



## SECTION 3



# 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:

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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 gives a baseline understanding of the community. This data was used to inform the Master Plan's goals and actions. You can use this information to get a better understanding of community issues and opportunities.



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 20<sup>th</sup> 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. 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 nearby 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 29.

### *Recent Population Changes*

The most recent Annual Population Estimates from the Census Bureau showed that Cleveland Heights' population was 45,181 in 2014. Since 2010, the City's population 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, 1950-2010; U.S. Census Bureau, *Annual Estimates*, 2011-2014

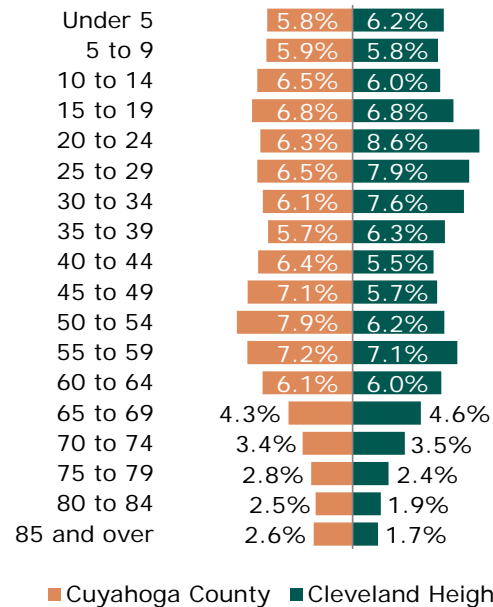
## AGE OF RESIDENTS

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 young adults (ages 20 to 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 working age adults (ages 40 to 54), with 17.5% in the City compared to 21.4% in the County.

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: 2009-2013 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, 2000, 2010; 2009-2013 American Community Survey, DP2

## 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

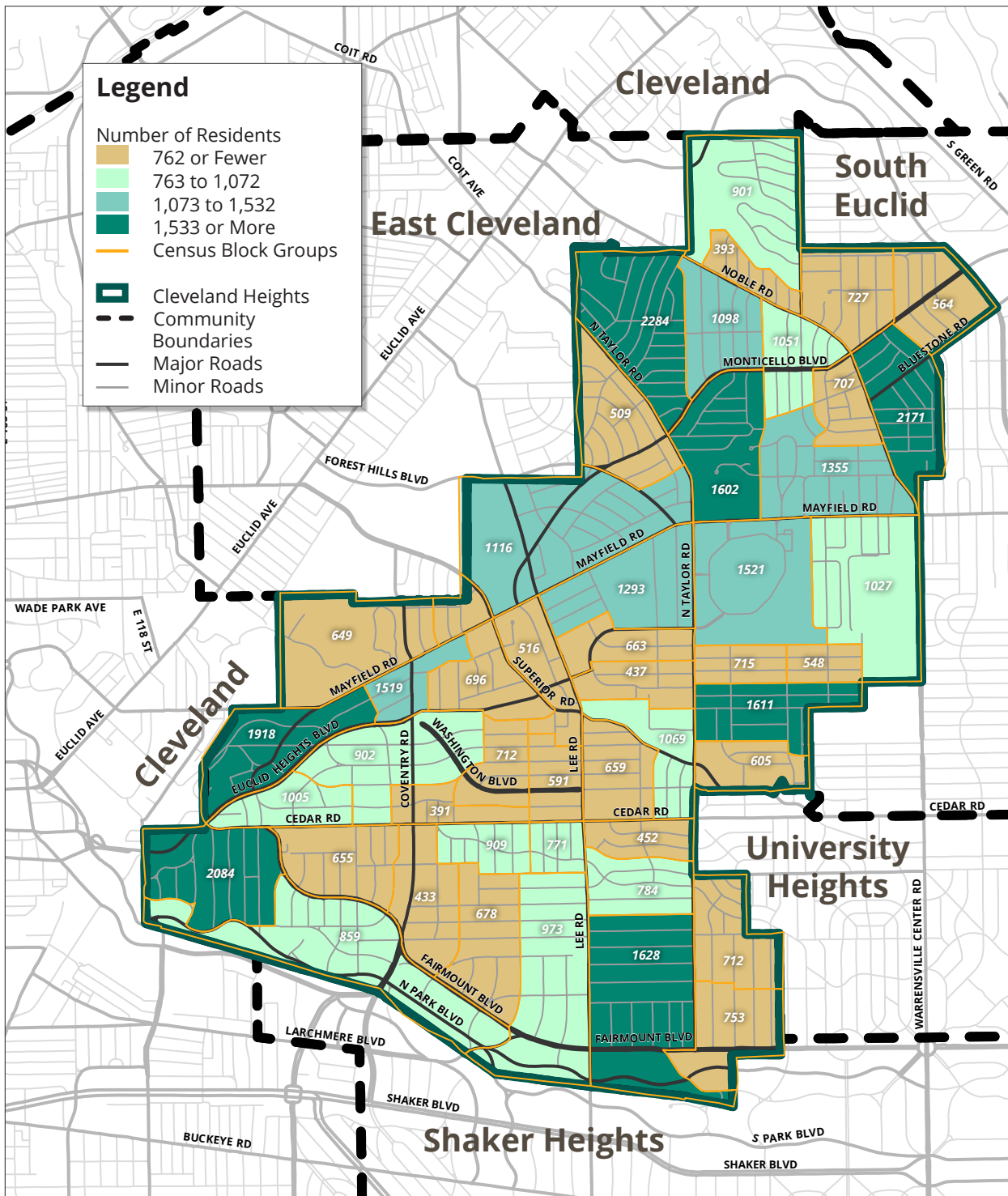
**Table 2**

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, 2000; 2009-2013 American Community Survey, B01001





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, 2000; 2009-2013 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 17<sup>th</sup> out of 58<sup>1</sup> 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 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.

<sup>1</sup> 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.

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.

**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, 2000; 2009-2013 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

**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, 2000; 2009-2013 American Community Survey, B15002

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 eight 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, several private schools are also located in Cleveland Heights.

- 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 **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 8<sup>th</sup> grade.
- The **Mosdos Ohr Hatorah School** offers a nursery through 12<sup>th</sup> grade Judaic education at two separate sites for boys and girls.
- The **Horizon Montessori School** provides Montessori-style education for preschoolers.

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

*Source: CHUH.org*





The School Sites map on page 35 displays the location of schools in Cleveland Heights and surrounding communities.

population for business. It also provides the City the opportunity to consider land use scenarios for properties adjacent to University-owned land.

## 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.

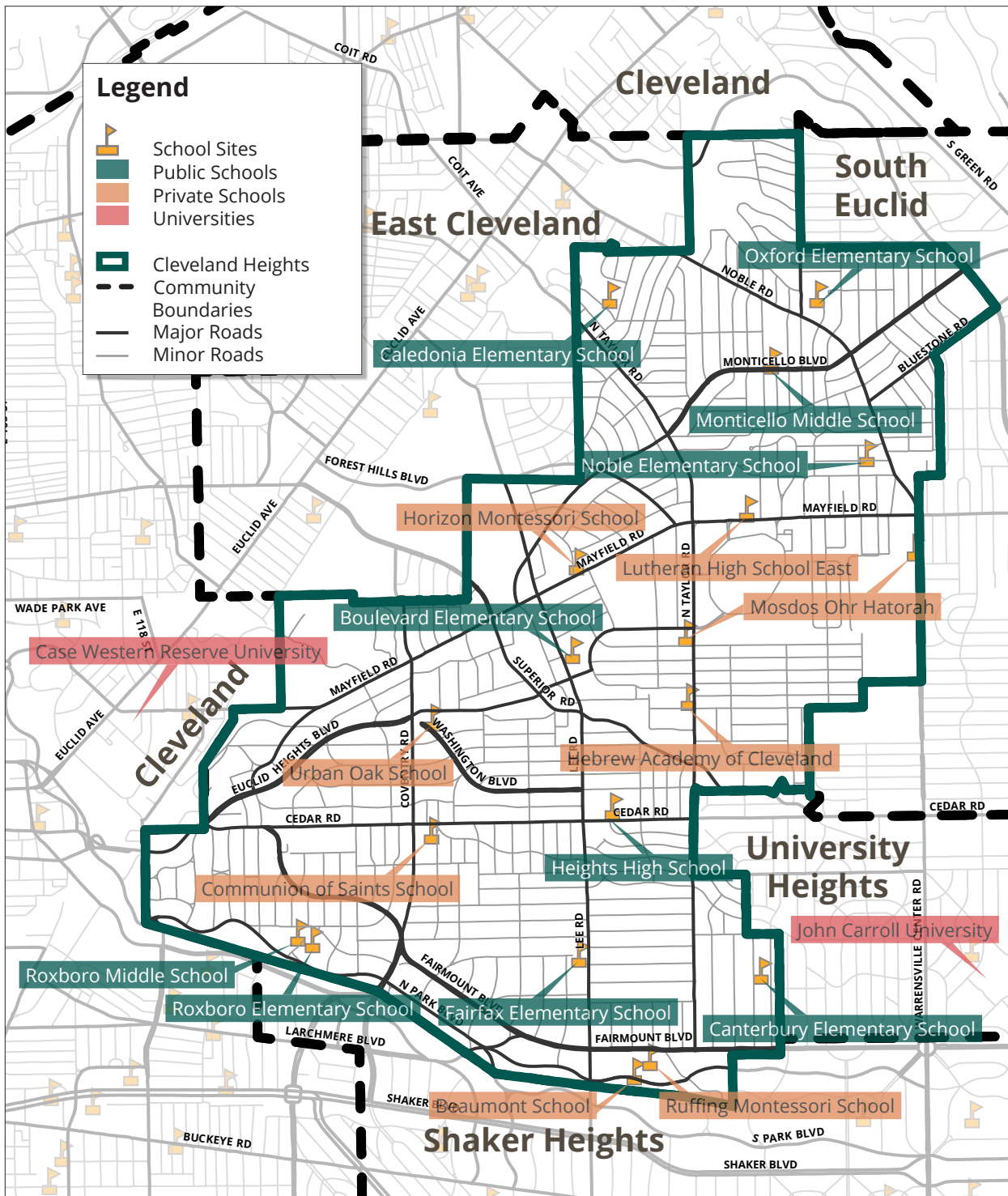
Cleveland Heights’ access to University Circle includes Mayfield Road, Edgehill Road, and Cedar Hill, all of which provide direct routes to the neighborhood. The City has the opportunity build on the close proximity to these major Cleveland hubs while providing the services and quality school system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

### *Case Western Reserve Master Plan*

During the planning process, Case Western Reserve University was 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 Cleveland Heights’ western edge. That shift has consequences for the area as many businesses and rental units currently rely on the University’s

## Map 4 School Sites





The local and national economy was significantly affected by the Great Recession. Studies have shown that despite recent job gains, income has yet to catch up to higher employment. This is true in Cleveland Heights, Cuyahoga County, Ohio, and the Country as a whole.

## MEDIAN HOUSEHOLD INCOME

Median household income (MHI) is an important gauge for understanding a community's purchasing power, the ability of residents to maintain their homes, and future income taxes. As shown in Table

7, the MHI in Cleveland Heights in 2013 was \$50,109, approximately 13% higher than Cuyahoga County's MHI of \$43,804. Between 2000 and 2013, the MHI in Cleveland Heights and Cuyahoga County increased 7.2% and 11.8%, respectively.

In comparison to other communities, Cleveland Heights' 2013 MHI of \$50,109 ranked 38<sup>th</sup> out of 58 County municipalities. This was higher than Euclid's \$36,272 and Lakewood's \$43,218 MHI but lower than South Euclid (\$59,968), University Heights (\$67,826), and Shaker Heights (\$77,951).

**Table 7**  
Median Household Income, 2000 and 2013

	Cleveland Heights		Cuyahoga County	
	2000	2013	2000	2013
Median Household Income	\$46,731	\$50,109	\$39,168	\$43,804
Percent Change from 2000	-	7.2%	-	11.8%
Inflation-Adjusted Median Household Income	\$65,332	\$50,109	\$54,758	\$43,804
Percent Change from 2000	-	-23.3%	-	-20.0%

Source: 2009-2013 American Community Survey, B19013; 2000 Census; BLS Inflation Calculator

### *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%.

## INCOME CATEGORIES

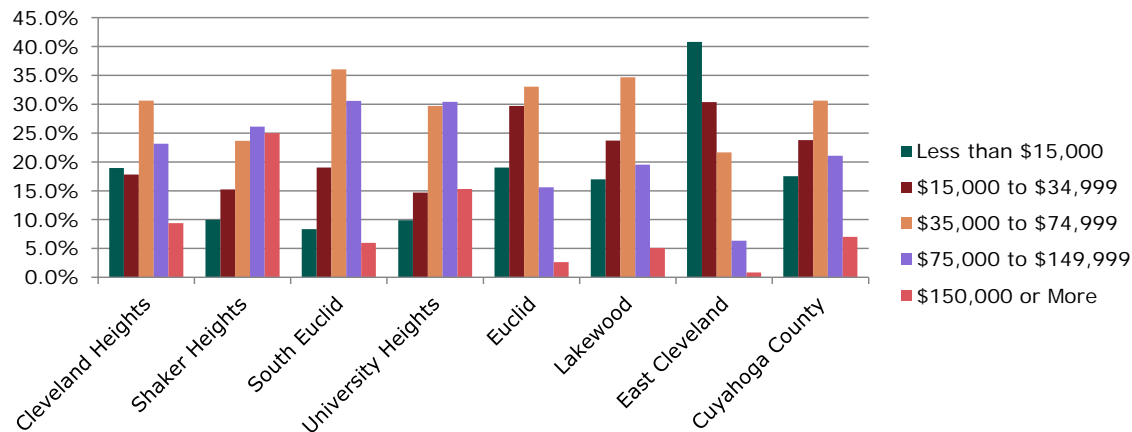
While median household income can display the center of a community's income range, it can dilute the differences among various income categories. These categories display income groups living in Cleveland Heights and how they might affect taxing and government services.

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 fell between \$35,000 and \$74,999.

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: 2009-2013 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 48 and page 49.

### HOUSING UNITS

The total number of housing units in Cleveland Heights totaled 22,290 in 2013. This has remained largely consistent over time with the demolition and reconstruction of units. Estimated total units in 2000 and 2013 is displayed in Table 8.

**Table 8**

Housing Unit Change, 2000-2013

Year	Cleveland Heights	Cuyahoga County
2000	21,798	616,903
2013	22,290	620,028

Source: U.S. Census, H001, 2000; 2009-2013 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 Town Center
- 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 and two-family homes 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: 2009-2013 American Community Survey, DP04

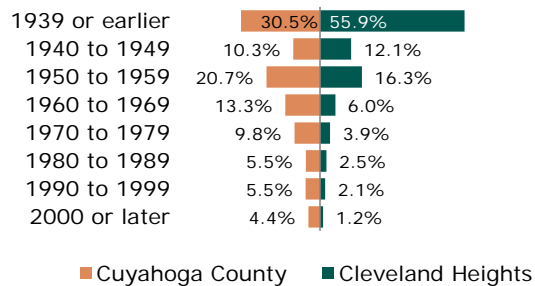
## AGE AND TYPE OF UNITS

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: 2009-2013 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.

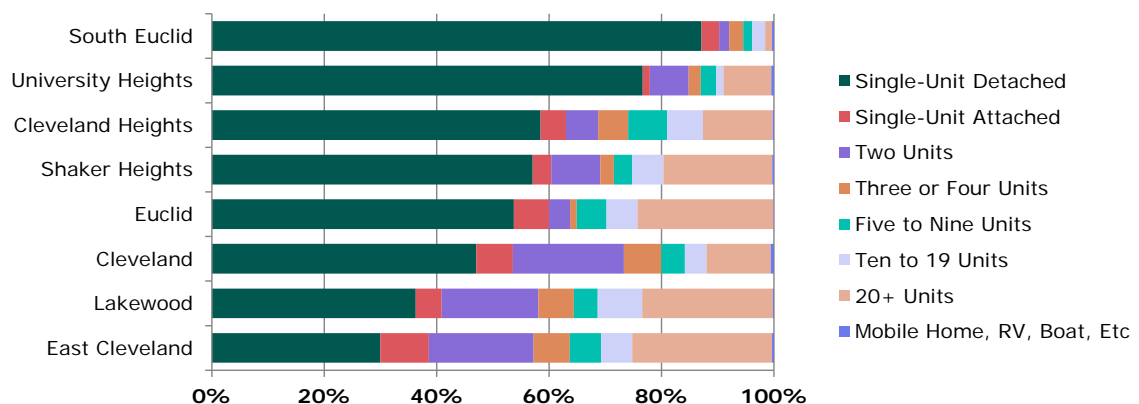
Twelve historic districts listed on the National Register of Historic Places are located either entirely or partially inside Cleveland Heights' city limits. Besides

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 41 displays the location of these districts and properties.

In addition to the National Register of Historic Places, the City created the Cleveland Heights Landmark Commission in 1973 to preserve and promote buildings, works of art, and other objects of historical or architectural value to the local community. Since its formation, the City has identified 51 local landmarks—buildings, parks, or sites. Registered local landmarks must receive approval from the Landmark Commission before making exterior alterations to these buildings.

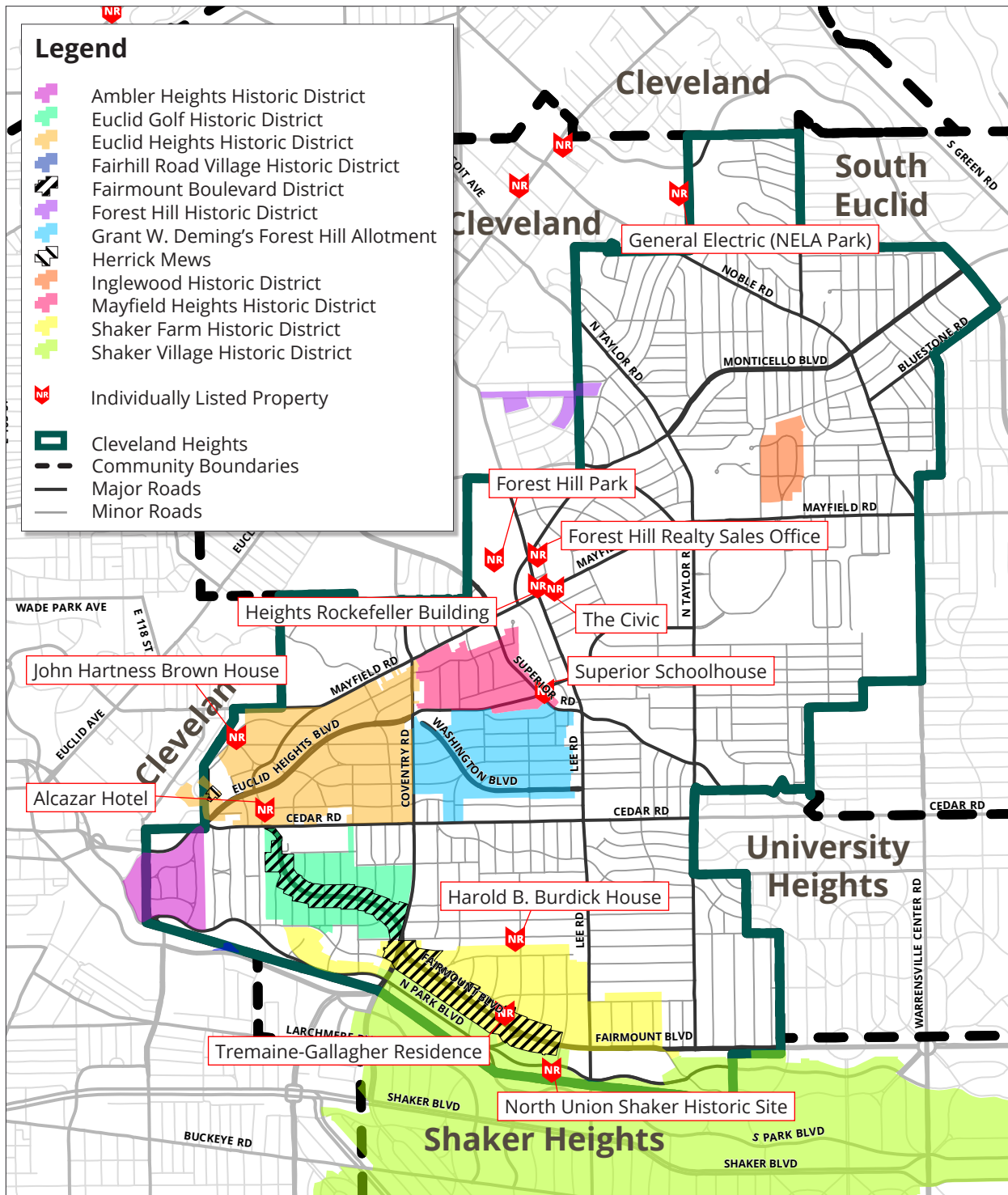
**Figure 4**

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



Source: 2009-2013 American Community Survey, B25024

## Map 5 National Register of Historic Places



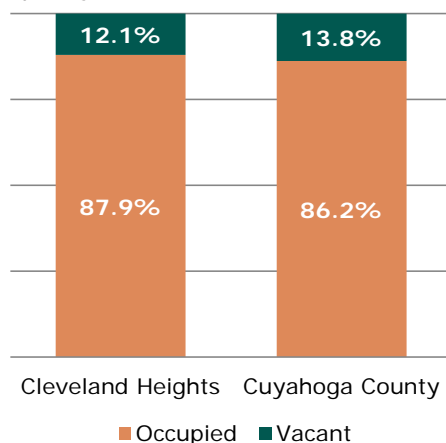
## OCCUPANCY

Occupancy rates display what percent of housing units within an area are currently occupied. Vacant units are not necessarily vacant and abandoned, but may include for sale or second homes.

In Cleveland Heights, the 2013 ACS vacancy rate was 12.1%, slightly lower than Cuyahoga County's 13.8% vacancy rate. This information is displayed in Figure 5.

In comparison, surrounding communities have a range of vacancy rates. East Cleveland has the highest rate, with 37.8% of its units vacant. University Heights and Euclid have slightly higher vacancy rates of 14.3% and 13.2% respectively, Shaker Heights has an identical vacancy rate of 12.1%, and Lakewood and South Euclid have lower rates at 11.3% and 7.2% respectively.

**Figure 5**  
Occupancy Rates, 2013



Source: 2009-2013 American Community Survey, B25002

Vacancy rates differed for owner-occupied and renter-occupied units in Cleveland Heights. Of the 2,692 units identified by the Census as vacant in 2013, 35.4% (952 units)

were vacant for rent, 15.0% (403 units) were vacant for sale, and 7.2% (193 units) were rented but not occupied. The largest percent (40.6% or 1,094 units) of vacant units, however, were classified as "other vacant," which indicates that the unit does not fit into the for rent, for sale, rented or sold but not yet occupied, or temporarily used vacant categories. Common reasons include an owner that does not want to rent or sell, or a house being used for storage, being foreclosed upon, or being repaired or renovated.

## HOME CONSTRUCTION

Home construction data shows that in the past 10 years, 164 units have been built in the City. The majority (121) 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 show 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.

**Table 10**

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

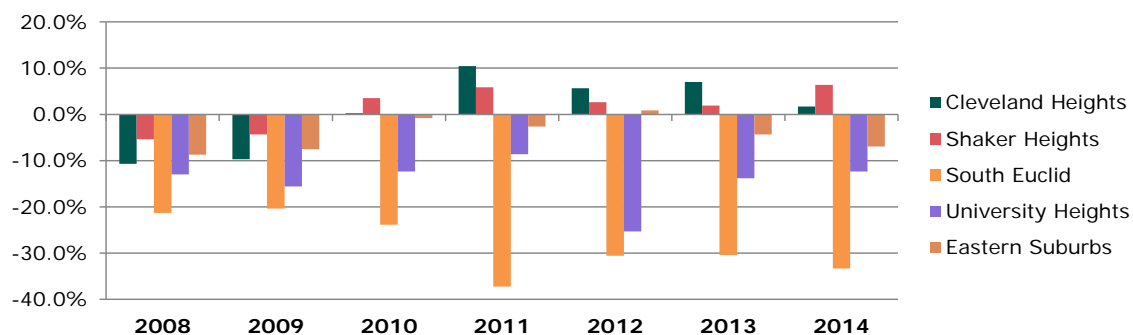
Community	Median Sales Price	
	2007	2014
South Euclid	\$108.0	\$72.0
<b>Cleveland Hts</b>	<b>\$112.0</b>	<b>\$113.9</b>
University Hts	\$154.0	\$135.0
Shaker Hts	\$212.5	\$226.0
Eastern Suburbs	\$115.0	\$107.0
Cuyahoga Cnty	\$108.0	\$114.7
All Suburbs	\$132.2	\$127.9

Source: Maxine Levin College of Urban Affairs, Cleveland State University, 2007, 2014

## 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.

**Figure 6**  
Change in Median Sales Price Compared to 2007



Source: Cleveland.com Home Sales Database, 2007-2014



Map 6 displays the change in residential median value between 2012 and 2015. The data shows that Cleveland Heights is bordering some of the fastest increasing median values in the County in University Circle as well as some of the fastest decreasing median values in East Cleveland.

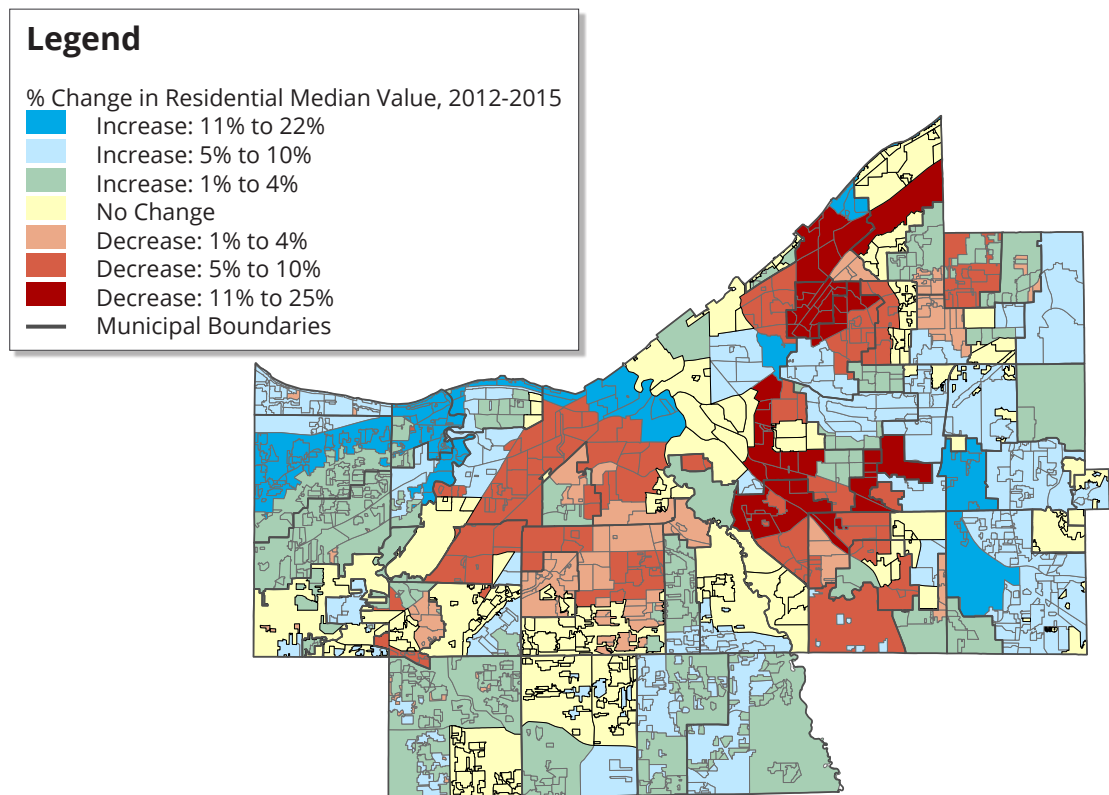
Within the City, Cleveland Heights has seen an extremely wide-ranging change in median value between 2011 and 2015. At the high end of the spectrum, the homes just east of Cedar Fairmount witnessed a 4.5% increase in median value, while at the low end, homes in the neighborhood just west of Taylor Road in the City's northern

half experienced declines of more than 30%. In general, home values increased in the southern half of the City and decreased at varying levels in the northern half, as displayed in Map 7 on page 45.

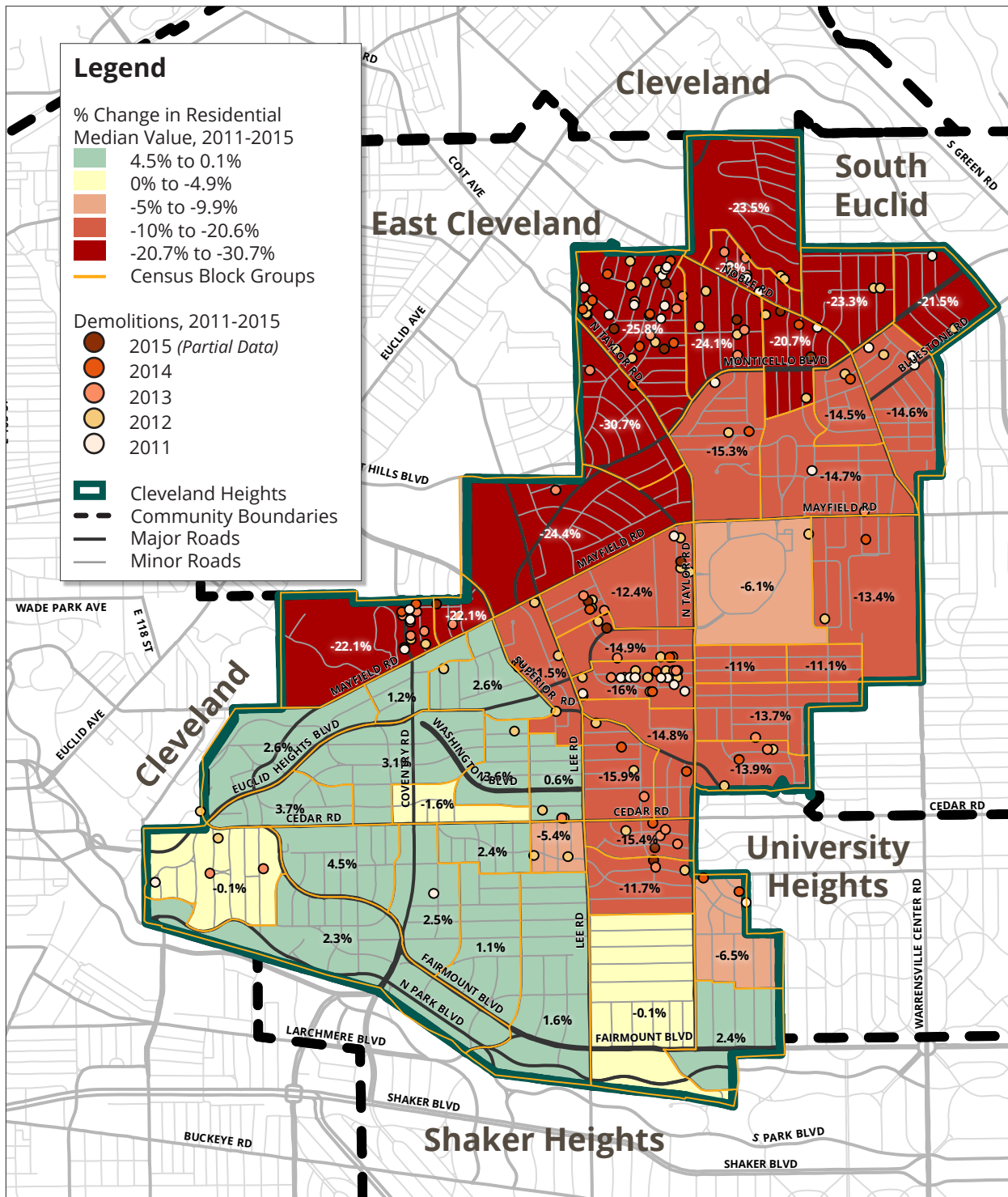
## HOME DEMOLITION

Cleveland Heights has actively demolished abandoned homes as part of a strategy to eliminate blight and stave off neighborhood decline. Demolitions have been concentrated in particular neighborhoods, especially in North Coventry, in the areas between Lee Road and Taylor Road south

## Map 6 Countywide Change in Median Value



Map 7 Demolitions and Change in Median Value



of Mayfield, and in the neighborhoods between Taylor Road and Noble Road at the City's northern end. A smaller number of homes have been demolished in other parts of the City.

While demolition has removed blight, there has been no correlation between demolition and positive shifts in home values. The ten neighborhoods with the most demolitions averaged 12.2 demolitions annually between 2011 and 2015. These neighborhoods had an average change in median home value of -18.5% during the same time period. Conversely, the 12 neighborhoods with zero demolitions saw a -0.8% change in median value. This is not to say that home demolitions have not served to stop further decreases in home value; however, it does indicate that facilitating increases in values will require efforts beyond demolition alone.

**Table 11**

Demolitions and Median Value, 2011-2015

	Average Demos	Average Chg in Median Value
Block Groups with Most Demolitions	12.2	-18.5%
Block Groups with Zero Demolitions	0	-0.8%
Citywide Average	3.7	-10.0%

Source: City of Cleveland Heights

## MEDIAN RENT

Median gross rent is also an indicator of the housing market's strength. Combined with other cost indicators, it gives insight into affordability and the burden placed on City households.

Cleveland Heights' 2013 median rent was \$831—almost 12% higher than the \$732 median gross rent for Cuyahoga County. The median rent in Cleveland Heights has increased almost 30% since 2000, when it was \$640. Since the 2000 Census, the median rent countywide increased about 35%, from \$541.

**Table 12**

Change in Median Rent, 2000-2013

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

Source: U.S. Census, DP-04, 2000; 2009-2013 American Community Survey, DP02

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

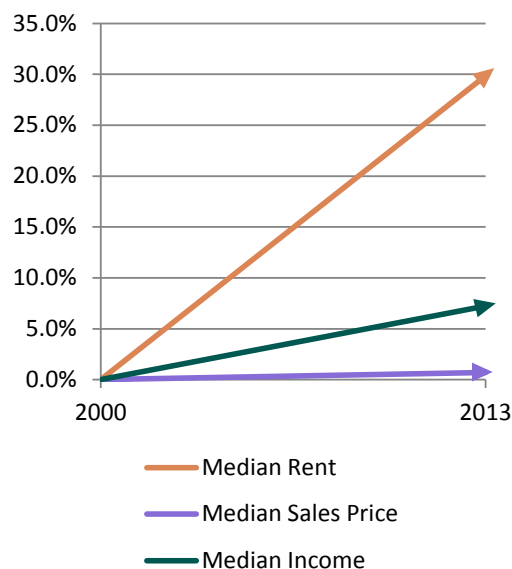
at different paces. Without adjusting for inflation, median rent has grown the fastest, increasing 29.8% between 2000 and 2013. Median income has increased 7.2%, and median sales price has increased 0.7%.

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.

subdivides those Census Tracts into 48 Census Block Groups. The following pages include maps and descriptions of housing indicators by Block Group.

**Figure 7**

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



Source: 2000 U.S. Census, H063; 2009-2013 American Community Survey, B25064

## NEIGHBORHOOD PROFILES

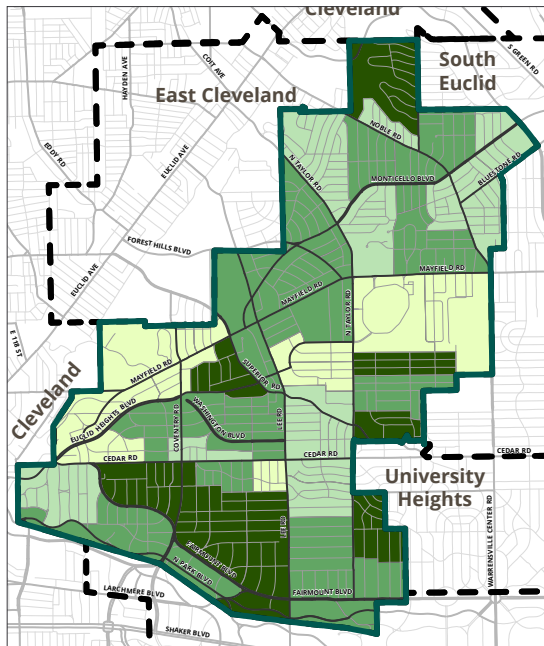
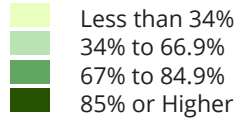
With the 2010 Census, the U.S. Census Bureau divided the City of Cleveland Heights into 20 Census Tracts and

## 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



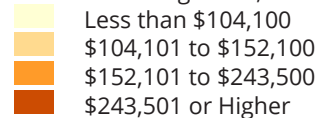
Source: 2009-2013 American Community Survey, B25003

## MEDIAN HOUSING VALUE

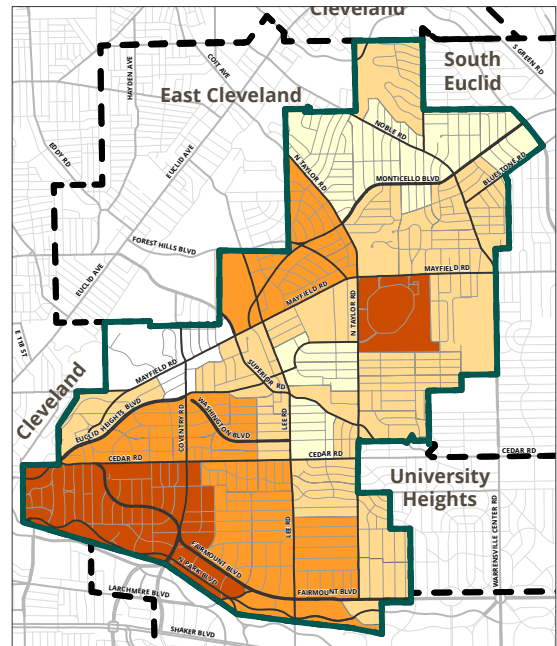
The median housing value rates measure the value of owner-occupied homes as assessed by the current property owner. These rates show higher home values in the southern half of the City and lower values in the central and northern parts of Cleveland Heights. There are a few notable exceptions including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

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: 2009-2013 American Community Survey, B25077

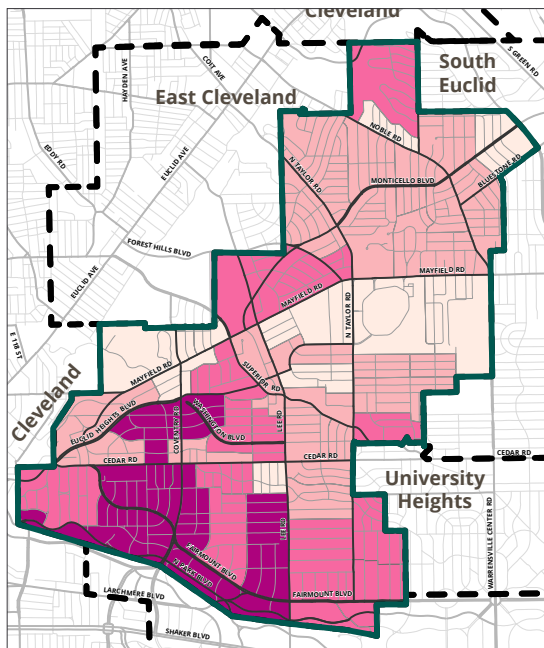
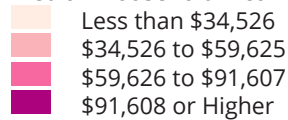


## MEDIAN HOUSEHOLD INCOME

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



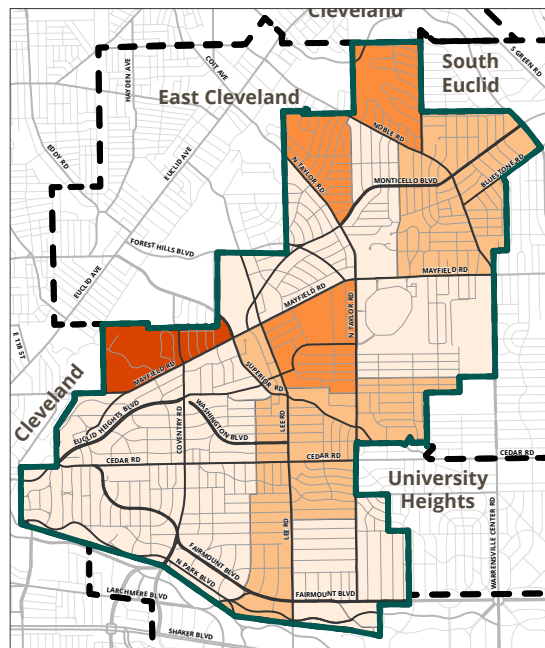
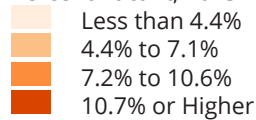
Source: 2009-2013 American Community Survey, B19013

## 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, 2013

City of Cleveland Heights



## COMMUNITY DEVELOPMENT

The City of Cleveland Heights manages various funds that assist with the repair and development of housing. The programs described below are critical funding sources for plan implementation.

### COMMUNITY DEVELOPMENT BLOCK GRANT

The Community Development Block Grant (CDBG) program funds neighborhood revitalization and economic development efforts with the intent of assisting low and moderate income residents and improving deteriorated areas. CDBG funds can be used in the low to moderate income block groups shown on the map on page 51. Funds can also be used to assist low to moderate income individuals that live outside these areas.

Cleveland Heights is a CDBG Entitlement Community, meaning the United States Department of Housing and Urban Development (HUD) directly awards funding to the City to carry out a wide range of community development activities. As an entitlement community, Cleveland Heights develops its own programs and funding priorities within HUD guidelines. In recent years, the amount of HUD funding

allocated to the CDBG program has fallen and is expected to continue to do so.

For the upcoming five years, the City intends to invest in housing rehabilitation, public infrastructure, demolition of blighted properties, and business rehabilitation among other programs.

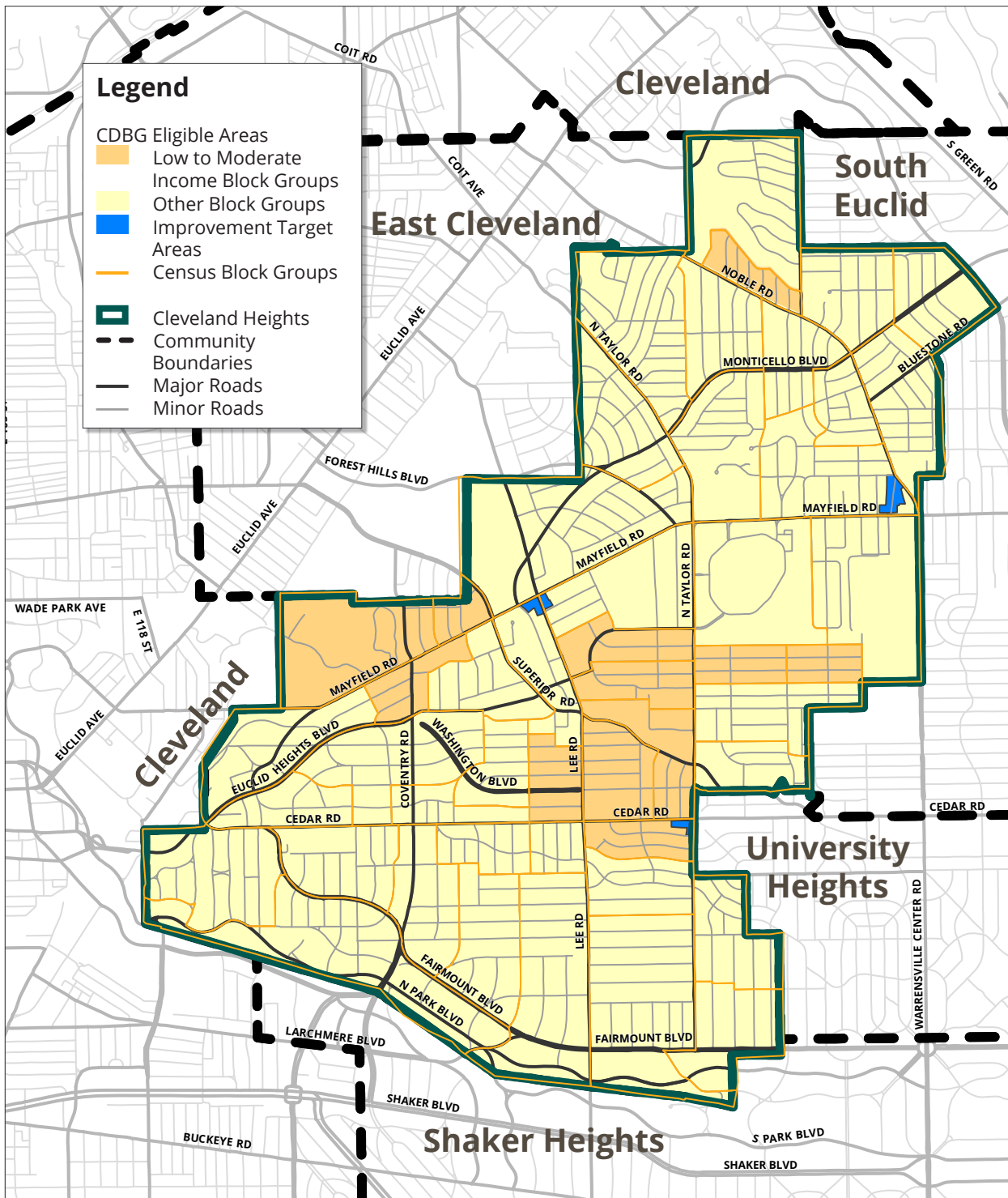
#### *Improvement Target Areas*

In 2011 and 2012, the City undertook an analysis of commercial properties that identified three 'Improvement Target Areas' in which more than a quarter of buildings are in a state of disrepair. CDBG regulations require projects to meet a national objective. Low and moderate income areas and improvement target areas are HUD national objectives where eligible projects can be considered. CDBG eligible areas and improvement target areas are shown on the map on page 51.

### 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

Map 8 Existing CDBG Eligible Areas



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 throughout the County. 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*

Following a vote in late 2015, residents in Cleveland Heights opted to raise the location income tax to 2.25% from 2.0%. The City's updated tax rate is consistent with Shaker Heights and remains below University Heights and Euclid, which has the highest income tax rate in the County

of 2.85%. This information and the total taxes collected is displayed in Table 13.

**Table 13**

Tax Rates and Taxes Collected, 2013

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

Source: Regional Income Tax Agency, 2013

\*Cleveland Height's tax rate was raised in 2015 to 2.25% from 2.0%

\*\*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
<b>Cleveland Heights</b>	<b>\$488</b>
South Euclid	\$402
East Cleveland	\$293

Source: Regional Income Tax Agency, 2013

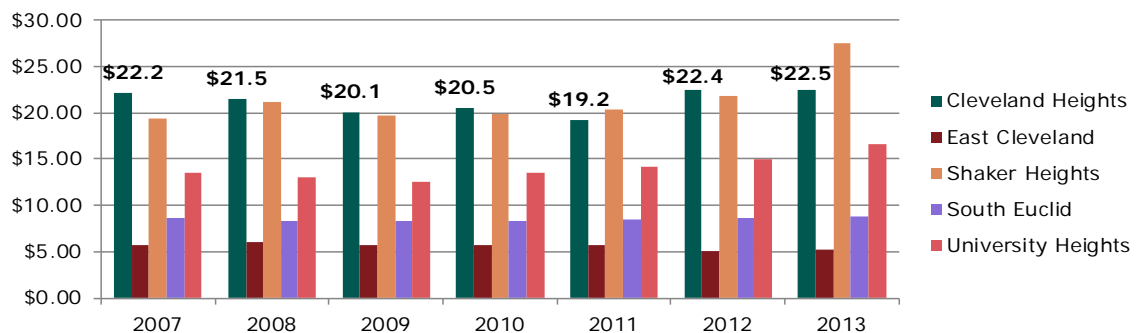
## PROPERTY TAXES

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

**Figure 8**

Income Tax Collected (shown in millions)



Source: Regional Income Tax Agency, 2013; Cleveland Heights Finance Department, 2014

### 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)
<b>Cleveland Heights</b>	<b>\$850.0</b>
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

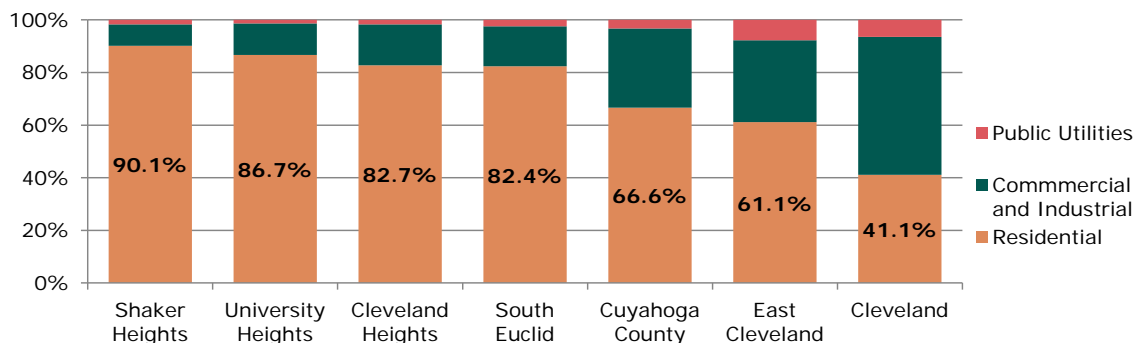
Source: County Fiscal Office, 2014

### 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

**Figure 9**

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



Source: County Fiscal Office, 2014

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.

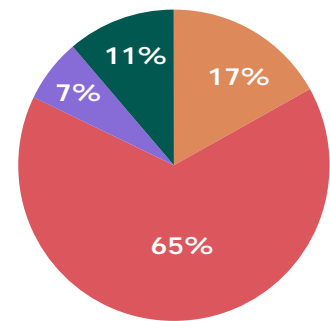
Of the neighboring communities, East Cleveland had a higher percentage of commercial and industrial tax value, while Cleveland generates a majority of its property tax from commercial and industrial holdings.

#### *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 millage 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



■ County ■ School District ■ Library ■ City

Source: County Fiscal Office, 2014

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 millage of 124.0, Cleveland Heights residents living within the Cleveland Heights/University Heights School District pay one of the higher tax rates. University Heights has a nearly equivalent millage, while Shaker Heights, which has a total millage of 133.9, is higher than Cleveland Heights. This information is displayed in Table 16.

**Table 16**

Total Millage, 2014

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

*Source: County Fiscal Office, 2014*



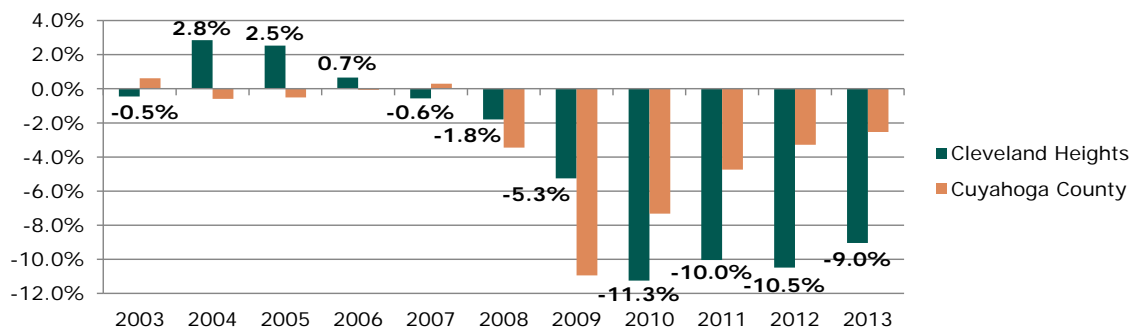
Employment trends are an important indicator of the health and make-up of the local economy. These statistics also provide key information on the tax base for the local government. Examining the employment trends of the city will help guide economic development policy to target strengths and weaknesses 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 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,

**Figure 11**

Total Employment Compared to 2002



Source: Local Employer-Household Dynamics, 2002-2013



the City had not fully recovered from the job losses of 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 still had 2.5% fewer jobs than 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 0% line indicate an increase in jobs from the previous year while points below the 0% 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

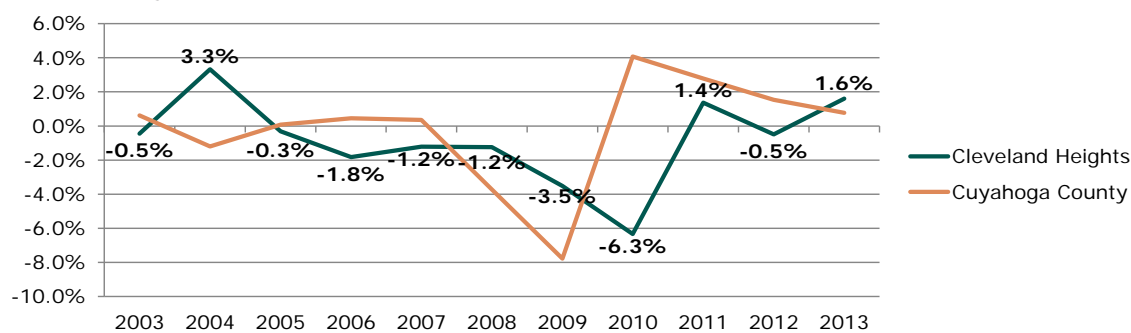
Source: Local Employer-Household Dynamics, 2002-2013

## 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

**Figure 12**

Total Employment Compared Year to Year



Source: Local Employer-Household Dynamics, 2002-2013

\$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.

**Table 18**

Top Employment Sectors in Cleveland Heights, 2013

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, 2013

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

Source: Cleveland.com



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

#### *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



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

*Source: CHUH.org*

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



## 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 63 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.

#### **B** Coventry Village

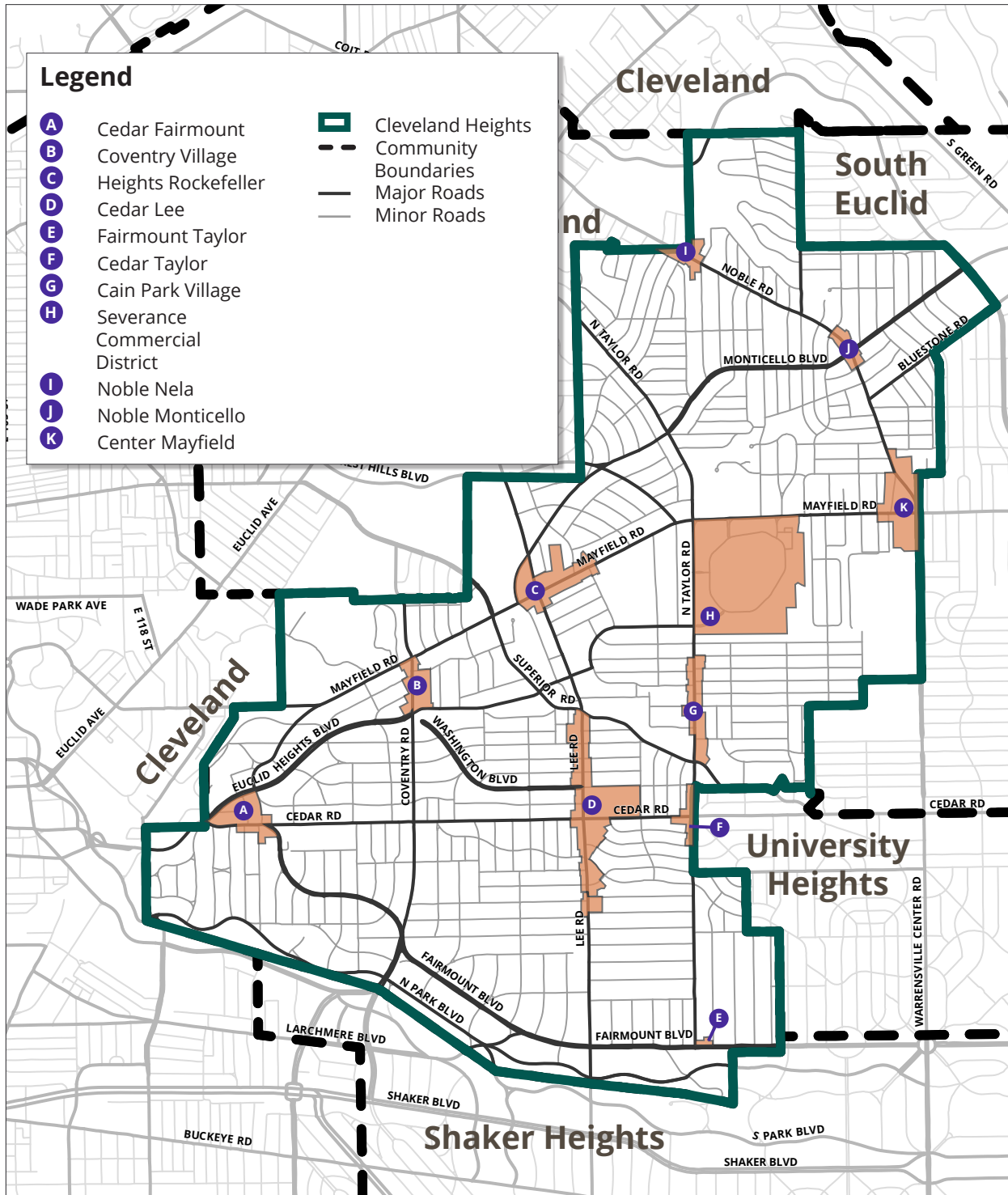
Coventry Village features unique dining options, shopping, and other amenities. Coventry Village is nestled into a dense neighborhood known for its funky vibe. Recent streetscape improvements have assisted in keeping the district one of the City's most lively.

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

Source: County Planning



## Map 9 Business Districts





### **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 for 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 auto repair businesses and shops that support the neighborhood. 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 face challenges as the retail market evolves.

### **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.



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

*Source: County Planning*

## 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 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 67.

**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 Mayfield	44	19	30.2%

*Source: City of Cleveland Heights*

## 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.

and landscaping; or undertaking physical improvements such as lighting, signage, parking improvements, and holiday displays.

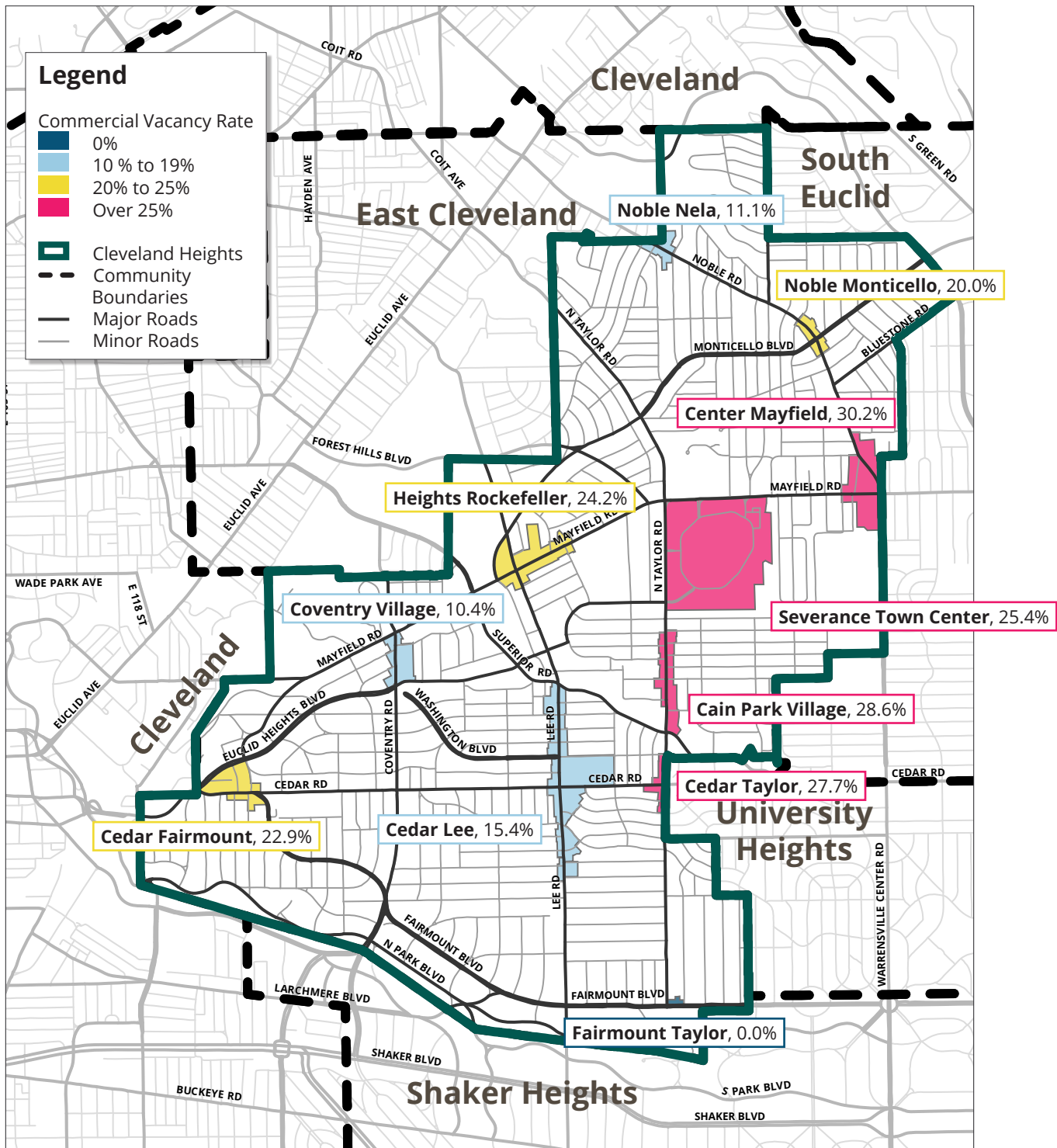
Cleveland Heights has three special improvement districts: Cedar Lee, Cedar Fairmount, and Coventry Village.

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.

## **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

Map 10 Commercial Vacancies by Business District





www.ClevelandHeights.com

## COMMUNITY FACILITIES

Community facilities provide a venue for public services and encompass many purposes, including protecting public health and safety, contributing to culture, or providing places of worship.

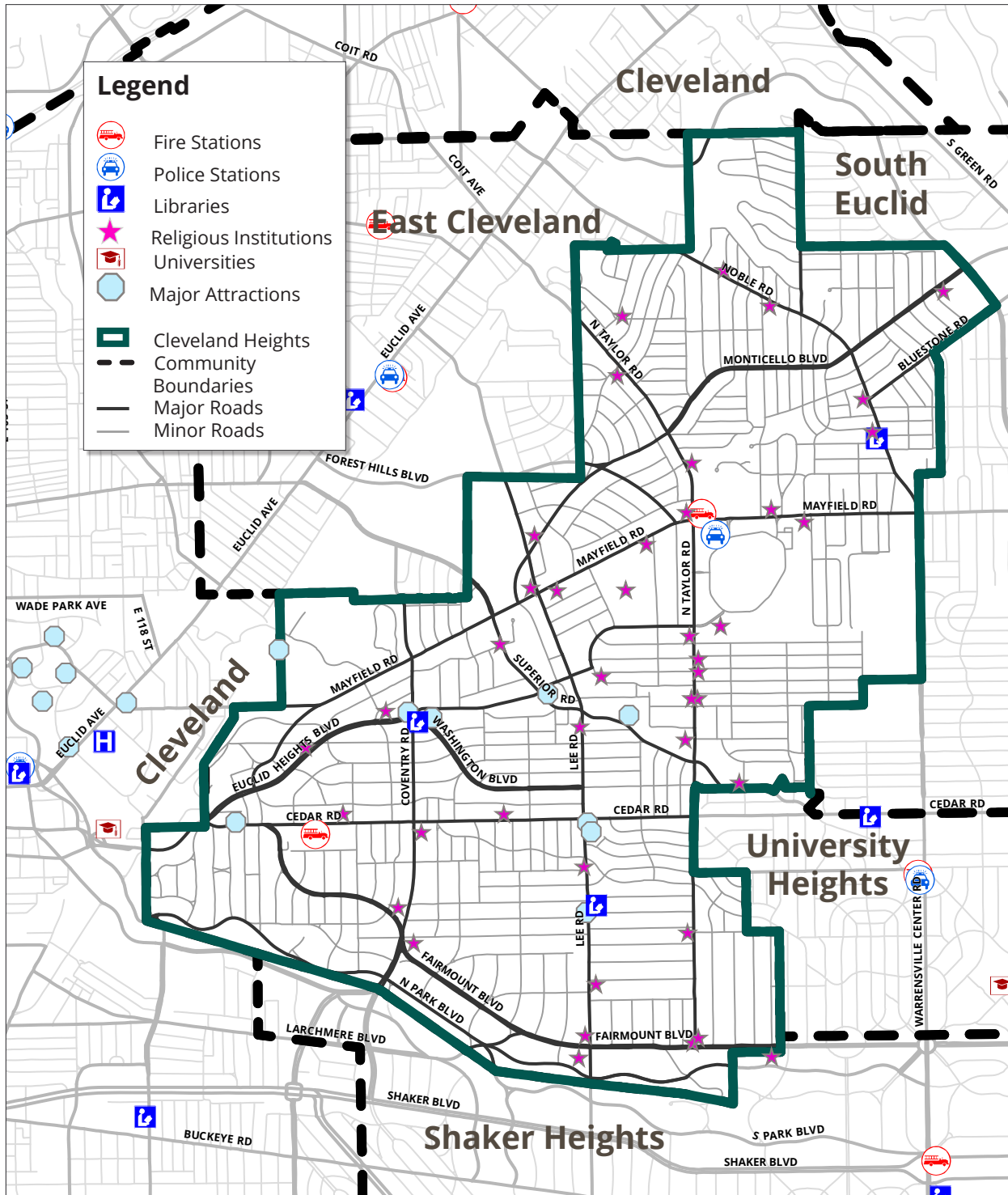
### EXISTING FACILITIES

The facilities listed below are displayed on the map on page 69.

- **Fire Stations:** The City has two fire stations, one located on Cedar Road near Cedar Fairmount and the other on Mayfield Road opposite Severance Town Center.
- **Police Stations:** The City has one main police station located at City Hall in Severance Town Center.
- **Major Attractions:** Cleveland Heights is home to Dobama Theater and Ensemble Theater, the Heights Arts Gallery, the Historic Schoolhouse, Cain Park, and the Cain Park Arts Festival. The City has numerous well-known arts venues including the Grog Shop, Nighttown, and the Cedar Lee Theater. Nearby communities include the region's cultural hub: University Circle, location of the Cleveland Natural History Museum, the Cleveland Museum of Art, Cleveland Botanical Garden, and Severance Hall, home to the Cleveland Orchestra.
- **Libraries:** The City is served by the Heights Libraries, including three branches in Cleveland Heights: in Coventry Village, in Cedar Lee, and along Noble Road.
- **Religious Institutions:** The City has access to a wide variety of religious institutions. Many are clustered along Taylor Road, Mayfield Road, and Fairmount Boulevard.
- **Universities:** While the City does not directly contain any universities, the proximity to Case Western Reserve, John Carroll, and Notre Dame College provides easy access to these resources.
- **Hospitals:** Similar to universities, the City is well-served by the main campuses of University Hospitals and the Cleveland Clinic.



## Map 11 Facilities





www.ClevelandHeights.com

## PARKS & RECREATION

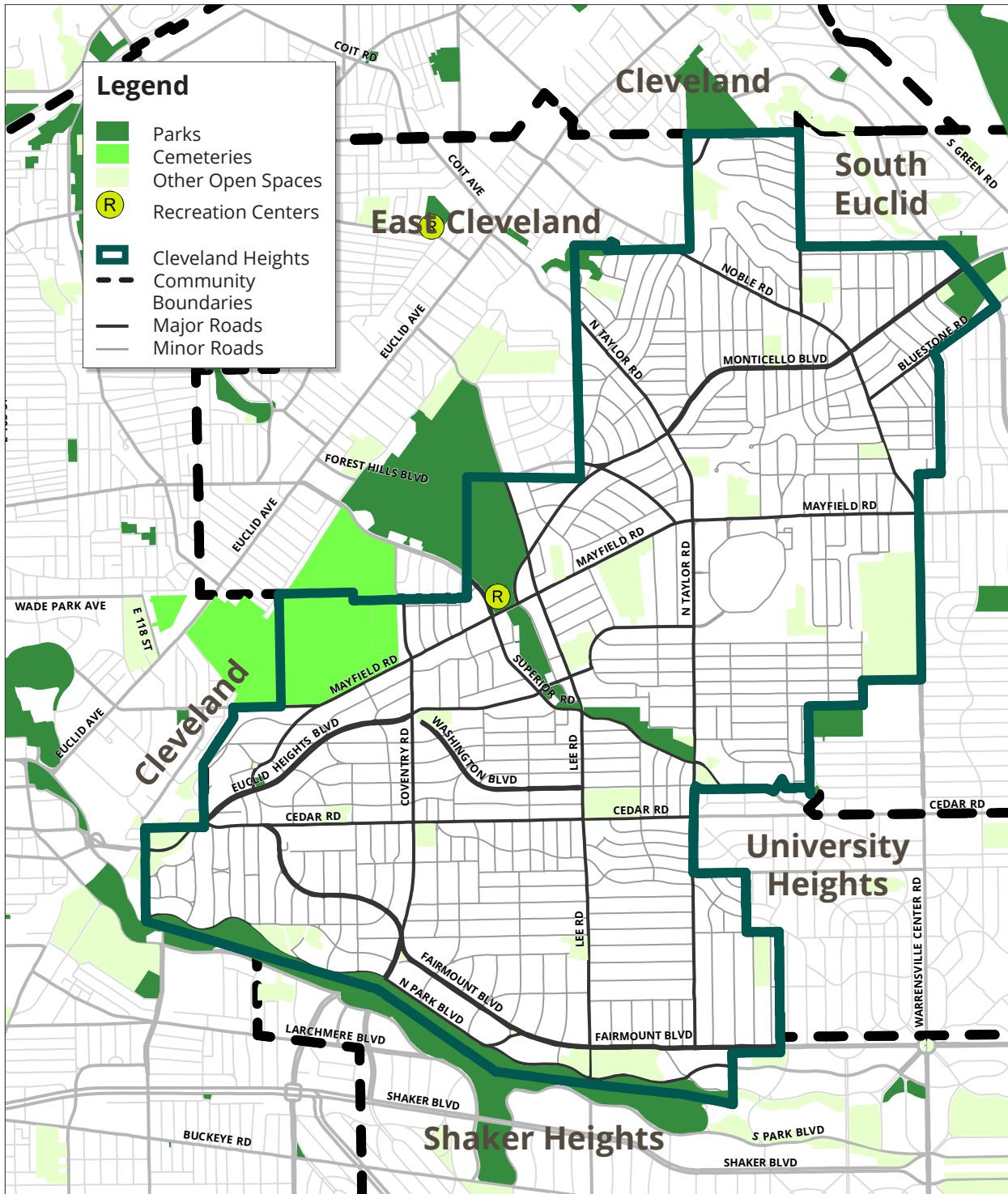
Parks and recreation centers are vital components of a complete community. They provide space for active and passive recreation, community interaction, and physical activity. Cleveland Heights has parks totaling 135 acres and one community center.

- **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, Cleveland Heights Historical Center
- at Superior School House, and the Veterans 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*





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

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

Source:  
[ClevelandHeights.com](http://ClevelandHeights.com)



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## ENVIRONMENT & SUSTAINABILITY

A community's environment and natural features—including water features, forests, open spaces, and terrains—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.

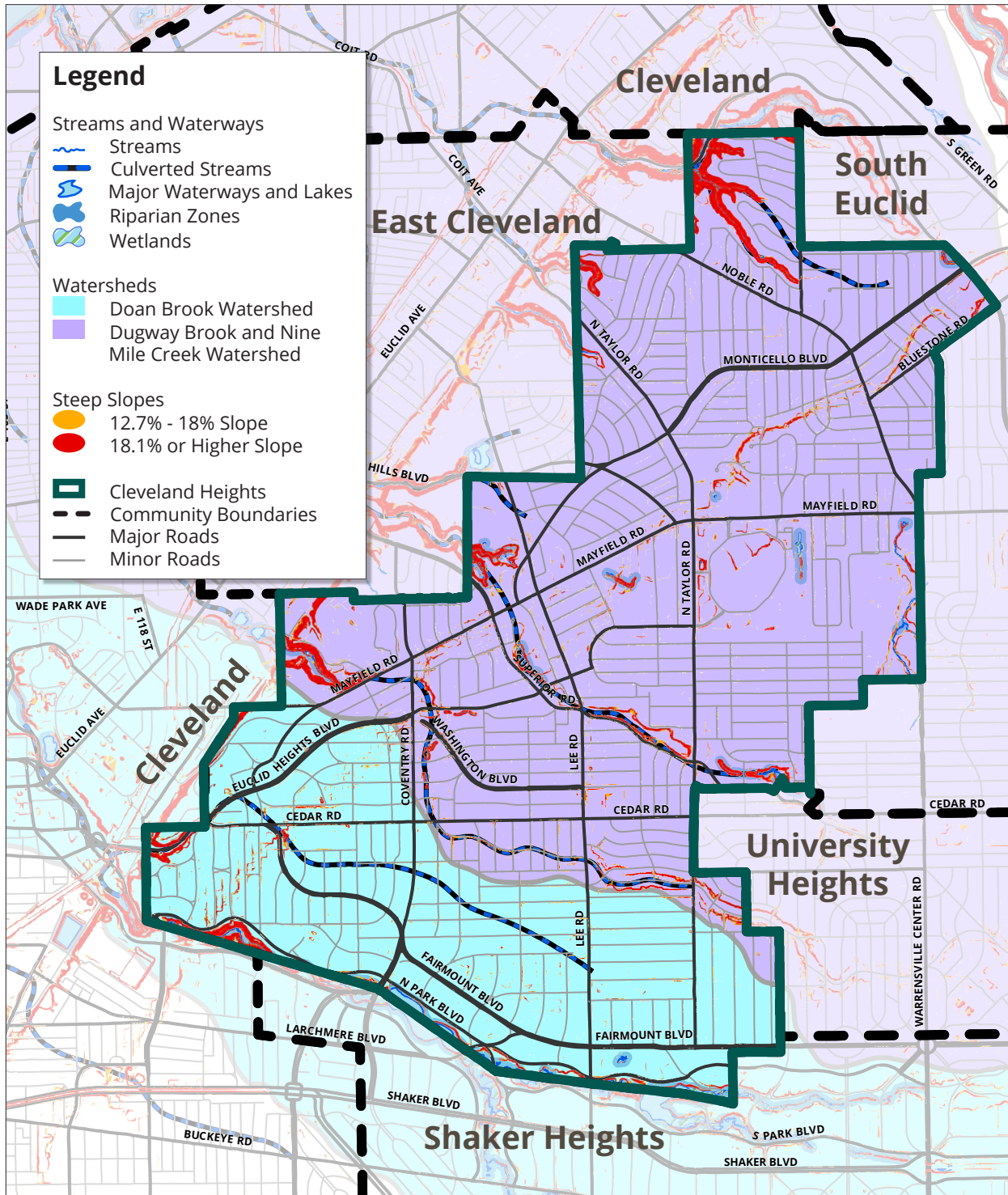
### RIVERS AND RIPARIAN ZONES

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 20<sup>th</sup> 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:

- Three branches of **Doan Brook** converge in the wetlands at the Nature Center at Shaker 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.



## Map 13 Watersheds, Waterways, and Steep Slopes



- The two main branches of **Dugway Brook** trace paths through the heart of Cleveland Heights starting at Staunton and crossing the City north-by-north-west 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 75.

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 18<sup>th</sup> among the 59 Cuyahoga County communities.

**Table 20**

Tree Canopy Coverage as a Percent of Land Area

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

Source: County Planning, 2014

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 79.

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

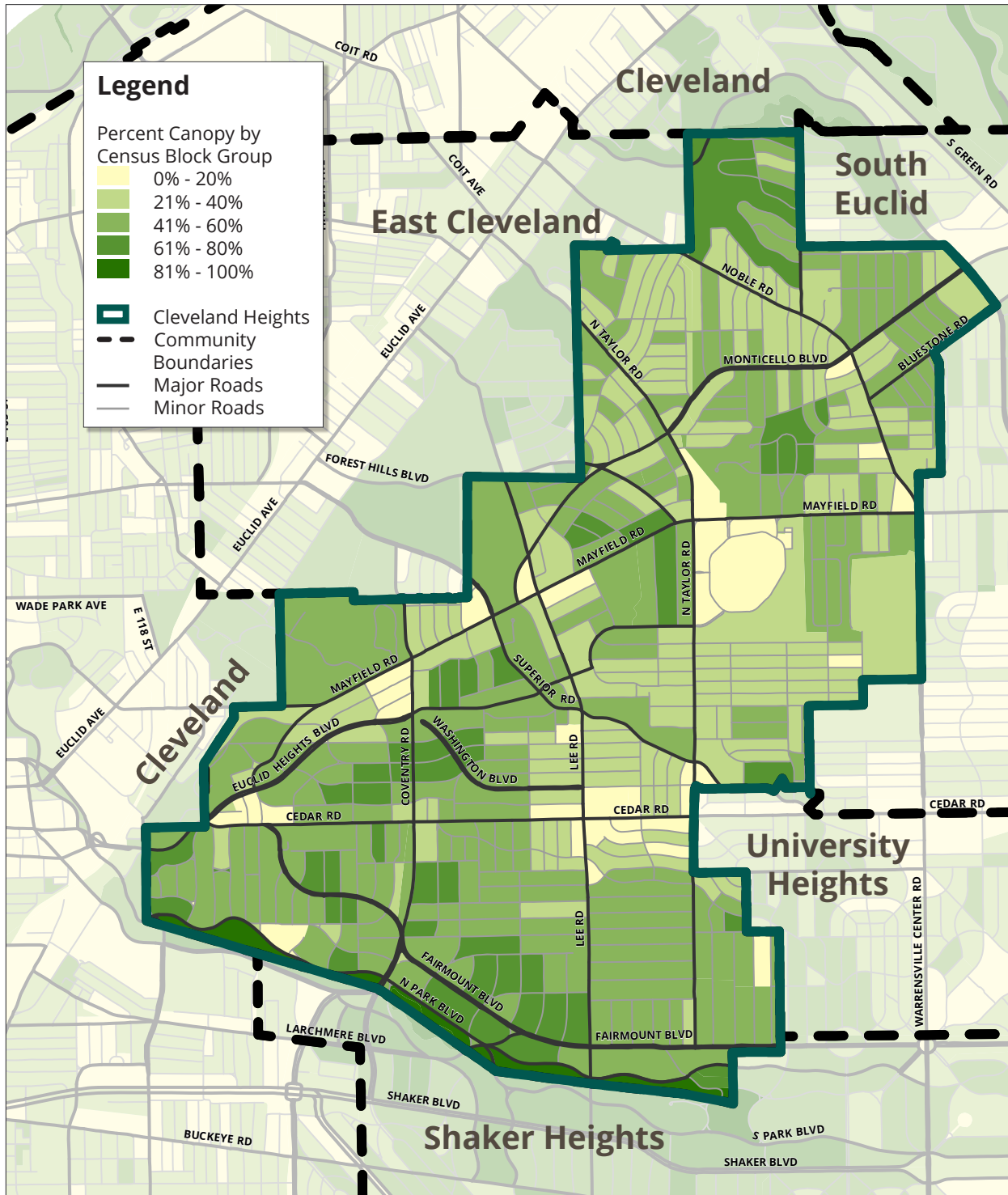
practices and to encourage sustainable development began with a Sustainability Audit. This audit reviewed the current codes to determine the best way to achieve the goal of social, environmental, and economic health of the community. The audit provided the framework for the public, City employees, and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





City of Cleveland Heights



## TRANSPORTATION NETWORK

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 Severance Town Center
- **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 22. 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, 2014

\*In August, 2016, Route 37 was discontinued south of Severance Town Center. The ridership numbers showcase total ridership prior to this service cut.

In addition to bus routes, RTA's Red Line runs just west of the City, with a station at the bottom of Cedar Hill and a new station in Little Italy. To the south, the Green Line runs parallel to Fairmount Boulevard. The Roads and Transit map on page 83 displays the rail and bus lines accessible to Cleveland Heights residents.

#### RTA Strategic Plan

RTA's strategic plan identifies priority transit corridors in which RTA could potentially

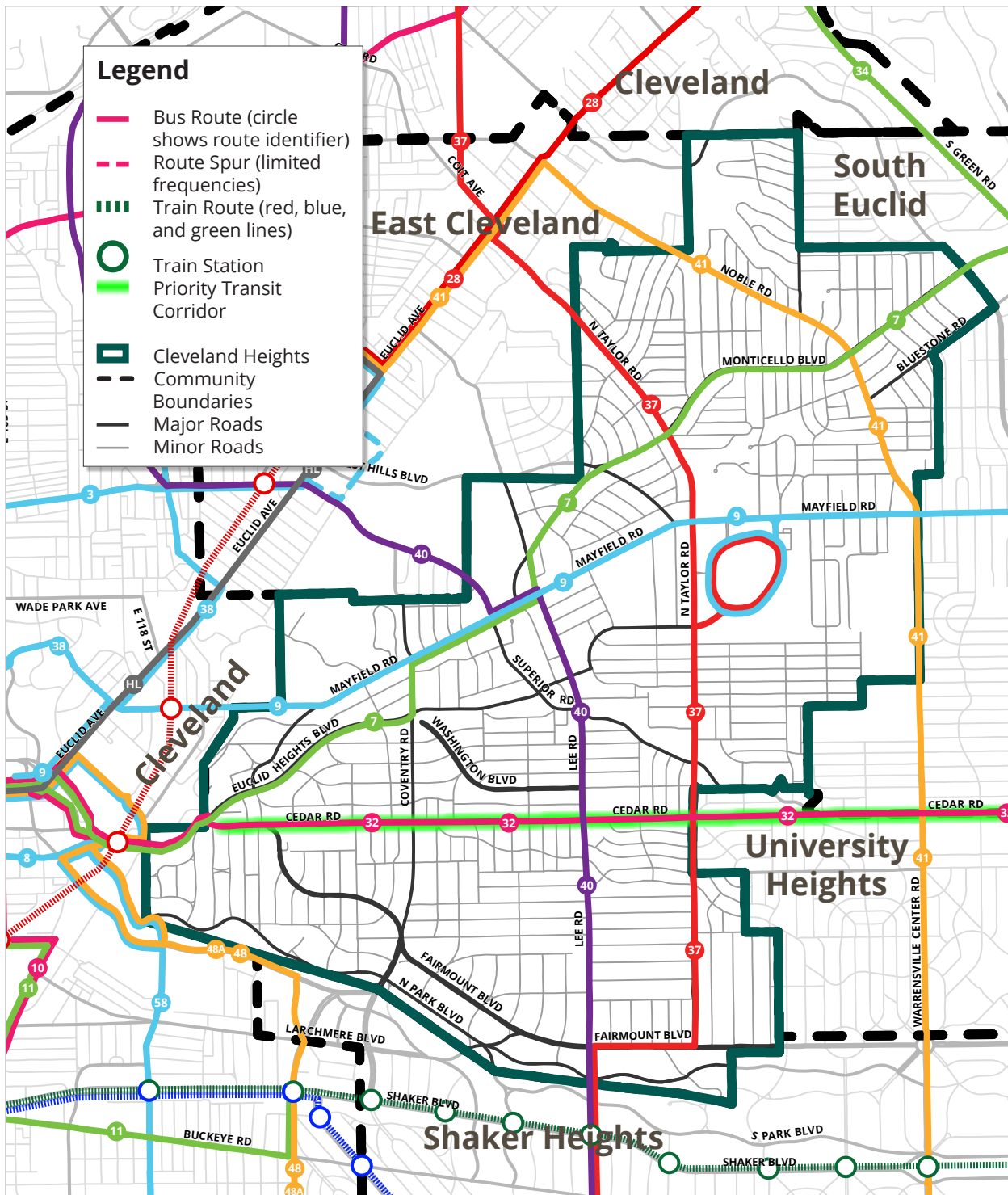
**Table 22**  
Frequency and Time of Operation by Transit Route

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, 2015

\*In August, 2016, Route 37 was discontinued south of Severance Town Center.

## Map 15 Roads and Transit



\*In August, 2016, Route 37 was discontinued south of Severance Town Center.

provide high-quality service and improved transit accommodations. One such route is Cedar Road running from University Circle to I-271. Improvements to this highly traveled corridor could attract greater ridership in the same way improvements to Clifton Boulevard in Lakewood attracted a nearly 20% increase in ridership.

### *Shuttle Service*

In addition to RTA's bus service, the City is also serviced by shuttles that connect parts of the community with University Circle. The shuttle service is run by Case Western Reserve University in partnership with the Cleveland Clinic and University Hospitals. Cleveland Heights is directly served by one of these routes:

- **CWRU's Evening Shuttle-South Loop:** Running from the Cedar-University Rapid Station to Coventry Road along Edgehill, Overlook, and Mayfield and returning via Euclid Heights Boulevard. Service operates between 5:15pm and 12:30am Sunday-Thursday and until 2:30am on Fridays and Saturdays with 25-minute headways and some seasonal adjustments for off-peak periods.

### *Transit Coverage*

Transit coverage varies in Cleveland Heights, with much of the northern half of the community well-covered by frequent transit routes. The three bus routes with the highest ridership in 2014 (routes 9, 40, and 41) also had the greatest frequencies of service.

The 7 and 37 routes offer the lowest frequencies and extent of service, with frequencies of every hour during off-peak times and service ending by 10 pm. Likewise, while route 32 offers service later in the evening, it also offers only hourly frequencies during off-peak times.

Low service levels yield an apparent hole in transit coverage in the area south of Cedar Road and west of Lee Road, with little to no transit service available to residents in this area. RTA previously offered circulator service that cut through this area, but it was eliminated due to high cost and low ridership.

## SIDEWALKS

Sidewalks connect residents to services, schools, and amenities while providing opportunities for exercise and environmentally friendly transportation.

### *Sidewalks in Cleveland Heights*

As an inner-ring suburb, Cleveland Heights has a far more complete sidewalk network than many other communities. The only exceptions are sidewalks along parts of North Park Boulevard and a variety of alleys and cul-de-sacs elsewhere in the City that do not have complete sidewalks.

## BIKEWAYS

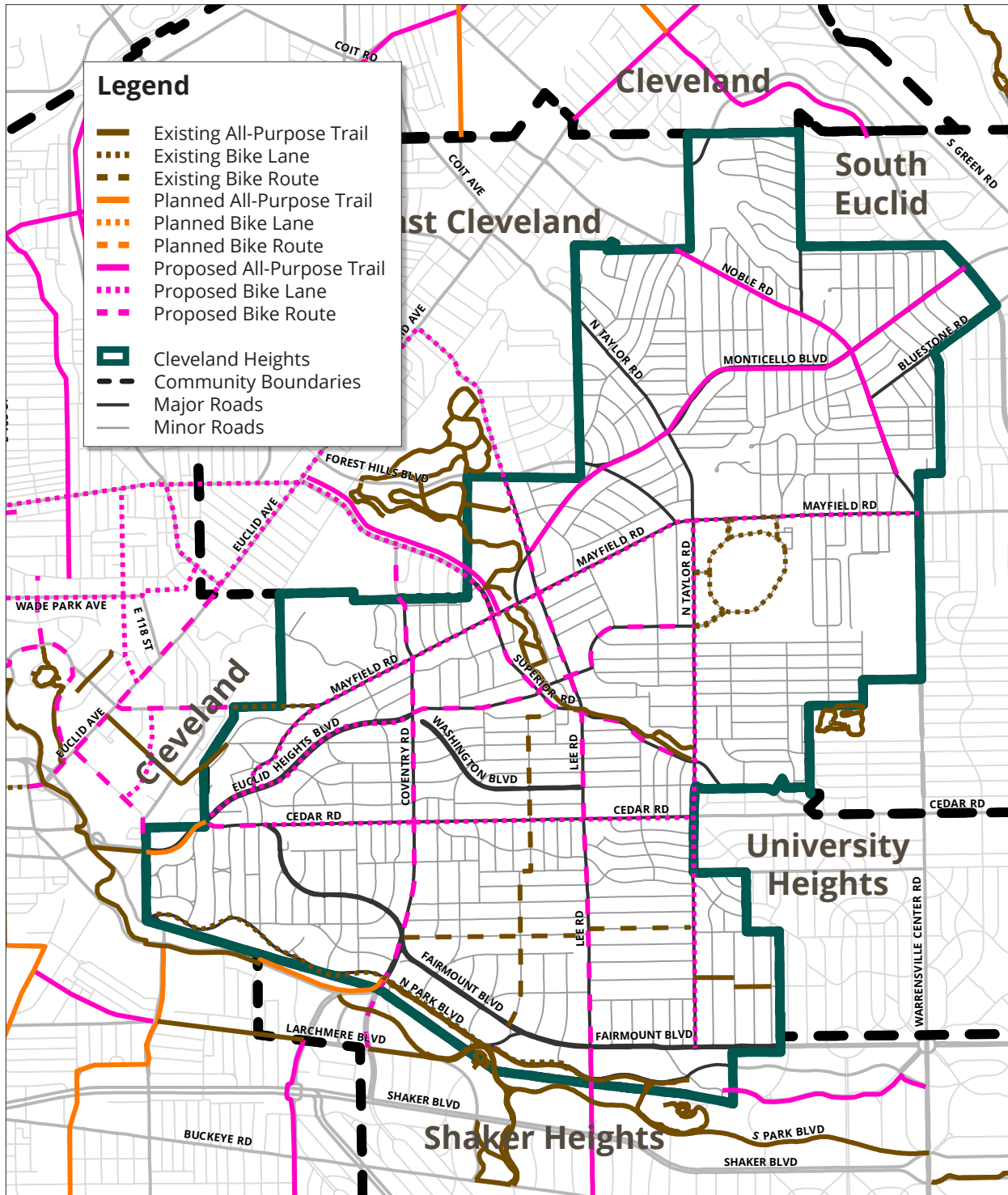
Bikeways have become increasingly important as people seek to travel in ways that are safe, environmentally friendly, and healthy. Bikeways can take many forms including markings to share roads, bike lanes, or off-road paths.

### *Existing Bikeways*

Cleveland Heights has taken many steps to improve bikeways on priority corridors. Both Edgehill and Mayfield Road were restriped to include a bicycle lane going uphill, with Edgehill being the first buffered bike lane in Northeast Ohio. This allows cyclists to comfortably travel uphill in a lane



## Map 16 Trails and Bikeways



separate from traffic while using the speed of going downhill to mix safely with cars.

The City's off-road bicycle path network includes paths through Cain, Cumberland, Forest Hill, Denison, and North Parks. The North Park off-road path is being extended south on Coventry in Cleveland Heights to Fairhill in Shaker Heights as part of the Lake to Lakes Trail.

In many cases, the paths and lane markings that have been constructed have crossed municipal boundaries, requiring coordination and cooperation with surrounding communities. Only through collaborative planning between jurisdictions has this been possible.

While the City and various transportation agencies have identified various additional routes that could supplement existing routes, most of the City's slow speed residential streets create safe spaces for bicyclists.

#### *Facilitating Bicycle and Transit Travel in University Circle and Cleveland Heights*

Cleveland Heights and University Circle, Inc. with consultants Baker and Parsons Brinckerhoff conducted a planning study called *Facilitating Bicycle and Transit Travel in University Circle and Cleveland Heights*. This plan identified proposed bicycling connections throughout the western half of Cleveland Heights and connecting into the job center of University Circle.

The results identified various routes as candidates for bicycling improvements that range from wide shoulders and sharrows to bicycle paths and lanes. These proposed bicycling improvements are included on Map 16.

The recommendation to construct the Edgehill and Mayfield Road bike lanes were

implemented, and a Cedar Glen multi-purpose trail is planned for 2017 construction. This trail will connect with a trail the City of Cleveland has already constructed from Ambleside Road to 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 was a participant in the Eastside Greenway coalition of 19 communities seeking stronger bicycle and pedestrian links throughout the County's eastern half. The project was funded through NOACA's Transportation for Livable Communities Initiative (TLCI).

The initiative identified 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 23 shows what percent of Cleveland Heights is within a half-mile distance of certain amenities.

**Table 23**

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%



## INFRASTRUCTURE

Cleveland Heights is sufficiently served by utilities, roads, and public facilities; however, the systems are in need of repair. The Cleveland Heights Department of Public Works is responsible for maintenance and repair of city streets, public grounds and parks; cleaning, repairing, maintaining, and inspecting all sanitary and storm sewers, drains, culverts and any channel that a flowing body of water follows. This section discusses the City's road conditions, public utilities, water system, stormwater and sewer infrastructure, and Capital Improvement Plan.

### ROAD CONDITIONS

Based on measurements of roughness, surface distress, skid resistance and deflection, roads can be assigned a score that reflects their overall condition. This score quantifies a pavement's overall performance and can be used to help manage road infrastructure improvements by steering investment to the roads most in need of repair.

The City has classified all of its roads on a scale of one to five, with roads rated five being the most deteriorated. The Infrastructure Conditions map on page 89 displays those roads rated with a four or five, indicating that they are the most

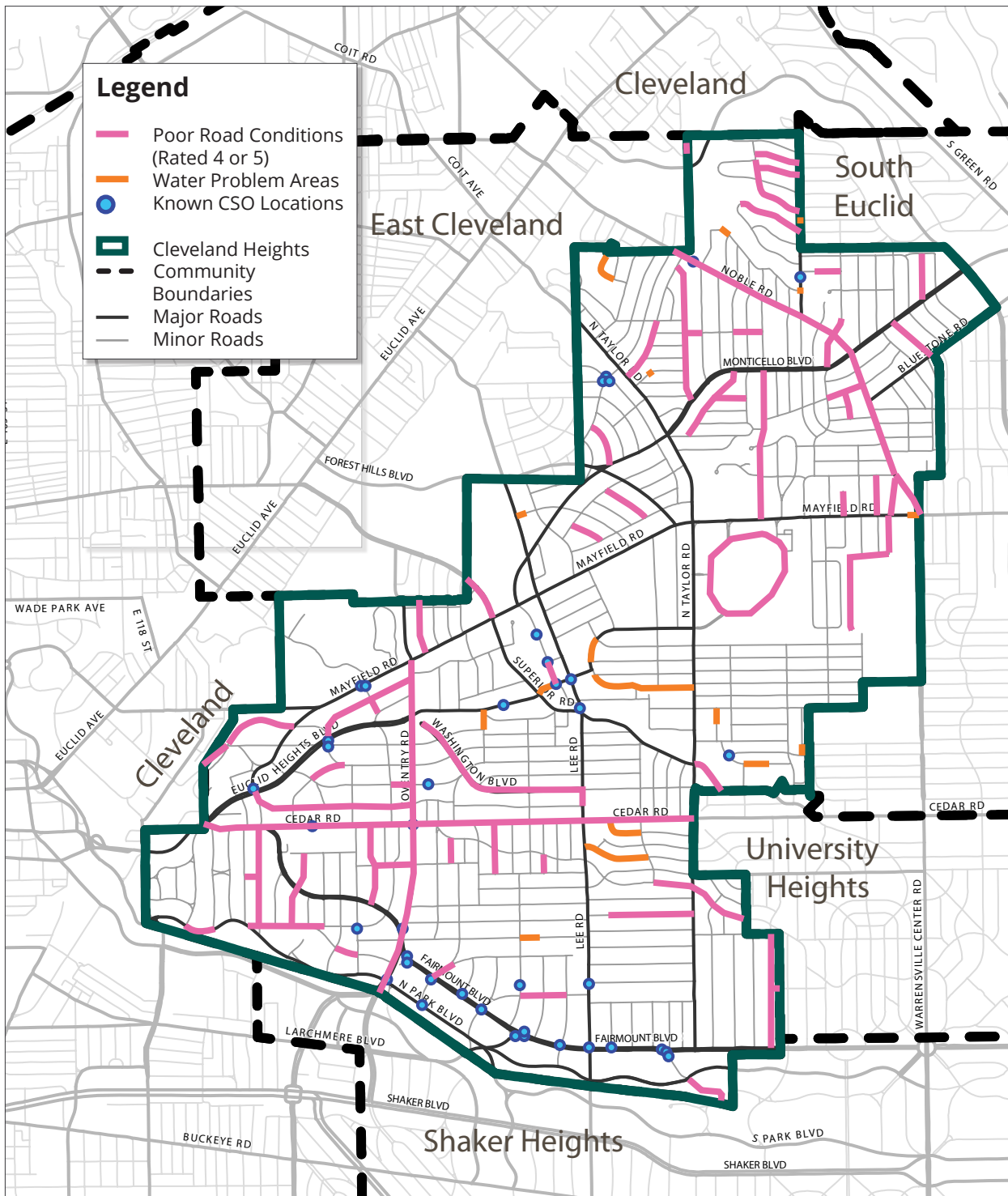
in need of repair. Most roads in critical condition are smaller side streets; however Noble, Cedar, and Coventry Roads are major streets noted as in need of repair.

### PUBLIC UTILITIES

A public utility is an organization that maintains infrastructure and operates a public service such as a telephone or heating company. Public utilities are subject to forms of public control and regulation ranging from local community-based groups to state and federal governments. The following utilities and service providers serve Cleveland Heights:

Utility	Company
Natural Gas Service	Dominion East Ohio
Electric Company	FirstEnergy/The Illuminating Company First Energy Communication Tools
Phone Company	AT&T
Cable Television Provider	Time Warner Cable
Water/Sewer	Cleveland Water Department*

*\*Cleveland Heights became a direct service community of the Cleveland Water Department in January, 2017.*





## WATER

The City's water system serves the City's residents and businesses, along with approximately 800 accounts in University Heights who are on the City's network because of the hydraulic configuration of the distribution system. Currently, Cleveland Heights buys water from the City of Cleveland and distributes it to residents via 140 miles of City-owned water mains. In May 2016, City Council decided to become a direct service community with the City of Cleveland.

All public water systems are required to distribute a comprehensive report detailing water quality. This report provides measurements for regulated contaminant that was detected in the water. The report contains the name of each substance, the highest level allowed by regulation, the ideal goals for public health, the amount detected, and the usual sources of such contamination. The measurements for contaminants in Cleveland Heights' water are all below the maximum allowed by regulations.

The Infrastructure Conditions map on page 89 displays water system maintenance target areas in which known water problems are seeking to be addressed.

## STORMWATER AND SEWER INFRASTRUCTURE

The Cleveland Heights Sewer Maintenance Department is responsible for the maintenance of both sanitary and storm sewers. The City's sanitary sewer system transports the sewage collected from homes, businesses, and industry to be treated. The stormwater system collects water from street inlets, building downspouts, and other storm sewer lines to be discharged into streams, lakes, and rivers.

The water quantity from heavy rainfall and snow melt in Northeast Ohio is overwhelming the area's sewer infrastructure and waterways as older infrastructure cannot handle the amount of stormwater at once.

## EXISTING INFRASTRUCTURE

The majority of Cleveland Heights' stormwater and sewer infrastructure was constructed between 1910 and 1930, with a few sewers replaced between 1960 and 1980. Cleveland Heights has three types of sanitary and stormwater pipes:

- **Combined sewer systems:** generally older sewer systems designed to convey both sewage and storm water—combined in one pipe—to a wastewater treatment plant. Generally, combined sewer systems were designed with overflow points—combined sewer overflows (CSOs)—because the system cannot handle the volume of water associated with some larger storms. At these points, stormwater and sewage are discharged into area rivers. Cleveland Heights has only a small area with combined sewer systems.
- **Separate sewer systems:** consist of two different pipes for sanitary sewage and stormwater. The sanitary sewers carry only sanitary sewage to a wastewater treatment plant; while stormwater is discharged to a nearby river, lake, or stream.
- **Common trench sewer systems:** consist of separate sanitary and stormwater pipes that are run through the same trench. There are three types of common trench sewers in the City:
  - *Separate Manhole:* separate entrances into the common trench
  - *Dividing Wall Manhole:* small wall or weir separates the two pipes

- *Over/Under*: pipes are stacked vertically and separated by invert plates

the first communities to be reviewed for these updated studies.

The figure below illustrates the types of common trench sewers in the City.

## PREVIOUS STUDIES

The following is a list of studies conducted by the Northeast Ohio Regional Sewer District (NEORS) since 1983:

- 1983 – The Heights Hilltop Sewer System Evaluation Study (SSES)
- 1997 – Michael Benza Study
- 1997 – Doan Brook Watershed Study
- 2002 – Field Verification Efforts
- 2007 – 2009 – Heights-Hilltop Interceptor Operational Evaluation Study
- 2015 – Fairmount Boulevard Sanitary Relief Sewer (FBSRS)

NEORS is in the process of updating its Sewer System Evaluation Studies for its entire system. Cleveland Heights is among

## CAPITAL IMPROVEMENT PLAN

A Capital Improvement Plan (CIP) is a planning and fiscal management tool used to coordinate the location, timing and financing of major, physical expenditures such as land, buildings, public infrastructure, and equipment over a multi-year period. The City's CIP includes projects costing more than \$5,000, making the City better, and lasting at least five years. In its CIP, Cleveland Heights plans to repave or repair roads; lease body cameras and buy protective helmets for the police department; upgrade traffic signals; buy vehicles for police, fire and other city departments; renovate the fire station on Cedar Road; repair the service garage roof; improve park facilities and more.

**Figure 13**

Types of Common Trench Sewers in Cleveland Heights

Separate Manhole



Dividing Wall Manhole



Over/Under



Source: NEORS



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:

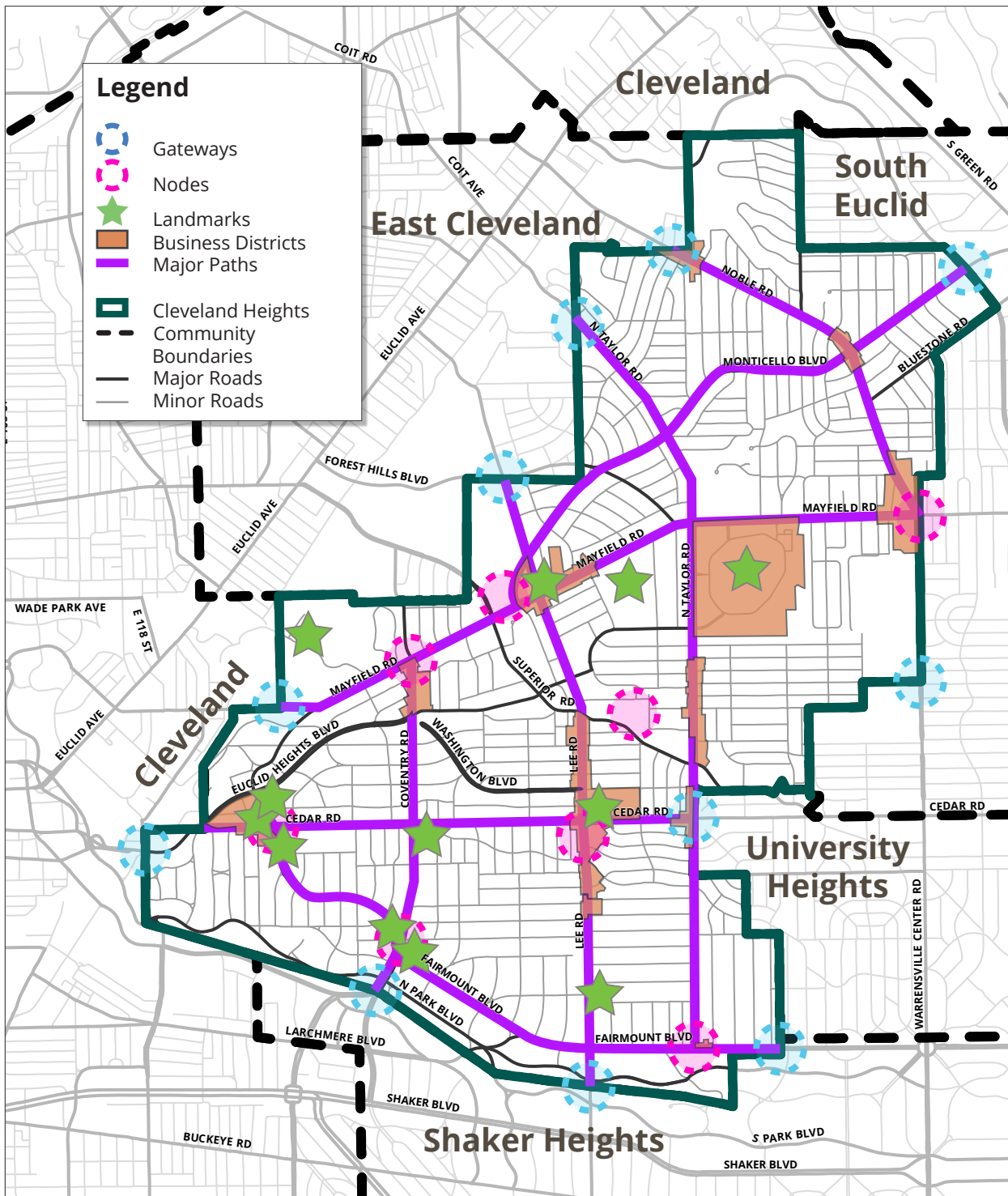
- **Paths:** These are the streets, sidewalks and other ways that people move about the City. Major paths are marked on the map at right as Mayfield, Lee, Taylor, Cedar, Coventry, Monticello, Noble, and Fairmount.
- **Edges:** These are the hard boundaries of the City. The western and southern boundaries 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 18 Image Elements







City of Cleveland Heights

## 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 95 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*

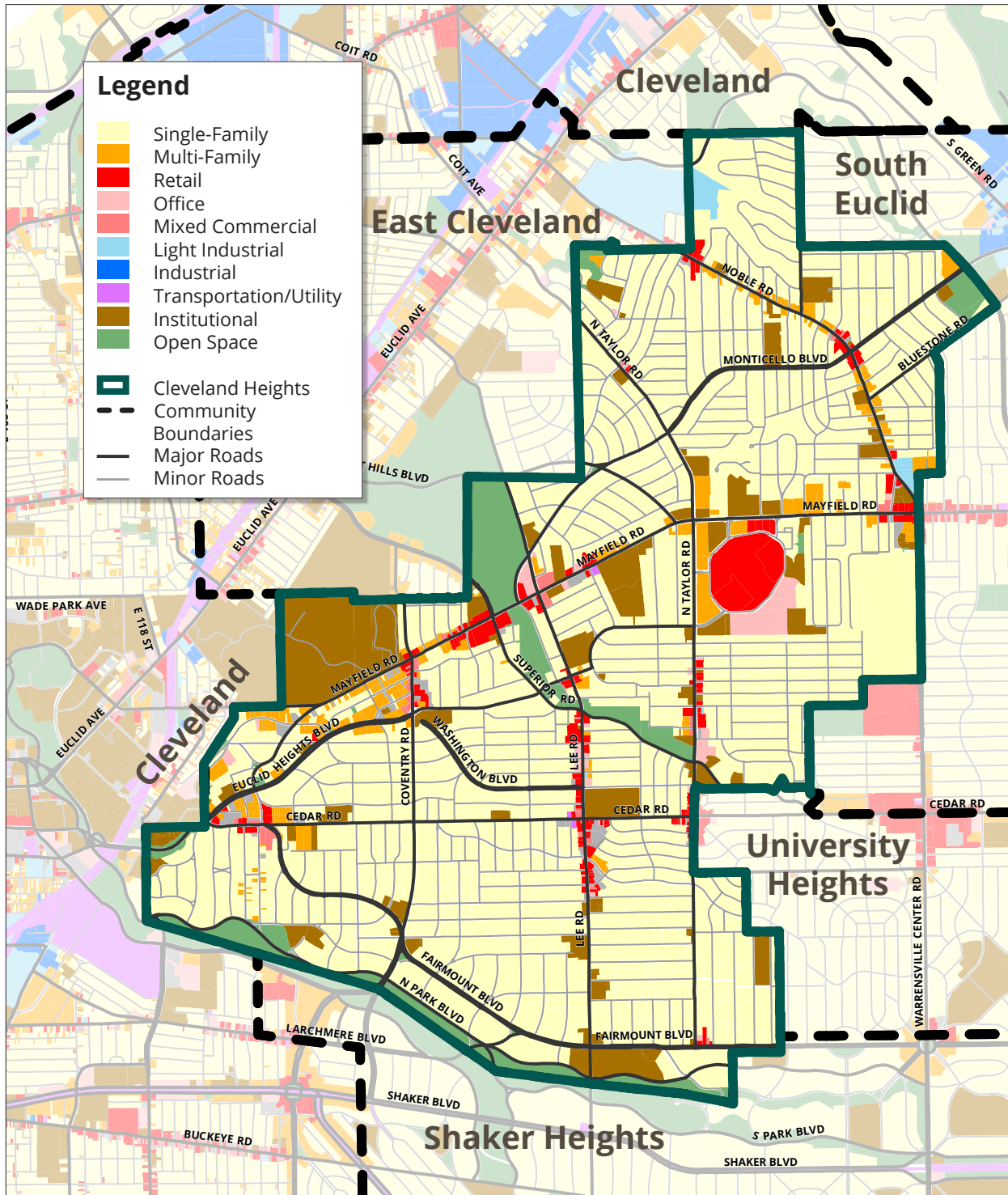
The City is largely devoid of any industrial land uses with the exception of some storage facilities along Noble Road by the intersection with Mayfield Road.

#### *Institutional Land Uses*

The City has a large number of institutional uses. The largest of these include the Lake View Cemetery along Mayfield Road, the Heights High School site, and the Beaumont School. Other schools, synagogues, churches, and institutions are located along many of the major streets throughout the City.



Map 19 Current Land Use



### *Vacant Parcels*

As a built-out, inner-ring suburb, Cleveland Heights does not have many large vacant sites. The largest remaining areas are vacant areas at General Electric Company's site in Nela Park and parts of the former Oakwood Country Club along Warrensville Center Road. Vacancy was determined by the Cuyahoga County Fiscal Office and its appraisal process, but reflects appraisals completed over an 18-month period, meaning some vacancy may be out of date.

Vacant parcels also dot neighborhoods where homes have been demolished or were never built.

## **ZONING IN CLEVELAND HEIGHTS**

Zoning is the primary mechanism used by local governments to regulate the use of land and the manner in which those land uses are distributed throughout the community.

### *Single- and Two-Family Residential Districts*

The City has two single-family and one two-family residential district designations. The AA Single-Family Residential District provides for large-lot residential dwellings typified by the ornate homes along Fairmount Boulevard and Harcourt Drive. The A Single-Family Residential District provides for smaller-lot residential dwellings and is generally applicable to the remaining single-family neighborhoods throughout the rest of the City. Both zoning districts are fairly well-suited to existing uses and are not obstacles to infill housing.

The B Two-Family Residential District allows both single-family and two-family homes in small lots. Parking requirements in the

B district require two-car garages for each dwelling unit, necessitating a four-car garage for any new two-family construction. The B District is located in various areas throughout the City including Bellfield and Grandview Avenues on the City's west end, the neighborhoods north and south of Cedar between Coventry and Lee Roads, neighborhood just west of Cain Park Village, and the North Coventry neighborhood.

### *Multiple-Family Residential Districts*

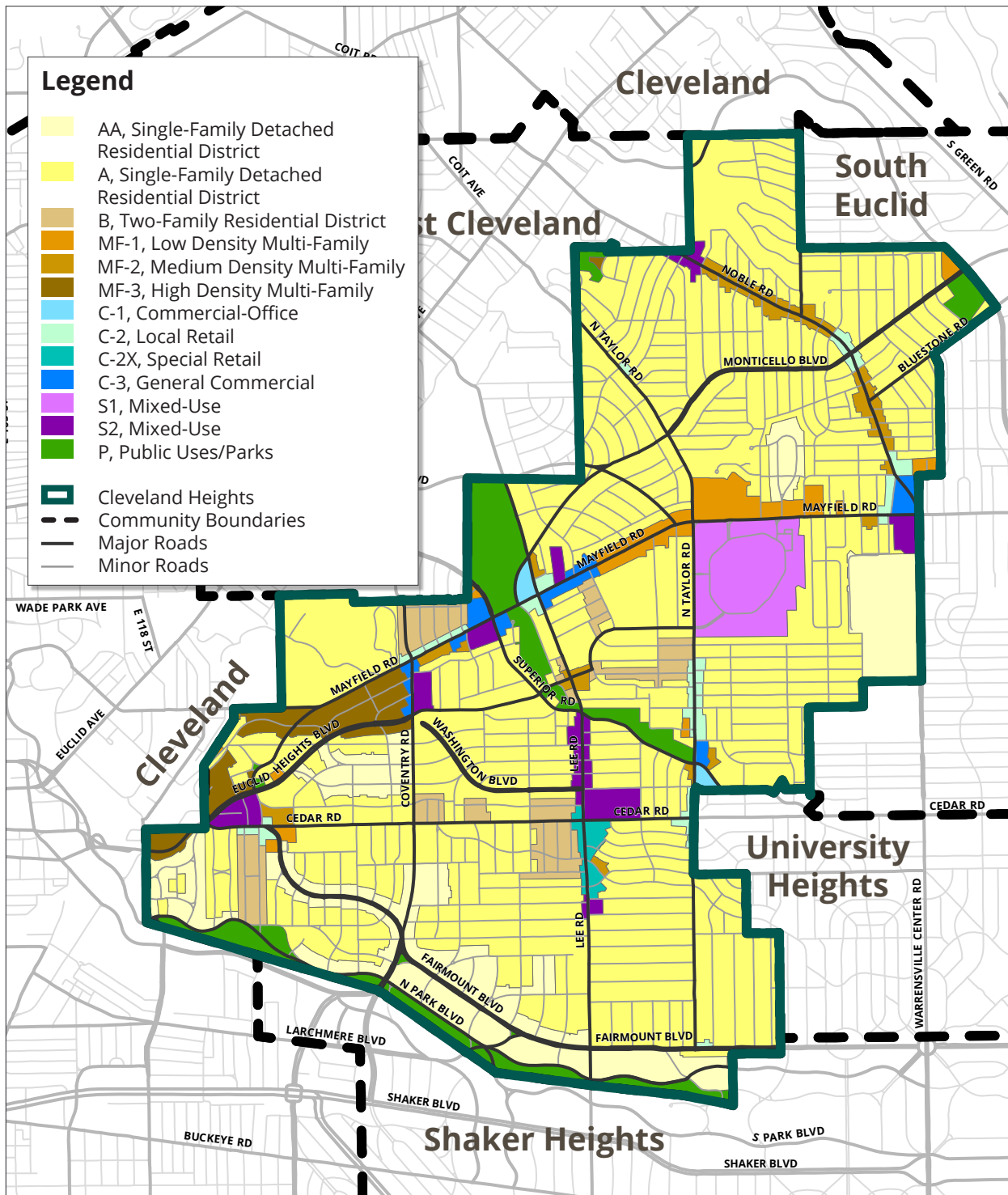
The City has three Multiple-Family Residential Districts. In all three districts, townhouses, multiple-family dwellings, cluster developments, and parking lots are permitted by right.

The MF-1 District is meant to provide townhouses and garden-type apartments in low, two-story buildings among ample open space and surface parking. The district is relatively limited in the City, with scattered parcels in the Cedar Fairmount area, the Cedar Taylor area, and the majority located along Mayfield Road.

The MF-2 District is a medium-density multiple-family district. In general, this district is located directly adjacent to business districts including Cedar Fairmount, Coventry Village, Cain Park Village, Cedar Lee, and the Noble Road districts. It is also located at the intersection of Euclid Heights Boulevard and Lee Road.

The MF-3 District is a very high density multiple-family district. This residential district encompasses the historic and dense multiple-family districts west of the Coventry commercial district and those north of Cedar Fairmount. Buildings in this zone are atypical of other multiple-family districts because the zoning allows up to 50% of the first floor to consist of retail uses that directly serve residents of the building.

## Map 20 Current Zoning



The City's standards for multiple-family residential districts largely require that new development be more suburban in nature. Setback, density, height, parking, and yard requirements in the Zoning Code would not allow developers to construct the type of higher-density, walkable apartment buildings found throughout Cleveland Heights.

### *Commercial Districts*

The City has four Commercial District zones that range in purpose and are scattered throughout the community. In all commercial districts, multiple-family dwelling units are allowed above the first floor. Additionally, all commercial buildings are required to have certain pedestrian-friendly features such as first floor windows and front entrances.

The C-1 Office District is meant for office uses along major streets where retail and commercial services would not otherwise be appropriate. This district is located only in two small areas of the City: the northwest corner of Mayfield and Lee in the Heights Rockefeller district and along Taylor Road between the Cedar Taylor and Cain Park Village business districts.

The C-2 Local Retail District is intended to provide small neighborhood commercial establishments in connected 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/

*Multi-family housing in Cleveland Heights consists of many historic apartment buildings as well as newer construction.*

*Source: County Planning*







*The many businesses located in the Cedar Lee business district provide unique shopping and dining.*

*Source: County Planning*

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.



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