

October 26, 2015



DRAFT

CURRENT CONDITIONS

A component of the Cleveland Heights Master Plan



City of Cleveland Heights
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Cleveland Heights, Ohio 44118

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About County Planning

The Cuyahoga County Planning Commission's mission is to inform and provide services in support of the short and long term comprehensive planning, quality of life, environment, and economic development of Cuyahoga County and its cities, villages and townships.

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SECTION 1



INTRODUCTION

Welcome to the Current Conditions document of the 2015 Cleveland Heights Master Plan. This document is the first step in creating a unified vision for the City's future. It outlines what exists in Cleveland Heights today to better understand what's possible in the future.

WHAT'S INSIDE?

The Introduction section includes an overview of the City, a review of recent plans, and context maps. The remainder of the document is a community profile of Cleveland Heights highlighting the current status of demographic, economic, and environmental issues.

HOW DO I USE IT?

The Current Conditions document establishes a baseline for the City's Master Plan by describing what is happening today. It can be used to better understand the community and how future recommendations may affect residents and businesses.

NEXT STEPS

After the Current Conditions, the City will develop a series of goals and statements to create a unified Community Vision. This Vision will identify the priorities and desires the community wishes to accomplish through the creation, adoption, and execution of the Master Plan.

ABOUT CLEVELAND HEIGHTS

Due to its location on top of a densely forested bluff, Cleveland Heights was settled later than some surrounding areas. The first road—now known as Mayfield Road—was built in 1828 and the area became home to farms and quarries.

By the 1890s, streetcars connected the Heights to Cleveland and many of the area's elite began settling atop the bluff due to its location just outside of Cleveland. In 1901, residents organized to form the Hamlet of Cleveland Heights, later becoming the Village of Cleveland Heights in 1903. By 1920, the Village reached a population of 15,396 and the City of Cleveland Heights was incorporated on August 9th, 1921.

Most building construction occurred in the 1910s and 1920s with Colonial and Tudor Revival houses, apartments, and commercial districts spreading throughout the city. The 1930 population was 50,945, a five-fold increase over a 20-year span. Several 'gentlemen farmers' had estates in the area, including American business magnate John

D. Rockefeller who owned a 700 acre estate in the City. Rockefeller donated the land for Forest Hill Park—a third of which is located in Cleveland Heights and two-thirds in East Cleveland—in 1938.

Today, Cleveland Heights retains the character established in the early 20th century. Residents enjoy tree-lined streets, historic architecture, and neighborhood commercial districts. The 2013 population was 45,394.

The Cedar Fairmount business district is one of many examples of historic architecture that make Cleveland Heights unique.

Source: County Planning

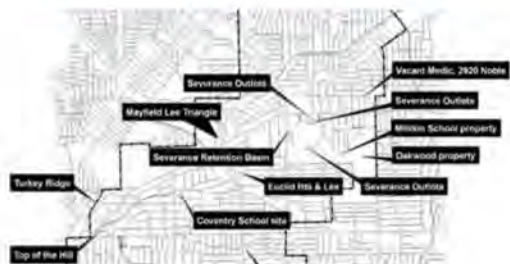


PLANNING HISTORY

The City of Cleveland Heights has produced reports and studies targeting transportation, streetscape design, visioning, and development strategies. The 2011 Strategic Development Plan is the most recently conducted city-wide planning study.

These planning documents were reviewed as part of the Current Conditions document and are described on the following pages.

STRATEGIC DEVELOPMENT PLAN, 2011



The plan is an action guide for the Planning Commission, City Council, and developers in Cleveland Heights focusing on strategies and goals for increasing tax revenue through large and small scale developments.

TOP OF THE HILL DEVELOPMENT GUIDELINES, 2008



This document ensures preservation of the unique character of the Top of the Hill site through design and building guidelines upholding its important gateway location.

CEDAR TAYLOR DISTRICT PLAN, 2013



The set of design recommendations stemmed from a survey of neighborhood merchants by the Cedar Taylor Development Association. Recommendations include parking improvements, updated bus stops, bike lanes, and holiday lighting, among others.

CEDAR FAIRMOUNT TRANSPORTATION AND STREETScape PLAN, 2009



Funded through NOACA's TLCI program, this plan outlines development possibilities and improvements to the streets in the Cedar Fairmount business district. The plan includes pedestrian, bicycle, and bus rider improvements.

CEDAR LEE TRANSPORTATION AND STREETScape PLAN, 2007



Similarly funded through NOACA's TLCI program, this plan outlines development possibilities and improvements to the streets in the Cedar Lee business district. The plan includes pedestrian, bicycle, and bus rider improvements.

FACILITATING BICYCLE AND TRANSIT TRAVEL IN UNIVERSITY CIRCLE AND CLEVELAND HEIGHTS, 2013



The 2013 study outlines recommendations for bicycle network improvements within Cleveland Heights and connecting into University Circle. The study also outlines possible shuttle links to improve transit between the two areas.

VISIONING REPORT, 2001



The 2001 report was developed by a visioning committee of 25 residents with forums attended by over 1,000 residents and a survey returned by 35% of all households. It produced recommendations in areas including civic vitality, quality of life, preservation, youth, and capital projects.

SUSTAINABILITY AUDIT, 2011



The Sustainability Audit was a review and update of the City's Zoning Code to require, allow, and encourage a variety of sustainable development techniques. These included rain barrels, bio swales, solar infrastructure, and permeable pavement.

CLEVELAND HEIGHTS WATER AND STORMWATER UTILITIES PLAN



Cleveland Heights is currently working with the Sewer District and Wade Trim Engineering to review and map the City's sewer infrastructure. The Steering Committee and staff will consider the study along with other elements of the Master Plan.

REGIONAL AND MULTI-JURISDICTIONAL PLANS

In addition to local plans, Cleveland Heights has been an active participant in a number of regional planning documents. Understanding the regional context is critical to ensuring that efforts undertaken in Cleveland Heights are done in coordination with surrounding communities to eliminate duplicate efforts and support cohesive planning.

EAST SIDE GREENWAY



The East Side Greenway is a transportation study covering eastern Cuyahoga County. The Plan examines existing and potential greenways that can better connect residents to jobs, recreation, services, commercial centers, and natural resources.

CH/UH SCHOOL DISTRICT FACILITIES PLAN



The Cleveland Heights-University Heights School District Facilities Plan outlined physical changes to area school buildings. The plan noted the need to renovate Heights High—currently underway—as well as the two middle schools.

CUYAHOGA COUNTY HOUSING STUDY



County Planning and Cleveland State are currently finalizing a countywide housing study. Faced with an oversupply of housing mismatched to current and future needs, Cuyahoga County commissioned a study and plan to address the County's housing policy.

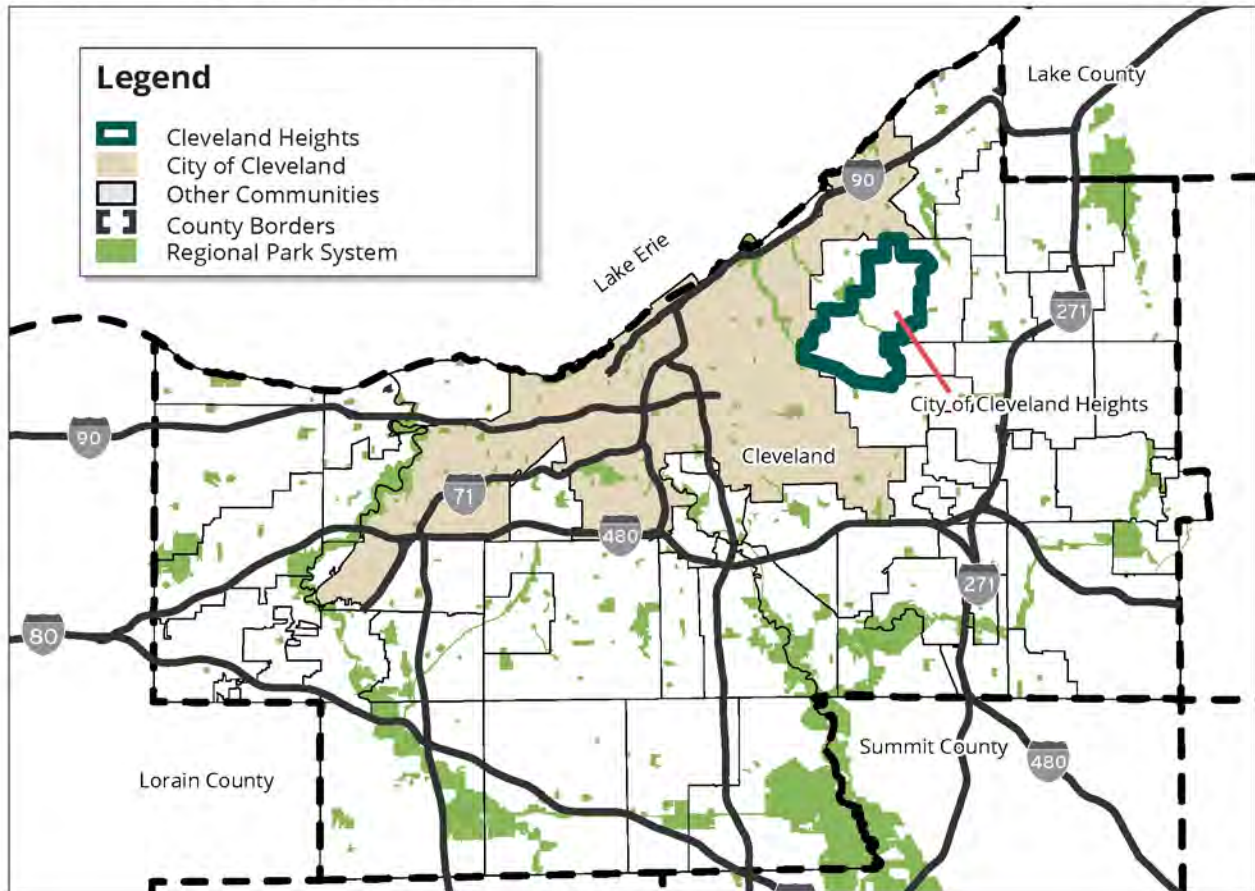
FOREST HILL PARK MASTER PLAN



Cleveland Heights and East Cleveland collaborated to develop a Master Plan

for Forest Hill Park, which is shared by the two communities. The Plan, completed in 1999, describes the historic significance of the park and includes an inventory and analysis of current conditions, proposed treatments, passive and active recreational uses, management and maintenance, and gives guidance on prioritizing implementation.

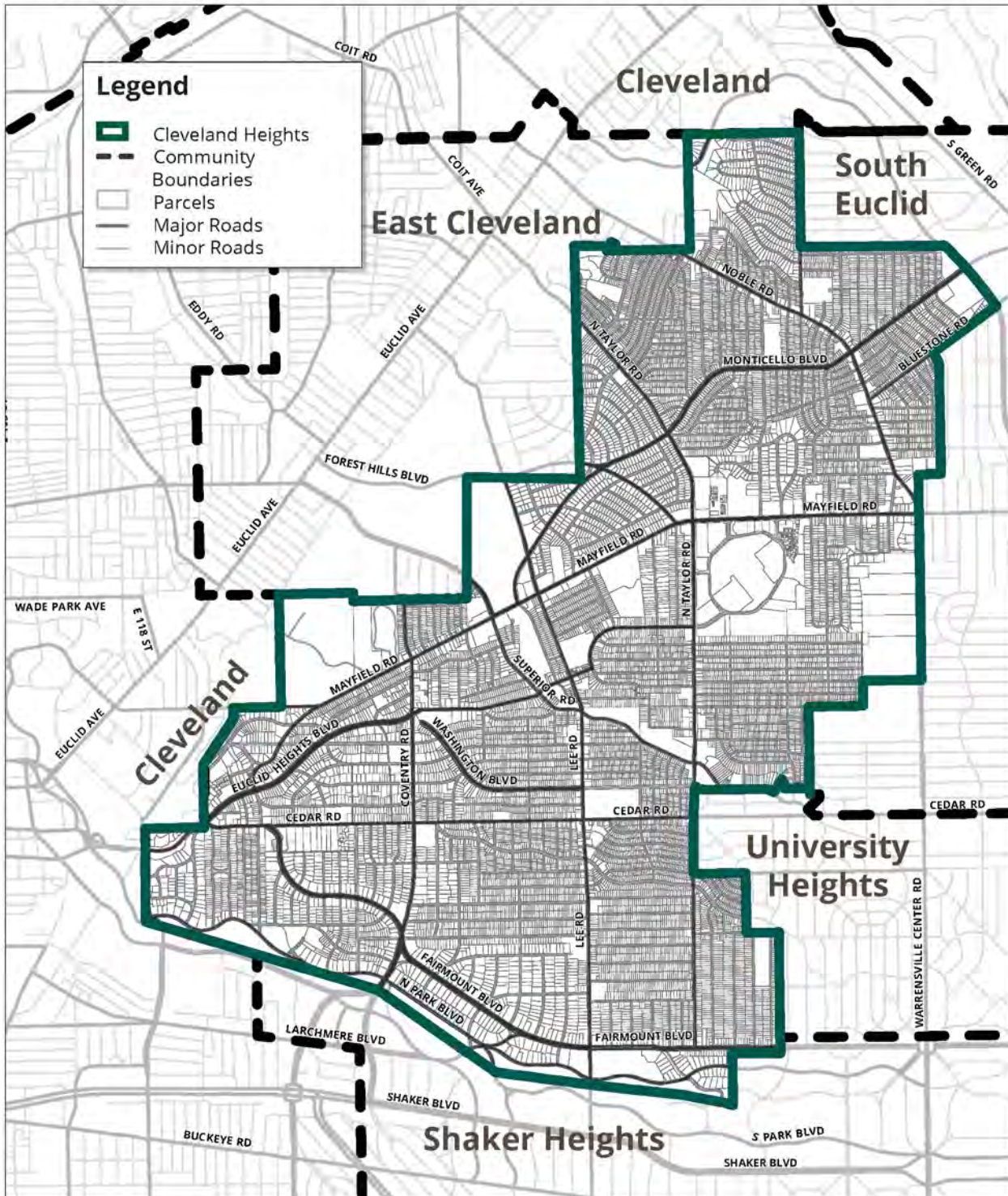
Map 1 Regional Context



The City of Cleveland Heights (outlined in green on Map 1) is located in the eastern part of Cuyahoga County among the first ring suburbs. It is bordered by the Cities of Cleveland and

East Cleveland to the west and north and South Euclid, University Heights, and Shaker Heights to the east and south.

Map 2 Planning Area



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SECTION 2

CURRENT CONDITIONS

Many factors affect a community's future, including population and housing trends, existing development patterns, proximity to transit, and natural features. The Current Conditions section provides an overall assessment of trends in Cleveland Heights.

WHAT'S IN THIS SECTION?

The section includes the following topics:

- Population, page 18
- Education & Schools, page 23
- Income, page 28
- Housing & Neighborhoods, page 30
- Community Development, page 42
- Municipal Tax Base, page 45
- Employment, page 50
- Business Districts, page 54

- Community Facilities, page 60
- Parks & Recreation, page 62
- Environment & Sustainability, page 66
- Transportation Network, page 72
- Infrastructure, page 80
- City Image, page 82
- Land Use & Zoning, page 84

This section's data comes from numerous sources, including the U.S. Census' American Community Survey, Cuyahoga County, the US Postal Service, and Cleveland Heights.

HOW DO I USE IT?

The Current Conditions data will be used to inform goals, policies, and actions in the Master Plan's next phases.



Land use and municipal service needs are influenced by population size, household composition, and growth trends. Understanding these trends can help communities anticipate future needs and better allocate resources.

POPULATION CHANGE

The 2010 Census placed the City's population at 46,238. Historically, the City's population peaked at 61,813 persons in 1960 after decades of substantial growth. In the decades since, the City's population has declined consistently, falling by 23.9% since 1970.

Cleveland Heights' population trends are typical of other first-ring suburbs in Cuyahoga County. Significant growth during the first half of the 20th century slowed as land became scarce in the 1960s. The movement of new, large-scale developments to the outer-ring suburbs, combined with national trends toward smaller family sizes, single-person households, and couples without children, led to population loss.

Compared to neighboring communities, Cleveland Heights has experienced similar trends of population growth and decline. East Cleveland experienced the earliest population decline, beginning in the 1950s. Shaker Heights, like Cleveland Heights, reached its peak population in 1960, while South Euclid and University Heights began to experience population loss after 1970. Like Cleveland Heights, all of these communities have consistently lost population since their respective peaks. Since 1970, each community lost over 20% of its population, with East Cleveland being the most extreme example, losing 54.9% of its population.

Cuyahoga County as a whole has consistently lost population since 1970 at a rate similar to Cleveland Heights. From 1970 to 2010, the County's population declined by 25.6%, compared to the City's 23.9%.

The population in Cleveland Heights' neighborhoods is shown in Map 3 on page 21.

Recent Population Changes

The most recent Annual Population Estimates from the Census Bureau show that Cleveland Heights' population was 45,181 in 2014. Since 2010, the City's population has declined by 1,057 residents or a rate of 2.3%. This is fairly consistent with neighboring communities, and only slightly higher than the County as a whole, which lost 1.6% of its population since 2010. This information is displayed in Table 1.

Table 1
Population Change, 1950-2014

Year	Cleveland Heights	Cuyahoga County
1950	59,141	1,389,532
1960	61,813	1,647,895
1970	60,767	1,721,300
1980	56,438	1,498,400
1990	54,052	1,412,140
2000	49,958	1,393,978
2010	46,238	1,280,122
<i>Annual Population Estimates</i>		
2011	45,811	1,269,839
2012	45,599	1,265,889
2013	45,412	1,263,837
2014	45,181	1,259,828

Source: *Historic Census Populations of All Incorporated Ohio Places*, Ohio Dept. of Development; U.S. Census Bureau, *Annual Estimates*

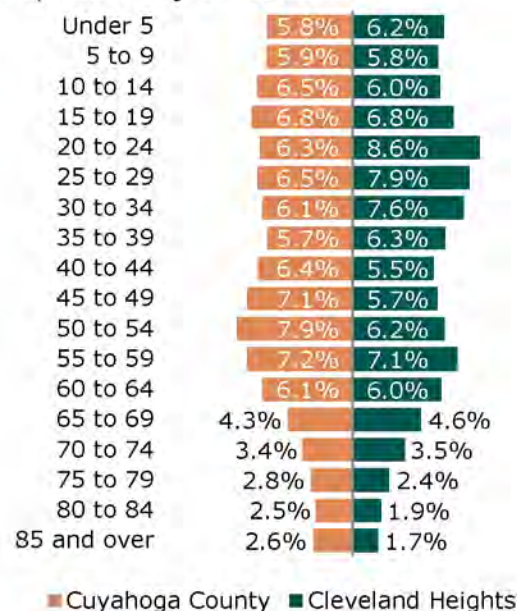
AGE OF RESIDENTS

The age of residents can determine many of the housing and social needs within a community. Comparing Cleveland Heights to the County as a

whole, the City has a slightly higher proportion of residents between the ages of 20 and 34, with 24.1% of residents in this age group compared to 18.8% in the County. Additionally, Cleveland Heights has a slightly lower percentage of residents between the ages of 40 and 54, with 17.5% compared to 21.4% in the City and County, respectively.

The population pyramid in Figure 1 displays the age of populations in Cuyahoga County and Cleveland Heights from the 2013 American Community Survey (ACS). Apart from the aforementioned variations, overall the City and County have very similar age distributions.

Figure 1
Population Pyramid, 2013



Source: American Community Survey, B01001

Comparing age group populations in the 2000 Census to the 2013 ACS shows

that Cleveland Heights' share of older adults aged 65 and over has grown slightly since 2000. This age group has increased from 11.7% of the population in 2000 to 14.2% in 2013—a gain of 679 residents. This is the only age group in Cleveland Heights that has grown. Most age groups have lost population at a rate that is slower than the County as a whole, with the exception of those aged 35 to 64, which has contracted 12.2% since 2000, while that age group has shrunk 2.7% in the County as a whole during the same time period. This information is shown in Table 2.

HOUSEHOLD CHANGE

Like population, households are another key indicator of a community's profile and needs. The U.S. Census defines a household as any person or group of people living together in a residence regardless of relationship. A household may consist of a person

living alone or of multiple related and/or unrelated individuals living together.

Between 2000 and 2013, households in Cleveland Heights have decreased steadily, dropping from 20,913 in 2000, to 19,957 in 2010, and to 19,598 in 2013—a loss of 1,315 households or 6.3%. This loss is similar to the County's overall rate, which has fallen by 6.5%, as shown in Table 3.

Table 3
Household Change, 2000-2013

Year	Cleveland Heights	Cuyahoga County
2000	20,913	571,457
2010	19,957	545,054
2013	19,598	534,476
% Chg 00-10	-4.6%	-4.6%
% Chg 00-13	-6.3%	-6.5%

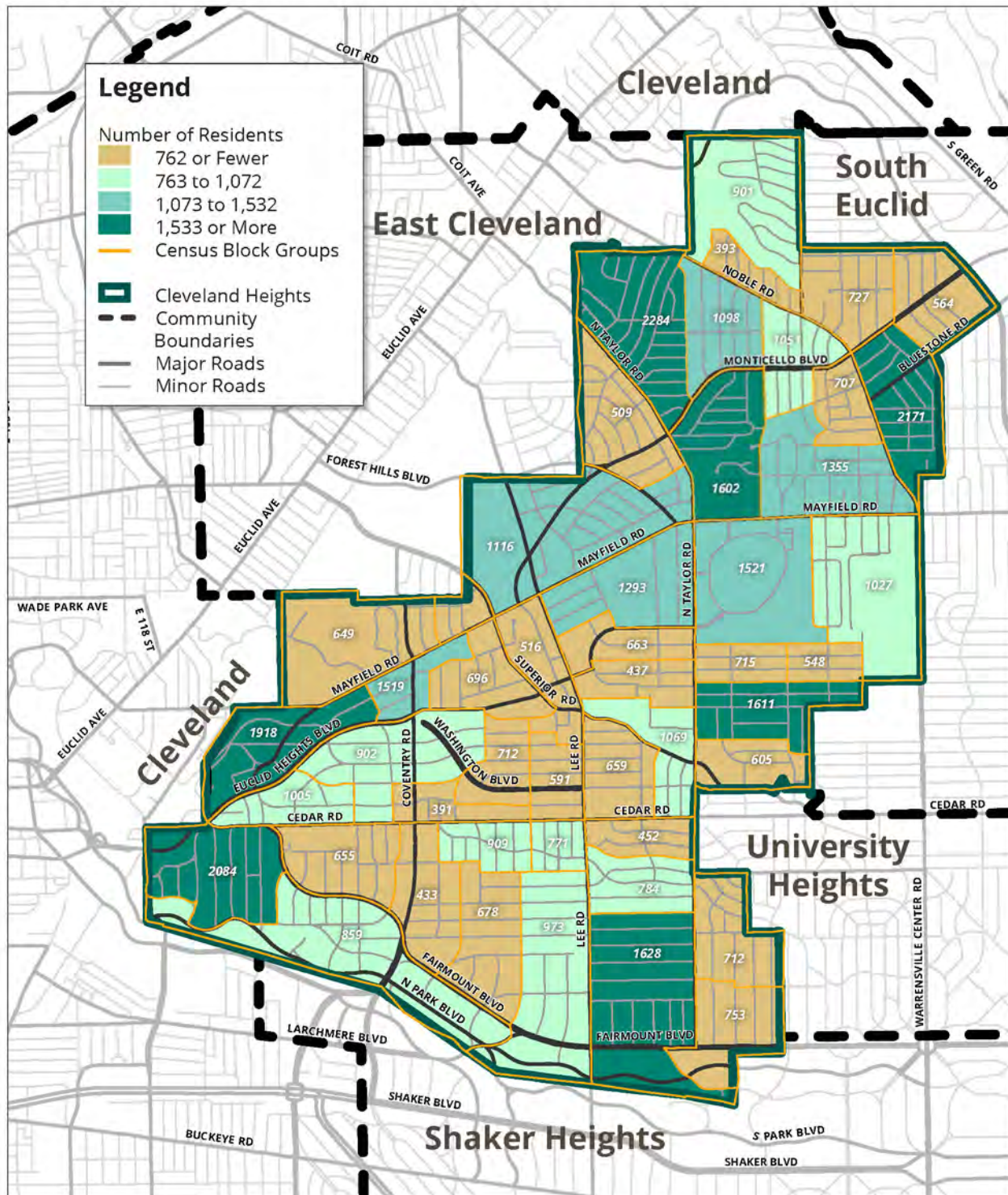
Source: U.S. Census Bureau, DP-1; American Community Survey, DP2

Table 2
Population by Age Group, 2000-2013

		Cleveland Heights			Cuyahoga County		
		2000	2013	% Change 00-13	2000	2013	% Change 00-13
Under 18	#	11,925	10,168	-1,757	347,990	283,800	-64,190
	%	23.9%	22.2%	-14.7%	25.0%	22.3%	-18.4%
18 to 34	#	12,919	12,238	-681	299,961	273,926	-26,035
	%	25.9%	26.7%	-5.3%	21.5%	21.5%	-8.7%
35 to 64	#	19,260	16,912	-2,348	528,866	514,672	-14,194
	%	38.6%	36.9%	-12.2%	37.9%	40.4%	-2.7%
65 and Over	#	5,854	6,533	679	217,161	200,135	-17,026
	%	11.7%	14.2%	11.6%	15.6%	15.7%	-7.8%

Source: U.S. Census Bureau, QT-P1; American Community Survey, B01001

Map 3 Population and Neighborhoods



RACE AND ETHNICITY

The racial and ethnic background of a community can help to inform policy and program decisions. Compared to Cuyahoga County as a whole, Cleveland Heights has a significantly more diverse population with a relatively higher percentage of Black and Asian residents. The City's population is 50.3% White, 42.0% Black or African American, 3.9% Asian, and 3.5% other races. In comparison, Cuyahoga County is 64.1% White, 29.7% Black, 2.6% Asian, and 3.5% other races.

Compared to 2000, the City's White and Black populations have both decreased, with the percentage of White residents falling by 12.1% and Black or African American residents declining by 7.7%. Meanwhile, the population of Asians has substantially increased by 40.9%

or 523 people, while other races have increased by 7.2% or 108 people since 2000.

The U.S. Census counts Hispanic ethnicity independently of race. Residents claiming Hispanic ethnicity in the 2013 ACS make up 1.9% of the City's population, compared to 4.9% of the overall County. The overall number of Hispanic residents in the City increased from 2000 to 2010, but decreased slightly by 2013.

Table 4
Race and Ethnicity, 2000-2013

		Cleveland Heights			Cuyahoga County		
		2000	2013	% Change 00-13	2000	2013	% Change 00-13
White	#	26,229	23,058	-3,171	938,863	816,138	-122,725
	%	52.5%	50.3%	-12.1%	67.4%	64.1%	-13.1%
Black	#	20,873	19,263	-1,610	382,634	377,415	-5,219
	%	41.8%	42.0%	-7.7%	27.4%	29.7%	-1.4%
Asian	#	1,280	1,803	523	25,245	33,714	8,469
	%	2.6%	3.9%	40.9%	1.8%	2.6%	33.5%
Other	#	1,490	1,598	108	44,369	42,489	-1,880
	%	3.0%	3.5%	7.2%	3.2%	3.3%	-4.2%
Hispanic	#	791	890	99	47,078	62,778	15,700
	%	1.6%	1.9%	12.5%	3.4%	4.9%	33.3%

Source: U.S. Census Bureau, DP-1; American Community Survey, DP2



Higher educational attainment is an important indicator for communities. A more educated population correlates to higher incomes and the proximity of important and emerging industries. A more educated population can also attract high quality jobs and employers, which can strengthen a community's economy and tax base.

ATTAINMENT IN CLEVELAND HEIGHTS

As shown in Table 5, Cleveland Heights has a more highly educated population than the County as a whole. In the City, 26.4% of residents have a Master's degree or higher, more than twice the percentage of residents in the County. The City also has a slightly higher percentage of residents with a Bachelor's degree or some college education, and a much lower percentage of residents without a high school diploma.

The percent change in educational attainment over time shows the change in the proportion of residents with respective education levels in the City.

Recent trends in Cleveland Heights reveal that the City is becoming slightly more educated with the proportion of college-educated residents increasing from 76% in 2000 to 77.4% in 2013. The City has seen the greatest loss in residents without a high school diploma, which decreased by 35% or 989 residents from 2000 to 2013. This is comparable to the percentage loss seen in the County as a whole.

ATTAINMENT COMPARED TO OTHER COMMUNITIES

When compared to other Cuyahoga County communities, Cleveland Heights is one of the most highly educated with 77.4% of residents receiving some college education. This ranks Cleveland Heights 17th out of 58¹ communities in the County. This is a higher percentage of college-educated residents than Euclid (54.6%), Lakewood (69.8%), and South Euclid (70.0%), but a lower

1 Chagrin Falls data is reported by the Census Bureau (in this release) for the combined areas of Chagrin Falls Village and Chagrin Falls Township, making the total number of communities 58.

percentage than University Heights (85.1%) and Shaker Heights (86.1%). This positions Cleveland Heights as one of the County's most highly educated communities and significantly higher than the County average, which has a 58.9% college-educated population.

While the City maintains a higher percent of college-educated residents than the County, the change in number of college-educated residents displays downward trends. Cleveland Heights lost 7.3% of its college-educated residents between 2000 and 2013. In comparison, 17 communities in Cuyahoga County lost college-educated residents in that time period. The fastest percent increases occurred in second-ring suburbs while the greatest numerical increases occurred in Cleveland and second-ring suburbs.

Among target comparison communities, Cleveland Heights had the sharpest decrease in percent

of college-educated residents, as displayed in Table 6. Importantly, Cuyahoga County as a whole *increased* the number of college-educated residents even as the overall population declined. This indicates that Cleveland Heights is not attracting its fair share of college-educated residents and should be an area of concern for the City.

Table 6
Change in Number of College-Educated Residents, 2000-2013

	Change in College-Educated Population	
	%	#
Cleveland Heights	-7.3%	-1,849
Shaker Heights	-3.4%	-574
South Euclid	-3.5%	-372
University Heights	-2.8%	-192
Euclid	-1.3%	-242
Lakewood	1.4%	358
Cuyahoga County	6.7%	32,219

Source: U.S. Census Bureau, DP02; American Community Survey, B15002

Table 5
Educational Attainment, 2000-2013

		Cleveland Heights			Cuyahoga County		
		2000	2013	% Change 00-13	2000	2013	% Change 00-13
Less than High School Diploma	#	2,824	1,835	-989	171,962	109,191	-62,771
	%	8.4%	6.0%	-35.0%	18.4%	12.5%	-36.5%
High School Graduate	#	5,222	5,080	-142	281,264	250,557	-30,707
	%	15.6%	16.6%	-2.7%	30.0%	28.6%	-10.9%
Bachelor's or Some College	#	16,989	15,571	-1,418	393,489	410,066	16,577
	%	50.7%	51.0%	-8.3%	42.0%	46.9%	4.2%
Master's or Higher	#	8,487	8,056	-431	89,433	105,075	15,642
	%	25.3%	26.4%	-5.1%	9.6%	12.0%	17.5%

Source: U.S. Census Bureau, DP02; American Community Survey, B15002

SCHOOL SYSTEMS

Cleveland Heights residents are mostly part of the Cleveland Heights-University Heights City School District. The district enrolls 5,450 students and includes two preschools, seven elementary schools, two middle schools, and one high school. All but Gearity Elementary and the temporary Heights High building are currently located in Cleveland Heights.

The Ohio Department of Education gave the district a C rating on its 2014 Performance Index Report Card, which measures student test scores. The school district earned an A rating in the value added measure, which indicates that students in grades four through eighth exceeded what was expected over the year in reading and math. The district's current four year graduation rate is 80%, which is just under the statewide average of 82.2%.

The district is currently planning renovations of several schools set to take place between 2015 and 2019. Heights High School will undergo construction from 2015 to 2017, during which time the school will temporarily relocate to the former Wiley Middle School building in University Heights.

After completion, the Roxboro and Monticello Middle Schools will relocate to Wiley while they are renovated.

A small portion of Cleveland Heights' residents are served by the East Cleveland City School District. The area north of Forest Hills Boulevard and west of Selwyn Road is part of the East Cleveland City School District, which earned a D rating on its 2014 Performance Index Report Card. The district has a 72.4% four year graduation rate.

Private Schools

In addition to the City's strong public school system, Cleveland Heights is also the location of several private schools.

- The **Ruffing Montessori School** provides Montessori-style education for children from early childhood to the eighth grade.
- The **Hebrew Academy of Cleveland** offers Jewish education to students from pre-school to high school.
- **Lutheran High School East** is one of two high schools in the Lutheran Schools of Northeast Ohio district.

The renovated Heights High School will feature a restored, historic core.

Source: CHUH.org



- The **Beaumont School** is a Catholic, all-girls high school offering college-prep coursework.
- The **Urban Oak School** offers a Waldorf education to students from early childhood to fourth grade.
- The **Communion of Saints School** provides a Catholic education from Kindergarten to 8th grade.
- The **Mosdos Ohr Hatorah School** offers a nursery through 12th grade Judaic education at two separate sites for boys and girls.
- The **Horizon Montessori School** provides Montessori-style education for preschoolers.

The School Sites map on page 27 displays the location of schools in Cleveland Heights and surrounding communities.

UNIVERSITIES

The City is located in close proximity to John Carroll University, Notre Dame College, and University Circle—the region’s cultural and educational hub. University Circle is home to Case Western Reserve University—the top national university in Ohio according to the 2015 US News and World Report. This proximity has long afforded Cleveland Heights access to arts, a stable population of highly educated residents, and a regional draw.

Cleveland Heights’ access to University Circle includes Mayfield Road, Edgehill

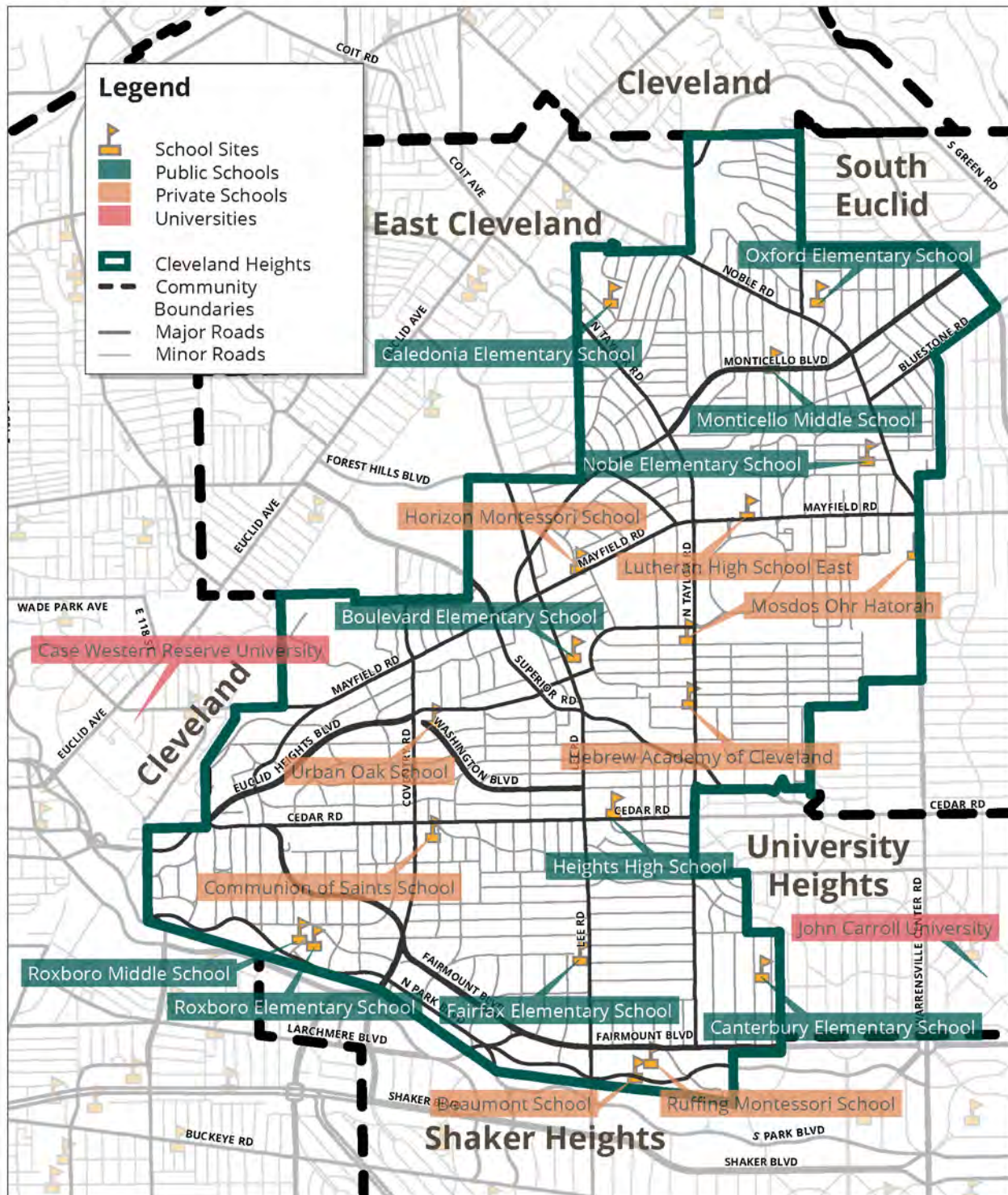
Road, and Cedar Hill, all of which provide direct routes to the neighborhood. The City has the opportunity build on the close proximity to these major Cleveland hubs while providing the services and quality school system of Cleveland Heights.

Case Western Reserve Master Plan

Case Western Reserve University is currently updating its 2005 Master Plan. The updated plan will focus on concentrating University residential halls closer to campus, providing better connections into surrounding neighborhoods, and providing greater campus connectivity as certain graduate programs move to new or renovated facilities on the western edge of University Circle.

For Cleveland Heights, the updated Master Plan will mean a shift of University resources further from the Cleveland Heights’ western edge. That shift has consequences for the area as many businesses and rental units currently rely on the University’s population for business. It also provides the City the opportunity to consider land use scenarios for properties adjacent to University-owned land.

Map 4 School Sites



University Heights (\$67,826), and Shaker Heights (\$77,951).

Inflation-Adjusted Income

While raw numbers suggest MHI has increased between 2000 and 2013, when adjusted for inflation, MHI has actually been declining. Compared to 2000, the adjusted 2013 MHI in Cleveland Heights actually declined by 23.3%, while Cuyahoga County's MHI dropped by 20.0%.

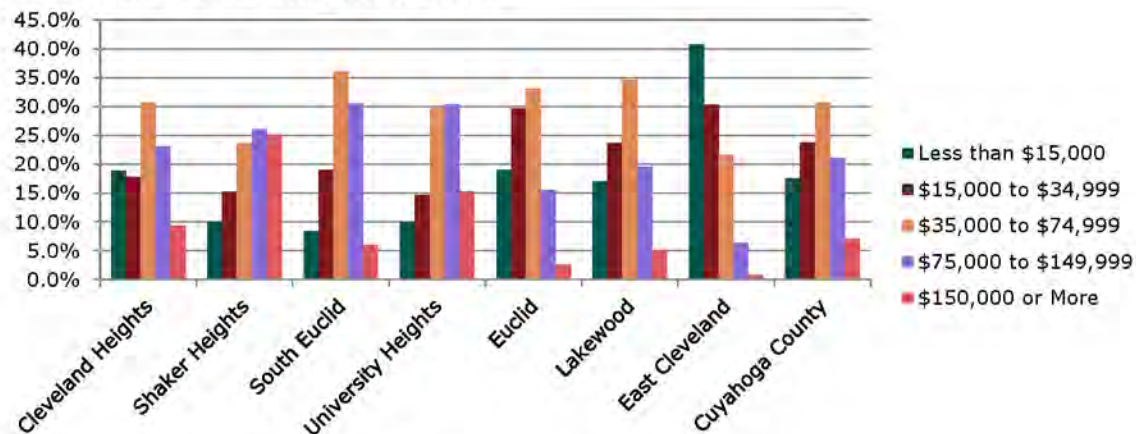
In comparison to the County as a whole, Cleveland Heights has slightly higher levels of very low incomes and slightly higher levels of very high incomes. In 2013, the City's household income by category showed that 19.0% of households earned less than \$15,000 annually. This is higher than the Countywide average and displays an income disparity, despite the higher median household income of the community. In general, the most common household income in Cleveland Heights falls between \$35,000 and \$74,999.

INCOME CATEGORIES

While median household income can display the center of a community's income range, it can dilute the differences among various income categories. These categories display income groups living in Cleveland Heights and how they might affect taxing and government services.

Compared to other communities, Cleveland Heights is similar to South Euclid, Euclid, and Lakewood with the majority of residents earning between \$35,000 and \$74,999. Household income categories for Cleveland Heights and various comparison communities is shown in Figure 2.

Figure 2
Household Income Categories, 2013



Source: American Community Survey, DP03



HOUSING & NEIGHBORHOODS

Housing is a vital component of a community because it is the linchpin of neighborhoods. The size, quality, and type of housing affects who will seek to live there. This section displays the types of units available in Cleveland Heights as well as recent construction activity to give an overview of changes occurring in the City's housing stock.

Maps of certain housing data on a Census Block Group level are displayed on page 40 and page 41.

HOUSING UNITS

The total number of housing units in Cleveland Heights increased by 3.1% (667 units) between 2000 and 2010, but fell by 0.8% (175 units) between the 2010 Census and the 2013 ACS. A similar pattern occurred in Cuyahoga County as a whole, which saw a 0.8% increase in housing units between 2000 and 2010, but a 0.3% decline between 2010 and 2013. This information is displayed in Table 8.

Table 8

Housing Unit Change, 2000-2013

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

Source: U.S. Census, H001, H1; American Community Survey, B25001

Redevelopment Initiatives

Because Cleveland Heights is largely built-out, the number of units will likely increase only slightly barring redevelopment, densification, or demolition. The City's 2011 Strategic Development Plan identified the following sites as potential development areas:

- Turkey Ridge
- Top of the Hill
- Mayfield Lee Triangle
- Severance Retention Basin
- Euclid Heights and Lee Road
- Coventry School Site

- Meadowbrook-Lee
- Severance Outlots
- Millikin School Property
- Severance Outlots
- 2920 Noble Road
- Greyton Court II
- Oakwood Property

TENURE

Tenure describes whether a housing unit is owned or rented by the household residing in it. In 2013, 43.1% of the City's housing units were renter-occupied compared to 39.1% in the County as a whole, as displayed in Table 9. This is largely a result of the variety of apartment buildings, two-family homes, and rowhouses in Cleveland Heights.

The proportion of renter-occupied housing in Cleveland Heights is lower than Lakewood (56.3%) and Euclid (49.0%), roughly consistent with Shaker Heights (37.8%), and higher than University Heights (30.7%) and South Euclid (18.8%).

Table 9
Tenure, 2013

	Cleveland Heights	Cuyahoga County
Renter-Occupied	8,442 43.1%	209,087 39.1%
Owner-Occupied	11,156 56.9%	325,389 60.9%
Total	19,598	534,476

Source: American Community Survey, DP04

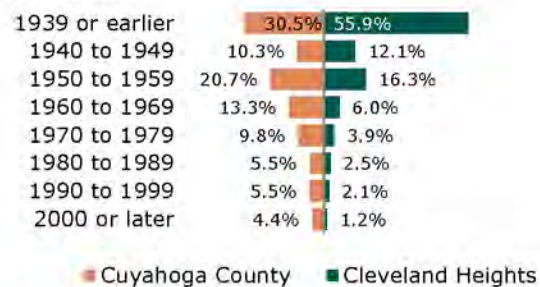
AGE AND TYPE OF UNITS

The age and type of housing units also gives insight into the needs of neighborhoods. Older units, for instance, often have greater costs for renovation.

Age of Housing Units

Figure 3 displays the year housing units were built in Cleveland Heights and Cuyahoga County. The City has a higher percentage of older housing, with almost 56% of all units built before 1940 and 12.1% built between 1940 and 1949. In contrast, 30.5% of all housing units countywide were built before 1940 and 10.3% of all units were built between 1940 and 1949. Since the 1960s, the percentage of homes built in Cleveland Heights has consistently remained in the single digits, reflecting the decrease in available land.

Figure 3
Year Built



Source: American Community Survey, B25034

Type of Housing Units

In addition to housing age, the type of units available in a community shows the options for prospective households. Analyzing a community's housing by

the number of units in a structure describes the types of buildings in a community. For instance, a one-unit structure would be a single-family home or possibly an attached townhouse. A two-unit structure would be a duplex. A 50-unit structure would be a large apartment or condo building.

In Cleveland Heights a majority of housing units (63%) are in one-unit buildings. Countywide, 64.5% of all housing units are in one-unit buildings. While the proportion of mid-sized residential buildings in Cleveland Heights is slightly higher than in Cuyahoga County as a whole, the percentage of high rise buildings with 50 units or more is lower.

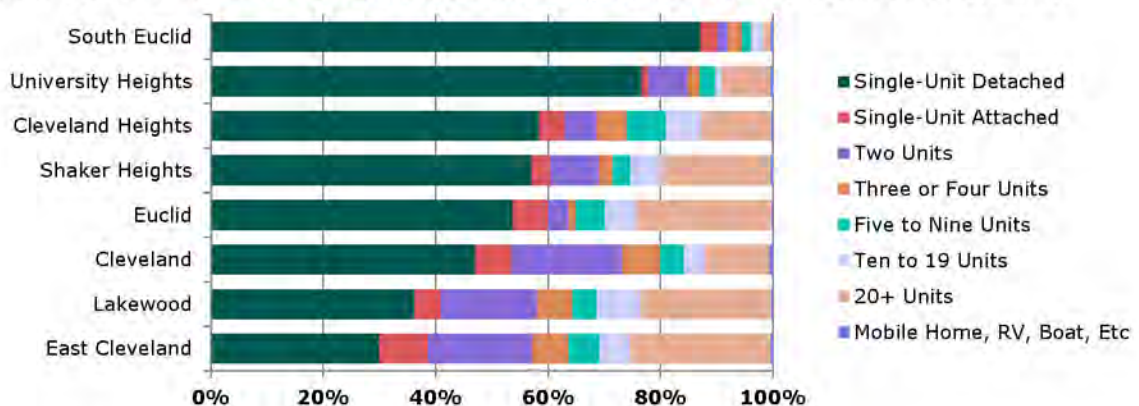
Figure 4 displays the breakdown of units in structures in the City of Cleveland Heights and select comparison communities.

HISTORIC DISTRICTS

The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation, and part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic resources.

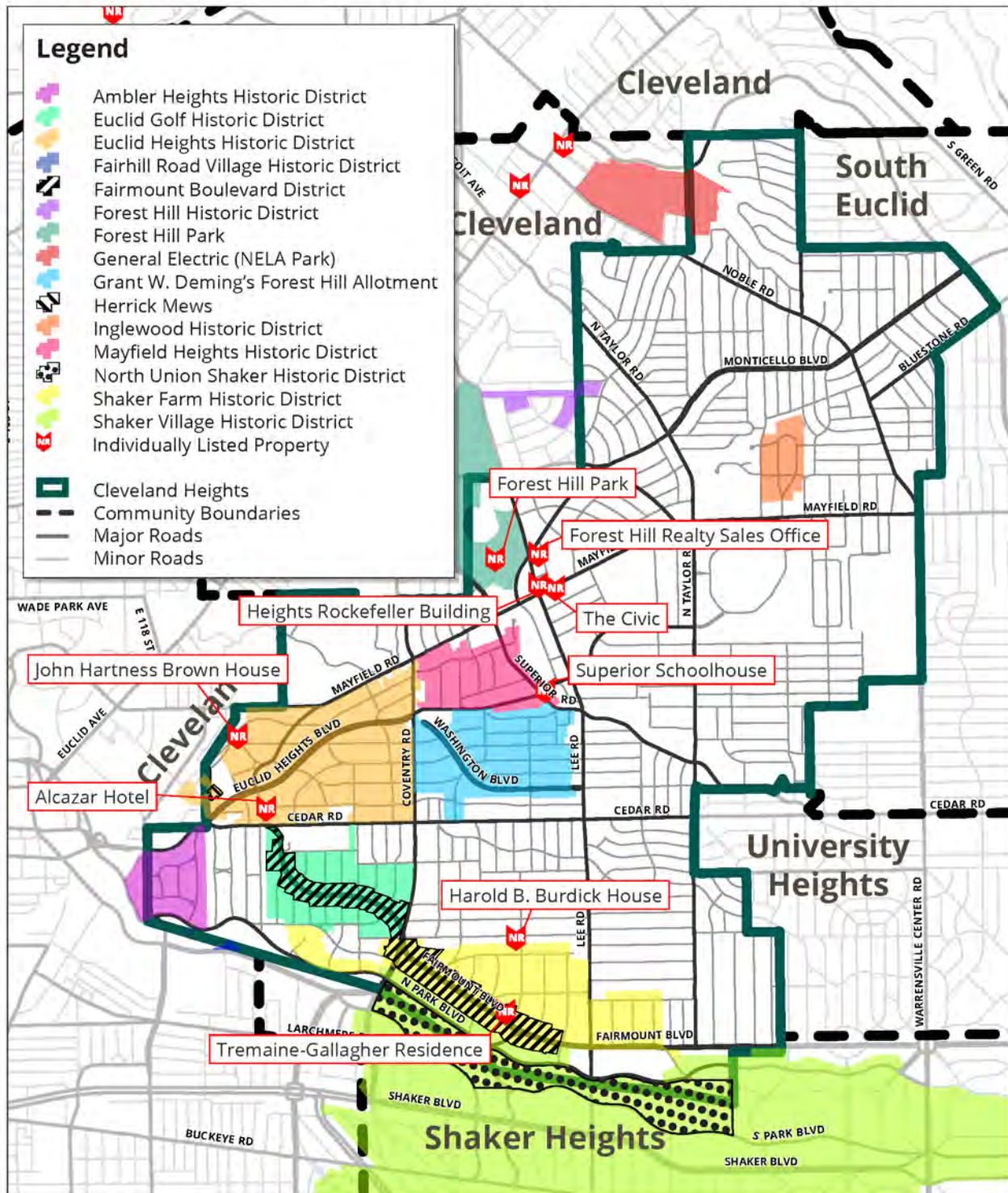
Fifteen historic districts listed on the National Register of Historic Places are located either entirely or partially inside Cleveland Heights' city limits. Besides the Cities of Cleveland, Akron, Columbus, Cincinnati, and Toledo, Cleveland Heights has more historic districts listed on the National Register of Historic Places than any other community in Ohio. In addition, there are ten properties individually listed on the National Register of Historic Places. This recognition speaks to the high quality of historic architecture in the community, and to the dedicated residents who have worked hard to list these properties. The map on page

Figure 4
Number of Units in Structure, Cleveland Heights and Select Communities, 2013



Source: American Community Survey, B25024

Map 5 National Register of Historic Places



of these units were built adjacent to Severance Town Center and include a variety of condos, rental units, and single-family attached homes. The remaining 43 units were constructed on the western edge of the community and included single-family infill homes and cluster-style homes.

MEDIAN SALES PRICE

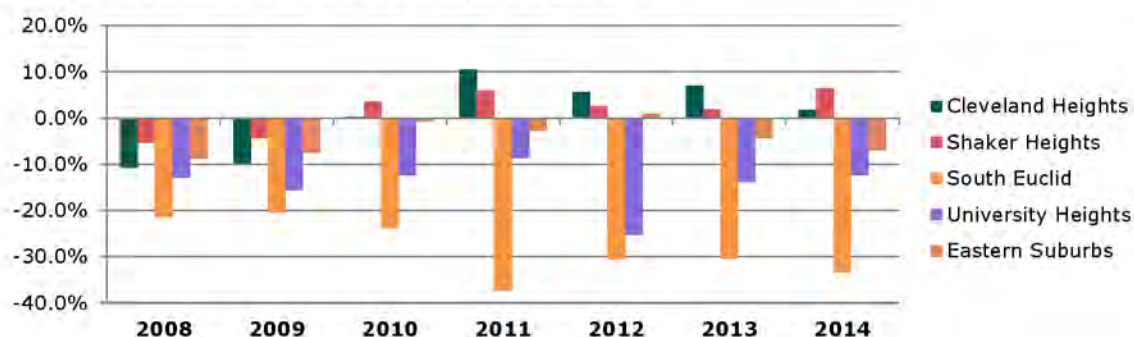
The median sales price of homes is an important indicator of the strength of the housing market and can display trends in housing sales over time.

In 2007, there were 832 sales of single-family homes in Cleveland Heights and the median sales price for a single-family home was \$112,000. When compared to surrounding communities, this median sales price figure was lower than the median sales price in Shaker Heights (\$212,500) and University Heights (\$154,000), and higher than the median sales price in South Euclid (\$108,000), the Eastern

Suburbs (\$115,000), and Cuyahoga County as a whole (\$108,000), as shown in Table 10.

By 2014, the number of sales of single-family homes in Cleveland Heights had dropped substantially – to 445 sales. The median sales price for a single-family home in Cleveland Heights was \$113,900, an increase of 1.7% since 2007. When compared to surrounding communities, this figure was lower than the median sales price in Shaker Heights (\$226,000), University Heights (\$135,000), or Cuyahoga County (\$114,667), and higher than the median sales price in South Euclid (\$72,000) or the Eastern Suburbs (\$107,000). While median sales prices in some communities have improved to pre-recession values, it is important to note that these numbers should be seen in the context of inflation. While median sales prices are higher numerically, when adjusted for inflation, median sales price is still lower than 2007.

Figure 6
Change in Median Sales Price Compared to 2007



Source: Cleveland.com Home Sales Database

Table 10

Median Sales Price (in 000s), Single-Family Homes, 2007 and 2014

Community	Median Sales Price	
	2007	2014
South Euclid	\$108.0	\$72.0
Cleveland Hts	\$112.0	\$113.9
University Hts	\$154.0	\$135.0
Shaker Hts	\$212.5	\$226.0
Eastern Suburbs	\$115.0	\$107.0
Cuyahoga Cnty	\$108.0	\$114.7
All Suburbs	\$132.2	\$127.9

Source: Maxine Levin College of Urban Affairs, Cleveland State University

CHANGE IN RESIDENTIAL MEDIAN VALUE

The percent change in median value of residential properties is an indicator of a neighborhood's trajectory. Increasing values can show higher demand, yield higher tax receipts, and can encourage owners to continue to maintain their homes.

Map 6 displays the change in residential median value between 2012 and 2015. The data shows that Cleveland Heights is bordering some of the

Map 6 Countywide Change in Median Value

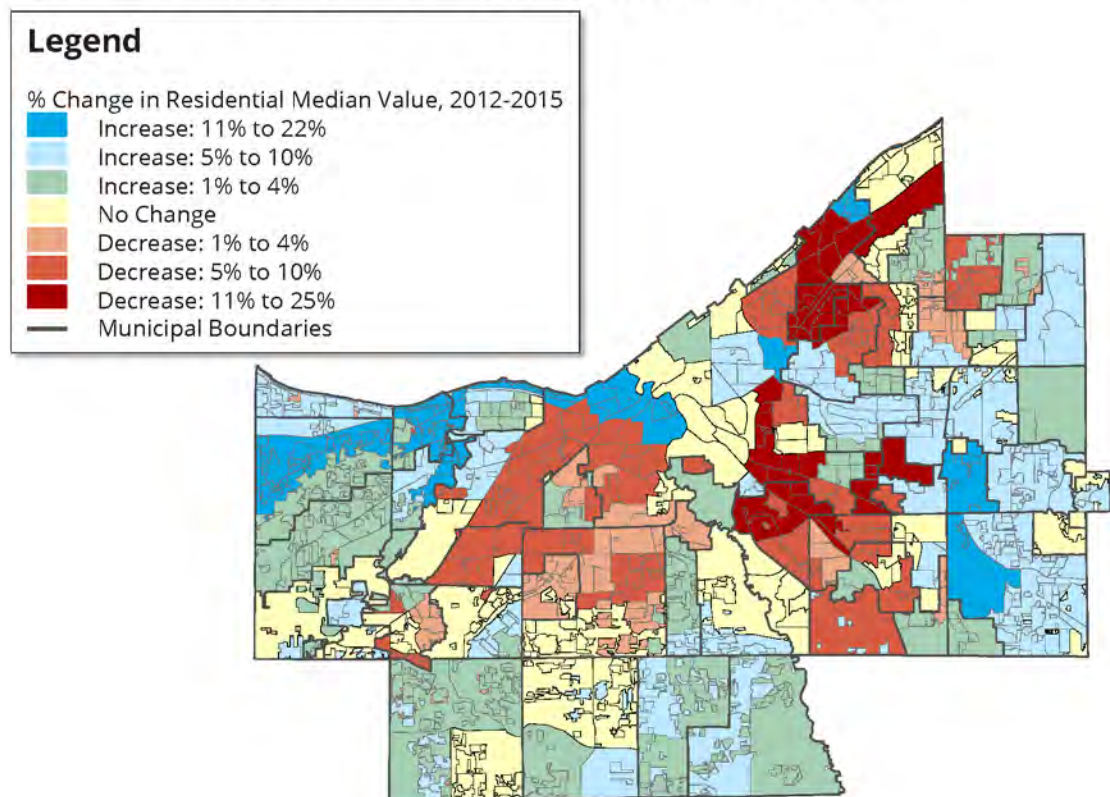


Table 12

Change in Median Rent, 2009-2013

Year	Cleveland Heights	Cuyahoga County
2000	\$640	\$541
2013	\$831	\$732
% Chg 00-13	29.8%	35.3%

Source: American Community Survey, B25064

This increase in rent aligns with Countywide trends in which an increasing number of households are renting. In Cuyahoga County, the total population living in renter-occupied housing units increased by 0.7% even as the total population living in housing units fell by 8.8%. This indicates a tightening rental market.

HOUSING AFFORDABILITY

The price of housing as it relates to the income of residents can determine who is able to afford to live within Cleveland Heights, what type and quantity of housing can be built, and what the potential market for residents is.

By comparing the change in median rent, median sales price, and median income between 2000 and 2013, trends show whether increases in income are keeping pace with increases in housing costs. While rent, sales price, and income have all increased in the City, they have increased at different paces. Without adjusting for inflation, median rent has grown the fastest, increasing 29.8% between 2000 and 2013. Median income has increased 7.2%, and median sales price has increased 0.7%.

The change in rent, income, and sales price shows that increases in rent are outpacing increases in income, while increases in income are outpacing median sales prices. This indicates residents are spending a larger amount of their money on rent than in the past but may be able to more easily afford to purchase a home. This information is shown in Figure 7.

Figure 7

Change in Rent, Sales Price, and Income, 2000-2013



Source: U.S. Census, H063; American Community Survey, B25064

NEIGHBORHOOD PROFILES

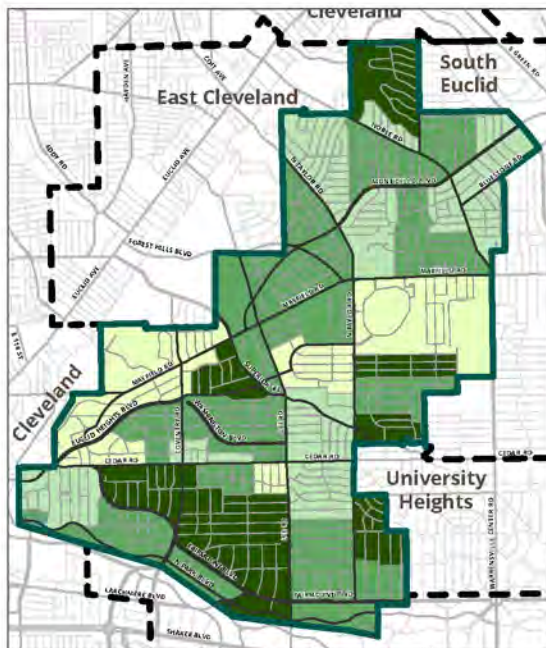
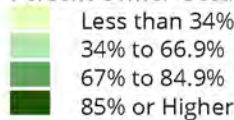
The U.S. Census Bureau divides the City of Cleveland Heights into 20 Census Tracts and subdivides those Census Tracts into 48 Census Block Groups. The following pages include maps and descriptions of housing indicators by Block Group.

OWNER-OCCUPANCY

The owner-occupancy rates in Cleveland Heights vary by neighborhood, with areas south of Cedar exhibiting some of the highest owner-occupancy rates and areas north exhibiting dramatically different rates.

Traditionally multi-family areas include neighborhoods between Euclid Heights Boulevard and Mayfield Road near the Cleveland border as well as the high-rise areas around Severance. Two-family neighborhoods such as those near Taylor and Desota, and those near Cedar Lee also show significantly lower rates.

Percent Owner-Occupied, 2013



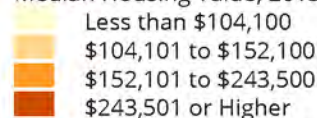
Source: American Community Survey, B25003

MEDIAN HOUSING VALUE

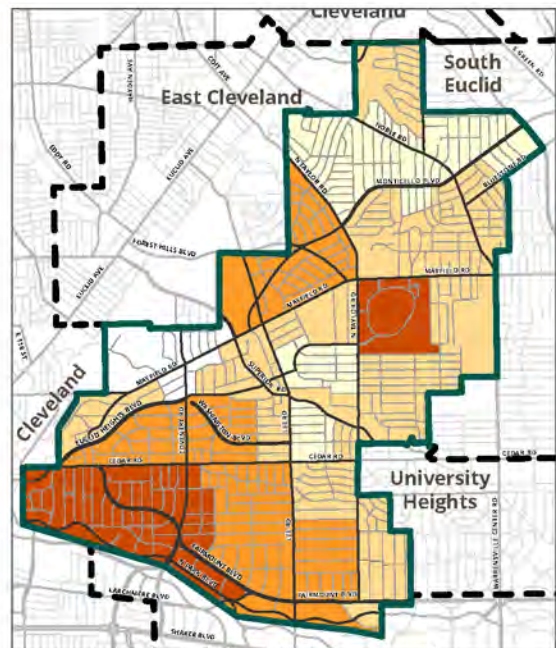
The median housing value rates measure the value of owner-occupied homes as assessed by the current property owner. These rates show higher home values in the southern half of the City and lower values in the central and northern parts of Cleveland Heights. There are a few notable exceptions including the area around Severance Town Center, which has high values among the units there.

The difference in value can be attributed to a variety of factors including type, condition, and age of housing.

Median Housing Value, 2013



*White block groups indicate insufficient data



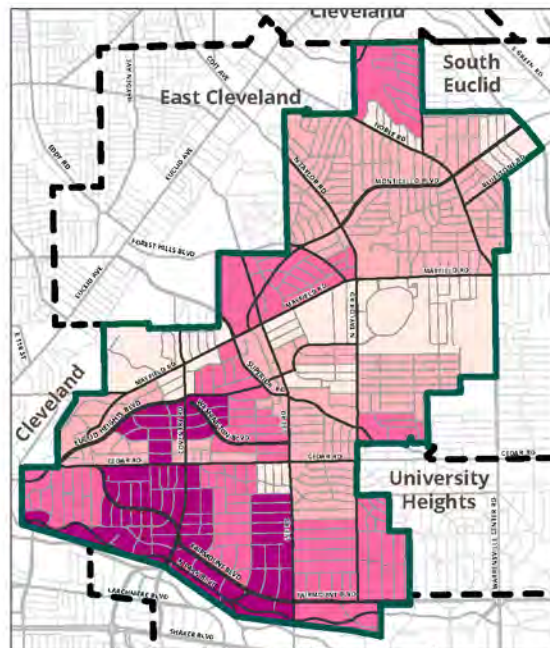
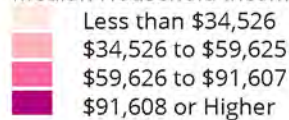
Source: American Community Survey, B25077

MEDIAN HOUSEHOLD INCOME

The median household income map displays higher household incomes in the City's southern half and lower incomes in the northern half, with exceptions in the community's northern tip and in the Forest Hill neighborhood.

While the median household income is higher in the southern half of the City, certain neighborhoods exhibit lower median household income. This includes the multi-family and two-family area near Coventry Village, and the two-family neighborhoods just southwest of Cedar and Lee and near Taylor and Desota Roads.

Median Household Income, 2013



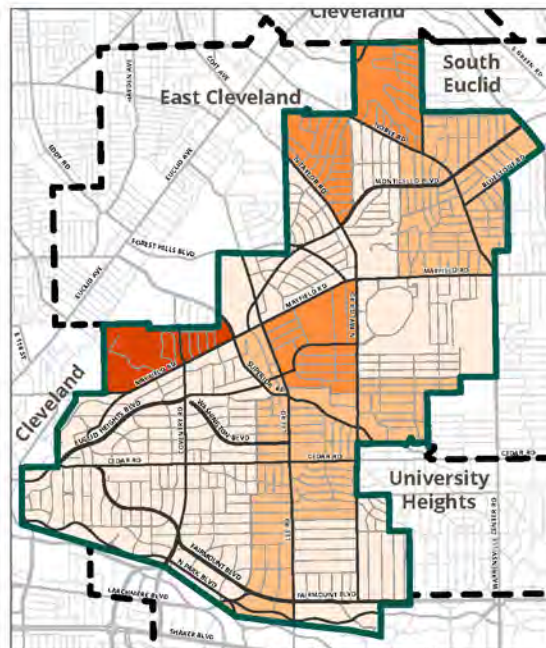
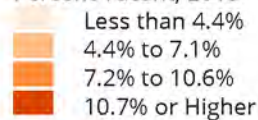
Source: American Community Survey, B19013

RESIDENTIAL VACANCY

Residential vacancy rates are compiled by the United States Postal Service and aggregated to the neighborhood level. Similar to other metrics, the south and western parts of Cleveland Heights have the lowest vacancy rates. Neighborhoods at the very north of Cleveland Heights have concentrations of vacancy, as do neighborhoods at Taylor and Mayfield.

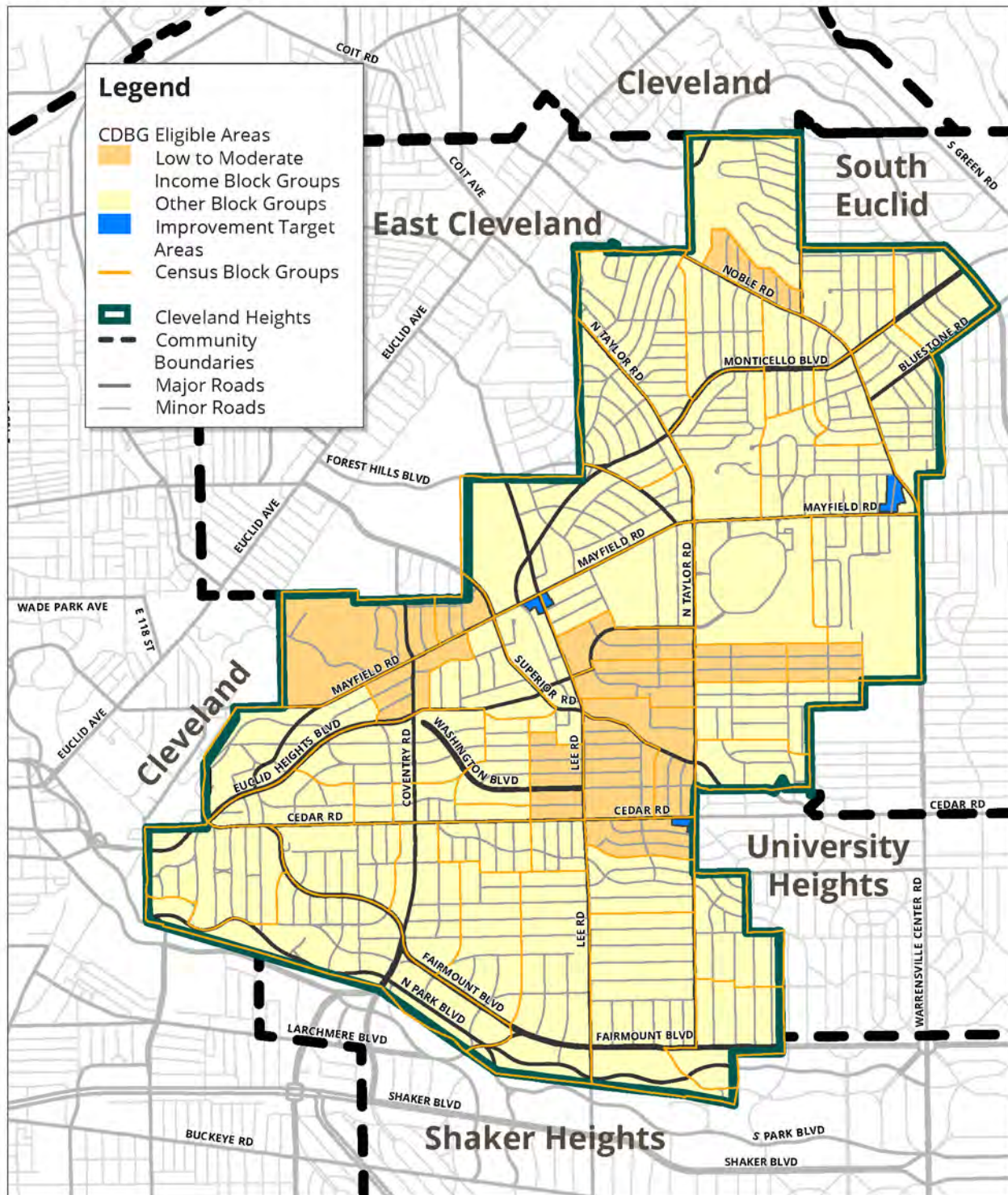
The highest residential vacancy rates are located in the North Coventry neighborhood. This area, which has experienced numerous demolitions in recent years, continues to struggle with maintenance and occupancy issues.

Percent Vacant, 2013



Source: United States Postal Service

Map 8 Existing CDBG Eligible Areas



LEAD SAFE PROGRAM

The City of Cleveland Heights is a partner in the Lead Safe Cuyahoga program. This program assists with the removal of lead hazards in low- and moderate-income households where children under the age of six are residing in the home. Grants include a free assessment by the Board of Health and remediation of lead problems by licensed contractors.

HOME PROGRAM

In addition to the CDBG Program, Cleveland Heights is part of the Cuyahoga County HOME Consortium that receives HUD funds from the HOME Investment Partnership Act. The County contracts with Cleveland Heights for the City's allocation of funds, which are used for both single-family rehabilitation and down payment assistance to qualified families.

Single-family rehabilitation loans can be made to qualified homeowners where the household income is at or below 80% of the median income as determined by HUD. The maximum loan amount is \$35,000. Down payment assistance is also provided to a maximum of \$10,000 and the maximum value of a home cannot exceed \$128,000 for existing structures.

The City's contract for 2016 is approximately \$150,000 for the rehabilitation and down payment assistance programs. Like the CDBG program, Congress appropriates HOME funds

and in recent years the amount of funding available has been decreasing.

DEMOLITION PROGRAM

In addition to local funds, Cuyahoga County has allocated \$50 million to the demolition of blighted and abandoned buildings. The money is distributed in rounds to communities.

In the first round, the City received funding to demolish 49 properties. The majority are located north of Monticello and West of Noble Road. Other areas of concentrated demolition are in the neighborhoods just west of Taylor Road near Desota Avenue and near the intersection of Cedar and Taylor Roads.



MUNICIPAL TAX BASE

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

INCOME TAXES

Municipal income taxes are paid by three entities:

- those working in the City pay a withholding tax;
- businesses pay taxes on net profits on activities in Cleveland Heights and;
- residents who work outside the City pay income tax on their earnings.

Income Tax Rates

In 2015, the income tax rate in Cleveland Heights was 2.0%, which as shown in Table 13, is typical of most

surrounding communities. Only two contiguous communities have higher income tax rates: Shaker Heights has a rate of 2.25% and University Heights has a rate of 2.5%. Lakewood has a lower income tax rate of 1.5% while Euclid has the highest income tax rate in the County of 2.85%.

Table 13

Tax Rates and Taxes Collected, 2013

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

Source: Regional Income Tax Agency

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

Income Tax Receipts

According to the Regional Income Tax Agency (RITA)—the entity that collects

municipal income taxes on behalf of its member communities—Cleveland Heights collected over \$22.4 million in income taxes in 2013. This is a much higher amount than any neighboring community, with the exception of Shaker Heights, which collected over \$27.5 million.

Figure 8 shows the change in income tax receipts from 2007 to 2013 for Cleveland Heights and its four surrounding communities. While tax receipts in Cleveland Heights fell from \$22.2 million in 2007 to \$19.2 million in 2011, the City's tax receipts rebounded to \$22.5 million by 2013.

Income Tax Per Capita

In 2013, the City of Cleveland Heights collected \$488 per resident from income tax. When compared to surrounding municipalities, this is a relatively moderate level of taxes per capita. University Heights collected the most, with \$1,237 per resident, and Shaker Heights was second with \$977 per resident. South Euclid collected

\$402 per resident, and East Cleveland collected the least with \$293 per resident, as shown in Table 14.

Table 14

Income Tax Collected Per Capita, 2013

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

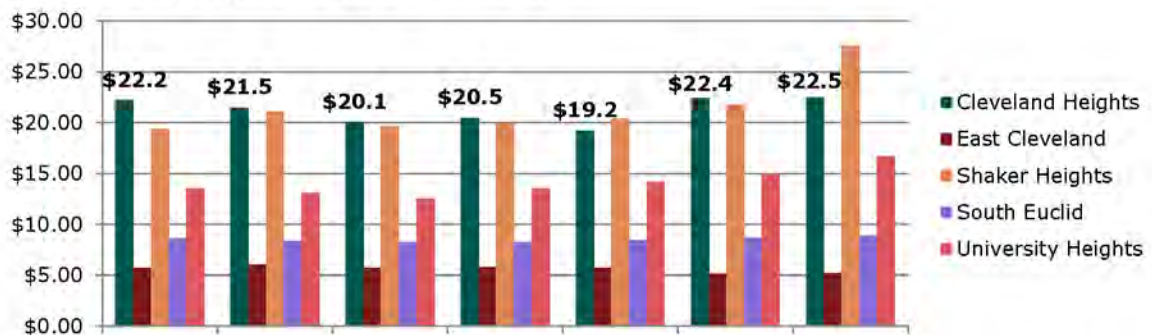
Source: Regional Income Tax Agency

PROPERTY TAXES

Property taxes are 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:

- the determination of market value;

Figure 8
Income Tax Collected (shown in millions)



Source: Regional Income Tax Agency; Cleveland Heights Finance Department

- the percentage at which the market value is assessed; and
- the property tax rate.

Appraisals in Cleveland Heights

The Cuyahoga County Fiscal Office is tasked with appraising all taxable real property once every six years to determine market 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 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 2014 records, property in Cleveland Heights was valued at approximately \$850 million as of January 1, 2015. This valuation is significantly higher than all other surrounding communities, with the exception of Cleveland, as shown in Table 15. This is a result of the larger size of Cleveland Heights and higher number of properties in the City.

Table 15

Total Tax Valuations, 2014

Community	Tax Valuation Actual (in millions)
Cleveland Heights	\$850.0
East Cleveland	\$142.3
Shaker Heights	\$740.8
South Euclid	\$360.8
University Heights	\$242.9
Cleveland	\$4,948.1
Cuyahoga County	\$27,733.5

Source: County Fiscal Office

Tax Valuation by Property Type

Similar to most neighboring communities, a majority of Cleveland Heights' tax valuation comes from residential holdings, as shown in Figure 9. According to the County Fiscal Office, 82.7% of the City's tax valuation came from residential real estate, while commercial and industrial properties accounted for 15.6%, and public utilities made up 1.7%. When compared to the County as a whole, the City generates a significantly higher percentage of tax revenue from residential properties and a lower percentage from commercial and industrial holdings. Residential properties accounted for 66.6% of the County's tax valuation and commercial and industrial made up 30.2%.

Cleveland Heights' high percentage of property tax coming from residential properties underscores the need to reinforce the housing stock in the City. The contribution of residential property tax to the City and school system's tax

base is vital to the continued health of the City's finances.

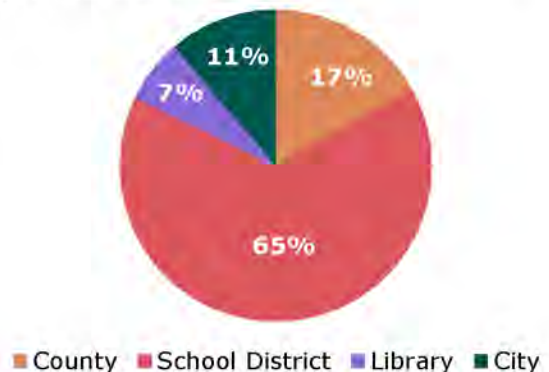
Of the neighboring communities, East Cleveland had a higher percentage of commercial and industrial tax value, while Cleveland generates a majority of its property tax from commercial and industrial holdings.

Millage Rates

A variety of governmental entities levy a tax on real property. The amount of taxes a property owner pays is based on a 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 school district, while a much smaller percentage is paid to the local government. For Cleveland Heights the total effective property tax rate is 124.0 mills, with 65% from the local school district levies and 11% from the City millage. The remaining percentage is disbursed between the County and the library system, as shown in Figure 10.

Figure 10

Percent of Millage Dedicated to Taxing Jurisdiction, 2014



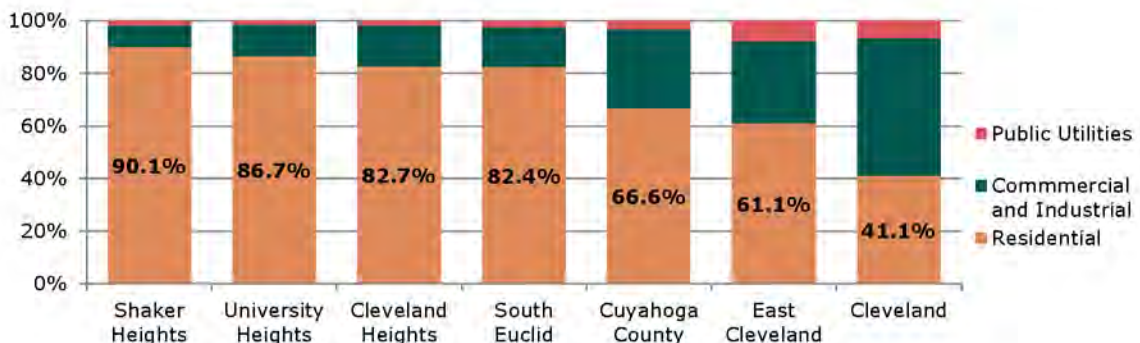
Source: County Fiscal Office

Though property taxes contribute only a small percentage of the City's general fund revenues, property owners often choose where to buy property based on the total amount of property taxes paid, which is typically a result of the school district's portion.

When compared to the surrounding communities, with a total effective rate of 124.0, Cleveland Heights residents

Figure 9

Tax Valuation by Property Type, Cleveland Heights and Surrounding Communities, 2014



Source: Regional Income Tax Agency

living within the Cleveland Heights/ University Heights School District pay one of the higher tax rates. University Heights has a nearly equivalent rate, while Shaker Heights, which has a total effective rate of 161.8, is higher than Cleveland Heights. This information is displayed in Table 16.

Table 16
Total Millage, 2014

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

Source: County Fiscal Office



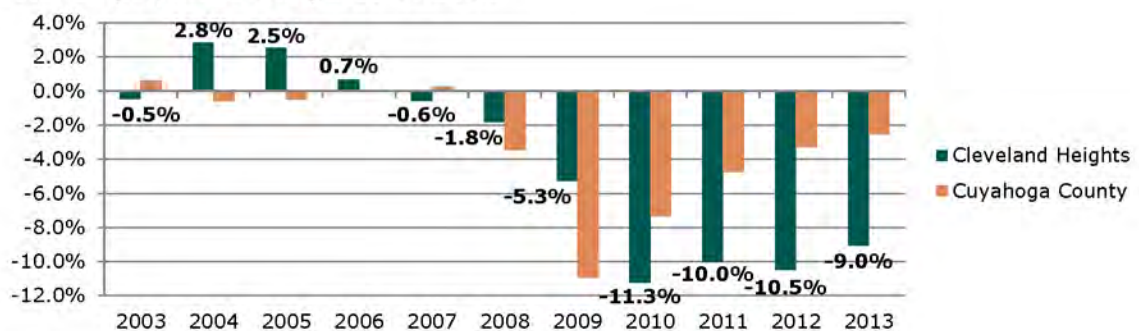
Employment trends are an important indicator of the health and make-up of the local economy. These statistics also provide key information on the tax base for the local government. Examining the employment trends of the city will help guide economic development policy to target strengths and weaknesses and to identify emerging opportunities. The U.S. Census provides employment data for local communities through its Local Employer-Household Dynamics (LEHD) partnership. While the data is more

localized, it is also older. The most recent year of data available for the City of Cleveland Heights is 2013.

TOTAL EMPLOYMENT

According to the U.S. Census' LEHD data, Cleveland Heights had 9,164 total jobs within the City in 2013. In comparison to the base year in 2002 and as shown in Figure 11, Cleveland Heights has lost 911 jobs or 9.0% of all jobs in the past decade. The most severe job

Figure 11
Total Employment Compared to 2002



Source: Local Employer-Household Dynamics

losses occurred between 2006 and 2010. Since 2010, the number of jobs has increased modestly, rising from 8,941 to 9,164, an increase of 223 jobs. While this modest increase is important, it also means that through 2013, the City has barely recovered any of the jobs lost during the Great Recession.

Compared to Cuyahoga County as a whole, Cleveland Heights lost a higher percentage of jobs throughout the past decade. While the City outperformed the County as a whole in the early 2000s, both the City and the County were hard hit during the Great Recession. Since 2009, however, the County has regained a significant portion of its lost jobs. In 2013, Cuyahoga County was still 2.5% lower than total jobs in 2002, but Cleveland Heights remained 9.0% lower, indicating that the City has not experienced the recovery seen elsewhere in the County.

Figure 12 shows the change in employment compared to the previous year. Points above the line indicate an

increase in jobs from the previous year while points below the line indicate a loss in jobs. Only in three of the years examined did Cleveland Heights increase the number of jobs. The raw number of jobs is displayed in Table 17.

Table 17
Employment Change, 2002-2013

Year	Cleveland Heights	Cuyahoga County
2002	10,075	749,145
2003	10,029	753,787
2004	10,362	744,762
2005	10,330	745,362
2006	10,141	748,690
2007	10,018	751,333
2008	9,894	723,340
2009	9,546	667,100
2010	8,941	694,272
2011	9,063	713,581
2012	9,019	724,575
2013	9,164	730,150

Source: Local Employer-Household Dynamics

Figure 12
Total Employment Compared Year to Year



Source: Local Employer-Household Dynamics

EMPLOYMENT PROFILE

In terms of income, Cleveland Heights has a significantly greater percentage of lower wage jobs than the County as a whole. In 2013, 39.0% of all jobs in the City paid \$1,250 per month or less (approximately \$15,000 or less annually), while only 23.6% of all jobs in the County paid the same. Likewise, while 26.9% of all jobs in Cleveland Heights paid over \$3,333 per month (approximately \$40,000 annually), 42.4% of all jobs in the County paid a similar wage. The comparatively low wage jobs in Cleveland Heights could be attributed to the lack of high paying industrial sectors within the city, such as technology or manufacturing, and the proliferation of jobs in retail, restaurants, and other services.

Industries in Cleveland Heights

The four largest industry sectors in terms of number of jobs in Cleveland Heights are displayed in Table 18. In total, these four employment sectors account for 73.6% of all jobs in the City, indicating that they are incredibly important to the City's economy.

The City government is one of the largest employers in Cleveland Heights.

Source: Cleveland.com

Table 18

Top Employment Sectors in Cleveland Heights, 2012

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

Source: Local Employer-Household Dynamics

The largest employment sector in Cleveland Heights is the Health Care and Social Assistance sector. This sector has also been the most resilient, adding nearly 500 jobs since 2002 while most other sectors have experienced losses. Of the other primary sectors, all three have lost jobs since 2002, with Retail Trade employment falling by 39, Educational Services falling by 103, and Accommodation and Food Services falling by 106.

Compared to the County, the City has a much higher percentage of Retail jobs, with 21.1% of jobs in the City and 9.1% of jobs in the County in this sector. The City also has a greater percentage of Educational Services jobs, with 14.9% in the City compared to 7.3% in the





HealthSpan (formerly Kaiser Permanente) is a major medical employer for Cleveland Heights.

Source: CHUH.org

County. The County, on the other hand, has a more prominent Manufacturing sector, which is nearly absent in Cleveland Heights.

Cleveland, Ohio City, Mayfield, and the communities along the I-271 Corridor.

Major Employers

Major employers in Cleveland Heights include HealthSpan, Home Depot, Motorcars Group, LabCorp, Cedarwood Plaza, City of Cleveland Heights, and Cleveland Heights/University Heights School District.

EMPLOYMENT LOCATION

While Cleveland Heights had 9,164 jobs located in the City in 2013, only 1,423 employees both lived and worked within the City. According to the Census, 7,741 people were employed within Cleveland Heights but lived outside the City. Additionally, 19,100 persons living within the City were employed outside its borders.

Of those 19,100 persons living in Cleveland Heights but employed elsewhere, the top employment location was University Circle, with 3,954 residents employed in this area. This was followed by University Heights, Beachwood, Shaker Heights, Downtown



BUSINESS DISTRICTS

Cleveland Heights' economy is driven by neighborhood business districts that are supplemented by suburban-style office strips. The health and vibrancy of these districts are important to the City's finances and image.

BUSINESS DISTRICTS

Cleveland Heights is home to eleven identified commercial districts. Each offers a unique blend of attractions—including a wide variety of shops, boutiques, restaurants, and other amenities. The map on page 55 displays the location of these business districts.

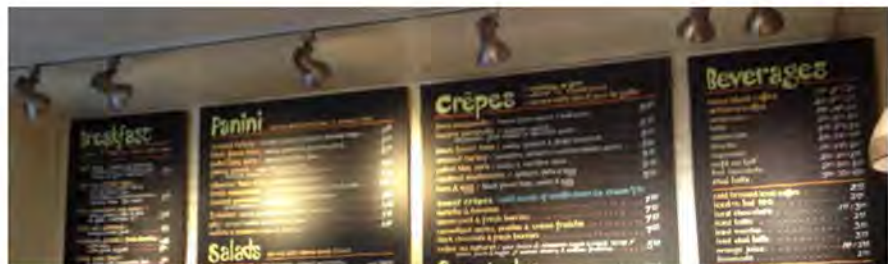
A Cedar Fairmount

The Cedar Fairmount business district is the City's first shopping center and is known as the Gateway to Cleveland Heights. The district features award-winning restaurants, unique craft shops, a grocery store, and professional services. The district also includes the Top of the Hill area, a potential major development site.

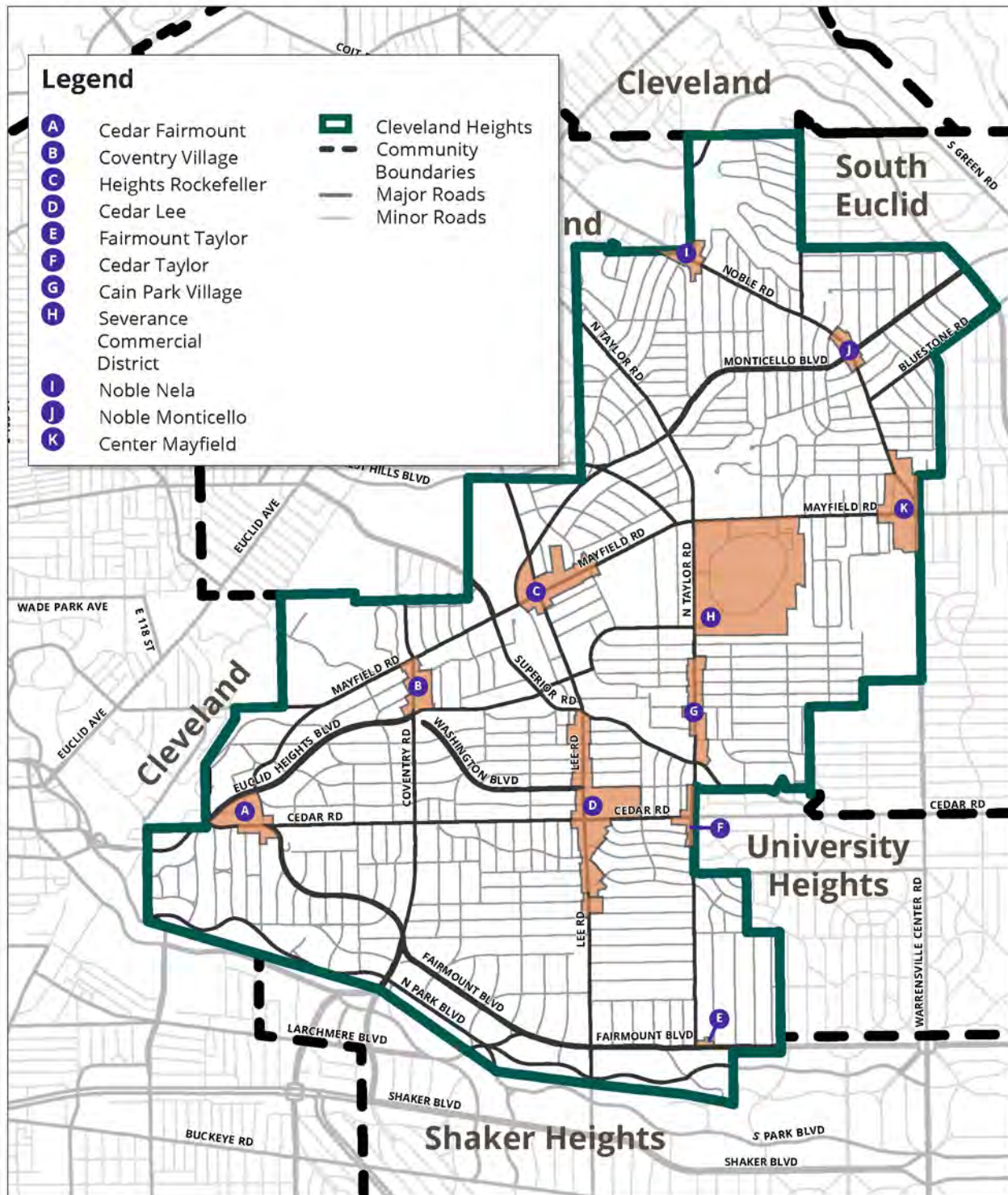
Plans are underway to retrofit this district with a unique streetscape along Cedar Road. The improvements will include wider sidewalks, more trees, and other amenities for shoppers.

Local shops in Cleveland Heights attract shoppers from throughout the region seeking authentic experiences.

Source: County Planning



Map 9 Business Districts



B *Coventry Village*

Coventry Village features unique dining options, shopping, and other amenities. Coventry Village is also home to the Grog Shop and the B-Side, two venues for live music. Recent streetscape improvements have assisted in keeping the district one of the City's most lively.

C *Heights Rockefeller*

This district includes the historic Heights Rockefeller Building, which was built by John D. Rockefeller, Jr. in 1930. Today the district is home to offices, services, a coffee shop, and craft shops. The Motorcars auto dealership is also in the area.

D *Cedar Lee*

The Cedar Lee commercial district is home to more than 150 businesses, including the Cedar Lee Theatre, an extensive variety of restaurants, unique shopping, a grocery store, and retail establishments. Also in the area are the Heights Main Library, Cain Park, Cleveland Heights High School, and the HeightsArts community arts gallery.

While the Cedar Lee district is one of the largest and most well-known, it has struggled with rising vacancies. The district has an upcoming streetscape renovation and improvements to Heights High School, both of which could be development catalysts.

E *Fairmount Taylor*

The Fairmount Taylor business district is one of the smallest. It provides an

assortment of specialty shops, restaurants, and is home to music and yoga classes.

F *Cedar Taylor*

The Cedar Taylor business district is shared by both Cleveland Heights and University Heights. The district is home to a garden center, many businesses, retail establishments, and several popular restaurants. The district has received Community Development Block Grants to promote physical improvements that are being undertaken as a joint project between the Cleveland Heights and University Heights sides of the district.

G *Cain Park Village*

Home to the City's Jewish day schools and several synagogues, Cain Park Village is the center for the Orthodox Jewish community. In addition to the schools, the district features shops that support the neighborhood and auto repair businesses. The district is a mix of modern and historic buildings.

H *Severance Town Center*

Severance Town Center is the location of a number of large retailers including Home Depot, OfficeMax, and Marshalls. Also in the area are Cleveland Heights City Hall, a grocery store, the Cleveland Heights Post Office, and HealthSpan Medical Center.

The district has evolved from an indoor mall to a strip center, but continues to struggle as traditional retailers seek different locales.



Sidewalk dining is can help enliven a street by providing visual interest to pedestrians and visitors.

Source: County Planning

I *Noble Nela*

Noble Nela is located both in Cleveland Heights and East Cleveland and includes several restaurants, services, and Nela Park, home to General Electric's Lighting Division.

J *Noble Monticello*

The Noble Monticello center is the location of CVS, a veterinary clinic, and several shops and restaurants. Also in the area is the Martin G. Lentz Police Academy.

K *Center Mayfield*

The Center Mayfield district features service-oriented businesses and shops including a music store and auto uses.

retail spaces, but does not identify qualitative measures such as type of store or condition of the building or storefront. The vacancy rate also does not factor in square footage of vacant commercial space as that metric is not collected by the City's Fire Department.

Vacancy rates by business district are displayed in Table 19 and in the map on page 59.

Table 19
Vacancy Rate by Business District

Business District	In Use	Vacant	Rate
Fairmount Taylor	17	0	0.0%
Coventry Village	60	7	10.4%
Noble Nela	16	2	11.1%
Cedar Lee	121	22	15.4%
Noble Monticello	20	5	20.0%
Cedar Fairmount	37	11	22.9%
Heights Rockefeller	50	16	24.2%
Severance Town Center	44	15	25.4%
Cedar Taylor	34	13	27.7%
Cain Park Village	35	14	28.6%
Center Mayfiel	44	19	30.2%

Source: Local Employer-Household Dynamics

VACANCY RATES

Commercial vacancy rates collected by the Cleveland Heights Fire Department display the prevalence of commercial vacancy by each of these districts. Importantly, this information shows the number of individual addresses and storefronts that have been identified as vacant. This includes commercial office space that could be on the second floor of buildings in addition to storefront

ECONOMIC DEVELOPMENT GROUPS

Cleveland Heights Economic Development Program

The Economic Development Program provides outreach to businesses and seeks to attract new businesses to the City. The department offers commercial loans as part of Community Development Block Grant funding, and has a Storefront Renovation Program, which provides loans and rebates for facade, sign, and window improvements. In addition to these programs, the department facilitates the services and programs of the Ohio Small Business Development Center.

Heights-Hillcrest Regional Chamber of Commerce

Cleveland Heights is a member community of the Heights-Hillcrest Regional Chamber of Commerce, which includes five other neighboring municipalities: Lyndhurst, Richmond Heights, Shaker Heights, South Euclid, and University Heights. The chamber of commerce hosts an annual business expo and regular member events, promotes professional development, and offers savings on insurance and supplies for local businesses.

Heights Independent Business Alliance

The Heights Independent Business Alliance (HIBA) works to support independent businesses in the Heights communities by bringing together small businesses, citizens, and community organizations to promote

the patronage of local, independent businesses.

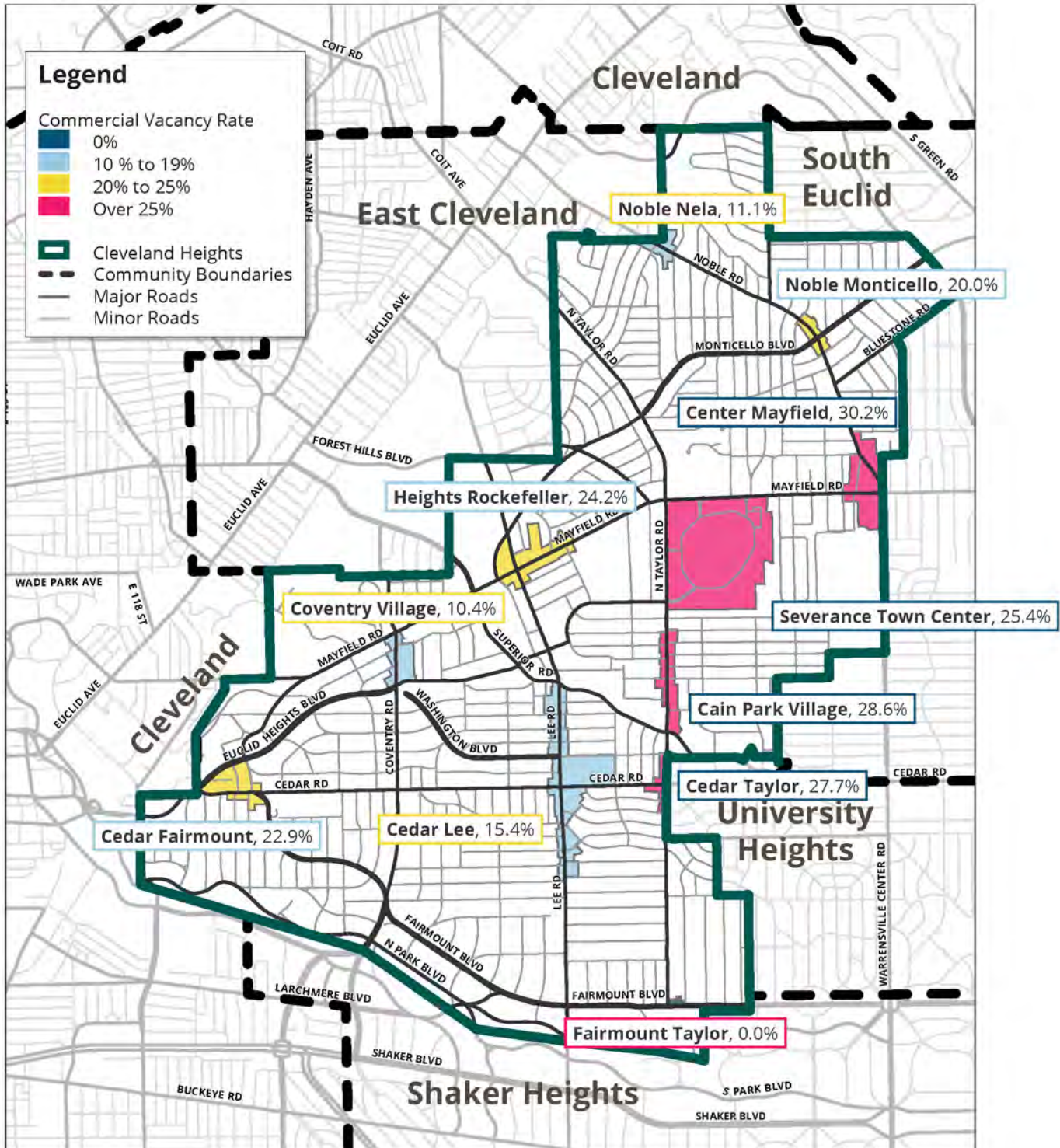
SPECIAL IMPROVEMENT DISTRICTS

A Special Improvement District (SID) is a specified area within which property owners pay an additional tax or fee to finance services or physical improvements within the district. Authorized by Chapter 1710 of the Ohio Revised Code, these districts must be approved by property owners before fees are collected. Once approved, a SID can undertake an improvement plan that may include hiring employees to provide services such as snow removal and landscaping; or undertaking physical improvements such as lighting, signage, parking improvements, and holiday displays.

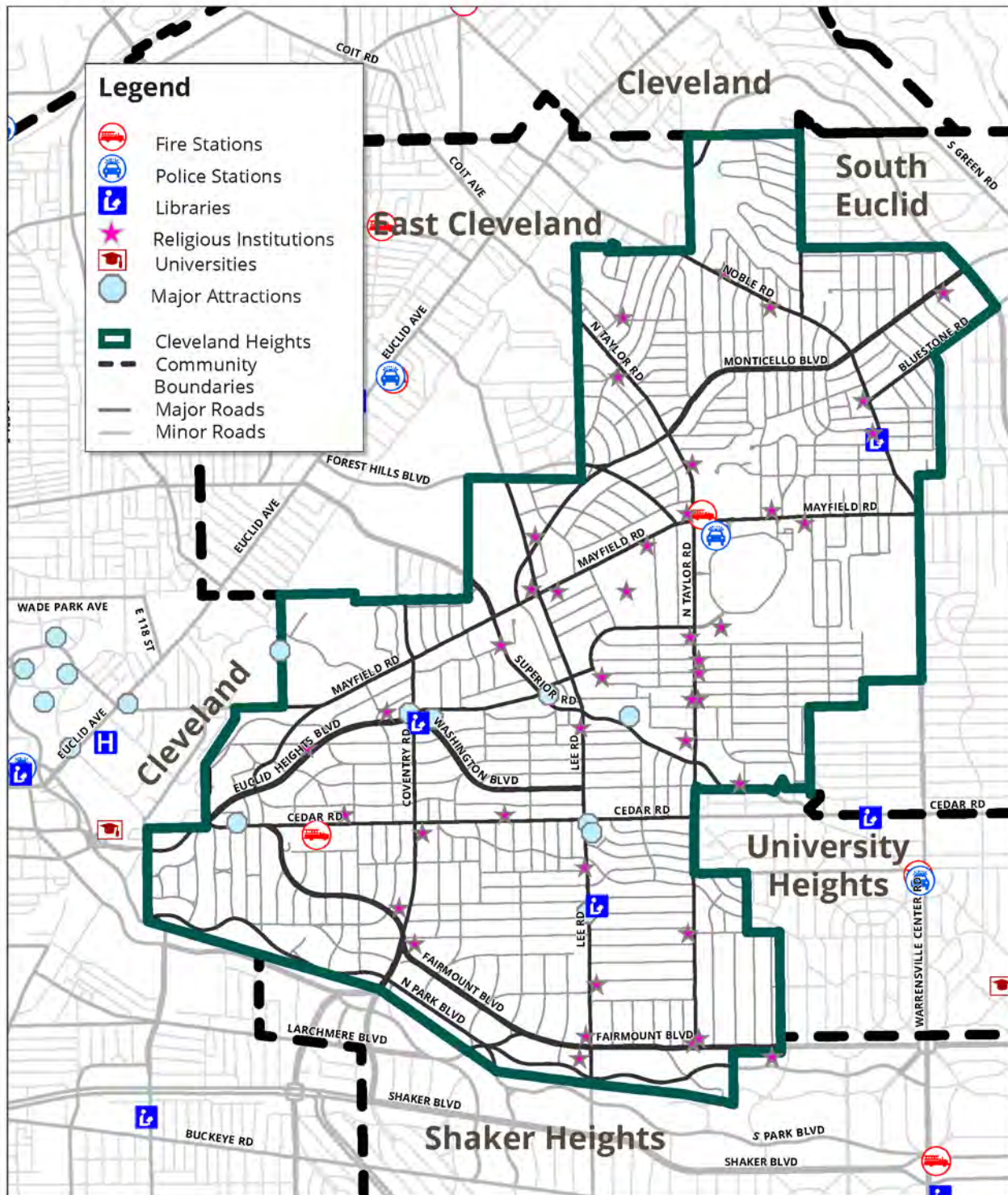
Cleveland Heights has three special improvement districts: Cedar Lee, Cedar Fairmount, and Coventry Village.

In addition to the City's SIDs, merchants in the Cedar Taylor district formed the Cedar Taylor Development Association (CTDA) in 2014 to develop and promote the neighborhood in Cleveland Heights and University Heights. The group of approximately 60 merchants differs from many community development corporations and SIDs, which are all formal and complex public/private entities. While Cleveland Heights provides CDBG funding for the district, those funds cannot be spent on the portion of the district that lies in University Heights (everything east of Taylor), while the funds raised by CTDA can.

Map 10 Commercial Vacancies by Business District



Map 11 Facilities





PARKS & RECREATION

Parks and recreation centers are vital components of a complete community. They provide space for active and passive recreation, community interaction, and physical activity. Cleveland Heights has parks totaling 135 acres and one community center.

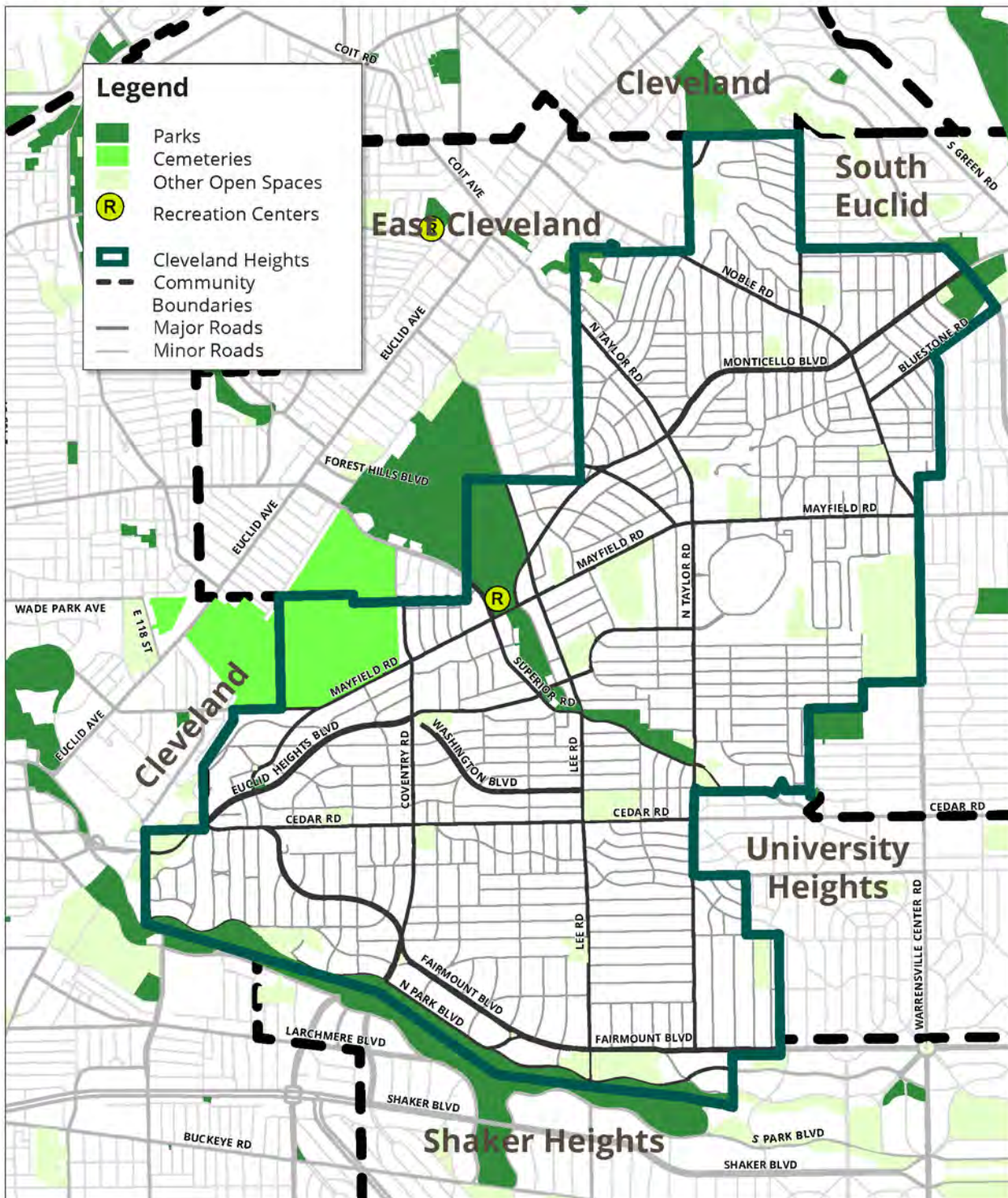
- **Cain Park:** Amenities include a Performing Arts Center and Art Gallery, a skate park, a sledding hill, tennis courts, a basketball court, and a children's splash pad and playground. Cain Park is also a dog friendly park.
- **Caledonia Park:** The park contains a playground, a picnic shelter, and a youth baseball field.
- **Cumberland Park:** Facilities include an outdoor swimming pool, basketball courts, a picnic shelter and playground, and a veteran's memorial.
- **Denison Park:** The park includes six tennis courts, two basketball courts, a walking trail, a playground, a baseball field, and a multi-sport field.
- **Forest Hill Park:** The largest City park includes tennis courts, baseball fields, a playground, a nature trail, picnic shelters, and an all-purpose pathway.
- **Cleveland Heights Community Center:** The Community Center contains an ice rink, a field house, a fitness center, rooms for meetings and programming, and the Senior Center.

The Cleveland Heights Community Center includes a variety of activities for City residents, including ice hockey.

*Source:
Flickr Jeremy Polanski*



Map 12 Parks and Open Spaces



- *Pocket Parks:* FORTHCOMING

network of all purpose trails, and the Nature Center at Shaker Lakes.

NEARBY AND SHARED PARKS

Residents of Cleveland Heights have easy access to a dog park located at Quarry Park North in South Euclid adjacent to Denison Park.

The southern border of Cleveland Heights is formed by the Doan Brook parklands, which contain Ambler Park in the City of Cleveland and Shaker Lakes Park, the Nature Center at Shaker Lakes, and Horseshoe Park in the City of Shaker Heights.

- *Lake View Cemetery:* Situated between Cleveland, East Cleveland, and Cleveland Heights, the 285-acre cemetery integrates memorial sculptures and architecture with the natural landscape.
- *Shaker Lake Parklands:* The cities of Shaker Heights and Cleveland Heights share the Shaker Lakes Parklands, a linear park along the Doan Brook Corridor that connects to Ambler Park and eventually Rockefeller Park in the City of Cleveland. The Parklands contain the lakes created by the North Union Shaker community, a

Cumberland Park's swimming pool is a popular summer spot for Cleveland Heights residents.

Source:
ClevelandHeights.com



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ENVIRONMENT & SUSTAINABILITY

A community's environment and natural features—including water features, forest, open space, and terrain—have important implications for how and where development occurs. The natural environment also has far reaching implications for individual and overall community health.

Sustainability is about meeting the environmental, economic, and social needs of today without compromising the needs of future generations. Businesses, educational institutions, and homeowners in Cleveland Heights are seeking ways to live and operate more sustainably. Together, the environmental features and sustainability initiatives of Cleveland Heights are described in this section.

WATERSHEDS

A watershed is an area of land that water drains across on its way to a common waterbody such as a stream, river, pond, lake, or ocean. Three watersheds are located in Cleveland Heights: the Doan Brook, the Dugway Brook,

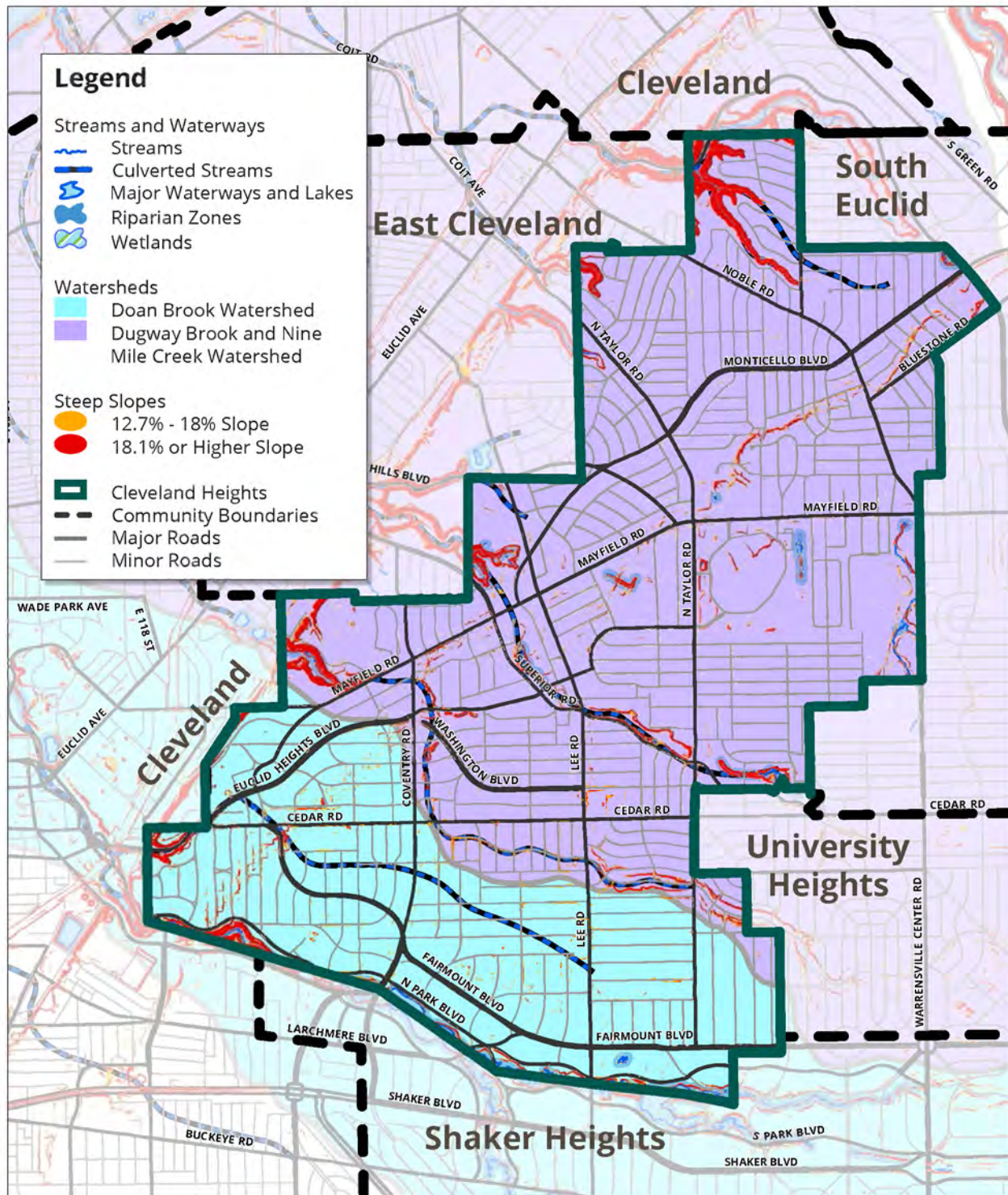
and Nine Mile Creek. These watersheds surround tributary streams that flow north through Cleveland Heights and drain directly into Lake Erie.

Some City storm sewers have been rerouted so that they divert water from outside of the natural watersheds, thus making the current watersheds larger than the original drainage area into the streams.

RIVERS AND RIPARIAN ZONES

Rivers are waterways running through a community, while riparian zones are vegetated lands alongside rivers, streams, wetlands, and shorelines that are susceptible to flooding. Urbanization in the early 20th Century impacted the waterways in Cleveland Heights. During this time, most streams along with smaller tributaries were diverted underground into culverts and storm sewers. The waterways in Cleveland Heights—both above ground and culverted—are described below:

Map 13 Watersheds, Waterways, and Steep Slopes



- Three branches of **Doan Brook** converge in the wetlands at the Nature Center at Shake Lakes and extend north from the Shaker Heights border along North Park Boulevard to Fairhill and East Boulevard. Doan Brook is unique as the Brook runs as an open water stream throughout Cleveland Heights towards Lake Erie through Ambler Park.
- The two main branches of **Dugway Brook** trace paths through the heart of Cleveland Heights starting at Staunton and crossing the city north-by-northwest towards Forest Hill Park and beyond to Lake Erie; however, most of the Dugway Brook has been culverted. Approximately 94% of the watershed has been developed; however, Dugway Brook still has a few open channels located in Forest Hill Park, as well as Lake View Cemetery.
- **Nine Mile Creek** extends from Mayfield and Warrensville and runs north to Belvoir. This Creek is also culverted from its headwaters to a channelized run north of Monticello to Nela Park.

Because many of the waterways in Cleveland Heights have been buried, there are few riparian zones remaining in the City. Riparian zones are important because they hold water during periods of heavy or continuous rain that might otherwise flood residential or developed areas. These zones are identified as a specific distance from a river, stream, or waterbody based

on the size of that water feature. In Cleveland Heights, riparian zones are largely contained to the area along rivers and streams that have not been buried.

WETLANDS

Wetlands are areas of land that are inundated with water throughout the year, and they provide natural habitat to diverse species of plants and animals. Wetlands purify water and are vital to flood control because they can easily absorb large quantities of water that would otherwise require costly stormwater infrastructure. Wetland areas in Cleveland Heights are mostly contained to the areas surrounding the daylighted sections of Doan Brook.

STEEP SLOPES

Steep slopes are defined as land with a slope of 12% or greater. They are typically an environmental constraint that can limit a community's developable land because they require additional engineering work such as filling, erosion control, and slope reinforcement.

The defining steep slope in the northern border of the City is the Portage Escarpment—where the flat Lake Plain landform rises to the foothills of the Allegheny Plateau, and where the City of Cleveland meets its suburbs in the “heights” (via Edgehill, Cedar Hill or Fairfill). The hillside continues to rise gradually to the higher ridges of the Allegheny Plateau. This steep slope can clearly be seen running diagonally

along the City's northern border on the map on page 67.

There are also steep slopes associated with the paths of old streams that have been covered along Coventry Road, Superior Road, and Randolph Road; as well as historic quarries where the streams had cut through and exposed the bedrock, near Denison Park.

TREE CANOPY

Tree canopy is the amount of ground that is covered by trees when viewed from above. This includes the cover provided by the spread of leaves and tree branches out from the main trunk. Tree canopy can provide many benefits including improved water quality, reduced soil erosion, increased stormwater retention, lower urban temperatures, reduced air pollution, and increased property values.

An analysis by County Planning indicates that an intact tree canopy covers 44.3% of Cleveland Heights' land area, slightly above the County average of 37.6%. Cleveland Heights has a rather significant tree canopy more similar to the outlying suburbs of Independence and Broadview Heights, than the developed first ring suburbs, as shown in Table 20. In comparison to surrounding communities, Cleveland Heights has the most intact tree canopy and ranks 18th among the 59 Cuyahoga County communities.

Table 20

Tree Canopy Coverage as a Percent of Land Area

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

Source: County Planning

Within the City, there is very little tree canopy along the heavily developed corridors on Mayfield and Severance Center as well as Cedar Road. The dense residential areas throughout the rest of the City provide relatively evenly distributed canopy. This is shown in the map on page 71.

Additionally, parks and open space such as Lakeview Cemetery and Forest Hills Park within the City limits provide a significant area where natural forest and extensive tree canopy have been preserved.

SUSTAINABILITY

Cleveland Heights has long held sustainability as one of its core community values as reflected in the following legislation:

- *Recycling program established (1963):* Curbside recycling in Cleveland Heights is a voluntary program for

all homes and apartments from which the City collects refuse.

- *Tree City designation (1978):* Tree City status is designated by meeting four standards of urban forestry management: maintaining a tree board or department, having a community tree ordinance, spending at least \$2 per capita on urban forestry, and celebrating Arbor Day.
- *Nuclear free zone referendum (1987):* This voter referendum prohibits the manufacture, research and transportation of nuclear weapons and storage of nuclear waste in the City.
- *No pesticides legislation passed (1995):* Banned chemical pesticides on City property, schools, and day-care centers.
- *Bronze level Bike City designation (2013):* The League of American Bicyclists' Bicycle Friendly Community program awards status from Bronze through Diamond for bikeable communities.
- *Fair Trade Zone legislation (2015):* Established a policy of considering the procurement of local and fair trade certified products to support the initiative of becoming a "Fair Trade Town."

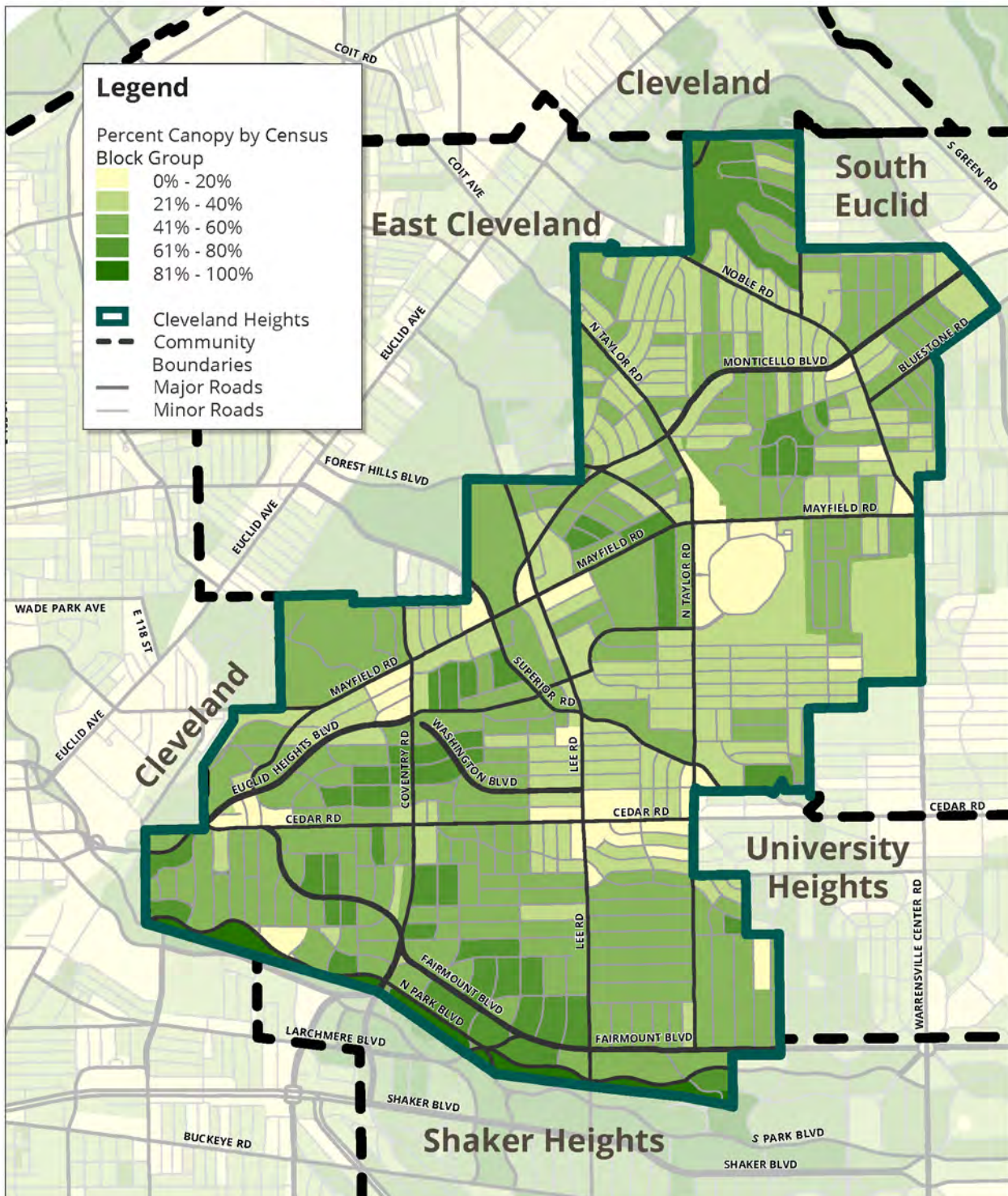
In addition to the many City departments already advancing sustainable programs and initiatives, in 2010 Cleveland Heights conducted a Sustainability Audit of their Zoning Code. The review of City code to remove unintended barriers to

sustainable practices and to encourage sustainable development began with a Sustainability Audit. This audit reviewed the current codes to determine the best way to achieve the goal of social, environmental, and economic health of the community. The audit provided the framework for the public, City employees, and City Council to review and update the Zoning Code.

City Council adopted the Sustainable Zoning Code Amendments in 2012. The extensive amendments to the Zoning Code address reducing impervious surfaces, encouraging energy efficiencies, lessening infrastructure demands, and encouraging conservation of water and vegetated areas. Examples of changes in the Zoning Code include:

- Updating parking minimum requirements and adding parking maximums, allowing land banked parking, and encouraging shared parking
- Encouraging local food production by conditionally permitting egg-laying hens, specifying that edible gardens are permitted in all yards of residential properties, and encouraging farmers markets and community gardens
- Encouraging energy conservation by establishing standards for solar panels and wind turbines
- Encouraging water conservation by permitting rain barrels and rain gardens
- Encouraging bicycling as a transportation alternative with bicycle parking standards

Map 14 Tree Canopy by Block Group





A transportation system is essential to connecting neighborhoods, business districts, and the region. These networks are made up of roads, bridges, public transit routes, sidewalks, and bikeways. A complete transportation network allows residents and visitors to walk, bike, drive, or take public transportation safely and comfortably along quality streets.

TRANSPORTATION PATTERNS

According to data from the Census, Cleveland Heights is a multi-modal community. While a large majority of Cleveland Heights residents (75.7%) drive alone to work, 7.0% carpool, 5.9% take public transportation, 5.0% walk, and 1.8% use other means, including bicycling. In addition, 4.6% of residents work from home.

While a majority of residents drive to work alone, Cleveland Heights is significantly more multi-modal in comparison to the County as a whole. In Cleveland Heights, 5.9% of residents take public transportation compared to only 5.2%

Countywide, 4.2% of residents walk compared to only 2.5% Countywide, and 1.8% take other means compared to only 1.2% Countywide. If Cleveland Heights residents followed Countywide patterns of getting around, there would be 1,071 additional vehicles on the road. Instead, those residents are using public transportation, bicycling, walking, and working from home.

The higher proportion of pedestrians, bicyclists, and transit riders is indicative of Cleveland Heights' location adjacent to University Circle as well as its walkable, bikeable street grid. This system of roads and paths allows easy connections to amenities.

Not only are residents in Cleveland Heights choosing to walk, bike, and take public transportation, many households do not own a vehicle. In the City, 13.4% of households do not own a vehicle. This correlates to 2,617 households that do not have access to a vehicle and rely on other networks to get to work, to the store, or to visit family and friends. This indicates a desire and need for a transportation

system that caters to all types of users in order to facilitate various methods of commuting.

STREET NETWORK

Cleveland Heights was constructed as an inner-ring suburb that connects neighborhoods to commercial areas along tree-lined streets with planted medians and a strong sidewalk network. The City's road network balances the needs of drivers, pedestrians, bicyclists, and bus riders to provide quality spaces for all people.

Cleveland Heights has a long history of promoting a balanced road network that accommodates all users, having rallied in the 1950s and 1960s to stop the development of freeways that would have run through Shaker Lakes. Rather, residents chose a community with many parks and navigable streets.

Today, Cleveland Heights is served not by highways but by a system of attractive streets that provide connectivity within Cleveland Heights and into surrounding areas. To continue the tradition of promoting balanced road planning, the City developed a Transportation Advisory Committee that brings together citizens and City staff that are responsible for transportation projects. The committee seeks pedestrian, bicyclist, and transit rider accommodations for residents of all ages and abilities.

The City of Cleveland Heights is served by the following major roads:

- *Major East-West Roads:* Mayfield Road, Cedar Road, and Fairmount Boulevard are major east-west roads in the City. Most east-west roads converge on University Circle. Smaller east-west roads include Euclid Heights, Monticello, and North Park Boulevards.
- *Major North-South Roads:* Coventry Road, Lee Road, Taylor Road, and Noble/Warrensville Center Road are all major north-south roads through the community. All four have some combination of residential and commercial properties along the length of them. There are few other north-south roads running the length of the City.
- *Highways:* As noted, Cleveland Heights is not served by any interstate highways; however, the construction of the Opportunity Corridor into University Circle will provide the closest highway connection to Cleveland Heights.

TRANSIT

Transit is a critical component of a complete transportation network, connecting those without vehicles to jobs and amenities. The City is directly served by seven GCRTA routes:

- *Route 32 (Cedar):* Running from Cleveland Clinic/University Circle along Cedar Road to Pepper Pike
- *Route 7 (Monticello-Euclid Heights):* Running from the Cleveland Clinic to the Cedar-University Station, along Euclid Heights Boulevard

and Monticello Boulevard to Som Center Road

- **Route 40 (Lakeview-Lee):** Running from the Shoreway south along Lakeview, Superior, and Lee Roads to Maple Heights
- **Route 9 (Mayfield):** Running from University Circle along Mayfield Road to Som Center Road
- **Route 37 (E. 185-Taylor):** Running from Euclid Hospital along East 185th to East 152nd, and south along Taylor Road to Fairmount Boulevard and Lee Road to the Lee-Van Aken Rapid Station
- **Route 41 and 41F (Warrensville):** Running from Louis Stokes Rapid Station along Warrensville Center Road Northfield Road and Solon. The 41F route follows Harvard Road and continues on I-271 and 422 to Solon

Frequency of service and hours of operation for each of these routes is displayed in Table 23. The data shows that many routes in Cleveland Heights

have limited frequencies outside of peak travel times (i.e., rush hour). This makes moving by transit more difficult for those reliant on the transit network or traveling to jobs outside typical commute times.

Ridership on these routes varies widely. According to the most recent ridership numbers from RTA, the total number of riders on the entire length of each of these routes is as follows:

Table 21
Ridership by Transit Route

Route	2014 Ridership	% Change in Ridership from 2011
7	273,565	13.3%
9	651,644	0.2%
32	441,236	1.1%
37	477,291	-16.3%
40	744,891	-21.3%
41	1,539,040	24.5%

Source: Greater Cleveland Regional Transit Agency

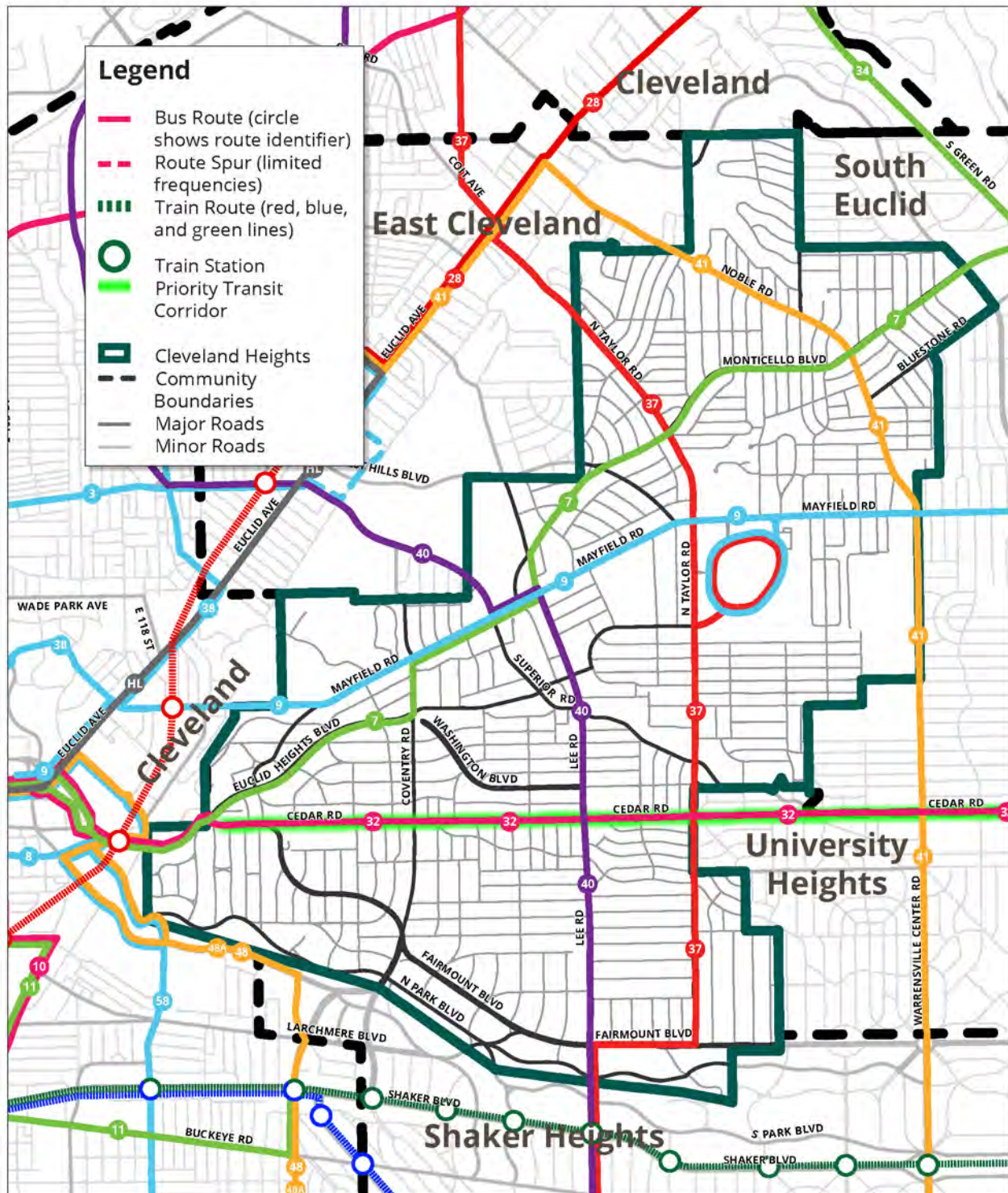
In addition to bus routes, RTA's Red Line runs just west of the City, with

Table 23
Frequency and Time of Operation by Transit Route

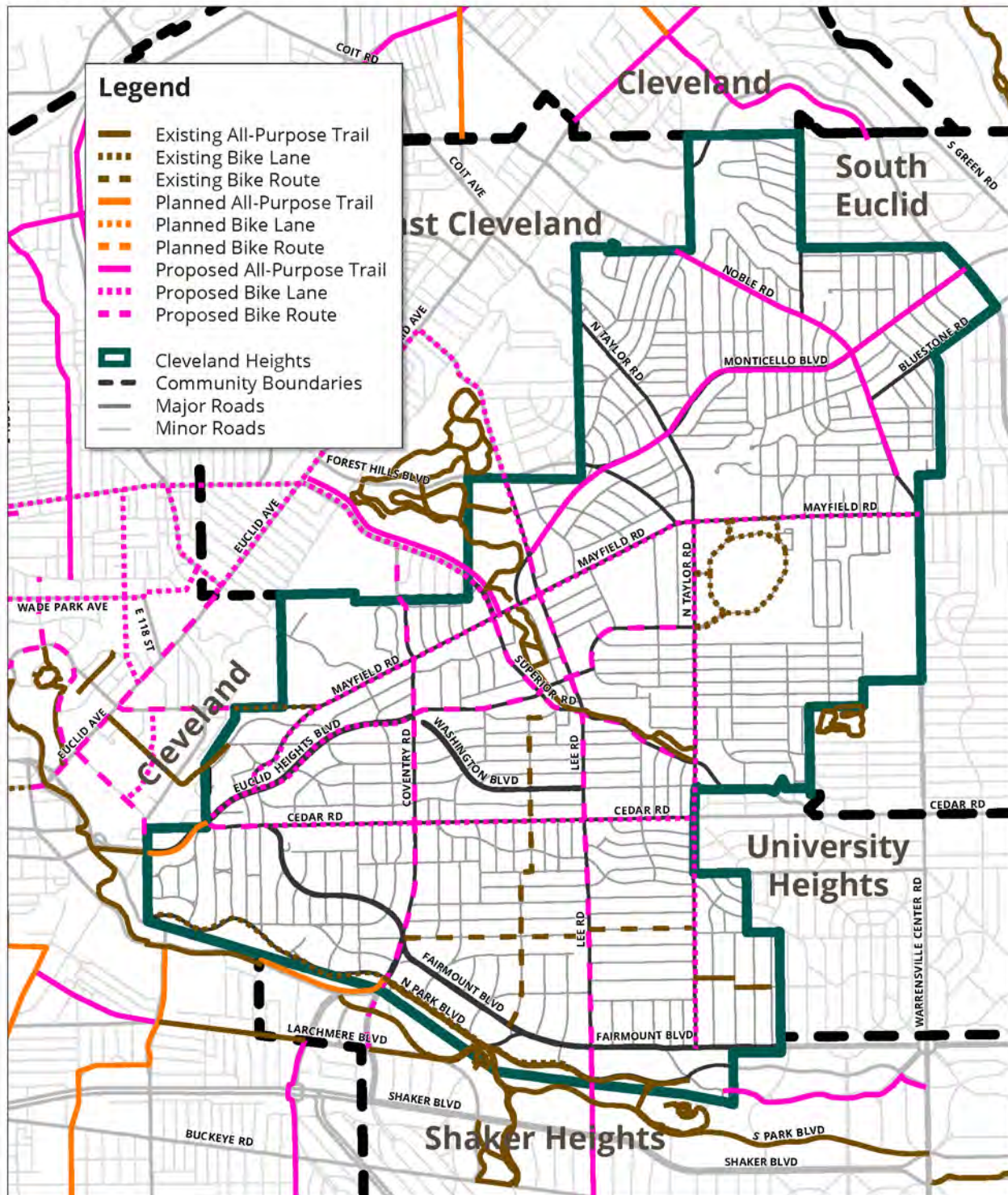
Route	Peak Headways	Normal Headways	Weekend Headways	Weekday Hours of Operation	Weekend Hours of Operation
7	30 min	45 min	60 min	4am-10pm	6am-10pm
9	15-20 min	40-60 min	50 min	4am-1am	5am-12am
32	30 min	60 min	60 min	4am-12am	4am-1am
37	30 min	30-60 min	60 min	4am-10pm	5am-10pm
40	10-15 min	15-60 min	60 min	3am-12am	4am-12am
41	20 min	20-30 min	60 min	24 hours	24 hours

Source: Greater Cleveland Regional Transit Agency

Map 15 Roads and Transit



Map 16 Trails and Bikeways



the Lake to Lakes Trail thanks to collaborative planning between the Cities.

NOACA Regional Bicycle Plan

The Northeast Ohio Areawide Coordinating Agency (NOACA) is a regional transportation agency that distributes federal funding. It has developed a vision for increasing bicycle use in its 2013 Regional Bicycle Plan.

The plan identifies Cedar and Lee Roads as priority bikeway locations connecting Cleveland Heights to University Circle, Shaker Heights, East Cleveland, and beyond.

Eastside Greenway TLCI

Cleveland Heights is a participant in the Eastside Greenway coalition of 19 communities seeking stronger bicycle and pedestrian links throughout the County's eastern half. The project is funded through NOACA's Transportation for Livable Communities Initiative (TLCI).

The initiative identifies Monticello Boulevard as a major missing link in the larger eastside network of trails and bikeways. The proposed Monticello link would run from Superior Road to Euclid Creek Reservation.

In addition to this major link, the Eastside Greenway project identified important secondary connections throughout the City. These include Fairmount Boulevard, Cedar Road, Lee Road, Taylor Road, and Warrensville Center Road as routes that are

important to include bike lanes, routes, or sharrows to facilitate safe bicycle travel.

WALKABILITY

Walkability describes how friendly an area is to walking. It can describe factors such as presence of sidewalks, type of nearby buildings, safety rankings, connections between neighborhoods and business districts, tree coverage, and speed of traffic, among a variety of other factors.

There is no consensus among planners on how to measure walkability; however, a variety of factors have been identified as being important to walkability. These include an interconnected grid system of streets, short blocks, and proximity to destinations. Cleveland Heights is well-served by these elements.

Proximity to retail, schools, parks, and other amenities can begin to describe the ability of residents to walk to destinations. Table 22 shows what percent of Cleveland Heights is within a half-mile distance of certain amenities.

Table 22

Percent of City within a 1/2 Mile Walk of Amenities

	Percent within a 1/2 Mile Walk
Parks	68.0%
Schools	77.5%
Retail Districts	90.3%
Religious Facilities	93.3%
Transit Routes	98.3%



FORTHCOMING: Information for the infrastructure section is forthcoming and will include a discussion of the City's Capital Improvement Program, sewer infrastructure, water infrastructure, and road conditions.



County Planning

A City's image can be defined as how people understand and remember the layout and make up of its physical space. Research has shown that people remember space using five common elements: paths, edges/gateways, districts, nodes, and landmarks. By identifying Cleveland Heights' elements, the City can enhance these areas.

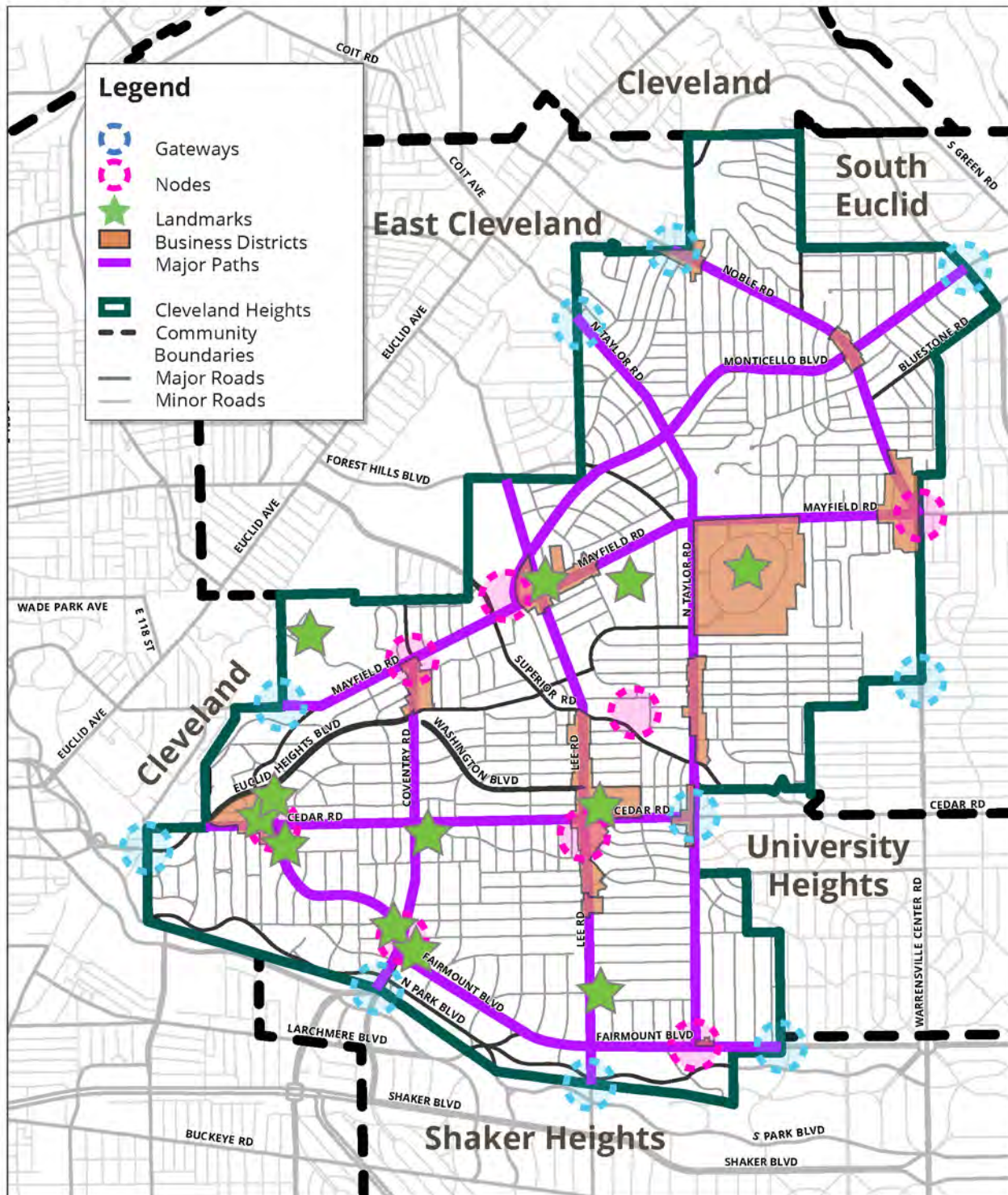
The Five Elements of a City

The five elements of a City are described below:

- **Paths:** These are the streets, sidewalks and other ways that people move about the City. Major paths are marked on the map at right as Mayfield, Lee, Taylor, Cedar, Coventry, Monticello, Noble, and Fairmount.
- **Edges:** These are the hard boundaries of the City. The western and southern boundaries of the City are the most established due to the natural features of the bluff and the parks, while the eastern and northern edges blend with surrounding communities. Gateway features can assist in identifying edges and are shown in the map.
- **Districts:** These are large areas of the City that are connected by common architecture, similar structures, or other visibly alike features. The City's business districts are identified on the map; however, many residential areas could also qualify as distinct districts.
- **Nodes:** These are points of increased focus or activity in the City. They include major intersections in business districts such as Cedar Fairmount, or unique intersections with historic architecture such as Coventry and Fairmount.
- **Landmarks:** These are recognizable places, buildings, or other features that are uniquely associated with Cleveland Heights. These include major churches, buildings, and even Severance Town Center that are unique to the City.

The Image Elements map displays elements in context.

Map 17 Image Elements





LAND USE & ZONING

Land use and zoning describe two different but related topics. Land use describes how land is currently being used while zoning describes what uses are allowed to be constructed.

LAND USE IN CLEVELAND HEIGHTS

Land use is commonly depicted using broad categories such as residential, commercial, or industrial areas. The map on page 85 displays current land uses in Cleveland Heights, which are further described below:

Residential Land Uses

As a suburban community, Cleveland Heights primarily consists of residential neighborhoods. These neighborhoods range in size, type, and variety of housing, with homes along Fairmount Boulevard and North Park Boulevard typifying very large and ornate residential districts and the residential neighborhoods around Coventry ranging from single-family areas, two-family areas, and multi-family areas.

The City of Cleveland Heights has a wide variety of housing choices including single-family, two-family, small apartment buildings, and high-rise dwellings, condominiums, and townhouses.

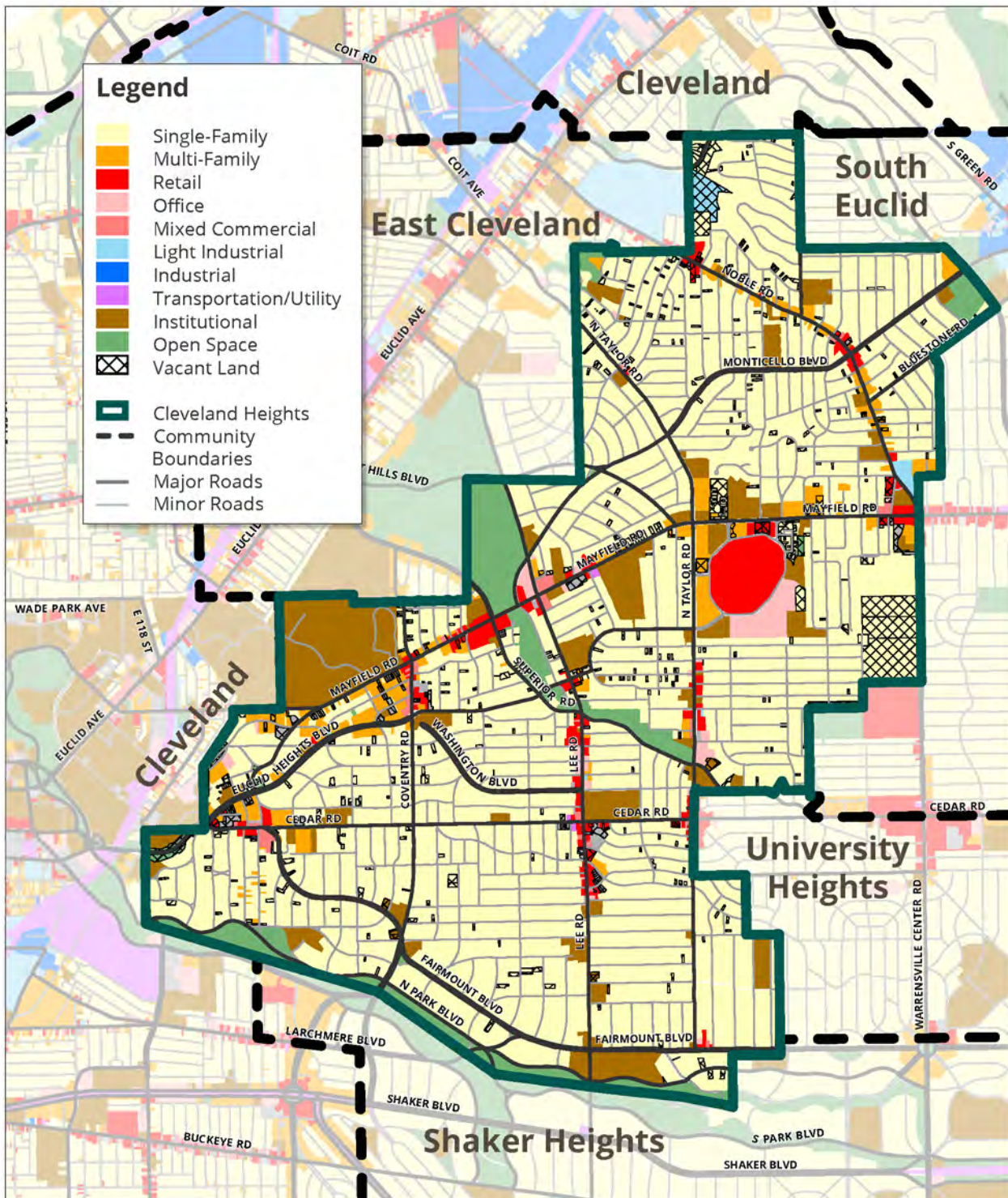
Commercial Land Uses

In addition to the City's 11 defined business districts, Cleveland Heights' commercial areas generally follow Mayfield Road, Lee Road, Taylor Road, and Noble Road. Commercial areas range from auto-oriented strip centers along Mayfield Road and at Severance Town Center to walkable neighborhood business districts such as Cedar Lee and Fairmount Taylor.

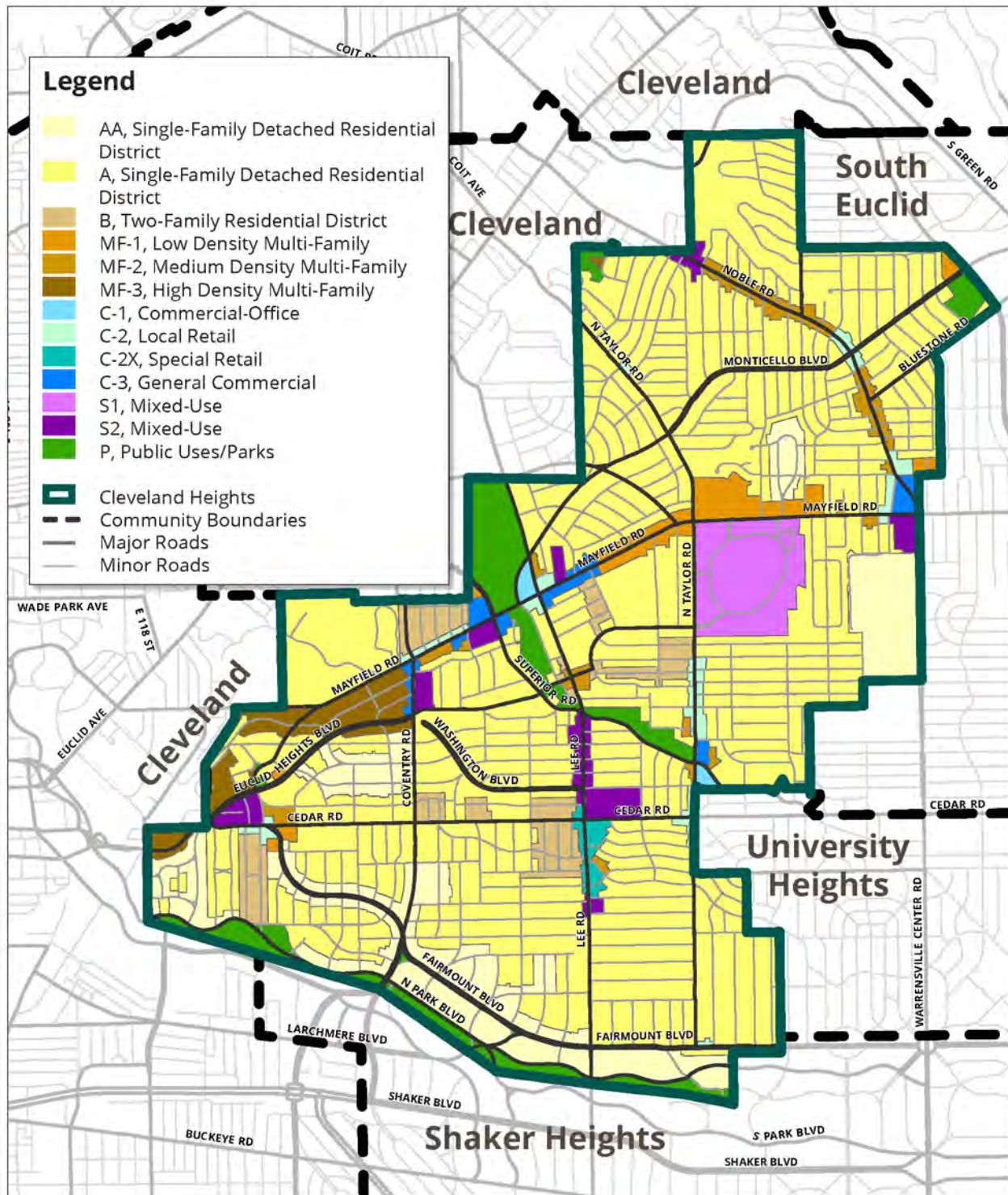
Industrial Land Uses

The City is largely devoid of any industrial land uses with the exception of some storage facilities along Noble Road by the intersection with Mayfield Road.

Map 18 Current Land Use



Map 19 Current Zoning





The Tavern Company is one of many businesses located Cedar Lee business district.

Source: County Planning

buildings to form pedestrian-oriented retail districts. The C-2 district is located in Cedar Fairmount, Cedar Taylor, Cain Park Village, Fairmount Taylor, Heights Rockefeller, Center Mayfield, Noble Monticello, and in areas along Mayfield Road and Taylor Road.

The C-2X Local Retail District follows all of the same characteristics of the C-2 District but adjusts lot area and setback requirements. In this district, there is no minimum lot area, setback minimums have been reduced, and setback maximums have been established. This has the effect of requiring tighter buildings, in more walkable formats, on smaller lots. The C-2X District is presently located only in the Cedar Lee business district.

Finally, the C-3 General Commercial District is meant to provide for higher intensity commercial uses including automotive uses along major streets, with free standing buildings and ample parking. The district is largely contained to parcels along Mayfield Road as well as the Coventry Village area and parts of Cain Park Village.

Mixed-Use Districts

The City has two Mixed-Use Districts.

The S-1 Mixed-Use District is intended for large parcels of land that are not completely developed. The district calls for a densely developed environment that is set back from the street and well-landscaped. This district is limited to the parcels in and around Severance.

The S-2 Mixed-Use District is intended to encourage higher density commercial and/or residential development to facilitate redevelopment objectives. Developers can choose to develop these areas as an MF-2 or C-2 zoning district or can develop a plan and submit it for approval. This district is located in Cedar Fairmount at the top of the hill, Cedar Lee, Coventry Village, Noble Nela, Center Mayfield, Heights Rockefeller, and along Mayfield Road.

Industrial Districts

The City does not have any industrial districts.



County Planning

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