i>	<i>380,227</i>	<i>401,047</i>	<i>414,227</i>	<i>34,000</i>	<i>8.9%</i>	<i>13,180</i>	<i>3.3%</i>

* Cuyahoga County minus Cleveland.
Source: U.S. Census, STF 1A, 1990; SF1 (H001), 2000; SF1 (H1), 2010.

Table 11. Housing Units and Occupancy Status, 2000-2010. Cuyahoga Heights and Surrounding Areas

Area	2000					2010				
	Total Housing Units	Occupied Housing Units		Vacant Housing Units		Total Housing Units	Occupied Housing Units		Vacant Housing Units	
		#	%	#	%		#	%	#	%
Cuyahoga Heights	277	261	94.2%	16	5.8%	278	258	92.8%	20	7.2%
Brooklyn Heights	607	594	97.9%	13	2.1%	624	595	95.4%	29	4.6%
Garfield Heights	12,998	12,452	95.8%	546	4.2%	13,125	11,691	89.1%	1,434	10.9%
Independence	2,726	2,673	98.1%	53	1.9%	2,868	2,770	96.6%	98	3.4%
Newburgh Heights	1,157	1,052	90.9%	105	9.1%	1,145	958	83.7%	187	16.3%
Valley View	794	779	98.1%	15	1.9%	790	758	95.9%	32	4.1%
<i>Cuyahoga County</i>	<i>616,903</i>	<i>571,457</i>	<i>92.6%</i>	<i>45,446</i>	<i>7.4%</i>	<i>621,763</i>	<i>545,056</i>	<i>87.7%</i>	<i>76,707</i>	<i>12.3%</i>
<i>Suburban Cuyahoga County*</i>	<i>401,047</i>	<i>380,819</i>	<i>95.0%</i>	<i>20,228</i>	<i>5.0%</i>	<i>414,227</i>	<i>377,566</i>	<i>91.1%</i>	<i>36,661</i>	<i>8.9%</i>

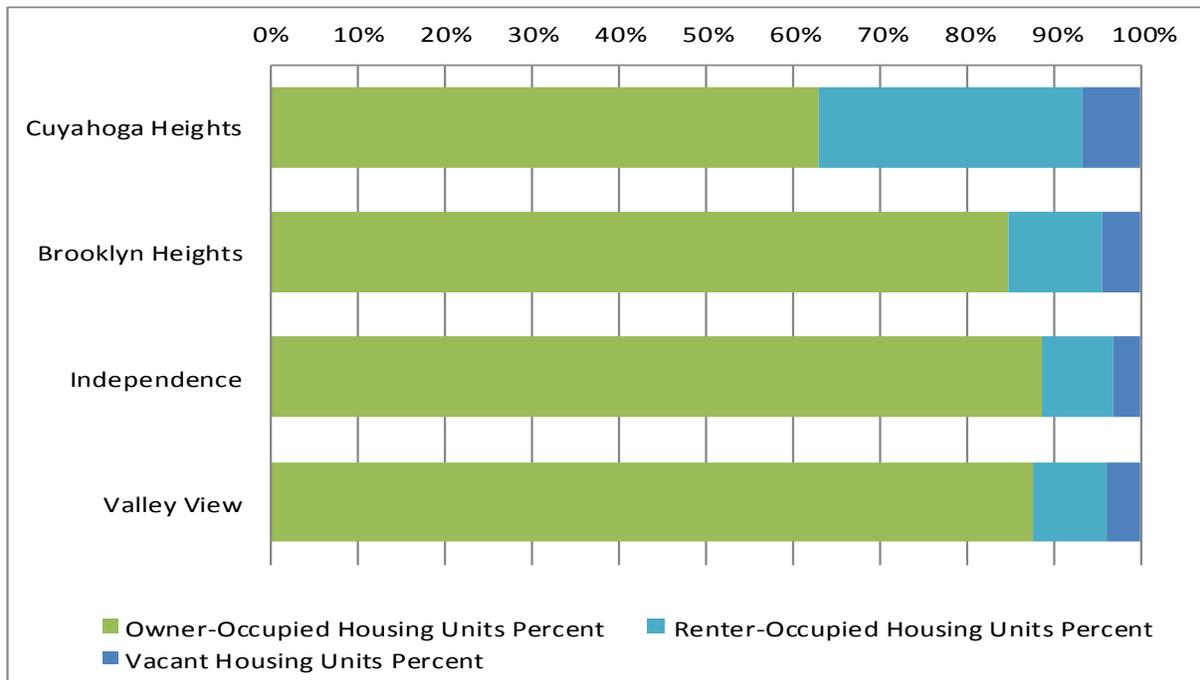
Source: U.S. Census, STF 1A, 1990; SF1 (H003), 2000; SF1 (H3), 2010.

Table 12. Occupied Housing Units and Tenure, 2000-2010. Cuyahoga Heights and Surrounding Areas

Area	2000					2010				
	Total Occupied Units	Owner-Occupied		Renter-Occupied		Total Occupied Units	Owner-Occupied		Renter-Occupied	
		#	%	#	%		#	%	#	%
Cuyahoga Heights	261	195	74.7%	66	25.3%	258	174	67.4%	84	32.6%
Brooklyn Heights	594	533	89.7%	61	10.3%	595	528	88.7%	67	11.3%
Garfield Heights	12,452	9,950	79.9%	2,502	20.1%	11,691	8,137	69.6%	3,554	30.4%
Independence	2,673	2,528	94.6%	145	5.4%	2,770	2,541	91.7%	229	8.3%
Newburgh Heights	1,052	665	63.2%	387	36.8%	958	510	53.2%	448	46.8%
Valley View	779	716	91.9%	63	8.1%	758	691	91.2%	67	8.8%
Cuyahoga County	571,457	360,980	63.2%	210,477	36.8%	545,056	331,876	60.9%	213,180	39.1%
Suburban Cuyahoga County*	380,819	268,445	70.5%	112,374	29.5%	377,566	257,965	68.3%	119,601	31.7%

Source: U.S. Census, STF 1A, 1990; SF1 (H003), 2000; SF1 (H3), 2010.

Figure 4. Occupied Housing Units and Tenure, 2010. Cuyahoga Heights and Surrounding Areas



Source: U.S. Census, STF 1A, 1990; SF1 (H003), 2000; SF1 (H3), 2010.

Table 13. Characteristics of Residential Structures, 2012. Cuyahoga Heights

Unit Type	Number Of Buildings	Number Of Units	Median Year Built	Average Living Area Per Unit (In Square Feet)
Single-Family	203	203	1948	1,456
Two-Family	29	58	1960	1,101
Three-Family	2	6	1919	1,208
Four Plex	2	8	1918	1,062
Grand Total	236	272	1940	

Source: Cuyahoga County Fiscal Office 2012. Does not include apartments above retail which are classified as commercial structures.

Table 14. Residential Structures by Year Built. Cuyahoga Heights

Unit Type	pre 1920		1920 to 1939		1940 to 1959		1960 to 1979		1980 to 1999		2000 and later		Grand Total
Single-Family	45	22%	37	18%	79	38%	37	18%	4	2%	4	2%	206
Two-Family	9	36%	1	4%	2	8%	12	48%	1	4%		0%	25
Three-Family	1	50%	1	50%		0%		0%		0%		0%	2
Four Plex	1	50%	1	50%		0%		0%		0%		0%	2
Grand Total	56	24%	40	17%	81	34%	49	21%	5	2%	4	2%	235

Source: Cuyahoga County Fiscal Office 2012.

Table 15. Condition of Residential Structures, 2012. Cuyahoga Heights

Unit Type	Good		Average		Fair		Poor		Grand Total
Single-Family	46	23%	142	70%	14	7%	1	0.50%	203
Two-Family	13	45%	13	45%	2	7%	1	3%	29
Three-Family	1	50%	1	50%					2
Four Plex			1	50%	1	50%			2
Grand Total	60	25%	157	67%	17	7%	2	1%	236

Source: Cuyahoga County Fiscal Office 2012.

APPENDIX A

Table 16. Median Sales Price for Single-Family Home, 2008-2012. Cuyahoga Heights and Surrounding Areas

Area	Median Sales Price for Single-Family Homes, 2008-2012					Change in Median Sales Price, 2008-2012	
	2008	2009	2010	2011	2012	Number	Percent
Cuyahoga Heights	\$124,500	\$78,900	\$124,250	\$82,000	\$116,000	(\$8,500)	-6.8%
Brooklyn Heights	\$135,000	\$160,000	\$127,000	\$130,000	\$114,000	(\$21,000)	-15.6%
Garfield Heights	\$63,667	\$63,000	\$64,871	\$55,000	\$54,000	(\$9,667)	-15.2%
Independence	\$210,000	\$182,000	\$183,000	\$188,000	\$190,000	(\$20,000)	-9.5%
Newburgh Heights	\$51,225	\$52,500	\$39,000	\$46,500	\$41,500	(\$9,725)	-19.0%
Valley View	\$235,000	\$223,500	\$196,000	\$228,338	\$160,000	(\$75,000)	-31.9%
<i>Cuyahoga County</i>	<i>\$105,000</i>	<i>\$111,000</i>	<i>\$114,900</i>	<i>\$110,581</i>	<i>\$115,000</i>	<i>\$10,000</i>	<i>9.5%</i>
<i>Suburban Cuyahoga County*</i>	<i>\$125,000</i>	<i>\$122,000</i>	<i>\$126,500</i>	<i>\$124,000</i>	<i>\$125,000</i>	<i>\$0</i>	<i>0.0%</i>

Source: Housing Policy Research Program and Northern Ohio Data & Information Service, the Urban Center, Maxine Goodman Levin College of Urban Affairs, Cleveland State University, 2008-2012

Table 17. Single-Family Home Sales, 2008-2012. Cuyahoga Heights and Surrounding Areas

Area	Number of Sales, Single-Family Homes					Change in the Number of Sales, 2008-2012	
	2008	2009	2010	2011	2012	Number	Percent
Cuyahoga Heights	7	5	4	2	7	0	0.0%
Brooklyn Heights	15	17	14	12	9	(6)	-40.0%
Garfield Heights	368	295	255	212	217	(151)	-41.0%
Independence	71	65	69	59	79	8	11.3%
Newburgh Heights	18	22	12	12	10	(8)	-44.4%
Valley View	10	12	12	14	15	5	50.0%
<i>Cuyahoga County</i>	<i>12,074</i>	<i>10,418</i>	<i>9,381</i>	<i>8,269</i>	<i>9,520</i>	<i>(2,554)</i>	<i>-21.2%</i>
<i>Suburban Cuyahoga County*</i>	<i>9,229</i>	<i>8,573</i>	<i>7,697</i>	<i>6,882</i>	<i>8,179</i>	<i>(1,050)</i>	<i>-11.4%</i>

* Cuyahoga County minus Cleveland
Source: Housing Policy Research Program and Northern Ohio Data & Information Service, the Urban Center, Maxine Goodman Levin College of Urban Affairs, Cleveland State University, 2008-2012.

Table 18. Median Sales Price of Single-Family New Construction, 2008-2012. Cuyahoga Heights and Surrounding Areas

Area	Median Sale Price of New Construction				
	2008	2009	2010	2011	2012
Cuyahoga Heights					
Brooklyn Heights	\$85,000		\$168,000		
Garfield Heights	\$128,167	\$89,000			\$89,000
Independence	\$381,900	\$124,500	\$355,550	\$371,828	\$132,500
Newburgh Heights					
Valley View					\$160,000
<i>Cuyahoga County</i>	<i>\$223,695</i>	<i>\$202,940</i>	<i>\$201,928</i>	<i>\$218,995</i>	<i>\$215,000</i>
<i>Suburban Cuyahoga County*</i>	<i>\$223,695</i>	<i>\$202,940</i>	<i>\$201,928</i>	<i>\$218,995</i>	<i>\$215,000</i>
*Cuyahoga County minus Cleveland. Source: Housing Policy Research Program and Northern Ohio Data & Information Service, The Urban Center, Maxine Goodman Levin College of Urban Affairs, Cleveland State University, 2008-2012.					

Table 19. Single-Family New Construction - Number of Sales, 2008-2012. Cuyahoga Heights and Surrounding Areas

Area	Number of Sales, New Construction					Total New Homes Sold
	2008	2,009	2010	2011	2012	
Cuyahoga Heights	0	0	0	0	0	0
Brooklyn Heights	1	0	1	0	0	2
Garfield Heights	2	1	0	0	1	4
Independence	7	18	32	10	10	77
Newburgh Heights	0	0	0	0	0	0
Valley View	0	0	0	0	1	1
<i>Cuyahoga County</i>	<i>417</i>	<i>339</i>	<i>336</i>	<i>276</i>	<i>353</i>	<i>1,721</i>
<i>Suburban Cuyahoga County*</i>	<i>417</i>	<i>339</i>	<i>336</i>	<i>276</i>	<i>353</i>	<i>1,721</i>

*Cuyahoga County Minus Cleveland
Source: Housing Policy Research Program and Northern Ohio Data & Information Service, The Urban Center, Maxine Goodman Levin College of Urban Affairs, Cleveland State University, 2008-2012.

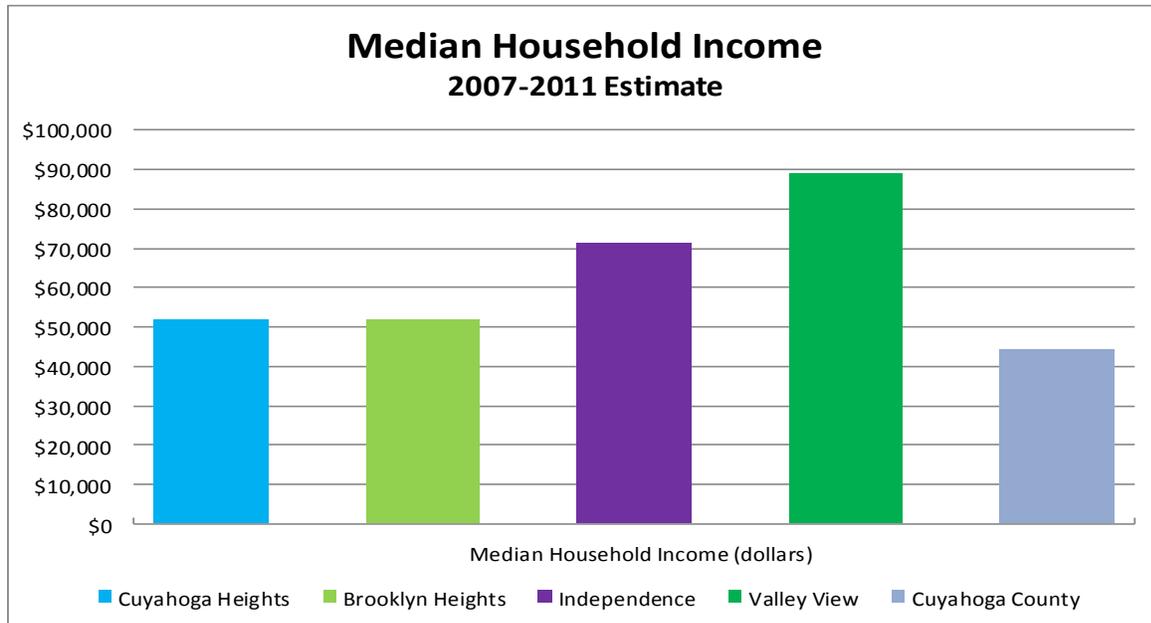
INCOME AND TAXES

Table 20. Median Household, Median Family, and Per Capita Incomes, 2007-2011. Cuyahoga Heights and Surrounding Areas

Area	2007-2011					
	Median Household Income (dollars)		Median Family Income (dollars)		Per Capita Income (dollars)	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Cuyahoga Heights	\$51,917	+/-14,163	\$82,917	+/-20,879	\$29,931	+/-3,737
Brooklyn Heights	\$51,967	+/-2,647	\$63,199	+/-2,717	\$24,099	+/-1,224
Garfield Heights	\$43,807	+/-2,068	\$52,878	+/-2,631	\$20,704	+/-754
Independence	\$71,451	+/-6,089	\$84,457	+/-9,059	\$33,172	+/-3,053
Newburgh Heights	\$39,375	+/-11,733	\$35,862	+/-7,271	\$21,402	+/-3,297
Valley View	\$89,100	+/-7,600	\$96,563	+/-8,837	\$34,294	+/-2,725
<i>Cuyahoga County</i>	\$44,088	+/-368	\$59,213	+/-670	\$26,810	+/-216
<i>Suburban Cuyahoga County*</i>	NA					

* Cuyahoga County minus Cleveland, NA= Not Available.
Source: U.S. Census, 2007-2011 ACS 5-Year Estimates, DP-03.

Figure 5. Median Household Income, 2007-2011. Cuyahoga Heights and Surrounding Areas



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Source: U.S. Census, 2007-2011 ACS 5-Year Estimates, DP-03

Table 21. Tax Valuation Actual, 2011. Cuyahoga Heights and Surrounding Areas

	Agriculture/Residential Real Estate		Commercial/Industrial/Other Real Estate		PU Tangible Personal Property		Total
	\$	%	\$	%	\$	%	
Cuyahoga Heights	\$9,678,790	9.8%	\$71,078,140	71.8%	\$18,183,000	18.4%	\$98,939,930
Brooklyn Heights	\$35,391,080	40.9%	\$48,497,360	56.1%	\$2,548,760	2.9%	\$86,437,200
Garfield Heights	\$346,573,490	76.2%	\$98,711,680	21.7%	\$9,533,100	2.1%	\$454,818,270
Independence	\$247,790,560	51.7%	\$216,815,880	45.2%	\$14,613,270	3.0%	\$479,219,710
Newburgh Heights	\$19,232,920	69.1%	\$7,129,060	25.6%	\$1,460,660	5.2%	\$27,822,640
Valley View	\$55,001,360	34.8%	\$92,940,130	58.7%	\$10,329,950	6.5%	\$158,271,440
Cuyahoga Heights School District	\$100,071,230	29.1%	\$212,515,630	61.8%	\$31,061,710	9.0%	\$343,648,570
Total Cuyahoga County	\$20,303,526,670	68.1%	\$8,795,069,360	29.5%	\$698,069,260	2.3%	\$29,796,665,290

Source: Cuyahoga County Fiscal Office

Table 22. Millage Rate by Taxing Jurisdiction, 2012. Cuyahoga Heights and Surrounding Areas

	Vocational	County	Local School	Library	City	Total
Residential						
Brooklyn Heights	2.0	18.28	29.88	2.50	4.40	57.06
Cuyahoga Heights	2.0	18.28	29.88	2.50	4.40	57.06
Garfield Heights	2.0	18.28	66.84	2.50	27.00	116.63
Independence	2.0	18.28	33.70	2.50	2.20	58.69
Newburgh Heights	0.0	18.28	52.12	6.33	23.10	99.83
Valley View	2.0	18.28	29.88	2.50	6.70	59.36
Commercial						
Brooklyn Heights	2.0	17.96	32.54	2.50	4.40	59.40
Cuyahoga Heights	2.0	17.96	32.54	2.50	4.40	59.40
Garfield Heights	2.0	17.96	61.65	2.50	27.00	111.11
Independence	2.0	17.96	35.20	2.50	2.20	59.86
Newburgh Heights	0.0	17.96	60.13	6.46	21.85	106.39
Valley View	2.0	17.96	32.54	2.50	6.70	61.70

Source: Cuyahoga County Fiscal Office

Table 23. Tax Valuation Trends, 2007-2011. Cuyahoga Heights and Surrounding Areas

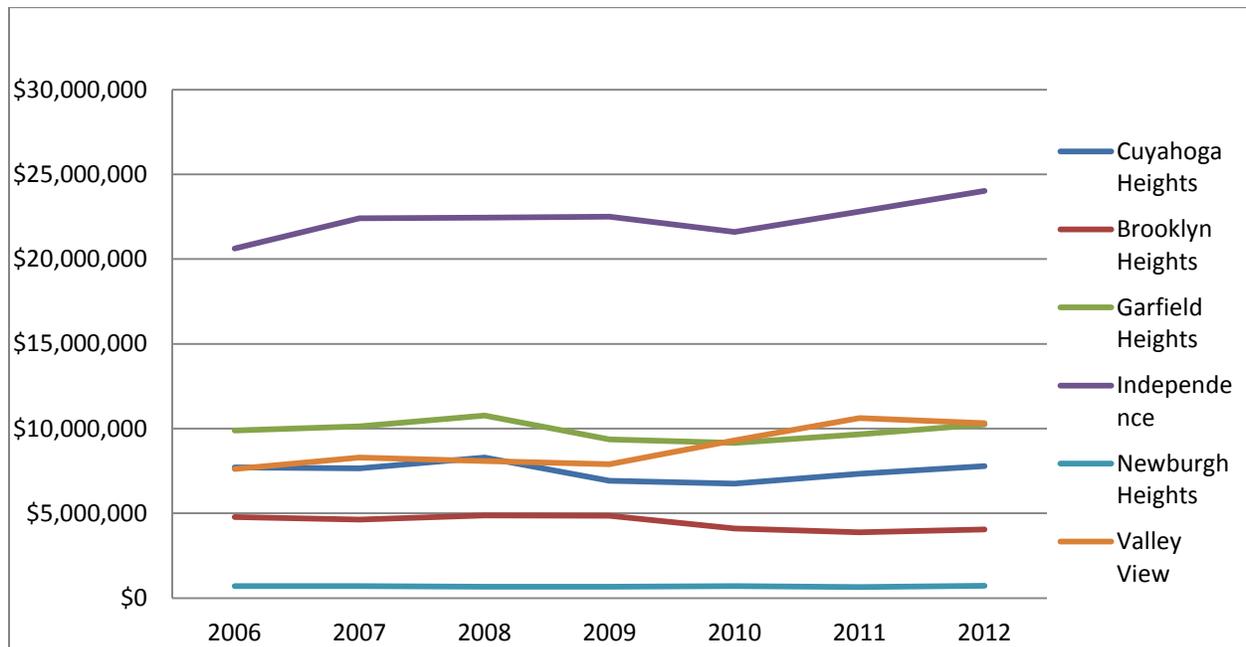
	2007		2011		2007-2011 change	
	\$	%	\$	%	\$	% change
Cuyahoga Heights						
Residential	\$9,691,270	10.0%	\$9,678,790	9.8%	-\$12,480	-0.1%
Other	\$86,919,220	90.0%	\$89,261,140	90.2%	\$2,341,920	2.7%
Total	\$96,610,490		\$98,939,930		\$2,329,440	2.4%
Brooklyn Heights						
Residential	\$35,043,630	40.2%	\$35,391,080	40.9%	\$347,450	1.0%
Other	\$52,183,550	59.8%	\$51,046,120	59.1%	-\$1,137,430	-2.2%
Total	\$87,227,180		\$86,437,200		-\$789,980	-0.9%
Garfield Heights						
Residential	\$389,922,500	79.4%	\$346,573,490	76.2%	-\$43,349,010	-11.1%
Other	\$101,418,590	20.6%	\$108,244,780	23.8%	\$6,826,190	6.7%
Total	\$491,341,090		\$454,818,270		-\$36,522,820	-7.4%
Independence						
Residential	\$246,146,200	48.6%	\$247,790,560	51.7%	\$1,644,360	0.7%
Other	\$260,428,250	51.4%	\$231,429,150	48.3%	-\$28,999,100	-11.1%
Total	\$506,574,450		\$479,219,710		-\$27,354,740	-5.4%
Newburgh Heights						
Residential	\$21,563,710	79.5%	\$19,232,920	69.1%	-\$2,330,790	-10.8%
Other	\$5,572,780	20.5%	\$8,589,720	30.9%	\$3,016,940	54.1%
Total	\$27,136,490		\$27,822,640		\$686,150	2.5%
Valley View						
Residential	\$55,033,190	35.3%	\$55,001,360	34.8%	-\$31,830	-0.1%
Other	\$100,843,700	64.7%	\$103,270,080	65.2%	\$2,426,380	2.4%
Total	\$155,876,890		\$158,271,440		\$2,394,550	1.5%
Total Cuyahoga County						
Residential	\$21,973,357,040	70.9%	\$20,303,526,670	68.1%	-\$1,669,830,370	-7.6%
Other	\$9,030,684,290	29.1%	\$9,493,138,620	31.9%	\$462,454,330	5.1%
Total	\$31,004,041,330		\$29,796,665,290		-\$1,207,376,040	-3.9%
Cuyahoga Heights School District						
Residential	\$99,768,090	29.4%	\$100,071,230	29.1%	\$303,140	0.3%
Other	\$239,946,470	70.6%	\$243,577,340	70.9%	\$3,630,870	1.5%
Total	\$339,714,560		\$343,648,570		\$3,934,010	1.2%

Table 24. Income Tax Collected, Total and Per Capita, 2006-2012. Cuyahoga Heights and Surrounding Areas

	Cuyahoga Heights		Brooklyn Heights		Garfield Heights		Independence		Newburgh Heights		Valley View	
	Total Collected	Per Capita	Total Collected	Per Capita	Total Collected	Per Capita	Total Collected	Per Capita	Total Collected	Per Capita	Total Collected	Per Capita
2012	\$7,781,110	\$12,196	\$4,044,364	\$2,621	\$10,236,082	\$355	\$24,029,408	\$3,369	\$725,387	\$335	\$10,315,714	\$5,072
2011	\$7,328,192	\$11,486	\$3,876,912	\$2,513	\$9,660,418	\$335	\$22,798,178	\$3,196	\$644,342	\$297	\$10,622,206	\$5,222
2010	\$6,745,212	\$10,572	\$4,106,446	\$2,661	\$9,159,084	\$317	\$21,595,445	\$3,028	\$703,465	\$325	\$9,310,644	\$4,578
2009	\$6,914,385	\$10,838	\$4,858,021	\$3,148	\$9,367,740	\$325	\$22,511,226	\$3,156	\$678,206	\$313	\$7,892,239	\$3,880
2008	\$8,296,191	\$13,003	\$4,874,420	\$3,159	\$10,774,069	\$373	\$22,455,500	\$3,148	\$663,498	\$306	\$8,079,692	\$3,972
2007	\$7,656,125	\$12,000	\$4,635,633	\$3,004	\$10,122,604	\$351	\$22,416,320	\$3,143	\$704,892	\$325	\$8,296,092	\$4,079
2006	\$7,712,498	\$12,089	\$4,774,322	\$3,094	\$9,881,172	\$343	\$20,627,400	\$2,892	\$707,829	\$327	\$7,619,431	\$3,746

Source: Regional Income Tax Agency

Figure 6. Total Income Tax Collected, 2006-2012. Cuyahoga Heights and Surrounding Areas



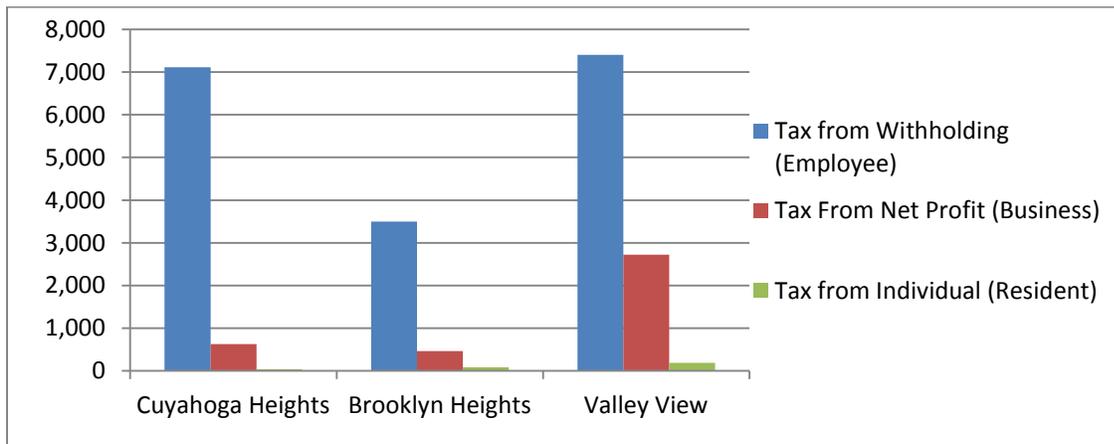
Source: Regional Income Tax Agency

Table 25. Income Tax Sources, 2012. Jurisdictions in Cuyahoga Heights School District

	Tax from Withholding (Employee)	Tax From Net Profit (Business)	Tax from Individual (Resident)	Total
Cuyahoga Heights	7,116,216	627,926	36,968	7,781,110
Brooklyn Heights	3,498,134	462,053	84,176	4,044,364
Valley View	7,406,345	2,720,736	188,633	10,315,714

Source: Regional Income Tax Agency

Figure 8. Income Tax Collected by Source (in 1,000), 2012. Jurisdictions in Cuyahoga Heights School District



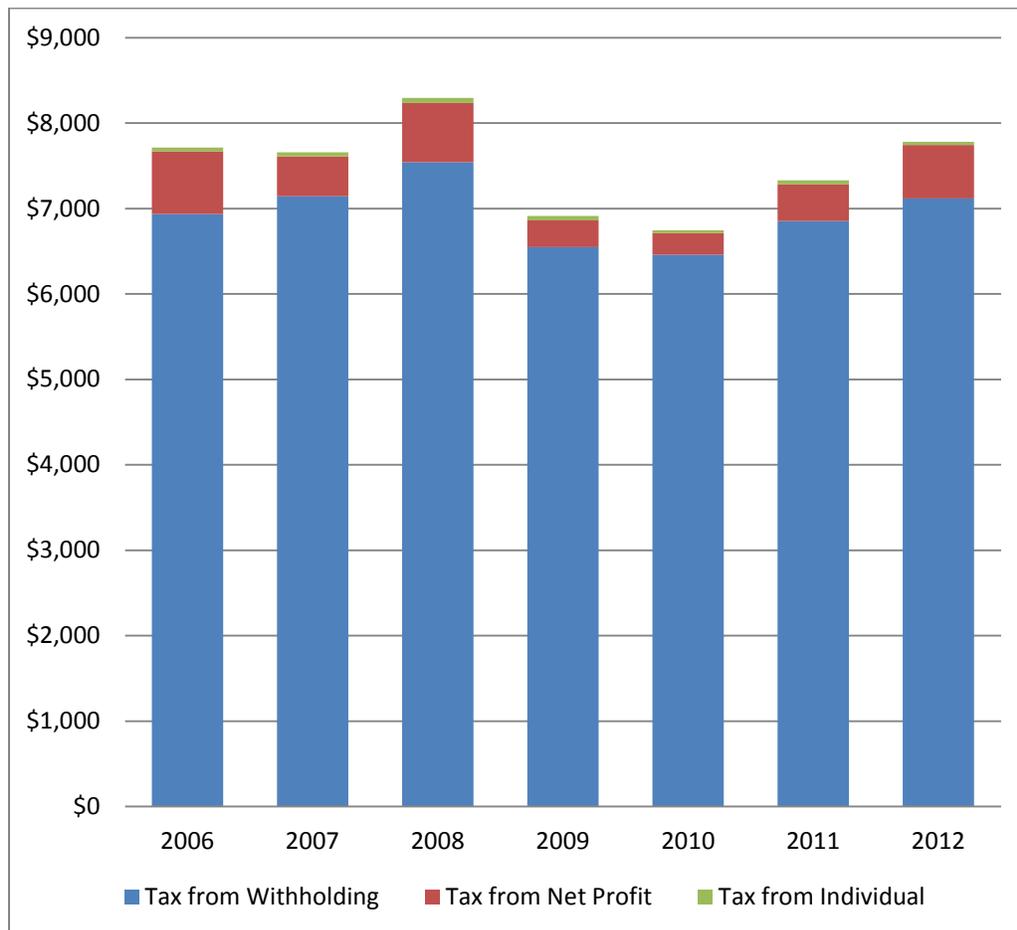
Source: Regional Income Tax Agency

Table 26. Income Tax Collected by Source, 2006-2012. Cuyahoga Heights

	Total Tax Collected	Tax from Withholding	% of Tax from Withholding	Tax from Net Profit	% of Tax from Net Profit	Tax from Individual	% of Tax from Individual
2012	\$7,781,110	\$7,116,216	91.46%	\$627,926	8.07%	\$36,968	0.48%
2011	\$7,328,192	\$6,852,608	93.51%	\$427,166	5.83%	\$48,418	0.66%
2010	\$6,745,212	\$6,459,427	95.76%	\$250,922	3.72%	\$34,863	0.52%
2009	\$6,914,385	\$6,546,363	94.68%	\$315,837	4.57%	\$52,185	0.75%
2008	\$8,296,191	\$7,542,849	90.92%	\$692,697	8.35%	\$60,645	0.73%
2007	\$7,656,125	\$7,141,833	93.28%	\$468,448	6.12%	\$45,844	0.60%
2006	\$7,712,498	\$6,936,418	89.94%	\$733,631	9.51%	\$42,450	0.55%

Source: Regional Income Tax Agency

Figure 9. Income Tax Collected by Source (in 1,000s), 2006-2012. Cuyahoga Heights,



Source: Regional Income Tax Agency

APPENDIX B

Table B.1 Summary of Data From Industrial Reports

Industrial Complex Label	Address	Parent PPN	Land Value	Est. Market Value of Plant*	Total Plant Site Acres	Gross Floor Area (GFA)	Floor Area Ratio GFA/Land	Year built oldest	Year build newest	Avg Age	Overall Bldg Condition relative to age	Estimated Bldg Value per Sq Ft of GFA
5301 Grant LLC	5307 Grant Ave	522-07-005	\$472,600	\$1,923,200	8.7	182,040	0.48	1929	1953	72	Average	\$10.56
ALCOA	1600 Harvard Av	521-06-002	\$4,393,400	\$17,097,000	82.2	1,925,326	0.54	1918	1997	64	Fair	\$8.88
Alfra Corp	4911 Grant Ave	522-06-001	\$183,300	\$700,800	3.4	70,954	0.48	1946	1960	60	Fair	\$9.88
Arcelor Mittal - In Cuy Heights	Harvard Av	521-01-001	\$3,833,900	\$26,190,960	95.0	1,707,535	0.41	1936	1992	49	Fair to Good	\$33.17
Arcelor Mittal - Total	Harvard Av	131-03-002	\$8,935,200	\$42,555,600	192.3	3,231,016	0.39	1936	2006	49	Fair to Good	\$33.17
Ashland Chemical	4600 E. 71st St	522-13-003	\$342,600	\$1,300,000	7.2	112,531	0.36	1928	2002	77	Ave/Fair	\$11.55
B.K.N. Corp	4254 E. 49th St	522-04-005	\$270,500	\$2,058,600	5.0	127,586	0.59	1920	1999	67	Average -	\$16.13
Charter Steel	4300 E. 49th St	521-12-001	\$4,718,000	\$21,787,800	61.6	1,103,559	0.41	1908	2011	45	Average	\$19.74
Crooked River Industrial Park	4510 E. 71st St	522-10-017	\$469,800	\$1,000,000	10.5	455,350	1.00	1914	1962	73	Fair -	\$3.48
Cuyahoga Foundry	4530-4540 E. 71st St	522-10-018	\$220,100	\$400,000	3.8	21,934	0.13	1955	1970	51	Fair	\$18.24
Ferro Corp- In Cuy Heights	4150 E. 56th St	522-03-002	\$304,540	\$2,258,100	8.7	255,057	0.67	1926	1995	62	Fair	\$10.15
Ferro Corp-total	4150 E. 56th St	132-22-040	\$579,400	\$4,941,700	16.6	486,920	0.67	1926	1995	62	Fair	\$10.15
Gallo Displays	4922 E. 49th St	521-18-007	\$833,100	\$4,400,000	16.1	297,595	0.43	1954	1984	54	Average +	\$14.79
General Electric	4477 E. 49th St	522-08-028	\$487,500	\$3,338,000	9.8	159,124	0.37	1962	1978	47	Average	\$20.98
Grant Realty, Inc.	6551-6601 Grant Ave	522-01-005	\$1,115,800	\$3,930,000	20.5	326,964	0.37	1951	1965	56	Fair	\$12.02
Heat Seal Manufacturing Co.	4580 E. 71st St	522-13-002	\$209,100	\$2,251,400	4.0	84,259	0.48	1926	1955	72	Average	\$26.72
Joshen Paper/ Riser Foods	5800 Grant Ave	522-09-001	\$707,300	\$3,114,000	14.1	196,231	0.32	1951	1987	57	Fair	\$15.87
Legacy Properties Investment	5300 Harvard Ave	522-03-001	\$341,400	\$1,645,000	6.3	153,456	0.56	1920	2006	59	Average -	\$10.72
McGean Chemical	2910 Harvard Av	521-08-002	\$856,100	\$1,683,700	13.7	179,253	0.24	1919	1991	69	Fair /Poor	\$9.39
Millcraft Paper-1927 Est. Comp	6800 Grant Ave	522-10-003	\$158,700	\$882,500	2.9	95,709	0.75	1915	1940	74	Average	\$9.22
Millcraft Paper-TNT Prop	4400-4440 E. 71st St	522-10-005	\$188,600	\$495,000	4.3	89,347	0.47	1920	1966	87	Fair -	\$5.54
North American Manf	4455 E. 71st St	522-27-003	\$848,500	\$6,200,000	25.3	399,262	0.36	1947	1985	49	Average	\$15.53
Northern Stamping	6600 Chapek Pkwy	522-12-003	\$386,700	\$3,602,800	7.7	159,956	0.48	1952	2006	46	Average	\$22.52
Ohio Crankshaft	3800 Harvard Av	521-08-003	\$978,900	\$3,334,300	18.0	423,889	0.54	1937	1966	67	Fair	\$7.87
Ohio Solutions, LLC	4558-4564 E. 71st St	522-10-019	\$228,700	\$2,814,200	4.8	81,837	0.39	1962	1971	49	God	\$34.39
Perlmutter Printg/Angstrom Graphics	4437 E. 49th St	522-08-003	\$475,800	\$5,500,000	9.5	271,341	0.66	1938	1998	43	Average	\$20.27
Universal Steel-Columbia Natl	6600 & 6700 Grant Ave	522-10-001	\$1,035,700	\$5,815,700	19.0	181,086	0.22	1916	2010	51	Average	\$32.12
Weston Ltd	5207-5211 Grant Ave	522-07-002	\$174,800	\$694,600	3.2	74,830	0.53	1926	1950	80	Average -	\$9.28
Worthington Steel	4310 E. 49th St	521-11-009	\$396,500	\$2,885,000	7.9	268,958	0.78	1910	2006	86	Average	\$10.73

* Exclusive Of Lands And Improvements Not Considered Part Of Plant

Table B.2 Land and Building Area by Focus Area					
Focus Area	Parcel Area		Building Floor Area		Floor Area Ratio
	Acres	%	Sq Ft	%	
1. E 71st Street	110.5	13.5%	1,886,841	17.6%	0.39
2. Grant Avenue	69.8	8.5%	1,128,904	10.5%	0.37
3. E. 49th Street North	48.3	5.9%	954,265	8.9%	0.45
4. Harvard Ave - East	27.3	3.3%	559,757	5.2%	0.47
5. Charter/Worthington Steel	169.1	20.7%	1,357,784	12.7%	0.18
6. Harvard Ave - Central	34.9	4.3%	602,209	5.6%	0.40
7. ALCOA	154.4	18.9%	1,882,855	17.6%	0.28
8. Arcelor Mittal Steel	98.7	12.1%	1,727,895	16.1%	0.40
9. Harvard Ave - West	7.3	0.9%	32,379	0.3%	0.10
10. E 49th Street South	90.0	11.0%	474,977	4.4%	0.12
11. Canal Road	5.9	0.7%	93,096	0.9%	0.36
Grand Total	816.1	100%	10,700,962	100%	0.30

Table B.3 BUILDING USE Summary by Focus Area			
Focus Areas	Building Floor Area (Sq. ft)	% of Focus Area	% of Total
1. E 71st Street	1,886,841	100.0%	17.6%
Assembly/Warehouse	467,373	24.8%	4.4%
Building/Employee Services	2,532	0.1%	0.0%
Manufacturing	383,019	20.3%	3.6%
Office	300,443	15.9%	2.8%
Processing	251,498	13.3%	2.4%
Restaurant	5,403	0.3%	0.1%
Shipping/Receiving	25,479	1.4%	0.2%
Shop	275,664	14.6%	2.6%
Storage	155,455	8.2%	1.5%
Transit Warehouse	19,975	1.1%	0.2%
2. Grant Avenue	1,128,904	100.0%	10.5%
Assembly/Warehouse	775,521	68.7%	7.2%
Building/Employee Services	6,375	0.6%	0.1%
Office	119,557	10.6%	1.1%
Shipping/Receiving	97,014	8.6%	0.9%
Shop	28,830	2.6%	0.3%
Storage	101,607	9.0%	0.9%
3. E. 49th Street North	954,265	100.0%	8.9%
Assembly/Warehouse	398,491	41.8%	3.7%
Building/Employee Services	6,444	0.7%	0.1%
Commercial Service Garage	7,332	0.8%	0.1%
Manufacturing	45,476	4.8%	0.4%
Office	134,821	14.1%	1.3%
Processing	49,724	5.2%	0.5%
Shipping/Receiving	8,836	0.9%	0.1%
Shop	185,174	19.4%	1.7%
Storage	117,967	12.4%	1.1%
4. Harvard Ave - East	559,757	100.0%	5.2%
Assembly/Warehouse	302,759	54.1%	2.8%
Building/Employee Services	41,399	7.4%	0.4%
Commercial Service Garage	17,763	3.2%	0.2%
Manufacturing	26,974	4.8%	0.3%
Office	44,884	8.0%	0.4%
Parking Lot/paved area	-	0.0%	0.0%
Processing	40,326	7.2%	0.4%
Restaurant	3,780	0.7%	0.0%
Shipping/Receiving	2,495	0.4%	0.0%
Shop	4,788	0.9%	0.0%
Storage	74,589	13.3%	0.7%
5. Charter/Worthington Steel	1,357,784	100.0%	12.7%
Assembly/Warehouse	154,810	11.4%	1.4%
Building/Employee Services	10,154	0.7%	0.1%
Manufacturing	179,841	13.2%	1.7%
Office	14,952	1.1%	0.1%

Table B.3 BUILDING USE Summary by Focus Area			
Focus Areas	Building Floor Area (Sq. ft)	% of Focus Area	% of Total
Processing	802,801	59.1%	7.5%
Shipping/Receiving	20,718	1.5%	0.2%
Shop	24,912	1.8%	0.2%
Storage	149,596	11.0%	1.4%
6. Harvard Ave - Central	602,209	100.0%	5.6%
Assembly/Warehouse	33,104	5.5%	0.3%
Building/Employee Services	13,401	2.2%	0.1%
Manufacturing	116,512	19.3%	1.1%
Office	87,852	14.6%	0.8%
Processing	43,061	7.2%	0.4%
Shop	164,265	27.3%	1.5%
Storage	144,014	23.9%	1.3%
7. ALCOA Aluminum Company of America	1,882,855	100.0%	17.6%
Building/Employee Services	30,900	1.6%	0.3%
Manufacturing	143,384	7.6%	1.3%
Office	284,338	15.1%	2.7%
Processing	919,219	48.8%	8.6%
Shipping/Receiving	64,672	3.4%	0.6%
Shop	276,001	14.7%	2.6%
Storage	164,341	8.7%	1.5%
8. Mittal Steel ISG Cleveland West	1,727,895	100.0%	16.1%
Assembly/Warehouse	76,526	4.4%	0.7%
Building/Employee Services	13,922	0.8%	0.1%
Office	3,935	0.2%	0.0%
Processing	1,369,028	79.2%	12.8%
Shipping/Receiving	97,429	5.6%	0.9%
Shop	13,194	0.8%	0.1%
Storage	153,861	8.9%	1.4%
9. Harvard Ave - West	32,379	0.3%	0.3%
Office	1,520	4.7%	0.0%
Retail	2,000	6.2%	0.0%
Storage	9,239	28.5%	0.1%
Transit Warehouse	19,620	60.6%	0.2%
10. E 49th Street North	474,977	100.0%	4.4%
Assembly/Warehouse	293,205	61.7%	2.7%
Manufacturing	74,644	15.7%	0.7%
Office	92,608	19.5%	0.9%
Storage	14,520	3.1%	0.1%
11. Canal Road	93,096	100.0%	0.9%
Assembly/Warehouse	45,161	48.5%	0.4%
Manufacturing	21,740	23.4%	0.2%
Office	26,195	28.1%	0.2%
Grand Total	10,700,962	100.0%	100.0%

Focus Area	Pre 1920 (0)		1920-1939 (2)		1940-1959 (4)		1960-1979 (6)		1980-1999 (8)		2000-2013 (10)		Grand Total	
1. E 71st Street	118,053	6.3%	329,055	17.4%	496,539	26.3%	702,119	37.2%	131,750	7.0%	109,325	5.8%	1,886,841	100%
2. Grant Avenue			59,986	5.3%	304,713	27.0%	645,689	57.2%	94,516	8.4%	24,000	2.1%	1,128,904	100%
3. E. 49th Street North			102,679	10.8%	110,569	11.6%	346,783	36.3%	378,911	39.7%	15,323	1.6%	954,265	100%
4. Harvard Ave - East	3,780	0.7%	156,668	28.0%	75,527	13.5%	133,013	23.8%	189,245	33.8%	1,524	0.3%	559,757	100%
5. Charter/Worthington Steel	181,608	13.4%	87,536	6.4%	290,540	21.4%	34,854	2.6%	487,395	35.9%	275,851	20.3%	1,357,784	100%
6. Harvard Ave - Central	33,549	5.6%	191,281	31.8%	299,186	49.7%	13,330	2.2%	64,863	10.8%			602,209	100%
7. ALCOA	13,711	0.7%	176,634	9.4%	1,566,297	83.2%			126,213	6.7%			1,882,855	100%
8. Arcelor Mittal Steel			127,165	7.4%	50,809	2.9%	1,085,267	62.8%	432,939	25.1%	31,716	1.8%	1,727,895	100%
9. Harvard Ave - West					1,964	6.1%			5,770	17.8%	24,645	76.1%	32,379	100%
10. E 49th Street North					121,404	25.6%	292,497	61.6%	48,859	10.3%	12,217	2.6%	474,977	100%
11. Canal Road							34,775	37.4%	8,030	8.6%	50,291	54.0%	93,096	100%
Grand Total	350,701	3.3%	1,231,004	11.5%	3,317,548	31.0%	3,288,327	30.7%	1,968,491	18.4%	544,892	5.1%	10,700,962	100%

Focus Area	Very Poor (0)		Poor (2)		Fair (4)		Average (6)		Good (8)		Very Good (10)		Grand Total	
1. E. 71st St			16,892	0.9%	884,636	46.9%	960,892	50.9%	24,421	1.3%		0.0%	1,886,841	100%
2. Grant Ave Interchange					199,369	17.7%	650,640	57.6%	261,060	23.1%	17,835	1.6%	1,128,904	100%
3. E 49th St North			12,365	1.3%	62,197	6.5%	760,914	79.7%	118,789	12.4%		0.0%	954,265	100%
4. Harvard Ave - E.					235,658	42.1%	283,290	50.6%	32,409	5.8%	8,400	1.5%	559,757	100%
5. Charter/Worthington Steel	156,844	11.6%	202,748	14.9%	362,409	26.7%	624,879	46.0%	10,904	0.8%			1,357,784	100%
6. Harvard Ave - Central	43,470	7.2%	23,871	4.0%	281,892	46.8%	200,804	33.3%	52,172	8.7%			602,209	100%
7. ALCOA			93,429	5.0%	851,164	45.2%	830,688	44.1%			107,574	5.7%	1,882,855	100%
8. Arcelor Mittal Steel			79,239	4.6%	1,147,089	66.4%	316,704	18.3%	184,863	10.7%			1,727,895	100%
9. Harvard Ave - West			1,964	6.1%			8,795	27.2%	21,620	66.8%			32,379	100%
10. E 49th St North					14,520	3.1%	449,740	94.7%	10,717	2.3%			474,977	100%
11. Canal Road							42,805	46.0%	50,291	54.0%			93,096	100%
Grand Total	200,314	1.9%	430,508	4.0%	4,038,934	37.7%	5,130,151	47.9%	767,246	7.2%	133,809	1.3%	10,700,962	100%

Focus Area	9 and less (0)		10 to 14 (2)		15 to 19 (4)		20 to 24 (6)		25 to 29 (8)		30 and higher (10)		Grand Total	
1. E 71st Street	3,600	0.2%	55,822	3.0%	321,956	17.1%	321,751	17.1%	254,763	13.5%	928,949	49.2%	1,886,841	100%
2. Grant Avenue			38,718	3.4%	434,473	38.5%	282,176	25.0%	137,208	12.2%	236,329	20.9%	1,128,904	100%
3. E. 49th Street North			78,211	8.2%	82,797	8.7%	197,053	20.6%	164,573	17.2%	431,631	45.2%	954,265	100%
4. Harvard Ave - East	3,198	0.6%	138,282	24.7%	178,441	31.9%	36,490	6.5%	24,729	4.4%	178,617	31.9%	559,757	100%
5. Charter/Worthington Steel			16,217	1.2%	8,000	0.6%		0.0%	125,499	9.2%	1,208,068	89.0%	1,357,784	100%
6. Harvard Ave - Central			5,897	1.0%	355,492	59.0%	34,119	5.7%	102,330	17.0%	104,371	17.3%	602,209	100%
7. ALCOA	160	0.0%			18,339	1.0%	28,769	1.5%	266,732	14.2%	1,568,855	83.3%	1,882,855	100%
8. Arcelor Mittal Steel			11,014	0.6%	7,067	0.4%	27,367	1.6%	31,939	1.8%	1,650,508	95.5%	1,727,895	100%
9. Harvard Ave - West			3,520	10.9%	21,584	66.7%	7,275	22.5%					32,379	100%
10. E 49th Street North			57,701	12.1%	36,407	7.7%			306,225	64.5%	74,644	15.7%	474,977	100%
11. Canal Road			21,800	23.4%	40,505	43.5%	30,791	33.1%					93,096	100%
Grand Total	6,958	0.1%	427,182	4.0%	1,505,061	14.1%	965,791	9.0%	1,413,998	13.2%	6,381,972	59.6%	10,700,962	100%

Focus Area	Sprinkler System Reported		Grand Total	
1. E 71st St	1,442,763	76.5%	1,886,841	100.0%
2. Grant Ave	694,811	61.5%	1,128,904	100.0%
3. E. 49th St North	757,529	79.4%	954,265	100.0%
4. Harvard Ave - E.	392,821	70.2%	559,757	100.0%
5. Charter/Worthington Steel	74,148	5.5%	1,357,784	100.0%
6. Harvard Ave - Central	421,189	69.9%	602,209	100.0%
7. ALCOA	453,080	24.1%	1,882,855	100.0%
8. Arcelor Mittal Steel	24,684	1.4%	1,727,895	100.0%
9. Harvard Ave - West		0.0%	32,379	100.0%
10. E 49th St North	390,124	82.1%	474,977	100.0%
11. Canal Road		0.0%	93,096	100.0%
Grand Total	4,651,149	43.5%	10,700,962	100.0%

Table B.8 Building Character Summary Rating							
Focus Area	# of Parcels	Year Built	Bldg Condition	Wall Height	Sprinkler	TOTAL	AVERAGE
1. E 71st Street	17	4.91	5.28	6.39	5.33	21.92	5.48
Ashland Chemical		4.00	4.61	7.13	9.32	25.06	6.27
Ask Chemicals L.P.		2.96	6.99	2.99	0.00	12.94	3.24
Berkes, Alexander M. & Laura		4.00	4.00	4.00	0.00	12.00	3.00
Carlisle Paul E Trs		4.89	6.00	4.00	0.00	14.89	3.72
Crooked River Industrial Park		2.45	4.23	8.21	9.77	24.66	6.17
Cuyahoga Foundry		4.00	4.00	5.34	0.00	13.34	3.34
East 71st Street Property LLC		8.00	6.00	8.00	0.00	22.00	5.50
Grant Realty, Inc.		6.00	4.00	6.81	9.69	26.50	6.62
Heat Seal Manufacturing Co.		2.93	4.93	5.28	10.00	23.14	5.79
Millcraft Paper Co - E.19th St		3.35	6.00	5.11	10.00	24.46	6.11
Millcraft Paper Co - TNT Prop		2.93	4.00	9.86	10.00	26.79	6.70
North American Manf		5.44	5.93	9.15	7.87	28.39	7.10
Northern Stamping Co.		5.51	6.08	7.35	3.43	22.37	5.59
Ohio Solutions, LLC, 4570 E 71st		10.00	6.00	6.00	10.00	32.00	8.00
Ohio Solutions, LLC, 4558 E 71st		6.00	6.00	8.19	10.00	30.19	7.55
Spadichi Incn An Ohio Corpora		5.04	6.00	2.00	0.00	13.04	3.26
Universal Steel-Columbia Natl		6.03	5.06	9.24	0.58	20.90	5.23
2. Grant Avenue	23	6.00	6.88	5.84	3.71	22.43	5.61
5301 Grant LLC		6.32	6.38	8.86	8.53	30.08	7.52
Allen Realty LLC		6.00	6.00	3.47	0.00	15.47	3.87
Avi Food Systems Inc		6.00	6.20	3.80	1.00	17.00	4.25
Boyas Excavating Co		6.71	8.00	4.00	0.00	18.71	4.68
Copper And Brass Sales Co-TOCCO		6.00	8.00	9.46	9.33	32.79	8.20
Dcc Company		6.00	6.00	5.16	7.90	25.06	6.26
Freeway Realty Co. LLC		14.00	16.00	10.00	0.00	40.00	10.00
Gatto Enterprises Co		6.00	6.00	5.49	0.00	17.49	4.37
Giordano William & R		6.00	6.00	5.39	0.00	17.39	4.35
Goodweld LLC		3.62	4.00	6.85	0.00	14.47	3.62
Grant East Limited		4.00	6.00	3.86	10.00	23.86	5.96
Integrity Holdings Group Ltd		4.00	6.00	4.00	0.00	14.00	3.50
Joshen Paper/ Riser Foods		4.51	4.26	4.51	8.72	22.00	5.50
MCS Ltd Partnership		6.00	6.00	7.35	10.00	29.35	7.34
MJM-DJM LLC		6.00	8.00	3.79	0.00	17.79	4.45
Premier Produce Properties, L		8.00	8.00	6.00	10.00	32.00	8.00
RCMD Realty LLC		6.00	8.00	8.00	0.00	22.00	5.50
Salix Properties LLC		6.00	8.00	4.00	0.00	18.00	4.50
TTML Management Group LLC		6.00	8.00	6.00	10.00	30.00	7.50
Univar USA, Inc		6.54	6.00	5.46	0.00	18.00	4.50
Victory Tube Co Inc		6.00	6.00	5.91	0.00	17.91	4.48
Weston Ltd		2.28	5.48	9.29	9.83	26.89	6.72
Willow Parkway Development LI		6.00	6.00	3.56	0.00	15.56	3.89

APPENDIX B

Focus Area	# of Parcels	Year Built	Bldg Condition	Wall Height	Sprinkler	TOTAL	AVERAGE
3. E. 49th Street North	12	5.80	6.11	6.36	6.81	25.08	6.27
4223 EAST 49th STREET, LLC		8.00	6.00	7.10	9.52	30.62	7.65
Alfra Corp		4.57	5.75	6.38	10.00	26.71	6.68
B.K.N. Corp		6.21	6.04	9.37	0.00	21.63	5.41
General Electric		6.00	6.00	9.82	9.64	31.46	7.87
Kabb, Eldon S. Trustee		6.00	7.87	5.74	0.00	19.61	4.90
Laurel Rlty Co		6.00	8.00	7.46	10.00	31.46	7.86
Perlmutter Printg/Angstrom Graphics		5.90	6.00	7.86	10.00	29.77	7.44
Precision Investment, Group		4.69	2.69	6.98	10.00	24.36	6.09
S & F Properties Inc, 4353 E.49th		7.49	6.00	3.94	7.52	24.95	6.24
S & F Properties Inc, 4403 E.49th		6.75	7.00	5.34	5.02	24.11	6.03
S & F Properties Inc, Grant Ave		6.00	8.00	3.45	0.00	17.45	4.36
Spann Walter J		2.00	4.00	2.86	10.00	18.86	4.72
4. Harvard Ave - East	6	4.65	5.54	5.53	3.64	19.35	4.84
4921 LIMITED		0.00	6.00	2.00	0.00	8.00	2.00
Ferro Corp		5.17	5.07	3.61	2.58	16.44	4.11
Jag Development LLC		6.50	6.06	5.13	1.88	19.57	4.89
Legacy Properties, 5200 Harvard		6.59	4.26	4.35	7.36	22.57	5.64
Legacy Properties, 5300 Harvard		4.75	5.82	8.93	10.00	29.51	7.38
LJM Properties LTD		4.91	6.00	9.13	0.00	20.04	5.01
5. Charter/Worthington Steel	2	4.94	4.38	9.58	1.38	20.28	5.07
Charter Steel		6.77	4.07	9.75	0.00	20.59	5.15
Worthington Steel		3.11	4.69	9.40	2.76	19.96	4.99
6. Harvard Ave - Central	2	3.79	4.38	6.04	5.51	19.72	4.93
McGean Chemical		4.20	3.73	6.58	1.88	16.40	4.10
Ohio Crankshaft		3.37	5.03	5.49	9.15	23.04	5.76
7. ALCOA	1	4.05	5.13	9.60	2.41	21.18	5.29
8. Arcelor Mittal Steel ISG Cleveland W	2	6.66	5.67	8.91	0.07	21.31	5.33
Arcelor Mittal		6.21	4.68	9.85	0.14	20.88	5.22
Martinez, Donald		7.10	6.66	7.97	0.00	21.73	5.43
9. Harvard Ave - West	4	8.17	6.00	3.83	0.00	18.00	4.50
550 Harvard Ltd., LLC		10.00	8.00	4.00	0.00	22.00	5.50
Ajax Bituminous Paving Inc		8.69	6.00	5.31	0.00	20.00	5.00
Buriss & Toone		4.00	2.00	4.00	0.00	10.00	2.50
Tritsarolis Investments		10.00	8.00	2.00	0.00	20.00	5.00
10. E 49th Street North	4	6.38	5.99	5.41	4.56	22.35	5.59
Abcaw Associates Ltd		6.00	6.00	8.36	8.25	28.61	7.15
Buckeye Pipe Line Transportat		8.08	6.00	3.43	0.00	17.52	4.38
Gallo Displays		5.43	5.97	7.86	10.00	29.26	7.31
Rottenberg, David & Harlene L		6.00	6.00	2.00	0.00	14.00	3.50
11. Canal Road	3	7.76	6.67	4.10	0.00	18.53	4.63
Bay Bros, LLC		7.29	6.00	4.00	0.00	17.29	4.32
Country Lane L.,T,D		10.00	8.00	4.45	0.00	22.45	5.61
J.S.N. Holdings		6.00	6.00	3.85	0.00	15.85	3.96
Grand Total	76	5.73	6.01	6.06	4.13	21.93	5.48

Focus Area	# of Parcels	Year Built Average	Bldg Condition Average	Wall Height Average	Sprinkler Average	Total	Total AVERAGE	Average Rating
1. E 71st Street	17	4.91	5.28	6.39	5.33	21.92	5.48	Average/Fair
2. Grant Avenue	23	6.00	6.88	5.84	3.71	22.43	5.61	Average/Fair
3. E. 49th Street North	12	5.80	6.11	6.36	6.81	25.08	6.27	Good/ Average
4. Harvard Ave - East	6	4.65	5.54	5.53	3.64	19.35	4.84	Average/Fair
5. Charter/Worthington Steel	2	4.94	4.38	9.58	1.38	20.28	5.07	Average/Fair
6. Harvard Ave - Central	2	3.79	4.38	6.04	5.51	19.72	4.93	Average/Fair
7. ALCOA	1	4.05	5.13	9.60	2.41	21.18	5.29	Average/Fair
8. Arcelor Mittal Steel	2	6.66	5.67	8.91	0.07	21.31	5.33	Average/Fair
9. Harvard Ave - West	4	8.17	6.00	3.83	0.00	18.00	4.50	Average/Fair
10. E 49th Street North	4	6.38	5.99	5.41	4.56	22.35	5.59	Average/Fair
11. Canal Road	3	4.66	4.00	2.46	0.00	11.12	2.78	Poor/Fair

Rating	Year Built	Bldg Condition	Wall Height	Sprinkler
10	2000 and later	Very Good	30 or more ft	Sprinkler system noted
8	1980-1999	Good	25-29 ft	
6	1960 - 1979	Average	20-24 ft	
4	1940- 1959	Fair	15–19 ft	
2	1920 - 1939	poor	10–14 ft	
0	before 1920	very poor	Under 10 ft	No system reported

APPENDIX C

SAMPLE COMBINED ZONING DISTRICT

General Industrial & Office, Research, Light Industrial & Office and Industrial District

Below is an outline of the key elements recommended for a combined Industrial District. The chapter numbers in the left hand column note that the provision is currently found in the Research, Light Industrial District and cites the specific section of Chapter 1249.

	PURPOSE.
	(a) Provide land area for office, research, wholesale and manufacturing uses.
	(b) Ensure uses are compatible with the residential areas, with sufficient buffering and setbacks.
	(c) Provide for the expansion of current uses, utilizing conditional use review and performance standards to ensure uses do not create nuisances such as noise, vibration, smoke, dust, odors, heat, glare, traffic or other objectionable impacts
	(d) Implement landscaping and design standards to improve the appearance of the area.
	PERMITTED USES.
	(a) Uses permitted by right – in enclosed buildings
1249.02	(1) Offices - professional, administrative, business, government, including banks, credit unions, etc
1249.02	(2) Research and development labs
1249.02	(3) Light manufacturing/industrial operations - fabrication, packaging, assembly, etc, using items from processed or previously manufacturing materials – where all aspects of the operation are conducted indoors.
1249.02	(4) Trade services such as general construction, maintenance or repair
	(b) Conditionally permitted uses (requires review and approval by the Planning and Zoning Board)
Currently permitted in GI – or limited to review by Planning Board	(1) Heavy industrial uses that may generate odors, smoke, noise, fumes, etc. or otherwise have the potential to create environmental hazards
	(2) Extractive, waste-related uses.
	(3) Service and Body Shops. Truck and/or automobile body shops and service garages. (not permitted in 1249))
	(4) Outdoor storage of materials, supplies, equipment, fleet vehicles (not permitted in 1249)
	(5) Assembly halls, party centers
	(6) Restaurant, bar, tavern
	(7) Truck terminals

1248.02	(c) Prohibited Uses – review list of prohibited uses in Section 1248.02(a) to determine which can be accommodated as conditional uses vs which should never be permitted in Cuyahoga Heights.
	LOT REQUIREMENTS
1249.06	(a) Minimum Lot Size - 1 acre.
1249.04	(b) Maximum Lot Width at building line = 125 feet
1249.06	(c) Maximum Building Coverage - 40 percent of lot area, unless otherwise allowed by the Planning and Zoning Board. (could be permitted as a conditional use)
	(d) Minimum landscaped area of lot – 20%
	YARD REGULATIONS.
	(a) Minimum Front Setback:
1249.07	(1) Buildings: Minimum 25 feet from street right-of-way.
	(2) Parking: Based on street
1249.07	<ul style="list-style-type: none"> • For lots located on East 49th Street or East 71st Street, south of the CSX rail - Behind Building line (min 25 ft)
	<ul style="list-style-type: none"> • For all other lots – minimum 10 feet from the street right-of-way
1249.07	(3) Loading area: not permitted in front of building, loading docks not permitted to face the street
	(b) Minimum Side/ Rear Yards
	(1) Buildings:
1249.07	<ul style="list-style-type: none"> • Minimum = 25 ft.
1249.07	<ul style="list-style-type: none"> • Adjoining Residential District = 100 ft
	(b) Parking/Loading.
	<ul style="list-style-type: none"> • Minimum = 10 ft
1249.07	<ul style="list-style-type: none"> • Parking Adjoining Residential District = 30 ft
1249.07	<ul style="list-style-type: none"> • Loading Adjoining Residential District = 50 ft
	MAXIMUM HEIGHT REGULATIONS.
1249.04	<ul style="list-style-type: none"> • Max height = 75 feet from finished grade line
1249.04	<ul style="list-style-type: none"> • Max height when within 250 ft of residential property district, = 38 feet.
	LOADING FACILITIES.
1249.08	<ul style="list-style-type: none"> • Off-street loading – permitted at the side and rear of a building, except on a corner lot adjacent to a street.

	PERFORMANCE STANDARDS.
1249.10	(a) Compliance is condition of occupancy
1249.10	<ul style="list-style-type: none"> Established uses that don't currently comply must not increase noncompliance/conflict.
1249.10	<ul style="list-style-type: none"> Planning Commission can require professional review of existing uses and their compliance.
	(b) Fire and Explosive Hazards – conditional use-
1249.10	<ul style="list-style-type: none"> No manufacturing of explosive materials or devices.
1249.10	<ul style="list-style-type: none"> Storage –in structures with incombustible exterior walls and roof.
1249.10	<ul style="list-style-type: none"> Must provide adequate safety and protective devices against fire and explosion hazards; Must have adequate firefighting and suppression equipment
1249.10	<ul style="list-style-type: none"> All buildings to comply with the Village and state fire prevention codes.
1249.10	(c) Waste Materials.
1249.10	<ul style="list-style-type: none"> No discharge into a sewer or open water body unless treated so that the amount of solid substances, oils, grease, acids, alkaline and other chemicals shall not exceed the amount permitted by State and County.
1249.10	<ul style="list-style-type: none"> Solid wastes shall be stored in fully enclosed buildings.
1249.10	(d) Smoke and Dust. No air pollution or emission of smoke, soot, fly ash, fumes, dust permitted.
1249.10	(e) Odorous Matter. No odors that are a public nuisance permitted beyond the lot boundaries.
1249.10	(f) Toxic or Noxious Matter. Toxic, noxious or corrosive fumes or gases not permitted.
1249.10	(g) Radioactive, Electrical or Communication Disturbances. Must not adversely affect any form of life or equipment at or beyond lot boundaries.
1249.10	(h) Vibration perceptible without the aid of instruments not permitted beyond the lot boundaries.
1249.10	(i) Sound. Not permitted to be objectionable beyond lot
	MULTIPLE OCCUPANCY. Permit multiple occupancy on a zoned lot, provided lot is maintained in single ownership
	PARKING SPACE REQUIREMENTS.
	(a) Required spaces:
1249.12	<ul style="list-style-type: none"> Laboratories, storage, service, and manufacturing uses - 1/2 employees on the major and secondary shift
1249.12	<ul style="list-style-type: none"> Office space – 1/200 sq ft

1249.12	<ul style="list-style-type: none"> All other permitted uses – 1/500 sq ft .
1249.13	(b) Min parking space size: 200 square feet (10 feet by 20 feet).
1249.13	(c) Construction standards -asphalt or concrete surface, with adequate drainage and bumper guards required
	LIGHTING/LANDSCAPING/BUFFERING REGULATIONS.
1249.07	(a) Adjacent to Residential –Require fence, wall or hedge or landscaping for buffer
	(b) Parking lot landscaping:
	<ul style="list-style-type: none"> Require plantings along the street – specific number of trees and shrubs
	<ul style="list-style-type: none"> Require a percentage of interior parking lot area to be landscaped to help reduce storm water runoff and provide shade and beautification.
1249.14	(c) Lighting. Lights must be shielded from adjacent property or public streets – provide specific design standards.

RECOMMENDED PROCEDURES

CONDITIONAL USE REVIEW

1. General Definition: Development characteristics and impacts may be less predictable than permitted uses: therefore, an extra level of review is warranted.
2. General Review Parameters: By establishing a use as “conditional,” the Village has determined:
 - That generally the impacts are acceptable.
 - That the use is “permitted” when certain reasonable design and operating conditions are met, such as:
 - screening
 - location of drives
 - hours of operation, time limits
 - limitations on some activities/products sold, etc.
 - location of activities and equipment stored on site
 - Sets in place a review of the proposed use and the operational characteristics of the use to ensure that the proposal will be compatible with the existing and anticipated future development.
 - The application may only be denied:
 - If the applicant refuses to concur with reasonable conditions imposed by the Planning Board (and/or Council) (Generally: approve application with conditions; responsibility of the applicant to comply); or
 - If the proposed use clearly exceeds the “normal” range of activities or intensity “expected” when the use was included as a conditional use.

SITE PLAN REVIEW

1. Site Plan Review: The subjective or qualitative determination by a Board or Commission that a project complies with all substantive provisions and the intent of the zoning.
 - Applied to any new construction or renovation that affects the site:
 - Permitted uses--except single family
 - Conditional uses
2. Purpose: Recognizes that to achieve the best quality possible a community cannot and does not want to numerically regulate all aspects of a development.
3. Benefits:
 - Ensures maximum conformance to the comprehensive plan.
 - Ensures administrative coordination regarding utilities, police, fire, traffic, etc.
 - Eliminates "technical" flaws in the proposal; i.e., circulation flow.
 - Encourages sensitive planning and design.
 - Fosters a generally higher standard of development than might otherwise occur.

4. Application Process:

- Intended to ensure consistency and efficiency and maintain "good will".
- Establish administrative official authorized to act as the point person to:
 - Review application and ensure that it meets the submission requirements and complies with the numerical standards of the code. If it doesn't, the administrator shall have the authority to reject the application.
 - Help guide applicant through the process.
 - Require "professional" drawings--at least reasonably so.
 - Provide for preliminary or "conditional" approval, particularly for large projects. Carefully outline limitations or conditions of the approval.
 - Establish a time frame beyond which the applicant can declare the application denied.

5. Options for Review Procedures

- All other administrative reviews/recommendations "funnel" to the Planning Commission, and PC has the final say.
- Planning Commission's decision is then subject to administrative sign-off - subsequent approval by fire chief, police chief, engineer, architect, etc.

6. The Technical Provisions

- Include adequate review criteria, which provides the basis for making determination and decisions.
- Maintain balance between numerical requirements versus flexibility; i.e.:
 - Building and parking setbacks.
 - Internal spacing of buildings.
 - Parking requirements.
- Can't always fix something that isn't "perfect" with a numerical requirement.
- The most common technical elements of the review are to ensure:
 - Acceptable on-site circulation.
 - Minimal off-site circulation conflicts on adjacent streets
 - Maximum preservation of natural features.
 - Adequate landscaping.
 - Appropriate sign placement and design.
 - That the design, orientation and screening of the building and parking maximize compatibility with adjacent properties.
 - The appropriate placement of accessory structures such as lighting, fences, rubbish containers, etc.