

CITY OF EUCLID MASTER PLAN

CURRENT CONDITIONS





Cuyahoga County Planning Commission

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About County Planning

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

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Date of Publication: October 3, 2016

Front Source: Flickr user Andrew Bardewell

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CURRENT CONDITIONS



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SECTION 1 → INTRODUCTION

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

WHAT'S INSIDE?

The Introduction section includes an overview of the City, a review of recent plans, and context maps. The remainder of the document includes a Community Profile and Land Use Profile of Euclid highlighting the current status of demographic, economic, and environmental issues.

HOW DO I USE IT?

The Current Conditions document establishes a baseline for the City's Master Plan by describing what is happening today. It can be used to better understand the current issues in Euclid and how recommendations and actions can address those issues.

NEXT STEPS

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

CITY HISTORY

The Township of Euclid—part of the Connecticut Western Reserve—was established by Moses Cleaveland and employees of the Connecticut Land Company in 1809. Euclid is named for the Greek mathematician who worked during the third-century BCE. Initially, Euclid was a farming community, and was profitable in wheat and table grapes. The area was also home to salt, lumber and grain production.

EARLY GROWTH

In the early 1800s Euclid's growth and prosperity eclipsed nearby Cleveland, though Cleveland's dominance was secured with the completion of the Ohio Canal in 1827. In 1850, Euclid's first train tracks were built, which opened the door for future industrial growth. This included a robust bluestone mining operation, which brought wealth to the Township in the late 19th century. The Township became a Village in 1903, and by 1930, with a population of 12,753, the City of Euclid was incorporated.

A HISTORY OF PLANNING

In 1926, Euclid was the namesake community of the Supreme Court Case of Euclid v. Ambler, which confirmed that zoning codes were constitutional. This case allowed Euclid and other communities to plan and regulate the growth of residential neighborhoods and commercial and industrial centers.

AN INDUSTRIAL HUB

Euclid's long history as both an industrial center and a bustling, residential suburb, is unique among Cleveland suburbs. Many great industrialists have lived and worked in Euclid, and contributed to its growth. Charles Francis Brush, born 1849, was

raised on his parents' farm in Euclid, and went on to create the arc lighting system, which brought the first electric light to streets around the world in the early 20th century. James F. Lincoln founded Lincoln Electric in 1895, a business that has continued to thrive and expand into the present day. Besides various advancements in arc welding and motor construction, the Lincoln brothers made important innovations in labor management practices and employee benefits. The company, along with other industrial firms in the City, came into high demand during the second World War. Lincoln Electric continued to expand, and is now a global leader in the welding industry, with a robust international presence. The company's headquarters remain in Euclid, and have served the City as a stable employment center for over 100 years.

POST-WAR PROSPERITY

The City of Euclid came into its own under the longtime leadership of Mayor Kenneth J. Sims (Mayor from 1938 until 1971). During his time in office, Euclid was transformed from a financially strapped City to a booming suburb. During this time, the City's population increased six-fold, and many new homes and businesses came to the area. The area's flat land and conveniently located rail lines made the City an ideal place for industry to grow in the post-war era. The construction of the interstate highway made Euclid even more desirable for industry and commuting residents alike.

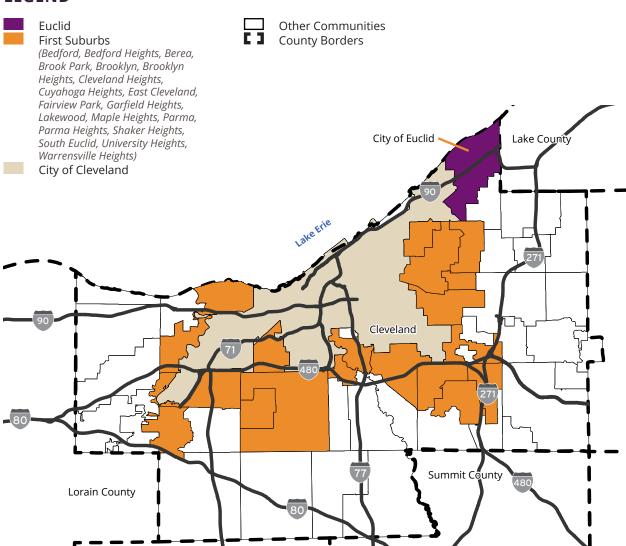
The history of the City has been shaped by the cultural identities that its residents have brought to the area. Historically, Euclid had representatives of many European ethnic groups, though Slovenes have been especially well represented. Since the 1980s, a strong African American community has grown in the City.

EUCLID TODAY

Today, Euclid remains a large, inner-ring suburb with strong neighborhoods, increasing lakefront amenities, a growing Downtown, and a strong industrial core that makes Euclid the City with the 3rd highest number of manufacturing jobs in the County.

MAP 1 **REGIONAL CONTEXT**

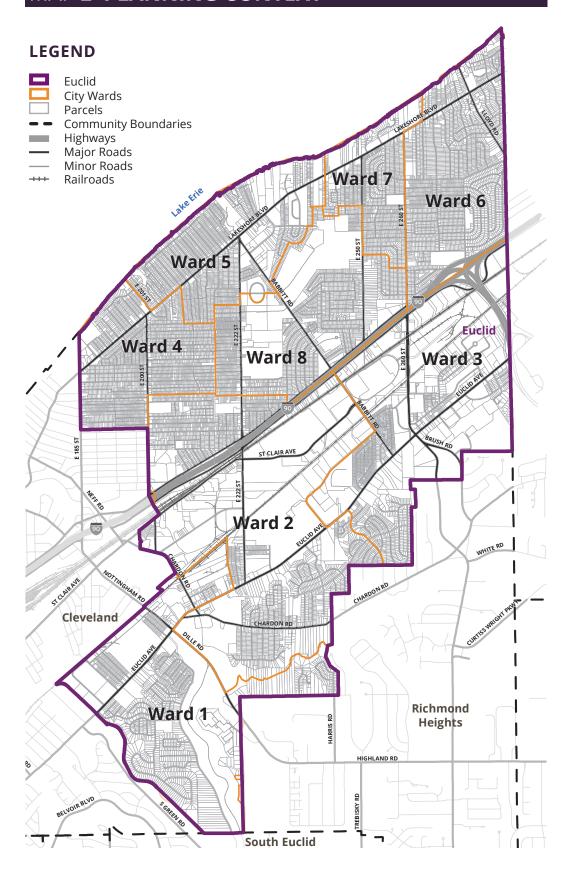
LEGEND



The City of Euclid (in purple on Map 1) is located in the eastern part of Cuyahoga County and abuts Lake Erie and the Cuyahoga County line. Euclid borders the Cities of Richmond Heights, South Euclid, and Cleveland in Cuyahoga County as well as Willowick, Wickliffe, and Willoughby Hills in Lake County.

The map showcases the members of the First Suburbs Consortium, a group of communities that were mostly built prior to 1960 and which are located in close proximity to Cleveland. These communities share common characteristics due to similar development patterns. Throughout the document, comparisons are made to the First Suburbs communities, which include all of those shown here as well as Euclid.

MAP 2 **PLANNING CONTEXT**



PREVIOUS PLANS

The City of Euclid has a number of recent corridor plans, area plans, and school plans, as well as an existing Master Plan dating from 1996. These documents were reviewed as part of this analysis, and a map on page 14 displays the locations and focus areas of these plans.

EAST 185[™] STREET CORRIDOR TLCI PLAN, 2016



This plan covered the East 185th Street business district straddling Euclid and Cleveland. The plan's recommendations included gateways at the district's north and south ends, streetscape enhancements, redevelopment scenarios, and potential greenspace additions.

EUCLID CITY SCHOOLS SAFE ROUTES TO SCHOOL TRAVEL PLAN, 2015



This plan was created under the Ohio Department of Transportation's Safe Routes to School program. The document outlined current Euclid City Schools programs to encourage safe travel, identified impediments to safe travel, and provided countermeasures to address them.

DESTINATION EUCLID: THE EUCLID AVENUE RECREATIONWAY CORRIDOR, 2013



This plan covered the entirety of Euclid Avenue in the City and recommended the development of a series of small, mixeduse centers linked by a recreational trail that would replace travel lanes on Euclid. The document also included funding and implementation recommendations.

MEMORIAL PARK CONCEPT PLAN, 2011



The plan provided design guidelines, recommended changes, and cost estimates for Memorial Park improvements, including the construction of new courts and fields, improved amenities like paths and benches, updates to the pool and ice rink, and traffic reconfigurations, among others.

WATERFRONT IMPROVEMENTS PLAN, 2009



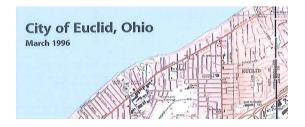
The Waterfront Improvements Plan is a multiphase plan for revitalizing Euclid's Lake Erie waterfront. The plan aimed to expand public access, create new beaches, enhance plant and animal habitat, improve trail connections, and develop a public marina. The plan also included existing environmental conditions and implementation recommendations.

DOWNTOWN EUCLID TLCI TRANSPORTATION AND REDEVELOPMENT PLAN, 2007



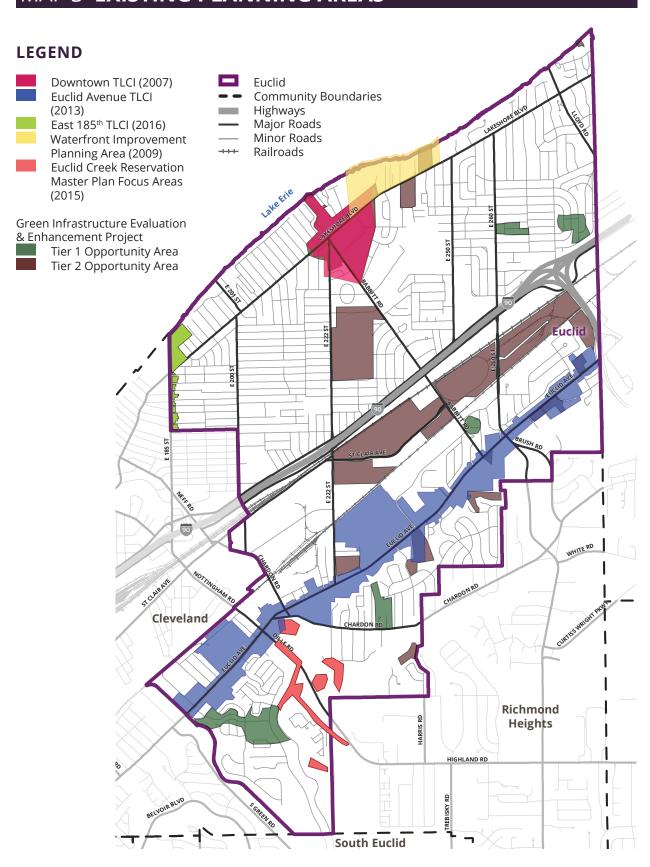
The plan provided recommendations for strategic development in the City's historic Downtown that included traffic improvements, street reconfigurations, amenities for cyclists, and beautification efforts. The Plan also outlined a development scenario for new construction that would yield a vibrant, walkable Downtown Euclid.

MASTER PLAN, 1996



The City's 1996 Master Plan focused on two specific issues rather than being comprehensive. The plan covered neighborhood livability through parks and recreation, and protecting and expanding the City's economic base. Issues of the time, such as housing stock decline, loss of industrial jobs and inadequate parks, were addressed.

MAP 3 EXISTING PLANNING AREAS



REGIONAL PLANS

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

CUYAHOGA COUNTY HOUSING STUDY, 2015



County Planning and Cleveland State conducted a Countywide housing study that evaluated demographic trends, supply & demand, and other factors to determine housing market strength for the County. The plan outlined best practices for community housing policies as the basis for a Countywide housing strategy.

EASTSIDE GREENWAY PLAN, 2015



The Eastside Greenway was a transportation study covering eastern Cuyahoga County. The plan outlined existing and potential greenways that could better connect residents to jobs, recreation, services, commercial centers, and natural resources.

EUCLID CREEK RESERVATION MASTER PLAN, 2015



The City of Euclid contains a large portion of the Cleveland Metroparks Euclid Creek Reservation. In 2015, Metroparks developed a plan for Euclid Creek Reservation, which included new trails to the Lakefront, improved signage, intersection improvements, fitness stations, and environmental protection efforts.



COMMUNITY PROFILE

Many factors affect a community's future, including population and housing trends, employment patterns, proximity to transit, and government finances. The Community Profile section provides an overall assessment of trends in Euclid.

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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 the City of Euclid.

HOW DO I USE IT?

The Community Profile section should be used to understand the trends that are affecting Euclid, and the data will be used to inform goals, policies, and actions in the Master Plan's next phases.

POPULATION

Land use and municipal service needs are influenced by population size, household composition, and growth trends. Euclid's population has been shrinking since it peaked in 1970; however, the most recent American Community Survey numbers from the Census show a slight increase in population between 2009 and 2014.

Euclid's population generally follows Countywide patterns with larger school-age and middle-age populations. Unlike the County and the First Suburbs, however, the City's population is growing among children and working-age adults, and shrinking among millennials and seniors.

Figure 1Percent Population Change Compared to 1950

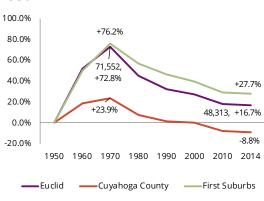


Figure 2 Population Pyramid, 2014

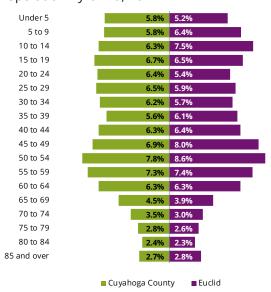
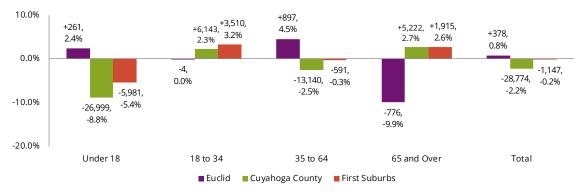


Figure 3Numeric and Percent Change in Age Group, 2009-2014



Page Sources: Historic Census Populations of All Incorporated Ohio Places, Ohio Dept. of Development; American Community Survey, B01003, B01001

DENSITY

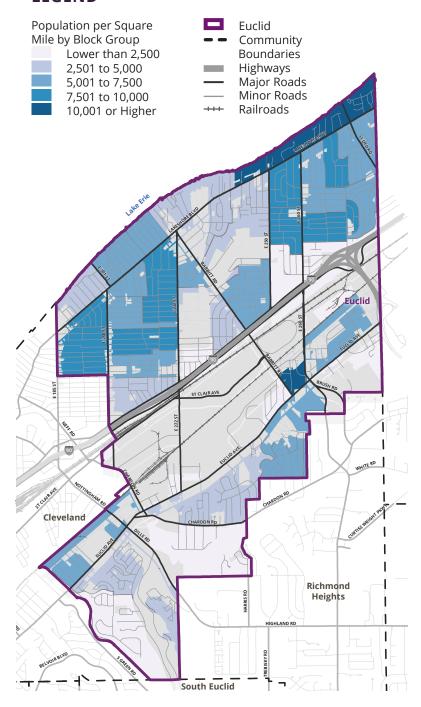
Population density can display how tightly packed the population is in an area. Densely packed areas can more easily support walkable amenities such as restaurants and retail, and sometimes can have different needs such as greater transit frequencies.

Population density in Euclid displays a higher density in neighborhoods as they get closer to the Lake, with especially high densities in areas with large high rise buildings on Lakeshore Boulevard.

The population density in neighborhoods south of I-90 is generally lower than areas north; however, the area between Babbitt Road, East 260th Street, and Euclid Avenue also contains a high density of people. The area south of I-90 is characterized by greater tree coverage, fewer homes, more suburban style streets, and more single-family districts that contribute to the lower density.

MAP 4 **POPULATION DENSITY**

LEGEND



Page Sources: American Community Survey, B01001

HOUSEHOLDS

The Census defines a household as any person or group of people living together in a residence regardless of relationship. It may consist of a person living alone or of multiple related and/or unrelated individuals living together.

In Euclid the number of households decreased between 2000 and 2009 at a faster rate than the County before increasing between 2009 and 2014. The City's average household size is smaller than the County or First Suburbs, and the number of smaller households is increasing while larger households are decreasing.

Figure 4Percent Household Change Compared to 2000; and Total Households, 2014

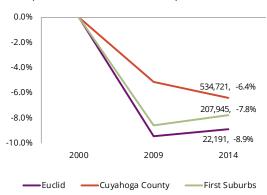


Figure 5Average Household Size

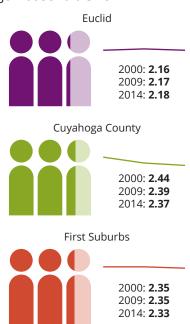
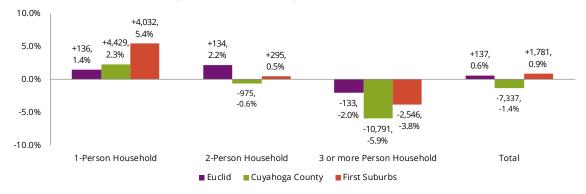


Figure 6Numeric and Percent Change in Households by Household Size, 2009-2014



Page Sources: U.S. Census Bureau, P015; American Community Survey, B11001, B25009

RACE AND ETHNICITY

The racial and ethnic background of a community can help to inform policy and program decisions. For this analysis, residents identifying as Hispanic were counted as a separate group.

Unlike Cuyahoga County and the First Suburbs, Euclid is a majority-minority

community with more than half of residents identifying as Black. As recently as 2009, a majority of residents identified as White, indicating a rapid demographic shift.

Unlike the County or First Suburbs, Euclid has not seen an increase in Hispanic residents.

Figure 8
Race and Ethnicity, 2014

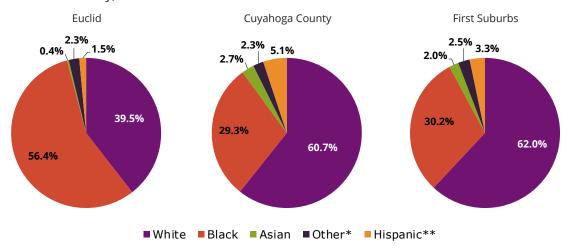
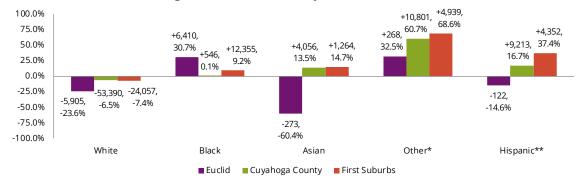


Figure 7Numeric and Percent Change in Race and Ethnicity, 2009-2014



Source: American Community Survey, B03002

^{*}Other includes American Indian and Alaskan Native, Native Hawaiian and Other Pacific Islander, Some Other Race, and Two or More Race populations as defined by the U.S. Census Bureau

^{*}For this analysis, Hispanics are counted separately from other races

EDUCATIONAL ATTAINMENT

Higher educational attainment often indicates higher incomes, which can strengthen a community's economy. More than ½ of Euclid's population has some college education; however, this is slightly lower than the County or First Suburbs.

Trends show Euclid becoming slightly more educated as the increase among those with a Bachelor's/some college outweighed decreases among all other groups. Euclid's population with less than a High School Diploma was steady while decreasing quickly elsewhere, and Euclid lost those with a Master's/Higher while increasing elsewhere.

Figure 10 Educational Attainment, 2014

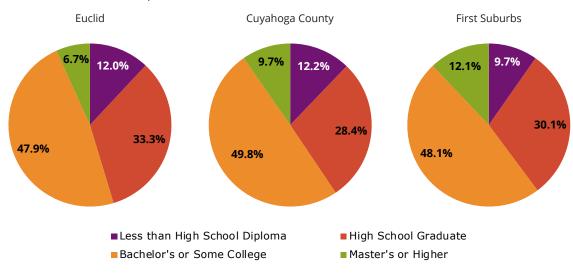
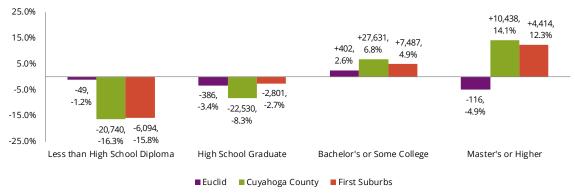


Figure 9Numeric and Percent Change in Educational Attainment, 2009-2014



Source: American Community Survey, B15002

SCHOOLS

Euclid City residents are served by Euclid City Schools, which includes an Early Learning Center (a preschool), four elementary schools, two middle schools, and one high school.

FACILITIES PLANS

The District has plans to consolidate and renovate existing schools to better facilitate student achievement. Forest Park School—one of the District's two middle schools—will be closed due to structural issues and financial deficits. All 6th, 7th, and 8th graders will be combined into a new middle school near the current high school campus. The Early Learning Center will absorb Pre-K and Kindergarten from the existing elementary schools, and Euclid High School will undergo significant changes, including the addition of a new campus on the current site, stadium and pool upgrades, and new arts education facilities.

PRIVATE SCHOOLS

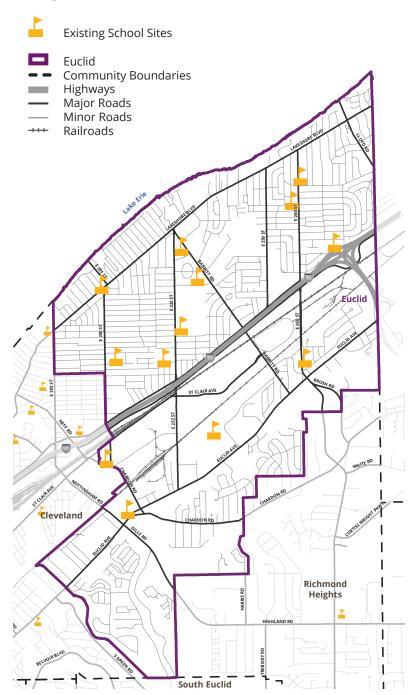
In addition to the City's public school system, Euclid is also the location of several private schools including: Our Lady of the Lake School, Ss. Robert and William Catholic School, Noble Academy Cleveland, Pinnacle Charter Academy, New Day Academy, Mary Mavec Opportunity School of Euclid, and Villa Angela-St. Joseph High School. Tri-C also operates a truck driving academy in Euclid, and the Shore Cultural Centre hosts a number of classes.

Lincoln Electric also has plans to dramatically expand its welding school with a \$30 million Welding Technology Center. The Center will double Lincoln Electric's education capacity.

Page Sources: Cuyahoga County Planning Commission

MAP 5 SCHOOLS

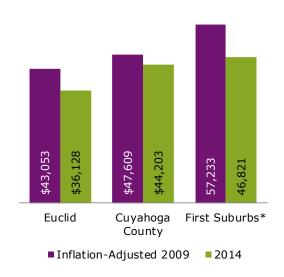
LEGEND



INCOME

Median household income (MHI) helps gauge purchasing power, the ability to maintain homes, and future income taxes. Euclid's inflation-adjusted MHI is lower than the County and First Suburbs, and has fallen 16.1% between 2009 and 2014 while Cuyahoga County's has fallen 7.2% and the First Suburbs' MHI has fallen 18.2%.

Figure 12 Inflation-Adjusted Median Household Income, 2009-2014



Data of Euclid's households by income category shows a fairly even distribution, but a lower percent of upper-income households than the County or First Suburbs. Euclid has lost middle-income households while lower-income ones have grown slightly and the highest-income households have grown at a rate more than triple the County.

Figure 13 Households by Income Categories, 2014

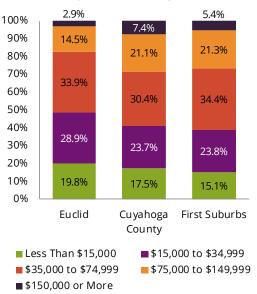
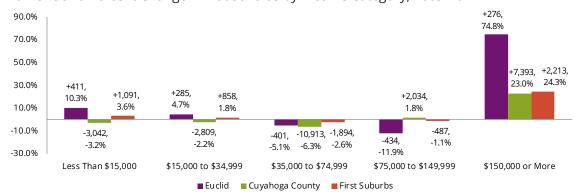


Figure 11Numeric and Percent Change in Households by Income Category, 2009-2014



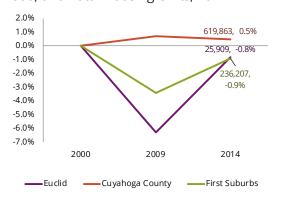
Source: American Community Survey, B19001, B19013; Bureau of Labor Statistics Inflation Calculator *Median Household Income for the First Suburbs is calculated as the weighted average of the median household incomes of all First Suburb communities

HOUSING UNITS

Euclid's housing unit changes since 2000 have been similar to the First Suburbs, which experienced an initial decline followed by an increase in units.

The age of the City's housing is decidedly more post-war than the County, with half of units built between 1950 and 1969. Fewer

Figure 14Percent Housing Unit Change Compared to 2000; and Total Housing Units, 2014



units were built in the ensuing decades, indicative of limited land available for new development. Just over half of units are in single-family homes (one-unit detached), which is a lower portion than most comparison communities. Euclid also has among the highest percentage of units in large buildings—those with 50 or more units.

Figure 15
Year Structure Built

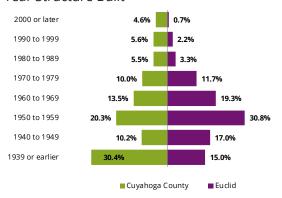
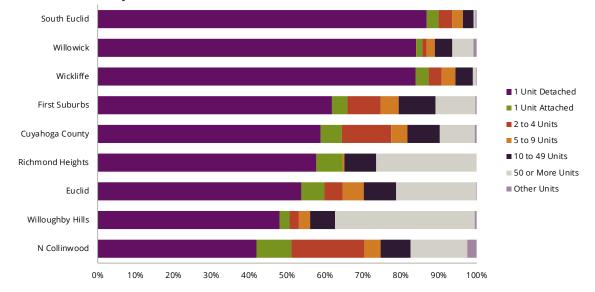


Figure 16Percent of Units by Number of Units in Structure, Euclid and Select Communities, 2014



Page Sources: U.S. Census Bureau, H001; American Community Survey, B25001, B25024, B25034

SALES

Median sales price is an important indicator of housing market strength and can display trends over time. In 2015, there were 562 sales of single-family homes in Euclid with a median sales price of \$52,657. When compared to surrounding communities, Cuyahoga County, and various suburbs, this was the lowest median sales price.

Compared to baseline data in 2007, Euclid was particularly hard-hit by the Great Recession, with median sales price falling 44.7% between 2007 and 2013. Since that time, median sales prices have risen steadily, but remained 41.5% below 2007 prices in 2015.

Figure 18Median Sales Price, Single-Family Homes, 2015

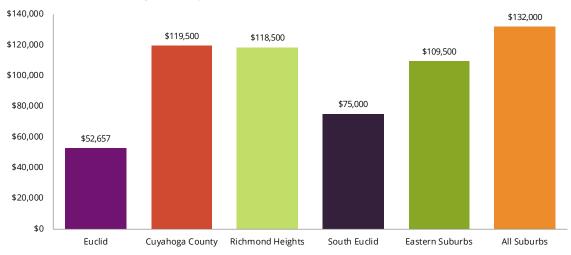
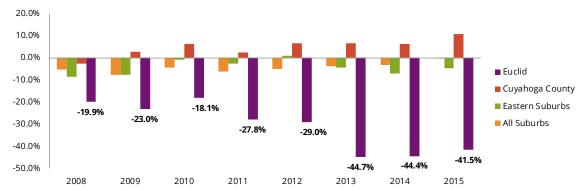


Figure 17Percent Change in Median Sales Price Compared to 2007



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

*For this chart, Eastern Suburbs refers to all suburban communities east of the Cuyahoga River

^{**}Data shown as median sales price for the year, with the exception of 2012, which displays median sales price through November.

HOUSING MARKET

Market research has shown that government investment in neighborhoods has modest effects on nearby homes' property values. In order for government investment to 'tip the scales' and spur private investment, efforts should be focused in tipping point neighborhoods on the border of stable neighborhoods.

Map 6 identifies housing market strength based on seven measures:

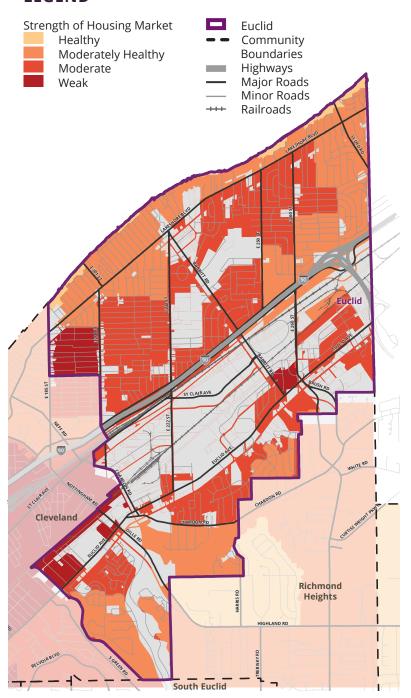
- Poverty
- Tax delinquency
- Mortgage foreclosure
- Demolitions
- Vacancy
- Change in valuation
- Unemployment rate

These measures were identified as part of a Countywide Housing Study completed by the Cuyahoga County Planning Commission in partnership with Cleveland State University.

The map shows some of the strongest housing markets exist along the Lake Erie shoreline, the neighborhoods bordering Lake County, and the neighborhoods surrounding Euclid Creek Reservation. The weakest housing markets are those around Downtown Euclid, on the border with Cleveland, and the areas along Euclid Avenue adjacent to the industrial core. Non-residential areas have been removed from the map and are shown in grey.

MAP 6 MARKET STRENGTH

LEGEND



Page Sources: Cuyahoga County Planning Commission; Cleveland State University

TENURE & OCCUPANCY

Tenure describes whether a housing unit is owned or rented. Euclid's rental rate is higher than comparison communities with the exception of Cleveland's North Collinwood neighborhood. The rental rate has increased from 42.3% in 2009 to 49.6% in 2014. This is a larger percentage increase than both the County and First Suburbs.

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. Euclid's occupancy rate is lower than the County or First Suburbs. Generally, vacant units are vacant and for rent.

Figure 21Percent of Renter-Occupied Housing Units, 2009-2014

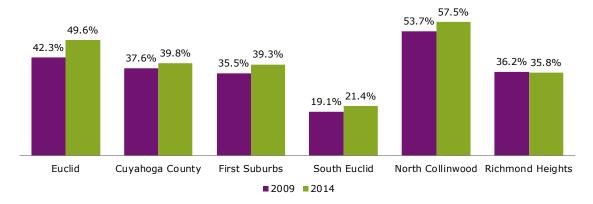


Figure 20 Occupancy Rates, 2014

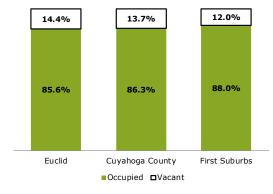
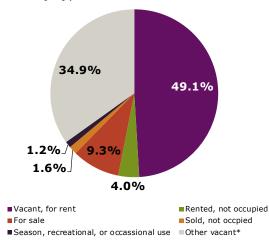


Figure 19 Vacancy Types, Euclid, 2014



Page Sources: American Community Survey, B25002, B25003

^{*}The "Other vacant" category 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.

RENT & AFFORDABILITY

Median gross rent is an indicator of the housing market's strength, and combined with other indicators, it gives insight into the City's housing affordability. Euclid's 2014 median rent was \$734, roughly equal to Cuyahoga County's \$736, and the change in median rent between 2009 and 2014 was almost identical to the County.

Comparing the inflation-adjusted change in median rent, sales price, and income shows all three decreasing, with sales price decreasing faster than income and rent. This indicates that it is becoming easier to own a home while renting is consuming a greater portion of residents' income.

Figure 23 Inflation-Adjusted Median Rent, 2009-2014

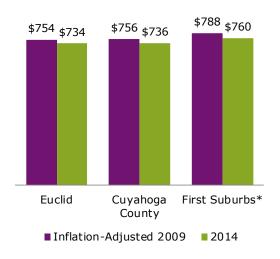


Figure 22 Change in Rent, Sales Price, and Income, Euclid, 2009-2014**

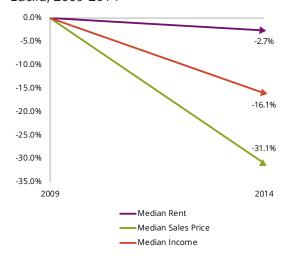


Figure 24Percentage of Rental Units by Gross Rent, 2014



Page Sources: American Community Survey, B25064, B19013; Maxine Levin College of Urban Affairs, Cleveland State University; BLS Inflation Calculator

^{*}Median Rent for the First Suburbs is calculated as the weighted average of the median household incomes of all First Suburb communities

^{**}The data show in this chart is adjusted for inflation

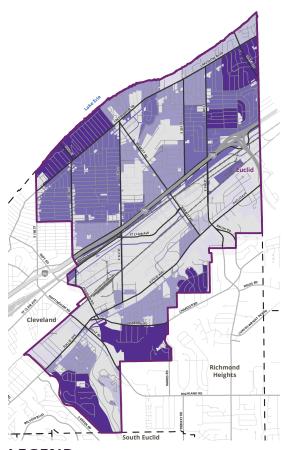
NEIGHBORHOOD PROFILES

OWNER OCCUPANCY

The owner-occupancy rates in Euclid vary by neighborhood, with areas along Euclid Avenue and the eastern portion of Lakeshore Boulevard showing significantly lower owner-occupancy rates than other neighborhoods. These areas contain many high-rise apartment buildings. Neighborhoods surrounding Downtown also display lower owner-occupancy rates than other parts of Euclid.

MEDIAN HOUSING VALUE

The median housing value rates measure the value of owner-occupied homes as assessed by the County Auditor. The data shows the highest values on the very northern and southern borders of the City, with neighborhoods on the western border showing the lowest values. The area at the center of the City in which values are lowest also can be skewed by the few residential properties there.

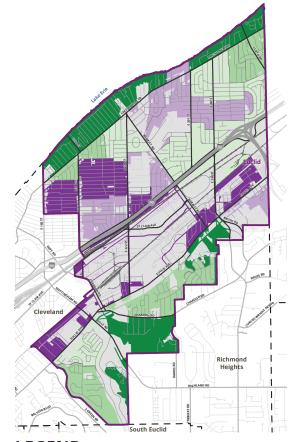


LEGEND

Percent Owner Occupied by Block Group

20% or Lower 20.1% to 40% 40.1% to 60%

60.1% to 80% 80.1% or Higher



LEGEND

Median Housing Value by Block Group

\$47,100 or Less \$47,101 to \$65,900 \$65,901 to \$76,200

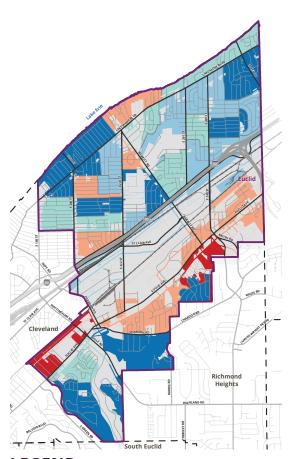
\$76,201 to \$84,300

MEDIAN HOUSEHOLD INCOME

The median household income map displays a variety of median household incomes throughout the City. Neighborhoods in the northwest and southwest portions of the City display the highest incomes as do neighborhoods on the eastern border. Neighborhoods along Euclid Avenue display some of the lowest household incomes.

RESIDENTIAL VACANCY

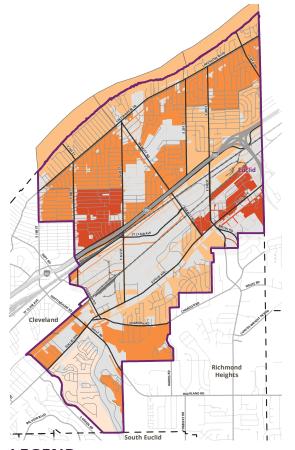
Residential vacancy rates are compiled by the United States Postal Service and aggregated to the neighborhood level. Euclid's lowest vacancy rate is in the City's southwestern corner, while areas north Lakeshore Boulevard, at the western edge, and in the south central area have low rates as well.





Median Household Income by Block Group

\$20,000 or Less \$20,001 to \$30,000 \$30,001 to \$40,000 \$40,001 to \$50,000 \$50,001 or Higher



LEGEND

Residential Vacancy by Census Tract

Lower than 4.4% 4.4% to 7.1% 7.2% to 10.6% 10.7% or Higher

INCOME TAX

Municipal income taxes are paid by three entities: those working in the City, businesses paying taxes on net profits on activities in Euclid, and residents working outside the City paying taxes on earnings.

Euclid's income tax rate is 2.85%—among the highest in Cuyahoga County; however,

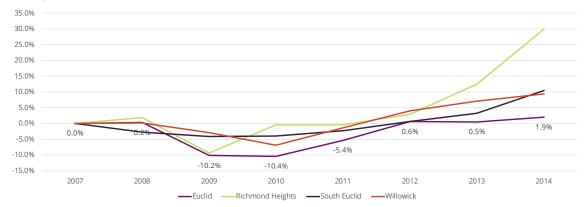
.47% is paid to the School District and 2.38% to the City. Euclid collects the most income taxes of its suburban neighbors.

While Euclid's income tax receipts were hurt in the late 2000s, 2014 income tax receipts were 1.9% higher than in 2007, prior to the Great Recession.



*Euclid collects a 2.85% income tax; however, 2.38% is allocated to the City and .47% is allocated to the School District. While the 2.85% income tax rate is shown, all income tax receipts reflect only dollars allocated to the City.

Figure 25Change in Income Tax Collected from 2007 Baseline



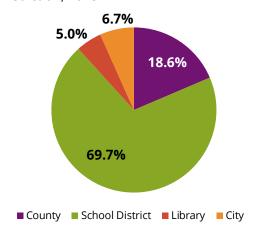
Source: Regional Income Tax Agency

PROPERTY TAX

Property taxes levied on land and buildings are based on three elements: the determination of market value, the percentage at which the market value is assessed, and the property tax rate.

Most property taxes are paid to the school district, with a much smaller percent paid

Figure 30Percent of Millage Dedicated to Taxing Jurisdiction, 2015



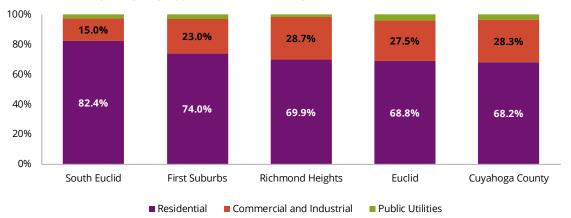
to local government. Euclid's property tax rate is 111.01 mills, the highest among comparison communities.

While a majority of Euclid's tax valuation comes from residential holdings, the City derives a significant percent from commercial and industrial holdings.

Figure 31Total Millage and Valuation, 2015

Tax District	Total Millage	Tax Valuation (in millions)
Richmond Heights	91.28	239.4
South Euclid	107.50	348.2
Euclid	111.01	557.4
First Suburbs	Variable	8,006.5
Cuyahoga County	Variable	27,526.2

Figure 29Tax Valuation by Property Type, Euclid and Comparison Communities, 2015



Page Sources: Cuyahoga County Fiscal Office

EMPLOYMENT PROFILE

Employment trends are indicators of local economic health. Euclid's employment was 14,759 in 2014, a loss of 1,308 jobs from the year before and 21.6% below baseline data from 2004. The Great Recession was particularly hard on Euclid, which lost 12.0% of all jobs between 2008 and 2009,

an even greater percent than Cuyahoga County or the First Suburbs lost.

Euclid's economy is particularly concentrated in Manufacturing and Health Care & Social Assistance, which account for 57.9% of all City jobs while only accounting for 30.2% of jobs in the First Suburbs.

Figure 32
Total Employment Annually, and Percent Change Compared to 2004

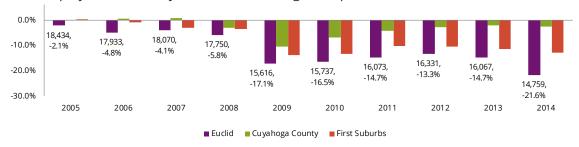


Figure 33Percent Change in Employment Compared to Previous Year

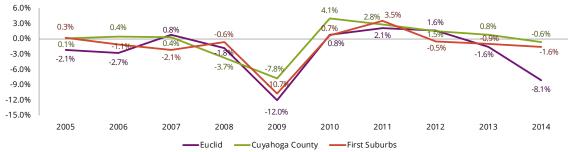


Figure 34
Percent of Total Employment by Sector, 2014



Page Sources: Longitudinal Employer-Household Dynamics

COMMUTE

The percentage of Euclid residents who drive alone to work is consistent with County and First Suburb patterns; however, among those taking other methods to work, a much higher portion use public transit. In Euclid, 6.4% of commuters use transit to get to work compared to 5.0% in the County and 4.3% in the First Suburbs.

Among commuters, only 1,901 people live and work in Euclid. In 2014, 12,858 people commuted into the City while 19,732 residents commuted elsewhere—especially Downtown, University Circle, points along I-271, and Mentor.

Figure 35 Commuting Method, 2014

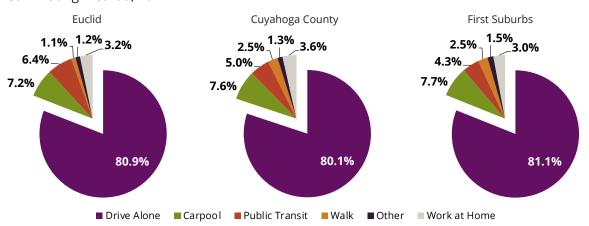


Figure 36Commuting Direction, 2014



Table 1Top Commuting Destinations, 2014

Destination	Number of Residents Employed at Destination
Downtown Cleveland	2,242
University Circle	1,466
Greater Mayfield*	809
Mentor	551
Solon	392
All Other Destinations	14,272

Page Sources: American Community Survey, B08141; Longitudinal Employer-Household Dynamics *Greater Mayfield includes both Mayfield and Mayfield Heights

VEHICLE OWNERSHIP

Vehicle ownership in Euclid shows that nearly two-thirds of households own either no vehicle or just one vehicle, indicating that a large number of residents rely on other networks to get around the City. The percentage of people owning one or no vehicle in Euclid (64.4%) is higher than the

percentage in the County (54.3%) or First Suburbs (51.6%).

The number of households owning one or no vehicles has increased 8.8% since 2009 while households with two or more vehicles have decreased.

Figure 38Percent of Households by Number of Vehicles Owned, 2014

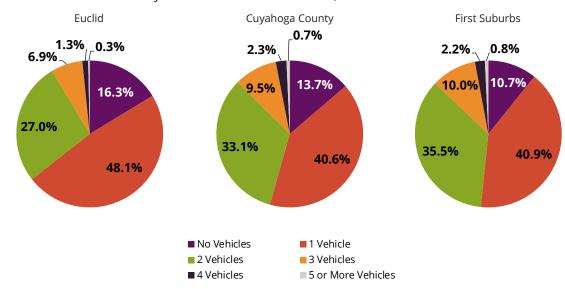
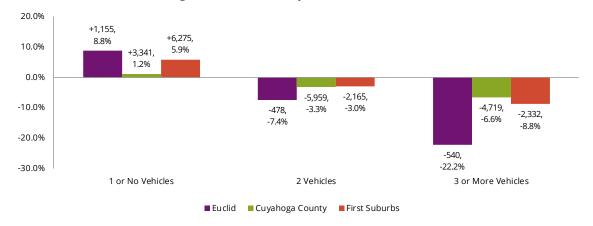


Figure 37Numeric and Percent Change in Households by Number of Vehicles Owned, 2009-2014



Source: American Community Survey, B15002

ROAD SYSTEM

Euclid was constructed as an inner-ring suburb with a mixture of generally grid-pattern streets in the neighborhoods north of I-90 and meandering suburban streets in the areas south. The City has a number of strong connections north and south including 185th, 200th, 222nd, 250th, and 260th; however, the City has fewer strong eastwest connections. Existing ones include Lakeshore Boulevard, I-90, and Euclid Avenue.

PROPOSED STREETS

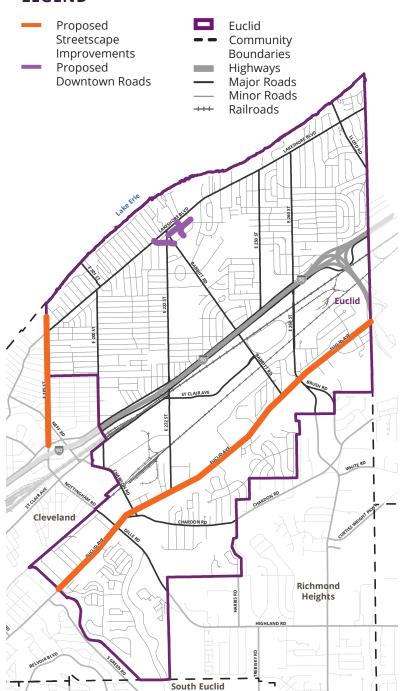
The City has proposed a number of new streets as part of previous planning efforts—all in Downtown Euclid. The 2007 Downtown Euclid TLCI recommended a new grid of streets connecting Lakeshore Boulevard to Shore Center Drive and a street connecting Babbitt Road to E 228th Street through the parking areas in Downtown. The plan also identified a connection from Shore Center Drive up to Lakeshore Boulevard directly in front of Shore Culture Centre. These new streets would provide greater connections, define the layout of Downtown, and outline new developable sites.

PROPOSED STREETSCAPES

The City has also proposed a number of streetscaping efforts as part of other TLCI plans. The Euclid Avenue TLCI and the East 185th Street TLCI both proposed streetscape improvements such as trails, street trees, better crosswalks, and other amenities for pedestrians and cyclists.

MAP 7 **ROAD SYSTEM**

LEGEND

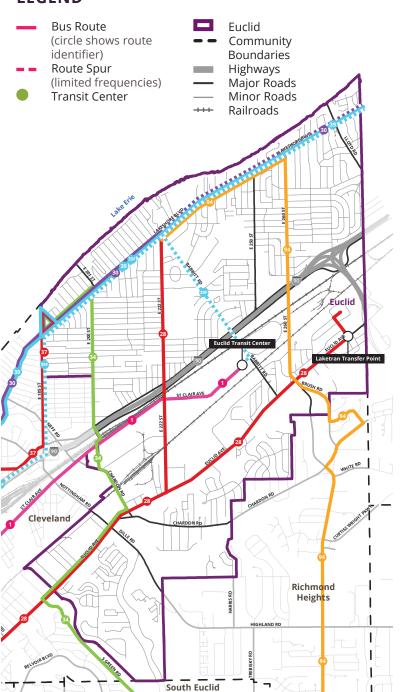


Page Sources: Downtown Euclid TLCI; East 185th Street TLCI, Euclid Avenue TLCI

TRANSIT SYSTEM

MAP 8 ROUTES AND STATIONS

LEGEND



Page Sources: Greater Cleveland Regional Transit Authority

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 standard GCRTA routes and one park-n-ride route, as shown in the map.

In addition to standard bus routes, Euclid is in close proximity to the RTA Red Line Rapid Transit Line, which terminates in East Cleveland. Multiple Euclid bus routes end at the Stokes-Windemere Station to allow connections via the Red Line.

The City also has the Euclid Transit Center, which links multiple bus routes in a single location featuring an indoor waiting area, free parking, ADA accessible facilities, and bike racks.

Many bus routes in Euclid have strong frequencies during rush hour, with four routes operating at least every fifteen minutes. However, most routes operate every 30 minutes or less during normal hours, and even less during weekends.

Table 2Frequency by Route

Route	Peak Headways	Normal Headways	Weekend Headways
1	10 min	30 min	30 min
28	15 min	30 min	30 min
28A	25 min	30 min	None
30	15 min	30 min	1 hour – 30 min
34	1 hour	1 hour	None
37	30 min	1 hour	1 hour
39	30 min	30 min	None
39F	10 min	30 min	None
94	1 hour	1 hour	1 hour
239	30 min	30 min	None

TRANSIT COVERAGE & PLANNING

Transit coverage in Euclid is excellent, with almost the entire City within a half mile walk of a transit stop, with the exception of a pocket in the center of the City, the eastern edge, and the souther edge.

TRANSIT PLANNING

RTA and its consultants performed an analysis of the feasibility of extending the HealthLine into Euclid along East 153rd or East 185th Street and then continuing up Lakeshore Boulevard through Euclid. Given current financial capabilities, RTA opted to conclude the study without recommending construction until such time as the financial outlook for the agency improves.

RIDERSHIP

Ridership on GCRTA routes varies widely. According to the most recent ridership numbers from RTA, the number 1, 28, and 30 routes are the most heavily traveled routes, with two of those routes carrying more than one million people annually.

Table 3 Ridership by Transit Route

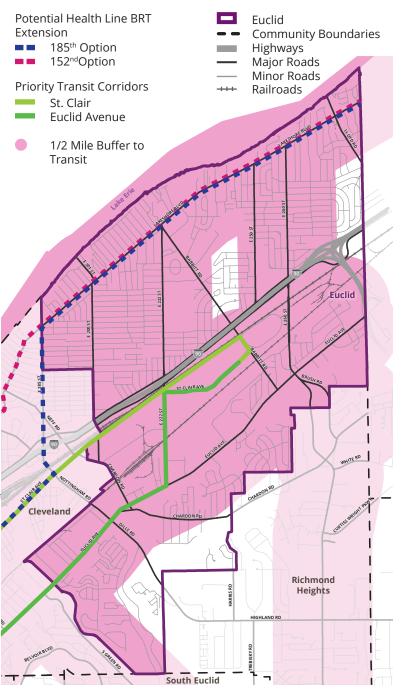
Route	2015 Ridership*
	·
1	1,815,412
28	1,290,359
30	875,786
34	136,713
37	476,639
39/39F	481,355
94	306,158

Source: Greater Cleveland Regional Transit Agency Annual ridership is calculated for the entire route, which includes large portions outside the City of Euclid.

Page Sources: Greater Cleveland Regional Transit Authority

MAP 9 COVERAGE AND PLANNING

LEGEND



BIKE ROUTES

MAP 10 **BIKEWAYS**

LEGEND



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

Euclid's existing bikeways are limited to off-road paths through Euclid Creek Reservation and Sims Park.

EASTSIDE GREENWAY

Euclid was a participant in the Eastside Greenway coalition of 19 communities seeking stronger bicycle and pedestrian links throughout the County's eastern half. The plan identified major missing links in the larger eastside network of trails and bikeways, that could better connect the eastern part of the County.

The plan identified Lakeshore Boulevard, East 222nd Street, portions of Euclid Avenue, and the Euclid Creek Trail Extension as primary routes that could be part of the Eastside Greenway network.

The plan undertook preliminary engineering to consider potential bikeway configurations for Lakeshore, East 222nd, and Euclid.

PLANNED BIKEWAYS

Cleveland Metroparks plans to connect the bike path in the southern half of Euclid Creek Reservation to the northern portion of Euclid Creek Reservation, which includes Euclid Beach Park, Villa Angela Park, and Wildwood Park.

Page Sources: Cleveland Metroparks; Eastside Greenway Plan; Euclid Avenue TLCI; Memorial Park Improvement Plan

SIDEWALKS

Sidewalks increase mobility by connecting residents to services, schools, and amenities while providing opportunities for exercise and environmentally friendly transportation. They also provide a safe way for people on foot to move throughout the community.

EXISTING SIDEWALKS

Euclid has a relatively strong network of sidewalks, especially in the neighborhoods north of I-90, in which the majority of streets have sidewalks.

MISSING SIDEWALKS

While the majority of the City has good access to sidewalks, there are major exceptions. Areas south of I-90 have less sidewalk coverage, especially in the suburban-style neighborhoods atop the bluff and in the industrial core. The lack of sidewalks here makes access to employment difficult, especially for those who use transit or non-motorized forms of transportation

MAP 11 **SIDEWALKS**

LEGEND

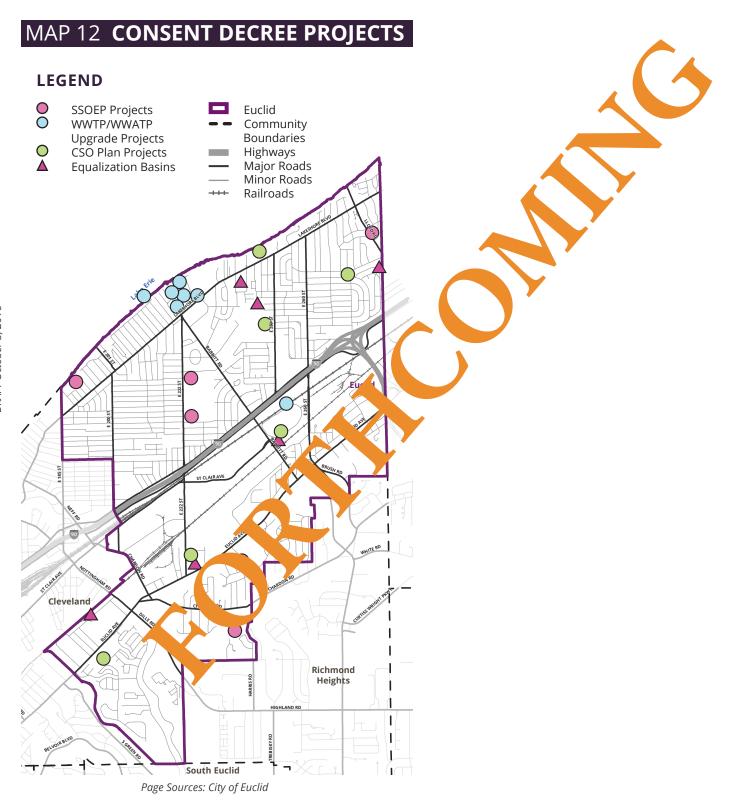
Sidewalks on Both Euclid Sides Community Sidewalks on One Boundaries Side Highways No Sidewalks Major Roads Minor Roads Railroads Cleveland

South Euclid

Page Sources: County Planning

Richmond Heights

STORMWATER



REGIONAL INFRASTRUCTURE

The Northeast Ohio Areawide Coordinating Agency (NOACA) and the Cuyahoga County Department of Public Works have Transportation Improvement Programs (TIP) that outline proposed improvements of regionally significant roads, bridges, and other infrastructure.

NOACA and Public Works' TIPs show a number of potential projects in the City of Euclid, including some of the following:

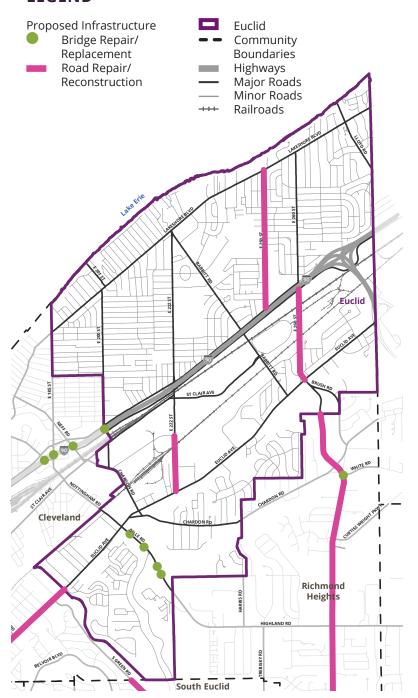
- I-90 Bridges over East 185th, Neff Road, and E 200th Street
- Highland Road Bridges over Euclid Creek and its Tributaries
- East 260th Road Resurfacing
- East 250th Road Resurfacing
- East 222nd Road Improvements

Other improvements near the City of Euclid include some of the following:

- Euclid Avenue in Cleveland
- Richmond Road in Richmond Heights

MAP 13 **REGIONAL INFRASTRUCTURE**

LEGEND



Page Sources: NOACA Transportation Improvement Program; Public Works Transportation Improvement Program



LAND USE PROFILE

How a community is arranged, its mix of land uses, and the environmental factors that constrain development are essential to understanding how and where future development can and should take place.

WHAT'S IN THIS SECTION?

This section covers environmental features that limit development and should be protected, an overview of existing land use, and a description of the development allowed under the City's current Zoning Code.

Specifically, the Land Use Profile includes the following:

- Waterways & Slopes, page 46
- Tree Canopy, page 47
- Land Use, page 48
- Zoning, page 49

- Vacant Land, page 50
- Parks & Open Space, page 51

This section's data comes from the Cuyahoga County Planning Commission and the City of Euclid.

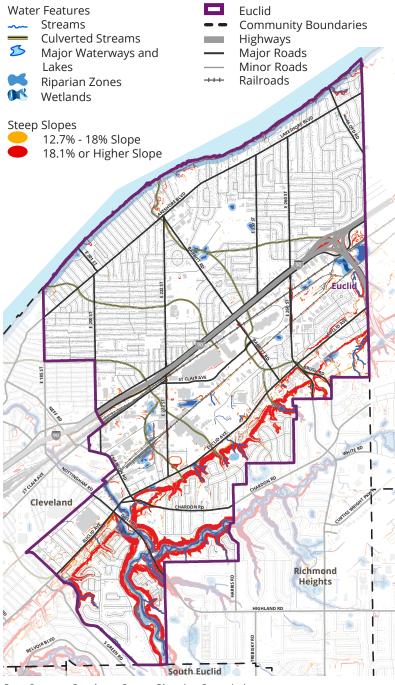
HOW DO I USE IT?

The Land Use Profile section should be used to understand how the City's buildings and spaces are arranged. It provides a baseline for envisioning how the City can develop in the future.

WATERWAYS & SLOPES

MAP 14 WATERWAYS & SLOPES

LEGEND



Page Sources: Cuyahoga County Planning Commission

WATERWAYS

Rivers are waterways running through a community, while riparian zones are vegetated lands alongside rivers, streams, wetlands, and shorelines that are susceptible to flooding.

The City's largest waterway is Euclid Creek, which runs north through Cleveland Metroparks Euclid Creek Reservation into Lake Erie. Euclid Creek, its various tributaries, and associated riparian zones and wetlands comprise the majority of water features in the City.

The City has numerous streams that were buried or culverted underground in the early part of the 20th Century. These culverted streams follow the historic paths of waterways in Euclid. The estimated location of these culverted streams is shown on the map; however, the exact locations would require additional study.

STEEP SLOPES

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

The steepest slopes in the City follow the banks of Euclid Creek along Cleveland Metroparks Euclid Creek Reservation as well as the hillside that separates the City's industrial core from residential neighborhoods atop and runs from the southwest corner of the City northeast.

TREE CANOPY

Tree canopy is the ground covered by trees and leaves when viewed from above. It can provide benefits to the environment as well as increased property values.

Euclid's tree canopy covers 27.4% of the City's land area, well below the County average of 37.6% and 44th out of 59 communities in the County. Euclid's tree canopy coverage is slightly below the average for First Suburbs.

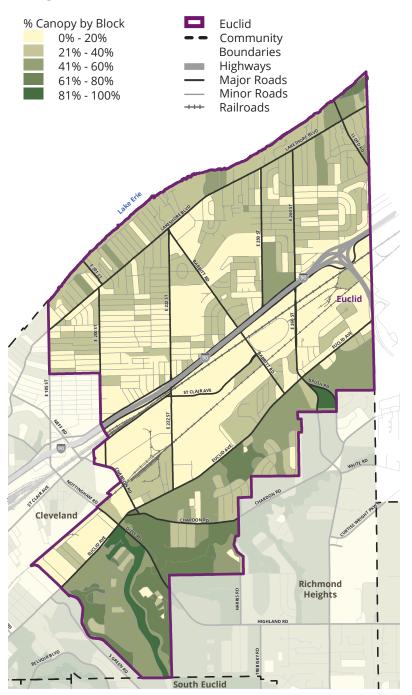
Within the City, neighborhoods south of Euclid Avenue have the greatest tree canopy, while neighborhoods north of Euclid Avenue are less densely covered. For neighborhoods north of I-90, tree canopy is greater closer to Lake Erie.

Table 5Tree Canopy Coverage as a % of Land Area

Community	Tree Canopy Coverage
Cleveland	19.2%
Euclid	27.4%
First Suburbs	30.0%
Richmond Heights	36.5%
Cuyahoga County	37.6%
South Euclid	39.5%

MAP 15 TREE CANOPY COVERAGE

LEGEND

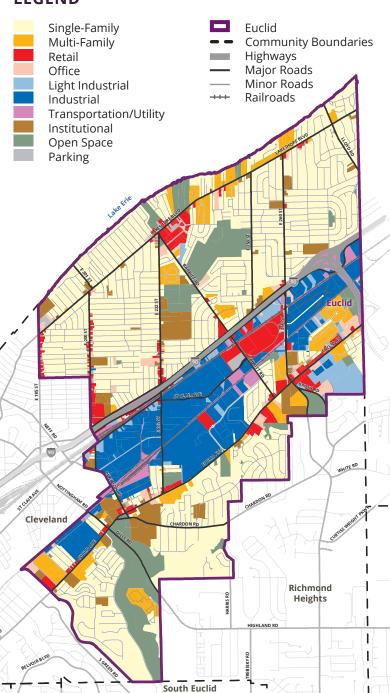


Page Sources: Cuyahoga County Planning Commission

LAND USE

MAP 16 **CURRENT LAND USE**

LEGEND



Page Sources: Cuyahoga County Planning Commission

Land use describes how land is currently being used and is commonly depicted using broad categories such as residential, commercial, or industrial areas.

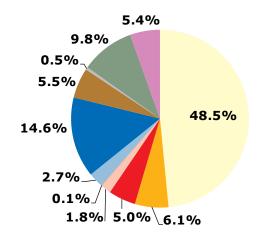
While almost half of Euclid is dedicated to single-family homes, the City also has a number of corridors which feature large, multi-family properties. This is especially true of Lakeshore Boulevard and Euclid Avenue.

The City's commercial properties are clustered along north-south corridors, Downtown Euclid, Euclid Avenue, and the area around Euclid Square Mall.

Euclid is uniquely bisected by a swath of industrial properties running between I-90 and Euclid Avenue that take advantage of highway and railroad access.

Institutional uses are dispersed throughout the City with most municipal services located along East 222nd Street.

Figure 39 Land Use Distribution



ZONING

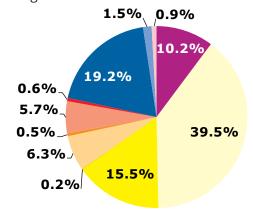
Zoning describes what uses are allowed to be constructed on a site according to existing regulations. It is the primary mechanism used by local governments to regulate the use of land and the manner in which those land uses are distributed throughout the community.

Much like the City's land use map, zoning in Euclid follows existing development patterns. Industrial zoning is clustered around the City's central area, with residential uses north and south of this area.

Residential areas north of I-90 include single-family uses throughout many neighborhoods, but also two-family homes allowable in much of the area and along major corridors. The residential areas south of Euclid avenue are largely single-family.

The distribution of zoning by acreage is displayed below.

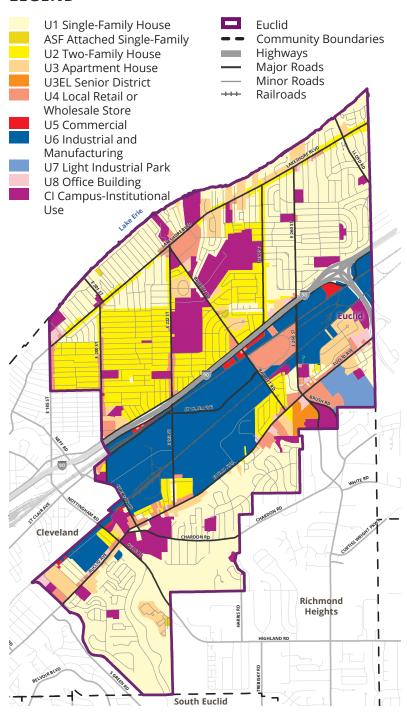
Figure 40Zoning Distribution



Page Sources: Cuyahoga County Planning Commission

MAP 17 **CURRENT ZONING**

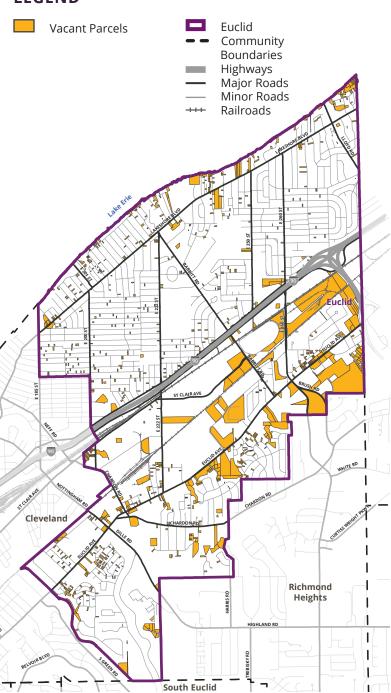
LEGEND



VACANT LAND

MAP 18 VACANT LAND

LEGEND



Page Sources: Cuyahoga County Planning Commission

As a built-out, inner-ring suburb, Euclid does not have many large vacant sites. The largest vacant areas are focused in the industrial core of the City where former railroad tracks and industrial buildings have been cleared for the Bluestone Business Park. Other vacant parcels in the area include many of the sites around Euclid Square Mall and other unbuilt industrial parcels.

In addition to the industrial core, the neighborhoods along and south of Euclid Avenue also include a number of large, vacant sites. This is especially true of the wooded areas between Richmond and Brush Roads and east of Brush Road. Many of these vacant areas include environmentally sensitive features such as wetlands, wooded areas, or steep slopes that may make development difficult.

North of I-90, many of the vacant areas are small, single parcels in which houses have been demolished or were never built. Larger vacant areas include lakefront parcels near Sims Park and a number of deep parcels that front Lakeshore Boulevard.

PARKS & OPEN SPACE

Parks and recreation centers are vital components of a complete community. They provide space for active and passive recreation, community interaction, and physical activity.

EXISTING PARKS

The City has a number of existing parks, with the largest being Sims Park, Memorial Park, and Euclid Creek Reservation. There are numerous other, smaller parks and open spaces throughout the community.

FUTURE PARKS

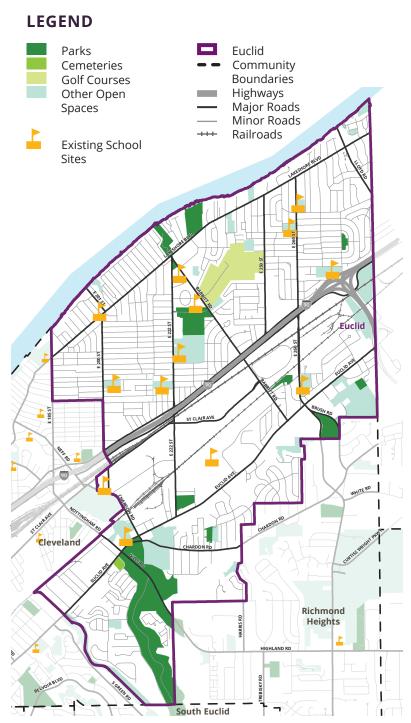
The City has numerous park proposals including updates to Memorial Park and Euclid Creek Reservation. The largest park change is proposed for Euclid's waterfront, where new paths along the lakefront would combine with new beaches and potentially marinas to improve waterfront access and maintain the shoreline.

NEARBY AND SHARED PARKS

The City contains portions of Euclid Creek Reservation, which extends into Cleveland, Euclid, South Euclid, and Richmond Heights. The southern part of the reservation features wooded hillsides and Euclid Creek itself, which bisects the reservation until it meets with Lake Erie in the North.

In 2013, Euclid Creek Reservation expanded to include Euclid Beach Park, Vila Angela Beach, and Wildwood.

MAP 19 PARKS & OPEN SPACE



Page Sources: Cuyahoga County Planning Commission, County Greenprint



FOR OUR COMMUNITY
FOR OUR REGION
FOR OUR FUTURE