

# Appendix A: Background Data

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**TABLE 1**

### TOTAL PERSONS: 1980, 1990 & 2000

#### Mayfield Heights and Adjacent Jurisdictions

	1980	1990	Change 1980 - 1990		2000	Change 1990 - 2000	
			#	%		#	%
Beachwood	9,983	10,677	694	7.0%	12,186	1,509	14%
Gates Mills	2,236	2,508	272	12.2%	2,493	-15	-0.6%
Highland Heights	5,739	6,249	510	8.9%	8,082	1,833	29%
Hunting Valley	633	648	15	2.3%	588	-60	-9.3%
Lyndhurst	18,092	15,982	-2,110	-11.7%	15,279	-703	-4.4%
Mayfield Heights	21,550	19,847	-1,703	-7.9%	19,386	-461	-2.3%
Mayfield Village	3,577	3,462	-115	-3.2%	3,435	-27	-0.8%
Pepper Pike	6,177	6,185	8	0.1%	6,040	-145	-2.3%

Richmond Heights	10,095	9,611	-484	-4.8%	10,944	1,333	14%
Cuyahoga County	1,498,400	1,412,140	-86,260	-5.8%	1,393,978	-18,162	-1.3%

Source: U.S. Census

**TABLE 2**

**TOTAL DWELLING UNITS: 1980, 1990 & 2000**

**Mayfield Heights and Adjacent Jurisdictions**

	1980	1990	Change 1980 - 1990		2000	Change 1990 - 2000	
			#	%		#	%
Beachwood	3,911	4,732	821	21%	5,447	715	15%
Gates Mills	789	992	203	25.7%	974	-18	-1.8%
Highland Heights	1,794	2,176	382	21.3%	2,862	686	31.5%
Hunting Valley	234	269	35	15%	255	-14	-5.2%
Lyndhurst	6,647	6,729	82	1.2%	6,855	126	1.9%
Mayfield Heights	9,909	10,300	391	3.9%	10,461	161	1.6%
Mayfield Village	1,337	1,416	79	5.9%	1,471	55	3.9%
Pepper Pike	1,891	2,170	279	15%	2,296	126	5.8%
Richmond Heights	4,298	4,503	205	4.8%	5,060	557	12%
Cuyahoga County	596,637	604,538	7,901	1.3%	616,903	12,365	2.0%

Source: U.S. Census

**TABLE 3**

**CHARACTERISTICS OF HOUSING: 2000**

**Mayfield Heights and Adjacent Jurisdictions**

	1-unit detached		1-unit attached(1)		2-4 units per building		5 or more units per building		mobile home, boat, RV, etc.	
	#	%	#	%	#	%	#	%	#	%
Beachwood	2,882	53%	348	6%	17	1%	2,200	40%	6	1%
Gates Mills	945	100%	0	0%	0	0%	0	0%	0	0%
Highland Heights	2,789	97%	49	2%	8	1%	16	1%	0	0%
Hunting Valley	232	91%	19	8%	4	2%	0	0%	0	0%
Lyndhurst	5,630	82%	139	2%	51	1%	1,035	15%	0	0%
Mayfield Heights	4,993	48%	380	4%	185	1%	4,903	47%	0	0%
Mayfield	1,176	78%	41	3%	13	1%	270	18%	0	0%

Village										
Pepper Pike	2,185	95%	45	2%	8	1%	58	3%	0	0%
Richmond Heights	2,783	55%	426	8%	39	1%	1,812	36%	0	0%
Cuyahoga County	354,973	57%	37,591	6%	85,038	14%	136,032	22%	3,269	1%

Source: U.S. Census

(1) A unit where the walls separating the unit from another unit extend from the ground to the roof.

**TABLE 4**

**HOUSING UNIT CONSTRUCTION RATES: 1997-2002 (1)**

**Mayfield Heights and Adjacent Jurisdictions**

	1997	1998	1999	2000	2001	2002 (2)	Total 1997 -2001	Annual Average #
Beachwood	28	4	4	2	2	2	40	8
Gates Mills	8	7	10	3	1	3	29	6
Highland Heights	38	43	63	62	51	44	257	51
Hunting Valley	2	2	0	2	0	0	6	1
Lyndhurst	18	4	3	0	2	3	27	5
Mayfield Heights	3	5	58	3	8	21	77	15
Mayfield Village	5	4	3	1	2	0	15	3
Pepper Pike	17	22	8	5	6	1	58	12
Richmond Heights	43	43	41	36	24	26	187	37

Source: U.S. Census

(1) Figures based on the number of single-family residential building permits issued in each community.

(2) Reported through November 2002.

**TABLE 5**

**HOUSING AND OCCUPANCY CHARACTERISTICS: 1990 & 2000**

**Mayfield Heights**

	Units		Percent of Total		Average Persons per Unit	
	1990	2000	1990	2000	1990	2000
Owner-occupied	4,997	4,999	49%	48%	2.5	2.3
Rental	4,814	4,849	47%	46%	1.5	1.6
Total Occupied Units(1)	9,811	9,848	95%	94%	2.0	2.0

Vacant Units	489	613	5%	6%	0	0
TOTAL(2)	10,300	10,461	100%	100%	1.9	1.8

Source: 1990 and 2000 U.S. Census

(1) Persons per occupied unit is the same as persons per household; does not includes persons living in group quarters.

(2) Persons per unit is based on both occupied and vacant units. This figure therefore contains a vacancy factor that is necessary when estimating future population based on projected housing units.

**TABLE 6**

**MEDIAN SINGLE-FAMILY HOME VALUE: 1990 & 2000**

**Mayfield Heights and Adjacent Jurisdictions**

	1990	2000	Annual Average % Change
Beachwood	\$165,200	\$244,700	4.8%
Gates Mills	\$309,800	\$427,000	3.8%
Highland Heights	\$128,200	\$217,500	7.0%
Hunting Valley	\$500,001	\$868,600	7.4%
Lyndhurst	\$87,600	\$134,600	5.4%
Mayfield Heights	\$77,000	\$125,900	6.4%
Mayfield Village	\$139,200	\$201,200	4.5%
Richmond Heights	\$97,600	\$140,800	4.4%
Pepper Pike	\$289,200	\$355,500	2.3%
Cuyahoga County	\$71,200	\$113,800	6.0%

Source: U.S. Census

**TABLE 7**

**HOME SALES PRICE COMPARISON: 1989 & 1999**

**Mayfield Heights and Adjacent Cuyahoga County Jurisdictions**

	1989	1999	Annual Average % Change
Beachwood	\$181,100	\$244,900	3.5%
Gates Mills	\$276,600	\$451,700	6.3%
Highland Heights	\$178,800	\$266,000	4.9%
Hunting Valley	\$745,800	\$1,062,300	4.2%
Lyndhurst	\$98,500	\$133,000	3.5%
Mayfield Heights	\$85,600	\$125,500	4.7%
Mayfield Village	\$143,500	\$224,300	5.6%
Pepper Pike	\$276,600	\$359,600	3.0%
Richmond Heights	\$116,800	\$156,600	3.4%

Cuyahoga County	\$85,200	\$125,570	4.7%
Cleveland	\$38,700	\$66,892	7.3%

Source: Cuyahoga County Auditor

**TABLE 8**

**AGE OF POPULATION: 1980, 1990 & 2000**

**Mayfield Heights**

Age Group	1980	1990	2000	Change 1980 - 2000	
				#	%
65 plus	4,878	5,664	5,335	457	9.4%
45-64	5,591	4,153	4,063	-1528	-27%
18-44	7,264	7,179	6,911	-353	-4.9%
Under 18	3,817	2,851	3,077	-740	-19%
Total Population	21,550	19,847	19,386	-2,164	-10%

Source: U.S. Census

**TABLE 9**

**AGE CHARACTERISTICS: 1990 & 2000**

**Mayfield Heights**

	Percentage of Households with Children Under the Age of 18			
	1980	1990	2000	
Mayfield Heights	34%	16%	19%	
Cuyahoga County	47%	32%	32%	
Northeast Ohio Region(1)	37%	35%	31%	
	Percentage of Households with Individuals 65+			
	1980	1990	2000	
Mayfield Heights	c	41%	41%	
Cuyahoga County	c	29%	27%	
Northeast Ohio Region	37%	38%	37%	
	Persons per Household			
	1980	1990	2000	1980-2000 % Change
Mayfield Heights	2.17	2.06	1.95	-10%
Cuyahoga County	2.51	2.46	2.39	-4.8%
Northeast Ohio Region	2.90	2.69	2.57	-11%

Source: U.S. Census

(1) Includes Ashtabula, Cuyahoga, Geauga, Lake, Lorain, Medina, Portage, Stark and Summit Counties.  
 c Information not readily available.

**TABLE 10**

**COMPARISON OF ASSESSED TAX VALUATIONS: TAX YEAR 2002**

**Mayfield Heights and Adjacent Jurisdictions**

(Sorted highest to lowest by % of Commercial/Industrial Valuation)

COMMUNITY	REAL PROPERTY				TOTAL
	Agricultural/Residential		Commercial/Industrial Public Utility		
Beachwood	\$289,642,860	45%	\$355,707,750	55%	\$645,350,610
Mayfield Heights	\$249,047,330	53%	\$222,082,280	47%	\$471,129,610
Mayfield Village	\$88,892,340	60%	\$60,161,680	40%	\$149,054,020
Richmond Heights	\$171,013,230	67%	\$85,926,950	33%	\$256,940,180
Lyndhurst	\$305,469,140	80%	\$75,104,420	20%	\$380,573,560
Highland Heights	\$240,801,490	80%	\$60,132,380	20%	\$300,933,870
Pepper Pike	\$298,408,580	89%	\$36,729,560	11%	\$335,138,140
Hunting Valley	\$102,133,650	96%	4,172,170	4%	\$106,305,820
Gates Mills	\$181,597,960	97%	\$5,595,110	3%	\$187,193,070
Cuyahoga County	\$17,434,757,770	68%	\$8,390,113,301	32%	\$25,824,871,071

Source: Cuyahoga County Auditor's Office

**TABLE 11**

**COMPARISON OF TAX RATES: TAX YEAR 2002**

**Mayfield Heights and Adjacent Jurisdictions**

Taxing Jurisdiction	Full Tax Rate	Effective Rate	
		Residential/ Agricultural	Commercial/ Industrial
Beachwood	99.1	54.65	60.84
Gates Mills	94.6	55.1	59.78
Highland Heights	87.7	49.52	53.78
Hunting Valley	103.8	60.46	64.67
Lyndhurst	118.9	73.13	77.06
Mayfield Heights	93.7	55.52	59.78
Mayfield Village	91	49.79	54.55
Pepper Pike	108.2	64.61	68.54
Richmond Heights	104.9	61.21	67.77

Source: Cuyahoga County Treasurer

**TABLE 12**

**DISTRIBUTION OF TAXES: TAX YEAR 2002**

**Mayfield Heights**

	Schools	County	City	Library/ Metropark
Residential	54.99%	22.44%	18.01%	4.56%
Commercial/Industrial	57.48%	21.54%	16.73%	4.25%

Source: Cuyahoga County Treasurer

**TABLE 13**

**MEDIAN HOUSEHOLD INCOME: 1989 & 1999**

**Mayfield Heights and Adjacent Jurisdictions**

	1990	2000	% Change
Beachwood	\$54,340	\$65,406	20%
Gates Mills	\$94,219	\$133,605	42%
Highland Heights	\$44,777	\$69,750	56%
Hunting Valley	\$125,598	\$200,000+	N/A
Lyndhurst	\$40,491	\$52,272	29%
Mayfield Heights	\$28,688	\$37,236	30%
Mayfield Village	\$46,610	\$66,048	42%
Pepper Pike	\$100,131	\$133,316	3.3%
Richmond Heights	\$34,402	\$43,625	27%
Cuyahoga County	\$28,595	\$39,168	37%

Source: U.S. Census

**TABLE 14**

**Retail Square Footage per Resident**

**Mayfield Heights and Adjacent Jurisdictions-2000**

<b>Municipality</b>	<b>Population 2000</b>	<b>Total Square Ft. Retail (1999)</b>	<b>Sq. ft Retail/per Resident</b>
Beachwood	12,186	1,864,599	<b>153</b>
Highland Heights	8,082	485,967	<b>60</b>
Lyndhurst	15,279	461,580	<b>30</b>
Mayfield Heights	19,386	1,778,193	<b>92</b>
Mayfield Village	3,435	269,435	<b>78</b>

Richmond Heights	10,944	1,329,393	<b>121</b>
South Euclid	23,537	932,742	<b>40</b>
University Heights	14,146	585,618	<b>41</b>

Source: NOACA Northeast Ohio Regional Retail Analysis, Cuyahoga County Planning Commission, August 2000. (Does not include Legacy Village which opened in 2003)

**TABLE 15**

**Business Establishments for 1994 and 2000**

**Mayfield Heights (zip code 44124)**

Business Establishments	1994	2000*	% Change
Agricultural Services, Forestry, Fishing	39	2	
Construction	91	83	
Manufacturing	32	20	
Transportation, Public Utilities	21	11	
Wholesale Trade	72	78	
Retail Trade	310	195	
Finance, Insurance, Real Estate	188	206	
Services	621	802	
Information	N/A	13	
Unclassified	7	12	
Total Establishments	1,381	1,402	1.5%
Total # of Employees	18,756	27,973	49%

Source: U.S. Census Bureau Zip Code Business Patterns

**\*Categories changed for 2000; some consolidation of categories was necessary**

**TABLE 16**

**Five-Year Capital Improvement Plan, City of Mayfield Heights**

**2003-2007**

Project Name/Description	2003	2004	2005	2006	2007
<b>Roads</b>					
Bonnie Lane (East/West Portion) and Bonnie Place Repair and Resurface	\$200,000				
Byron/Gilbert Repair and Resurface		\$400,000			
Cedar Road Resurfacing from Landerbrook Drive to Lander Road	\$6,000				
Commonwealth Avenue Repair and Resurface		\$700,000			
Elmwood Avenue Repair and Resurface					\$400,000

Genesee Avenue Repair and Resurface	\$700,000				
Giesse Drive (South of Ridgebury) Repair and Resurface	\$400,000				
Longridge/Marshfield Area Streets Repair and Resurface			\$1,300,000		
Marsol/Sunningdale/Westerham Resurface					\$550,000
Mayberry/Mayflower Repair and Resurface				\$250,000	
Mayfield Road/I271 Improvement from Lander Road to East Corporation Line		\$5,000,000			
Peeper Hollow Drive Stream Enclosure					\$1,000,000
Ridgebury Blvd. Repair and Resurfacing				\$200,000	
S.O.M. Center Road Resurfacing from Marsol to North Corporation Line		\$100,000			
Vallevista/Queens Park Area Streets Repair and Resurface					\$900,000
<b>Water Distribution System</b>					
Cedar Road Water Main (Phase III)	\$220,000				
Larchmont Drive/Stafford Area Streets Water Main Replacement		\$550,000			
<b>Wastewater Collection</b>					
Chelmsford Road Sanitary Relief Sewer (2,030 L.F.)				\$400,000	
East & West Miner Roads Sanitary Relief Sewer (2,200 L.F.)			\$430,000		
Eastwood Avenue Sanitary Relief Sewer (1,216 L.F.)		\$250,000			
Iroquois Avenue Sanitary Relief Sewer (870 L.F.)		\$200,000			
Lander Road Sanitary Relief Sewer (1,720 L.F.)				\$350,000	
Longridge Road Sanitary Relief Sewer (1,040 L.F.)			\$200,000		
Marsol Rd. Sanitary Relief Sewer from Crestwood to Chelmsford					\$100,000
Mayfield Road Sanitary Sewer Replacement from Lander Road to East Corporation Line		\$1,000,000			
Mayflower Avenue Sanitary Relief Sewer (400 L.F.)				\$370,000	
Ridgeview and Marsol Roads					\$230,000

Sanitary Sewer Rehabilitation					
S.O.M. Center Road Sanitary Sewer Lining		\$100,000.00			
Summit Drive Sanitary Relief Sewer (290 L.F.)		\$60,000			
Sunset Road Sanitary Relief Sewer (1,300 L.F.)			\$350,000		
<b>Stormwater Collection</b>					
Lining of Sanitary and/or Storm Sewers in Sections of Edgewood, Lander, Sunset and Mayfield Ridge	\$200,000				
Lining of Sanitary and Storm Sewers in Sections of Various Streets Within the City		\$200,000	\$200,000		
<b>Total</b>	\$1,726,000	\$8,460,000	\$2,480,000	\$1,570,000	\$4,190,000
Source: Fisher and Associates, Consulting Engineer to City of Mayfield Heights					

**Table 17  
Existing Parks and Recreational Facilities**

Name/Size	Location	Year Built	Year Improved
<b>City Park/19.5ac</b>	<b>1533 Chelmsford Road</b>		
Charles Dragga Municipal Pool	1533 Chelmsford Road	1958	1980
Wading Pool	Next to Municipal Pool	2000	
Concession Stand	Next to Municipal Pool	2000	
Skatepark	City Park, near pool	2001	
Basketball Courts (2)	City Park, near pool		2001
Totland Playground	City Park, near pool	2002	
Permanent Restroom Facilities	City Park, near pool	2003	
Bocce Courts (4)	City Park, near pool		
Gazebo	City Park, off Marsol Road		2003
Blue Playground	City Park, near Gazebo	1999	
Picnic Pavilions (2)	City Park, near Gazebo		
	City Park, near		

Tennis Courts (4)	Gazebo		
Ball Fields	City Park		
Fornaro Field	City Park		
Kobe Softball Field	City Park		
Dragga Softball Field	City Park, near Tennis Courts		
Permanent Restroom Facility	City Park, near pool	2003	
<b>Ross C. DeJohn Park/Community Center</b>	<b>6306 Marsol Road</b>	1977	
Ball Fields			
Roberto Softball Field			
Hoehnen LL Field			
Nagel LL Field			
Concession Stand			
Community Center, 6,840 square feet			
<b>Oakville Park/1.5ac</b>	<b>5875 Oakville Road</b>		
Oakville Field	Oakville Park		
Oakville Pavilion	Oakville Park		
Oakville Playground	Oakville Park	1998	
Oakville Bocce Courts	Oakville Park	1998	
<b>Shared Facilities</b>			
Lander Elementary/3.0ac	1714 Lander Road		
Mayfield Middle School/10.0ac	1123 SOM Center Road		
Mayfield High School/5.3ac	6116 Wilson Mills Road		

**TABLE 18**

**Cleveland Area Recreation Centers**

**Recently Constructed Recreation Centers in the  
Cleveland Metropolitan Area**

City	Opened	Size in square feet	Cost to build	Yearly operating cost	Open to non- residents?
<b>Brecksville</b>	1992	49,000	\$6.6 million	\$1.8 million	No
<b>Macedonia</b>	2000	55,000	\$6.8 million	\$920,000	Yes
<b>Medina</b>	2002	107,000	\$15 million	\$1.5 million*	Yes
<b>Middleburg Heights</b>	2000	83,000	\$17 million	\$2.4 million	On a limited basis
<b>Seven Hills</b>	2003	50,100	\$7.3 million	N/A	No
<b>Strongsville</b>	1998	157,000	\$18.1 million	\$2.5 million	Yes
<b>Twinsburg</b>	1999	97,000	\$12 million	\$1 million	Open to school district

SOURCES: THE PLAIN DEALER 4/28/03

(from data provided by the cities'

recreation departments)

\*Projected

**TABLE 19**

New Attached and Cluster Housing Projects in Mayfield Heights (as of Fall 2003)

<b>Name and Location of Project</b>	<b>Developer</b>	<b>Zoning</b>	<b>Status</b>	<b># and type units</b>	<b>Average Square Ftg.</b>	<b>Price Range</b>	<b>Acreage</b>	<b>Density</b>
<b>Pheasant Woods</b> SOM/Marsol area	Snavely	U-2(a) (1)	Complete	56 condos	2,000 sf (plus)	N/A	10 acres	5.7 du/acre
<b>Wildflower I</b> Lander/Cedar area Parcel 2	Kingdom	U-2(a) (1)	In development	18 Attached Single Family Triplex Cluster	2,500	\$350,000+	3.91	4.75 du/acre
<b>Wildflower II</b> Lander/Cedar area Parcel 1	Kingdom	U-2(a) (1)	Approved, not yet started	12 Attached Single Family Triplex Cluster	2,500	\$350,000+	2.70	4.75 du/acre
<b>Wildflower III</b> Lander/Cedar area Parcel 3	Kingdom	U-2(a) (1)	Approved, not yet started	27 Attached Single Family Triplex Cluster	2,500	\$350,000+	5.76	4.75 du/acre
<b>Bridgeport</b>	Kingdom	U-2(a) (1)	Approved Site Work Started	47 Detached SF units Single and Duplex Cluster	3,000 - 3,500	\$500,000 - \$600,000	14.25	3.3 du/acre
<b>Stone Creek</b> SOM/Ridgebury area	Four Seasons	Rezoned to U-2(a) (1)	Approved Site Clearing Started	125 Total Units S.F. Triplex + Duplex Cluster	2,600	\$250,000 - \$325,000	27.5	4.55 du/acre
<b>Woodhawk</b>	N/A	U-3	Completed	236	N/A	N/A	N/A	N/A
<b>Woodhawk Apartment</b>	Capreit	U-3	48 Converted	192	1,100	\$124,000 - \$185,000	N/A	N/A

<b>Conversion (4 Buildings)</b>			144 in the process					
<b>Landerhaven Court</b> Lander/Cedar area	N/A	U-2(a) (1)	Completed	14	2,500 sf (plus)	N/A	4 acres	3.5 du/acre

Source: City of Mayfield Heights Building Department information, supplemented by other data.

**TABLE 20**

**Apartment Buildings in Mayfield Heights**

<b>Complex Name</b>	<b>Address</b>		<b># Units</b>
Ranchland Gardens	1400 Ranchland Drive	Mayfield Hts., Ohio 44124	16
Mayland Manor	1575-1583 Mallard Dr.	Mayfield Hts., Ohio 44124	40
Mayland Towers	1585-1587 Mallard	Mayfield Hts., Ohio 44124	80
Hawthorne Park	1560-1617 Hawthorne Drive	Mayfield Hts., Ohio 44124	72
Mayfair Park		Mayfield Hts., Ohio 44124	N/A
Golden Gate Gardens	6300-6334 Maplewood Rd.	Mayfield Hts., Ohio 44124	144
Gates Mills Villa	6755 Mayfield Rd.	Mayfield Hts., Ohio 44124	191
Pepperwood	1420-1458 Golden Gate Blvd.	Mayfield Hts., Ohio 44124	132
Plymouth Park	6484-6643 Maplewood Rd.	Mayfield Hts., Ohio 44124	300
Blake House	1165 SOM Center Rd.	Mayfield Hts., Ohio 44124	36
Hamilton House	200 & 250 Chatham Way	Mayfield Hts., Ohio 44124	400
Howard Robbins Tower	6755 Mayfield Rd.	Mayfield Hts., Ohio 44124	191
Luther House	1221 Drury Ct.	Mayfield Hts., Ohio 44124	119
Schnurmann House	1223-27 Julius Weil Dr.	Mayfield Hts., Ohio 44124	198
(A and B)			
Villa Serena	6800 Mayfield Rd.	Mayfield Hts., Ohio 44124	231
Grandview Towers	6805/09/11 Mayfield Rd.	Mayfield Hts., Ohio 44124	1,077
Gates Mills Club	6759 Mayfield Rd.	Mayfield Hts., Ohio 44124	120
Medbridge		Mayfield Hts., Ohio 44124	
Wynwood	6700 Larchmont Dr.	Mayfield Hts., Ohio 44124	116
Marsol	6501-6511 Marsol Rd.	Mayfield Hts., Ohio 44124	986
Coppertree Apartments	1414 & 1422 SOM Center Rd.	Mayfield Hts., Ohio 44124	342

Sources: City of Mayfield Heights, Building Department, Apartment Inventory 2000. "Affordable Senior Apartments," Western Reserve Area Agency on Aging.

**TABLE 21**

**Estimated Economic Impacts of General Land Use Categories**

	Floor Area per acre	Estimated Real Estate Value	Property Tax Generated	Property Tax Distributed	Jobs Created (per	Average Salary (per	Income Tax Distributed	Average Daily Vehicle Trips
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	(square feet)	(per acre)	(per acre) <sup>1</sup>	to Village (per acre) <sup>2</sup>	acre) <sup>3</sup>	job) <sup>4</sup>	to City (per acre) <sup>5</sup>	(per acre)
Hotel <sup>6</sup>	20,000	\$1,750,000	\$36,615	\$6,225	14	\$11,182	\$1,565	405
General Office	15,000	\$1,500,000	\$31,385	\$5,335	45	\$47,485	\$21,368	165
Professional/Technical Services	15,000	\$1,500,000	\$31,385	\$5,335	45	\$50,573	\$22,758	165
Commercial/Retail	12,000	\$960,000	\$20,086	\$3,415	24	\$19,144	\$4,595	240 - 720
Personal/Business Services	12,000	\$960,000	\$20,086	\$3,415	24	\$20,578	\$4,939	--
Light Industrial	9,000	\$540,000	\$11,298	\$1,921	18	--	N/A	63
Heavy Industrial	9,000	\$540,000	\$11,298	\$1,921	8	\$44,923	\$3,594	14
Manufacturing	9,000	\$540,000	\$11,298	\$1,921	20	\$44,923	\$8,985	36
Warehouse	9,000	\$540,000	\$11,298	\$1,921	14	\$35,744	\$5,004	45
Planned Residential <sup>7</sup>	7,200	\$900,000	\$17,489	\$3,148	0	\$0	\$0	23
Single-Family Residential <sup>8</sup>	5,000	\$750,000	\$14,574	\$2,623	0	\$0	\$0	19

Source: D. B. Hartt, Inc. analysis.

(1) (Real estate value x 0.35)/1,000 x effective tax rate; 2002 effective tax rates for Mayfield Heights = \$55.52 (Residential) and \$59.78 (Commercial/industrial) per \$1,000 of assessed valuation.

(2) Calculated at 17% of total property tax for commercial and 18% of total property tax for residential as the portion that flows to the City of Mayfield Heights.

(3) Source: Development Impact Assessment Handbook (1994), Robert W. Burchell, et al.

(4) Source: US Economic Census Cuyahoga County Business Profile (2000) www.osuedc.org

(5) Mayfield Heights income tax = 1%.

(6) Assumes 45 rooms (444 square feet each) per acre.

(7) Assumes development density of 4 du/acre @ 1,800 square feet per unit (calculated using 5.86 trips per du).

(8) Assumes development density of 2 du/acre @ 2,500 square feet per unit (calculated using 9.57 trips per du).

## TABLE 22

### Cleveland Real Estate Development Conditions

#### Competition for Retail and Office

With respect to the retail market in the Cleveland region, Colliers International (2002) refers to the major retail area at Mayfield Road and I-271 in Mayfield Heights as "the old standby" that has been able to maintain its popularity in the region by continuing to expand and bring in new stores. But the report gives first mention to the lifestyle center in Lyndhurst's Legacy Village, opening in Fall, 2003, with 615,000 square feet of retail space. Also scheduled for completion at the end of summer 2003 is University Square in University Heights, which houses such tenants as Tops, Target, Joann Fabrics and more. These new shopping centers, combined with other major nearby retail facilities like Greens of Lyndhurst, Beachwood Place/*La Place* and the Richmond Mall, constitute significant competition for the retail offerings in Mayfield Heights.

Colliers International (2002) reports that vacancy rates in the region's office market rose slightly in the first half of 2002 due largely to increased vacancies in Cleveland's Central Business District. Vacancy rates in the suburban submarkets, however, generally declined (despite the departure of TRW corporate offices); but the eastern submarket produced the most marked decreases in vacancy rates, largely as a result of Progressive Insurance Company's commitment to lease office space in the EastPoint and Landerbrook Corporate Center I and II office complexes.

While the Landerbrook office development holds promise for Mayfield Heights, *Office Buildings* (2001) notes that about 3,800,000 square feet of office space were either proposed or under construction (as of winter 2001-2002) in nearby places like Signature Square III, Science Park Drive, Chagrin Highlands in Beachwood, and Overlook Court IV in Warrensville Heights. Rent levels in the eastern submarket remain among the highest in the Cleveland region for Class "A", "B", and "C" office space.

Sources: Colliers International, Commercial Real Estate Report, 2002.  
Office Buildings

Appendix B: Summary of Current Zoning

Table 1: Permitted Uses in Residential Districts

Table 2: Development Standards in Residential Districts

Table 3: Permitted Uses in Commercial Districts

Table 4: Development Standards in Commercial Districts

**TABLE 1  
GENERALIZED SUMMARY OF PERMITTED USES IN RESIDENTIAL DISTRICTS**

	U-1	U-2	U-2-A	U-3	U-3-A	U-3-B	U-3-C
	Single-family(1)	Two-family	PUD(2)	Garden Apt	Medium High-rise	High-rise	Senior Care
A. Residential							
1. Single-family detached dwellings	P	P	P	P	P	P	P
1. Single-family attached dwellings			P				
1. Two-family, duplex or double dwellings		P		P	P	P	P
1. Apartment Houses				P	P	P	P
1. Medium high-rise apartments					P	P	P
1. Senior citizen apartments							P

1. Rest & nursing homes							P
C. Community Facilities/Institutions							
1. Churches, temples, child care services (within churches, temples and schools), public libraries, and the city hall, including services rendered by the municipality	P	P		P	P	P	P
1. Public & private schools	P	P		P	P	P	P
C. Open Space, Recreation							
1. Public parks, playgrounds, public recreation buildings and the City fire and police stations	P	P		P	P	P	P
1. Public, private and semi-private golf courses	P	P		P	P	P	P
D. Other							
1. Accessory buildings	P	P	P	P	P	P	P
1. Medical & health care facilities							A
1. Other uses deemed appropriate by the Planning Commission			P				

1. Restaurants located in an apartment hotel				A	A	A	A
1. Lounges, snack bars, coffee shops, health clubs, etc.					A	A	A
P = Use permitted by right C = Conditional use A = Accessory use							

(1) There are subdistricts.

(2) There are subdistricts.

**TABLE 2**

**GENERALIZED SUMMARY OF DEVELOPMENT STANDARDS IN RESIDENTIAL DISTRICTS**

	U-1(2)	U-1 (Estate)	U-1(1)	U-2	U-2-A	U-2-A(1)	U-3	U-3(1)	U-3-A	U-3-B	U-3-C
	Single-family	Single-family	Single-family	Two-family	PUD	PUD	Garden Apt	Garden Apt	Medium High-rise	High-rise	Senior Care
<b>A. Lot Requirements</b>											
1. Minimum project area					40 acres	3 acres	3 acres	3 acres	12 acres	20 acres	12 acres
1. Maximum density (units per acre)		N/A			3.5	4.75	15		32	54	32
1. Minimum lot size/land area per dwelling unit (in square feet)											
1. 1. Single Family	40,000	20,000	8,500	8,500			8,500				
1. 1. Two-family/per unit				5,000			5,000				
1. 1. Multi-family/per unit							2,904		1,351	800	1,351
1. Maximum units per structure		N/A			8						

1. Minimum lot width	100 ft	100 ft	60 ft	60 ft			60 ft SF 200 MF	300 ft	200 ft	200 ft	400 ft
1. Required open space					50%						1.5 acres of park
1. Maximum lot coverage		N/A									
1. 1. Buildings and pavement						50%					
1. 1. Buildings							30%		30%		30%
1. 1. Principal buildings										20%	
<b>B. Minimum Yard Depth/Building Spacing</b>											
1. Front yard											
1. 1. From street right-of-way			35 ft	35 ft	50 ft	90 ft+	35 ft	35 ft			
1. 1. From street centerline	110 ft	100 ft							150 ft	170 ft	150 ft
1. 1. 1. S.O.M. & Lander Rd			110 ft	110 ft							
1. 1. 1. Mayfield Rd			120 ft	120 ft							
1. Side yard	Min. 5 ft; total side yards = 20% avg. lot width				20 ft+	30 ft	25-50 ft based on bldg ht		50 ft	50 fta	50 fta
1. Rear yard	20% of avg. lot depth, or 40 ft whichever is less, but at least 1/2 height of building				20 ft+	30 ft	25-50 ft based on bldg ht		50 fta	50 ftab	50 fta
1. Minimum building spacing	NA				Ht of tallest building+	15 ft+	25-50 ft based on bldg ht		Ht of tallest building+	Ht of tallest building+	Ht of tallest building+
<b>C. Floor Area Requirements (in square feet)</b>	1,500 â€“ 2,000	1,300	900 â€“ 1,400		1,200 + 200 per addl.BR		1,000- 1,800		500- 1,050	500- 1,050	490-715

<b>D. Maximum Building Height (principal building)</b>	35 ft		30 ft	30 ft	2 stories / 35 ft	3 stories / 35 ft	2 stories / 24 ft	70 ft	120 ft	70 ft
--	-------	--	-------	-------	-------------------	-------------------	-------------------	-------	--------	-------

Abutting any residential district.

30 ft abutting all other districts.

Depends based on lot width.

Section 1195.05 includes a general regulation for building height when not otherwise stated in the district regulations “ 35 feet, except 30 feet for lots with less than 100 feet of lot width.

Two-story buildings prohibited.

TABLE 3  
GENERALIZED LIST OF PERMITTED USES IN COMMERCIAL DISTRICTS

	<b>U-4</b>	<b>U-4-A</b>	<b>U-4-B</b>	<b>U-6</b>	<b>U-7</b>	<b>U-8</b>
	<b>Local retail and wholesale</b>	<b>Development districts</b>	<b>Planned office and restrictive service districts</b>	<b>Cemetery</b>	<b>Headquarters or executive offices park</b>	<b>Office, engineering, medical and research building</b>
A. Office						
1. General and professional offices	P	P	P		P	P
1. Banks	P	P	P			
B. Retail and Services						
1. Stores	P	P	NP			
1. Restaurants	P	P	NP			
1. Nightclubs, bars		P				
1. Movie theaters	P	P				
1. Motels and hotels	P	P				
1. Gasoline stations (with restrictions)	P	P	NP			
1. Car washes (with restrictions)	P	P	NP			



1. Minimum lot size		3 acres			6 acres; 3 acres for lots in subdiv.		
1. Minimum lot width	100 ft		200 ft		300 ft		
1. Maximum building lot		30%			15-25% depend on bldg. ht.	30%	30%
<b>B. Minimum Yard Depth</b>							
1. Front yard(2)							
1. 1. Primary streets		250 ft from centerline			225 ft from centerline	250 ft from centerline	120 ft from centerline
1. 1. Secondary streets					140 ft from centerline		
1. Side yard							
1. 1. Adj. to residential districts	25 ft, unless building is 50 ft+ back from street	30 ft	25 ft, unless building is 50 ft+ back from street		100 ft	100 ft	10 ft
1. 1. Adj. to other district					25 ft from lot line or ht of bldg, WIG	100 ft	10 ft
1. Rear yard							
1. 1. Adj. to residential districts	20% of lot depth or 25 ft WIG, up to a max of 40', but not < 1/2 building ht	30 ft	20% of lot depth or 25 ft WIG, up to a max of 40', but not < 1/2 building ht		100 ft	150 ft	25 ft
1. 1. Adj. to other district					40 ft	150 ft	25 ft

<b>C. Required Parking Setback/Landscaping Strips</b>							
1. Front yard			30 ft			60 ft	10 ft
1. Side yard							
1. 1. Adj. to res. districts			10 ft			50 ft	30 ft
1. 1. Adj. to other district			10 ft			10 ft	10 ft
1. Rear yard							
1. 1. Adj. to res. districts			10 ft			100 ft	50 ft
1. 1. Adj. to other district			10 ft			10 ft	15 ft
<b>D. Maximum Building Height(principal building)(1)</b>			2 stories or 25 ft above grade		3 stories or 40 ft above grade	60 ft	55 ft

(2) Section 1195.04 includes general setback requirements of 110 feet from centerline of SOM, Cedar, and Lander, 120 feet from centerline of Mayfield and 35 feet from right-o-way of all other streets.

(1) Section 1195.05 includes general standard for building height when not otherwise stated in the district regulations “ 35 ft, except 30 ft for lots with < 100 ft lot width.

## Appendix C: Additional Resources

• Summary of Transportation Solutions: Institute of Transportation Engineers

• Greater Cleveland RTA: Transit Map for Mayfield Heights Area

• Sources of Funding for Local Governments”General

• Sources of Funding for Local Governments- Greenspace, Parks and Recreation

• Summary of Retail Strategies: Cuyahoga County Planning Commission

**Getting Most Out of the Existing System**

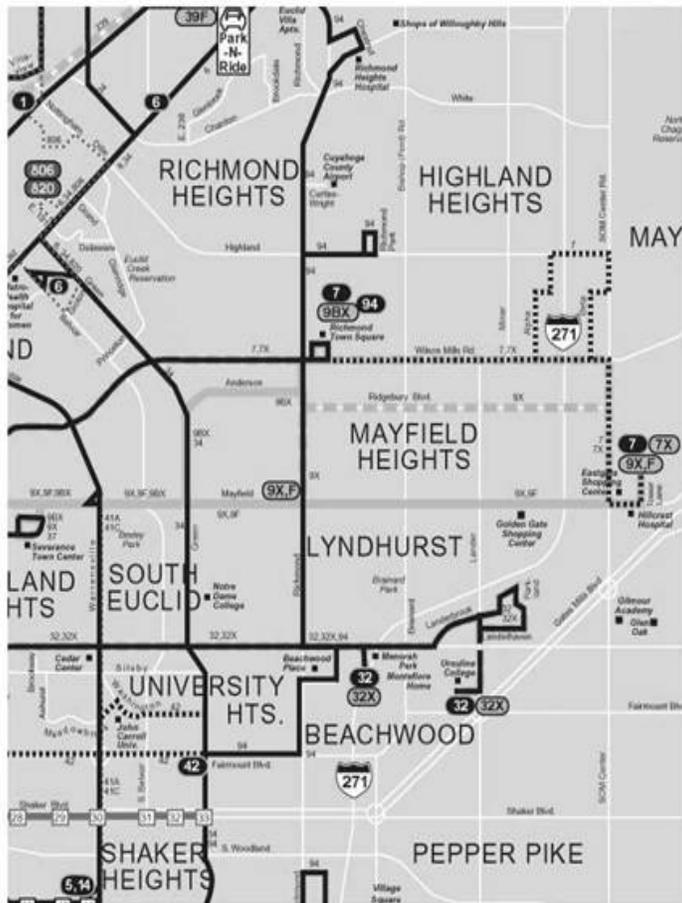
**Building New Road Capacity**

**Providing Public Transportation Services**

**Managing Transportation Demand**

<b>Urban Freeways</b> <ul style="list-style-type: none"> <li>• Incident Detection and Management/Information</li> <li>• Ramp Metering</li> <li>• High Occupancy Vehicle (HOV) Lanes and Pricing</li> <li>• Park-n-ride facilities</li> </ul>	<b>Multi-Modal Corridor Strategies</b>	<b>System Service Expansion</b> <ul style="list-style-type: none"> <li>• Rail/Fixed Guideway</li> </ul>	<b>Alternative Modes</b> <ul style="list-style-type: none"> <li>• Ridesharing</li> <li>• Bike/Walk</li> </ul>
<b>Arterials and Local Streetsâ€™ Design</b> <ul style="list-style-type: none"> <li>• Directional street alterations</li> <li>• Access Management</li> <li>• Traffic Calming</li> </ul>	<b>New Highways</b>	<b>System/Service Improvements</b> <ul style="list-style-type: none"> <li>• Fixed Route and Express Bus Service Changes</li> <li>• Paratransit Service Changes</li> </ul>	<b>Public/Private Actions</b> <ul style="list-style-type: none"> <li>• Staggered Work Hours</li> <li>• Telecommuting and Alternative Work Arrangements</li> <li>• Transportation Management Associations (TMAs)</li> </ul>
<b>Arterials and Local Streetsâ€™ Operations</b> <ul style="list-style-type: none"> <li>• Signal Coordination</li> <li>• Traffic Turn Prohibitions</li> <li>• Improved Devices</li> </ul>	<b>Access Control and Management</b>	<b>Supporting Actions and Policies</b> <ul style="list-style-type: none"> <li>• Fare Structures</li> <li>• Transit-Oriented Development</li> <li>• Parking Pricing to Support Transit</li> <li>• Technology</li> </ul>	<b>Local Government Actions</b> <ul style="list-style-type: none"> <li>• Shared Parking and Parking Management</li> <li>• Trip Reduction Ordinances</li> </ul>
<b>Arterials and Local Streetsâ€™ Management</b> <ul style="list-style-type: none"> <li>• HOV on Arterials</li> <li>• Parking Management</li> <li>• Freight Management</li> <li>• Bike/Ped Routes</li> <li>• Traffic Enforcement</li> </ul>	<b>Geometric Design</b>		
	<b>Reconstruction and Traffic Management</b> <ul style="list-style-type: none"> <li>• Grade Separation</li> </ul>		

Summarized from: "A Toolbox for Alleviating Traffic Congestion", Institute of Transportation Engineers, 1997



**Mayfield Heights**  
 Comprehensive Plan  
 June 2003  
  
 RTA Focus Area

Local Bus Routes	Express Bus Routes
———— Regular service	———— Regular service
..... Limited service	..... Limited service
① Local route terminal	①X Express route terminal
10 Route number	10 Route number



## General Information on Funding Sources for Development

### GENERAL LOCAL RESOURCES

#### Tax Increment Financing (TIF)

• A portion of the future increase in assessed valuation of real property from real property taxation is designated as an "exempt" from local property taxation.

• A payment in lieu of taxes is made by property owners back to the public body in the amount of the taxes that otherwise would have to be paid on such real property improvements, creating a "cash flow." The cash flow may be used to pay for public infrastructure improvements connected to a public purpose" either on a "pay as you go basis" or through local debt issuance (where the stream of revenues is used to retire the debt issued).

• Up to 75% exemption for up to 10 years. With school board approval, can extend to 100% exemption for 30 years.

• TIF has been used in Ohio for both large-scale and smaller-scale economic development initiatives.

#### Community Reinvestment Area (CRA)

• Local tax incentive program for businesses that expand or locate in designated areas.

• Provides up to a 100% exemption of the improved real estate property tax valuation for up to 15 years (as a tax abatement).

• In some instances, local school board approval may be required.

#### Enterprise Zone Tax Incentive Program (EZ)

• Local tax incentive program for businesses that expand or locate in designated areas.

• Provides up to a 75% exemption on real property improvements or tangible personal property tax valuation for up to 10 years. Local school board approval may be required to exceed these limits.

#### Payroll Tax Sharing Program

• The City of Parma recently implemented an economic development grant program for the purpose of attracting businesses to locate within the City and to encourage expansion of businesses currently located in the City.

â€¢ The City may share up to 50% of the new payroll tax remitted to the City for a period up to 10 years with the new or expanding businesses. Grants are awarded from the net change in payroll tax proceeds of the business with reference to either Real Property or Tangible Personal Property.

#### COUNTY FUNDED PROGRAMS

##### Competitive Municipal Grant Program Cuyahoga County Department of Development(1)

(1) This is a subset of the complete programs available from the Cuyahoga County Department of Development ([www.cuyahoga.oh.us/development](http://www.cuyahoga.oh.us/development))

#### GENERAL LOCAL RESOURCES

â€¢ Up to \$150,000 per year.

â€¢ Used for major public enhancements such as right-of-way improvements, streetscape enhancements, senior citizen centers and ADA improvements.

â€¢ Up to \$25,000 per community available for community master planning (when funds are available).

#### Cuyahoga County Storefront Renovation Program

Cuyahoga County Department of Development

â€¢ Grants for architectural services (up to \$2,000 or 8% of material costs).

â€¢ Loans for exterior and interior building improvements, including building code

improvements and signage (up to \$75,000 per parcel at negotiated interest rates for twelve years, with monthly payments beginning six months after closing).

â€¢ Up to 20% of total project cost can be applied to parking lots and sidewalks.

â€¢ Those property owners that are able to provide 10% equity based on total material and labor cost, current on all taxes at loan closing, and able to complete the improvements within one year.

#### ***Cuyahoga County Economic Development Loan Program Cuyahoga County Department of Development***

â€¢ Assists viable business expansion projects that need County loan funds to secure private financing. Assists projects that have a substantial benefit to the community and positively impacts the County.

â€¢ Loans range from \$35,000 to \$350,000 (not to exceed 40% of the total project cost) up to 15 year term. A minimum of 10% owner equity is required.

â€¢ Business must create one full time job for every \$35,000 loaned. 51% of all jobs created or retained must be available to persons of low or moderate income.

â€¢ Loans can be used to finance capital equipment, land, buildings, construction and building renovation.

#### Strategic Initiatives Fund

Cuyahoga County Department of Development

Same as above, except market rate loans up to \$1 million for up to 20 year term.

#### ***Brownfield Redevelopment Fund Cuyahoga County Department of Development***

â€¢ Provides financing and subsidies to acquire land, perform Phase I and Phase II environmental testing, remediation, site clearance and demolition to obtain full use of underutilized commercial/industrial properties within Cuyahoga County that require environmental remediation such as the removal of underground gasoline tanks, asbestos or other environmental hazards.

â€¢ Sites eligible for the Voluntary Action Program (VAP) of Ohio qualify for the program.

â€¢ Municipal corporations, non-profit development corporations and private developers/businesses may apply for loans up to

\$1 million per project for up to 15 years. Subsidies, up to \$500,000, may be granted to municipal corporation applicants that take ownership of the property.

#### STATE PROGRAMS(2)

### ***State Capital Improvements Program (Issue 2)*** ***Ohio Public Works Commission***

(2) Additional funding programs available from the Ohio Department of Development can also be found at [www.odod.state.oh.us/cdd/ohcp](http://www.odod.state.oh.us/cdd/ohcp)

• The SCIP funds are derived from the issuance of State of Ohio debt referred to as "Issue 2" funds.

• Eligible projects: bridges and culverts, roads, solid waste disposal facilities, stormwater and sanitary collection/storage and treatment facilities, water supply systems, and wastewater treatment systems.

• Costs eligible for fund: acquisition of property and facilities, engineering and design, construction, equipment and related financing costs.

• Types of funding available: up to 90% of project's total cost if it is a repair or replacement project and up to 50% of a project's total cost if it is a new or expansion project.

A. Grants: 80% of program's allocation is awarded in grants, with a minimum requirement of 10% provided in local matching funds.

B. Loans and local debt support: 20% of program's allocation must be awarded in the form of interest free loans or in the form of local debt support. Applicants can request up to 100% funding in the form of a loan. Two types of local debt support funding are available:

1. Loan assistance: Loan assistance funds are awarded in the form of a grant to pay the interest costs associated with a loan from either a public or private lender or a bond/note issuance.

2. Credit enhancement: Credit enhancement funds are awarded in the form of a grant that can be used to cover the up-front purchase of a private bond insurance policy.

• In Cuyahoga County, this program is administered through the District One Public Works Integrating Committee (DOPWIC) via the Cuyahoga County Planning Commission; approximately \$21 million is available countywide on an annual basis.

### ***State Capital Improvements Revolving Loan Fund*** ***Ohio Public Works Commission***

• Eligible projects: bridges and culverts, roads, solid waste disposal facilities, stormwater and sanitary collection/storage treatment facilities, water supply systems, and wastewater treatment facilities.

• Costs eligible for funding: acquisition of property and facilities, engineering and design, construction, equipment, and related financing costs.

• All awards are in the form of loans covering up to 100% of the total project cost.

### ***Clean Ohio Funds (Issue 1)***

• The Clean Ohio program funds are provided by the issuance of State of Ohio debt referred to as "Issue 1" funds.

• Eligible projects: open space, riparian corridor and watershed preservation, greenways and similar projects.

• In Cuyahoga County, this program is administered by the County's Natural Resources Assistance Council (as appointed by the DOPWIC referenced earlier) via the Cuyahoga County Planning Commission.

### ***Local Transportation Improvement Program (LTIP)*** ***Ohio Public Works Commission***

• Eligible projects: roads, bridges and culverts.

• Costs eligible for funding: acquisition of property and facilities, engineering and design, construction, and equipment.

• All awards are in the form of grants covering up to 100% of total project cost.

### ***Water and Sewer Rotary Commission***

• Eligible projects: water and sewer lines.

• Interest-free loans.

### ***Ohio Water Development Authority***

• Eligible projects: drinking water, wastewater, construction projects, planning.

• Loans at market interest rates with a 10-25 year payback; borrower maximum \$75 million.

### ***Ohio Water Pollution Control Loan Fund Ohio Environmental Protection Agency***

• Eligible projects: publicly owned wastewater treatment facilities/non-point source water pollution control projects.

• Loans are below market rate.

### ***319 Program Ohio EPA***

• Funding supports Ohio's Nonpoint Source Management Program to protect and/or restore water resources affected by nonpoint sources of pollution.

• Projects funded (lasting up to three years) include education, technical assistance, financial incentives, and other voluntary action.

• Applicants can apply for up to \$300,000 for projects and \$100,000 to develop a Watershed Action Plan; requires 40% match.

### ***NatureWorks***

• Funding is available for nonpoint source pollution prevention projects protecting riparian areas along streams through the purchase of perpetual conservation easements.

### **FEDERALLY-FUNDED PROGRAMS**

#### ***TEA-21 (Transportation Equity Act for the 21st Century) U.S. Department of Transportation***

• Funding for highways, highway safety and transit through fiscal year 2003.

• Safety improvements include road and rail highway grade crossing safety.

• Environmental improvements include transportation enhancements improving community quality, transit benefits, pilot program for sustainable communities, National Scenic Byways Program, bicycle and pedestrian paths (Ohio recreational Trails Program) and recreational trails.

• Funding for access to jobs (i.e., Welfare to Work), disadvantaged business enterprise program, workforce training.

• Expanded highway programs include interstate, bridges and congestion and air quality improvements.

### ***Miscellaneous***

• Economic Development Administration Loans and Grants.

• Land and Water Conservation Fund for park and outdoor recreational development.

### **NON-GOVERNMENTALLY FUNDED PROGRAMS**

#### ***Business Improvement District (BID)***

• Business owners and merchants within the BID are permitted under state laws to use the city's tax collection system to tax themselves; these funds, collected by the municipality are returned in full to the BID and are used for the physical and service improvements previously mentioned.

### **Charitable Foundation Grants**

Charitable foundation grants help sponsor certain community development projects such as landscaping, streetscaping and technical assistance in the maintenance of community facilities (examples of the largest local foundations include the Cleveland Foundation and the George Gund Foundation).

There are more than 1,000 local family and community foundations in Ohio.

### **Sources of Funding for Greenspace, Park and Recreation**

The matrix below includes a list of existing sources of greenspace funding available from federal, state, and local government agencies, and from non-profit organizations. The column headings indicate the primary use for the program's funds and are intended as a quick source for identifying programs that may be applicable for specific greenspace-related activities. Many programs have web sites that provide more detailed descriptions of the program, along with information on where to apply for funds.

Ohio Greenways also publishes a hardcopy summary of various state and federal sources of funding for greenway projects. The U.S. EPA maintains a Catalog of Funding Sources for Watershed Protection. In addition, there are a number of organizations such as the Rails-to-Trails Conservancy, The Trust for Public Land, and The Nature Conservancy that work with communities to assist in finding funding for projects.

Program	Acquisition / Easement Planning	Watershed / Habitat Protection	Reduction / Cleanup	Pollution	Capital Improvements	Trails	Labor / Consult.	Maintenance	Administration	Research	Participation	Educ. / Community	Technical Assistance	Economic Development
<b>FEDERAL GOVERNMENT</b>														
<b>Environmental Protection Agency</b>														
Environmental Education Grants 66.951												X		
Environmental Justice Grants 66.604										X	X	X		
Environmental Protection_Consolidated Research 66.500										X				
Wetlands Protection: Develop. Grants 66.461	X	X												
Environmental Research Grants										X				
Great Lakes Program 66.469		X	X							X	X	X		
Superfund Technical Assistance Grant 66.806							X							X
<b>Department of the Interior</b>														
North American Wetlands Conservation Fund 15.623	X	X	X											
Rivers, Trails and Conservation Assistance 15.921														X
National Coastal Wetland Conservation Grant	X	X						X	X					
Land & Water Consvr. Funds (apply through ODNR)	X				X	X								
<b>Dept. of Transportation - FHWA</b>														





Pulling Together Initiative (Weed Management)										X	X	X		
Wildlife Links (Golf Courses)												X	X	
<b>National Tree Trust</b>														
Partnership Enhancement Program						X				X	X	X		
<b>The Nature Conservancy</b>														
Education & technical assistance						X							X	X
<b>North American Association for Environmental Educ.</b>														
Links to various environmental education grants													X	
<b>Rails to Trails Conservancy</b>														
Education & technical assistance													X	X
<b>Richard King Mellon Foundation</b>														
American Land Conservation Program						X	X							
<b>River Network</b>														
Watershed Assistance Grant		X	X				X				X	X		
<b>Trust for Public Land</b>														
Education & technical assistance													X	X

<b>The Pew Charitable Trusts</b>														
Grant program											X	X		
<b>DuPont Corporate Contributions Program</b>														
Grant program		X	X								X	X		
<b>Charles Stewart Mott Foundation</b>														
Grant program			X	X							X	X	X	
<b>Surdna Foundation</b>														
Grant program			X								X	X		X
<b>Great Lakes Aquatic Habitat Network and Fund</b>														
Grant program		X	X	X				X	X	X				

**Other Potential Sources of Support**

- National Park Service
- State Parks
- Development Impact Fees
- Developer Dedications
- Dedicated Taxes (i.e. sales, property transfer)
- Special Improvement Districts
- Trail Sponsorships
- Fundraisers
- Pay to Use - revenue generating venues
- Sale of Easement for Utilities (i.e. cable, optic)
- Tourism Agencies
- Local Conservancy Groups - Land Trusts
- Public Arts Programs
- Organizational Support - Volunteers
- Scientific Research Programs/Schools
- Local Businesses
- Churches
- Recreation Clubs
- Pro Bono Professional Services (legal, financial)

**2000 Northeast Ohio Regional Retail Analysis**

**Original Report by: Cuyahoga County Planning Commission for NOACA**  
 (Summary of Strategy Recommendations, prepared by D. B. Hartt, Inc.)

## IMPLICATIONS OF MAJOR RETAIL PROJECTS

### Issue 1: Regional Impacts vs. Local Decision Making

• Local communities should understand the “true costs” of major retail development and its impacts on neighboring communities.

• Widening of major regional arterial roads takes away from the “main street” environment that many communities desire.

### Issue 2: Consumption of Large Parcels vs. Other Needs

• Inventory of these properties is needed.

• Communities with these types of sites need to have appropriate zoning in place.

• Should open space be desired, strategies for preserving should be pursued such as Trust for Public Land and other preservation techniques.

### Issue 3: Competition for Public Incentives

• Communities are in a bidding war for new development.

• State leadership is needed to assure revenue/cost sharing so that communities are discouraged from competing to attract new development.

### Issue 4: Cocooning of Sites from Competitors

• Citizen and government pressure on corporate officials.

• Local government strict enforcement of building codes.

## LAND USE AND ZONING

### Issue 5: Community Assessment of Retail Needs

• Maintain updates comprehensive development.

• Identify an opportunity to create a town center or main street atmosphere as opposed to auto-oriented districts.

### Issue 6: New Retail in Support of Existing Retail

• Encourage national chains to locate in older retail districts (i.e. main streets); retain local businesses whenever possible.

• Identify functionally obsolete industrial/retail sites and establish a land bank program that can assist developers to secure sites large enough to utilize in older, densely developed areas.

• Avoid the use of public subsidies (infrastructure assistance) for retail projects that provide direct competition for existing retail districts.

• Conduct a retail market analysis for the existing retail districts to determine retail uses that would complement established businesses and promote clustering of such establishments.

### Issue 7: Using Land Use Regulation for Retail

• Carefully assess development proposals requiring a rezoning or other legislative actions.

• Impose a moratorium on rezoning actions until a comprehensive plan update is complete.

• Identify areas within the community that are anticipated to receive pressure for rezoning to retail use and assess implications in the plan update process. The Courts are receptive to communities that proactively assess land use alternatives.

• Require an impact analysis to assess impacts of new retail on traffic, employment, tax generation, city services, land use compatibility, infrastructure, stormwater run-off, parking and the environment (including regional level service agencies such as NEORS, etc.).

### Issue 8: Outdated Retail Strips

• Communities should cluster retail uses around existing major intersections through zoning (density bonuses) and infrastructure investments.

• Where there is considerable retail present in a community, consider rezoning vacant retail property to other uses or to a district that permits a mix of uses.

• Permit mixed-use development by right along major arterials and assure that the retail component is proportional and does not overwhelm the other uses.

### Issue 9: Meeting the Retail Needs of Exurban Areas

• Outlying communities should carefully plan locations for retail stores so as to prevent the haphazard development that occurs when land is purchased speculatively around freeway interchanges.

• Support the retail zoned areas with infrastructure investments to facilitate development in the targeted areas.

• Consider rezoning commercial land to less intensive uses if that land is likely to be developed as strip retail developments.

### Issue 10: Big Box Stores

• Communities can impose maximum size restrictions on new stores and tighten restrictions in areas that are currently comprised of smaller stores (50,000 square feet could be considered as a size cap).

• Utilize "design standards" for commercial developments, including big box retail stores, to achieve the type of development desired.

• Encourage national retailers to locate in existing downtown or "city center" locations, preferably as adaptive re-use projects where existing buildings are vacant.

• Should a big-box retailer close in your community, immediately assess potential alternatives "including non-retail uses" and take action to implement the desired type of development.

#### Issue 11: Parking in Older Retail Areas

• Monitor the active utilization of parking areas over different times of the day.

• Should more parking be required, assess a variety of options including transit.

• Designate specific areas for employee parking that leave choice parking for customers.

• If metering is used, allow 30 to 60 of free time for convenience shoppers.

• Promote shared parking arrangements.

#### Issue 12: Parking for Large Developments

• Adopt a 1 space/250 sq. ft. standard (as opposed to 1/200).

• Where transit serves an area, establish maximum parking standards.

• Enforce handicapped parking regulations.

#### Issue 13: Screening Parking from View

• Improve signage and lighting at rear entrance parking.

#### Issue 14: Marking Parking Lots Pedestrian Friendly

• Reduce parking requirements.

• Discourage massive front yard parking areas and encourage side and rear yard parking.

• Prohibit center block tear-downs.

• Adopt zoning provisions that use landscaping in parking.

• Require parking lot setbacks of 5 or 10 feet with appropriate landscaping.

• Work with property owners to establish pedestrian safe routes.

• Incorporate environment supportive management practices.

#### Issue 15: Traffic Congestion

• Retail stores generate more traffic than any other type of land use.

• Require traffic impact studies to be provided by an independent traffic engineer before approving major retail.

• Encourage retail to locate in existing retail districts.

• Discourage retail strip development in undeveloped areas with zoning.

• Consider marginal road construction in areas of severe congestion to eliminate access.

• Working with property owners and developers to provide pedestrian and bicycle linkages to adjacent neighborhoods.

#### Issue 16: Post-Development Congestion

• Link transit centers with retail to reduce car traffic.

• Work with property owners to offer transit, bike and pedestrian alternatives.

#### Issue 17: Maintaining Healthy Retail Districts

• Market and promote the business district as a single entity.

• Consider using business overlay zoning to assure compatibility.

• Promote the uniqueness of community historic retail districts located in the neighborhoods of older cities and small downtowns.

• Reestablish storefront retailing in downtown Cleveland and larger cities in area counties.

• Use Business Improvement Districts to provide additional revenues for improvements and security.

• Promote linkages of the retail to traffic generators such as schools, courts, other municipal functions); require new government office to locate in or near an existing retail area.

• Work with merchants to provide for upkeep of retail areas.

• Evaluate build-out scenarios for retail and plan for that level; work with County planning commissions and MPOs to achieve.

• Promote buy-local programs.

• Provide for a strong police presence in retail areas.

• Promote retail mix to encourage visitors to stay longer.

• Prohibit temporary signs and the temporary sales in vacant lots in retail areas.

## PHYSICAL DESIGN

### Issue 18: Combating Poor Design

• In areas that are built out to the sidewalk, require infill development to do the same.

• Encourage foundation plantings.

• Work with merchants to secure storefront renovation funds where available.

### Issue 19: Promoting Regulations for Better Design

• Develop detailed design guidelines to promote compatibility.

• Review and enhance sign regulations in zoning code.

• Improve buffering standards between commercial and residential.

• Discourage the use of paper and boards to cover vacant store windows.

• If big box is permitted, encourage design details that would make for reuse should they become vacant.

## BUILDING REUTILIZATION, MODIFICATIONS AND REDEVELOPMENT

### Issue 20: Conversion of Residential to Retail

• Work to permit converted use of historic homes where needed.

• Discourage front yard parking.

• Where there are concentrations of historic structures on major arterials, consider converting to residence/professional office use or traditional use in the zoning code.

### Issue 21: Preserving Existing Buildings

• Conduct an inventory of historically and architecturally significant buildings to consider preserving; adopt an ordinance listing these properties and impose regulations on their use.

### Issue 22: Keeping Local Businesses Competitive

• Work with businesses on façade programs, promotional strategies and other ways of making them more attractive to shoppers.

• Streetscape improvements to enhance the area

## RETAIL SITE SELECTION

### Issue 23: Avoid the "One Size Fits All" Syndrome

• Discourage national retailers from imposing a single design in every location that they build.

### Issue 24: Retailing Opportunities in Central Cities

• Central city and inner ring suburban communities need to be advocates of their communities providing data to developers to support market demand and lobbying legislators for tools to make them more competitive.

### Issue 25: Avoiding Retail Property Tax Reductions

• There appears to be an excessive number of requests made and granted for tax reduction, and a regional study and policy is needed.