



SECTION 2

CURRENT CONDITIONS

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

WHAT'S IN THIS SECTION?

This section includes a series of data sources and public inputs that give context for the community Master Plan. Below is a list of these four analyses.

- Community Profile, page 21
- Transportation & Infrastructure Profile, page 39
- Land Use Profile, page 53
- SWOT Analysis, page 61

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

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COMMUNITY PROFILE

The Community Profile covers issues such as demographics, housing, taxes, and employment. It describes who lives in Euclid, the type of housing they live in, and the type of work they perform.

WHAT'S IN THIS SECTION?

Demographics

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- Density, page 23
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- Race and Ethnicity, page 25
- Educational Attainment, page 26
- Schools, page 27
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Housing

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Taxes and Employment

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POPULATION

Land use and municipal service needs are influenced by population size, household composition, and growth trends. Euclid's population peaked in 1970; however, the most recent American Community Survey data 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 adults age 35 to 64, and shrinking among millennials and seniors.

Figure 1
Percent Population Change Compared to 1950

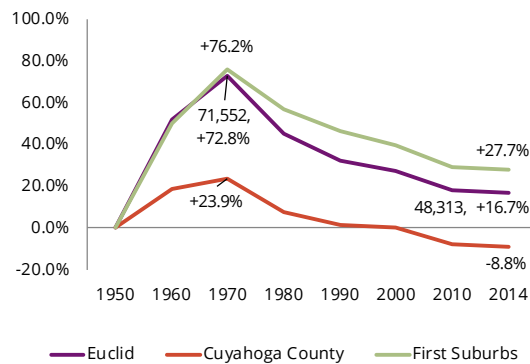


Figure 2
Population Pyramid, 2014

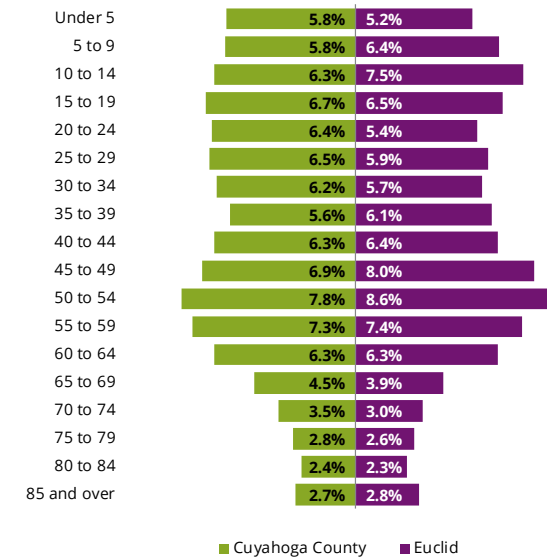
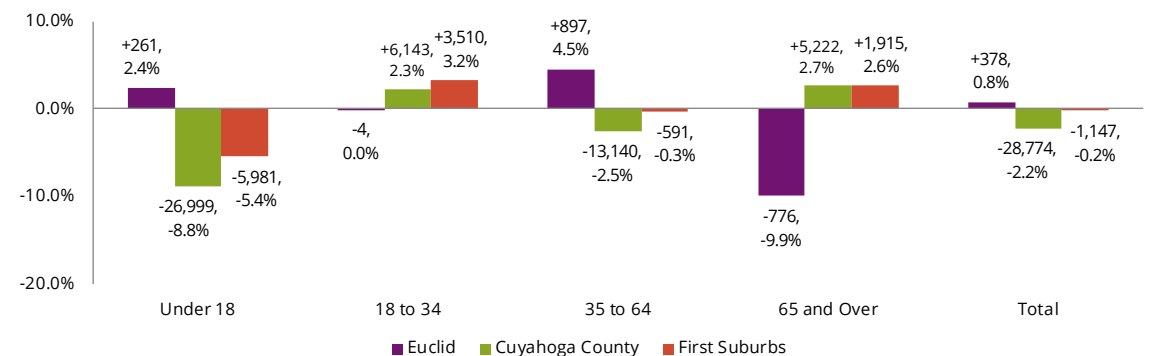


Figure 3
Numeric and Percent Change in Age Group, 2009-2014



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

DENSITY

Population density is the measure of population in a give unit of area. Areas of higher density can more easily support walkable amenities such as restaurants and retail, and sometimes can have different needs such as greater transit frequencies.

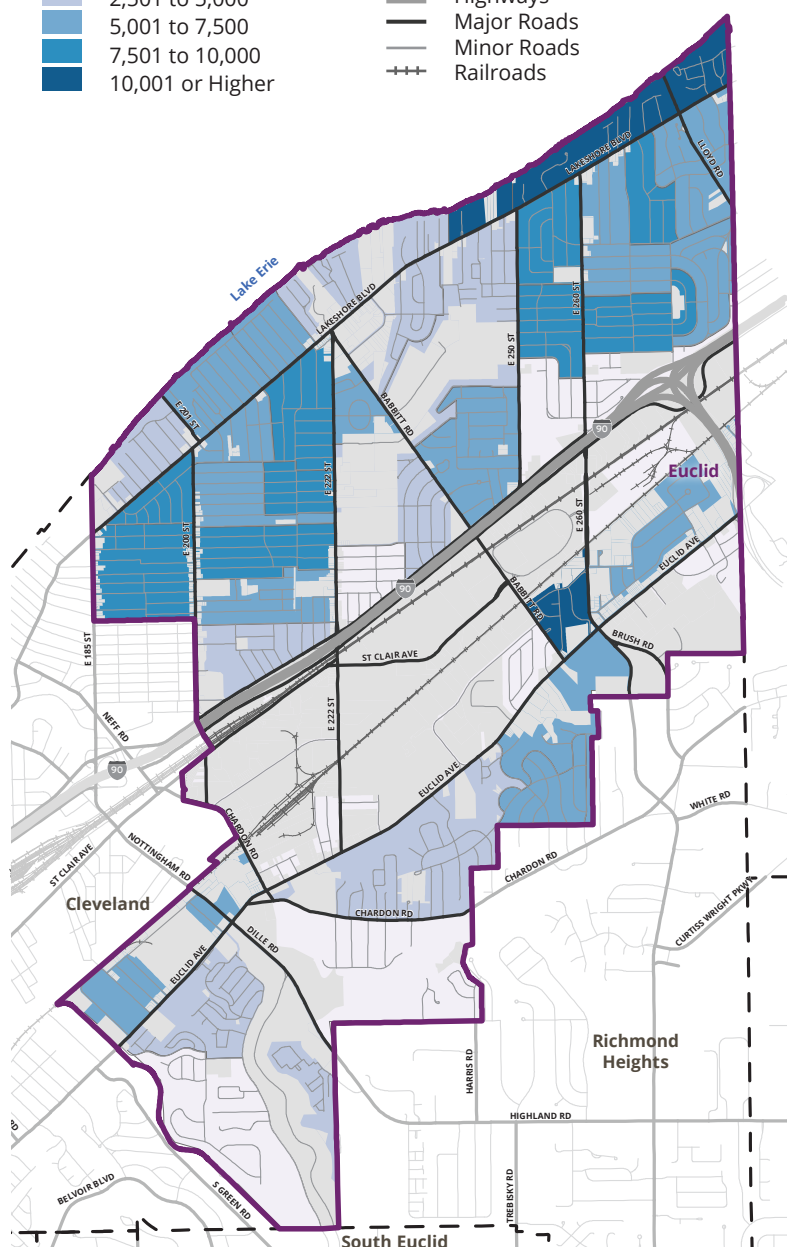
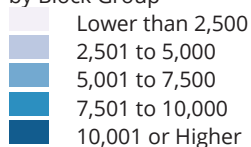
Population density in Euclid displays a higher density in neighborhoods as they get closer to the Lake, with especially high densities in areas with large high rise buildings on Lake Shore Boulevard.

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

Population per Square Mile
by Block Group



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.

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.

In Euclid the number of households decreased between 2000 and 2009 at a faster rate than

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

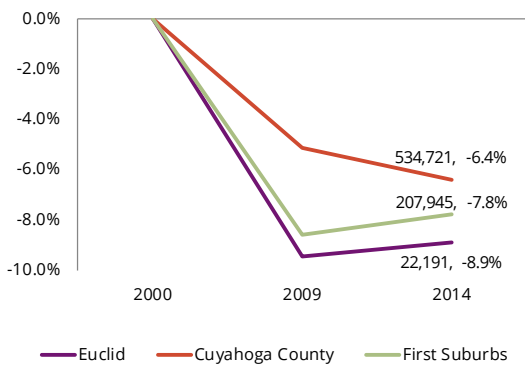


Figure 5
Average Household Size

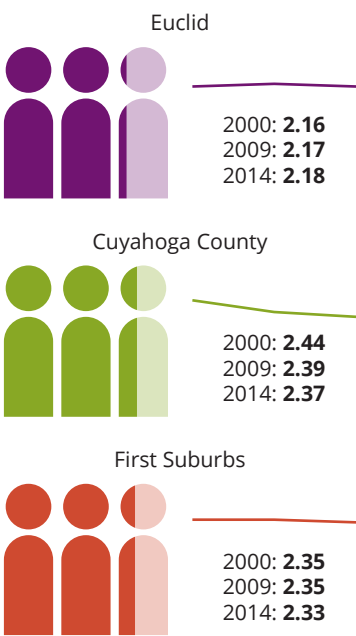
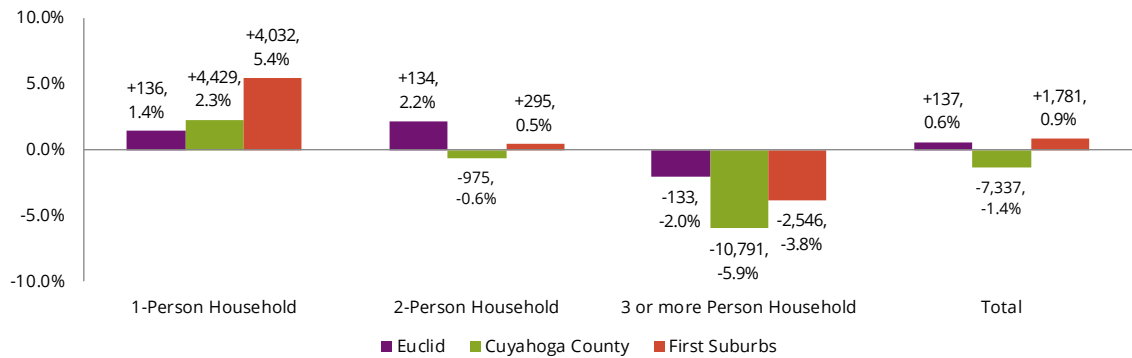


Figure 6
Numeric and Percent Change in Households by Household Size, 2009-2014



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

RACE AND ETHNICITY

The racial and ethnic composition 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

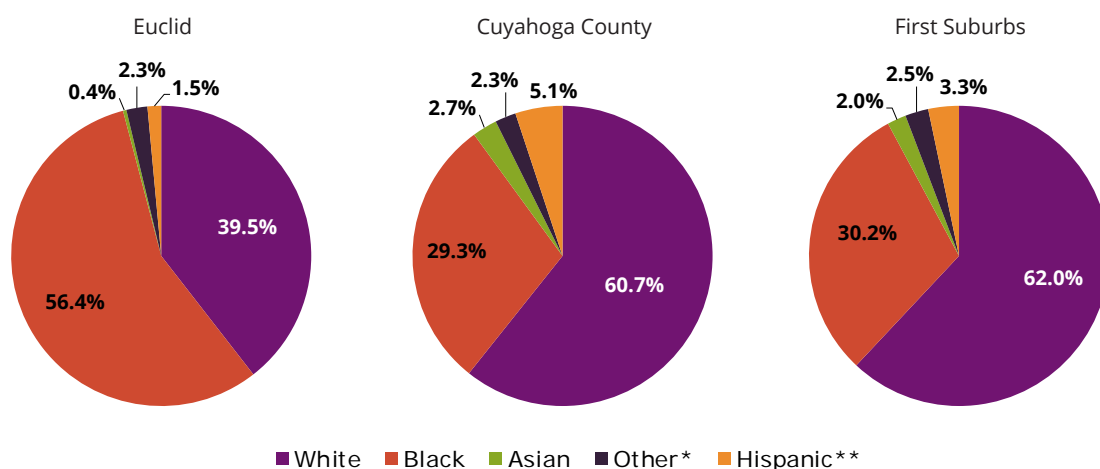
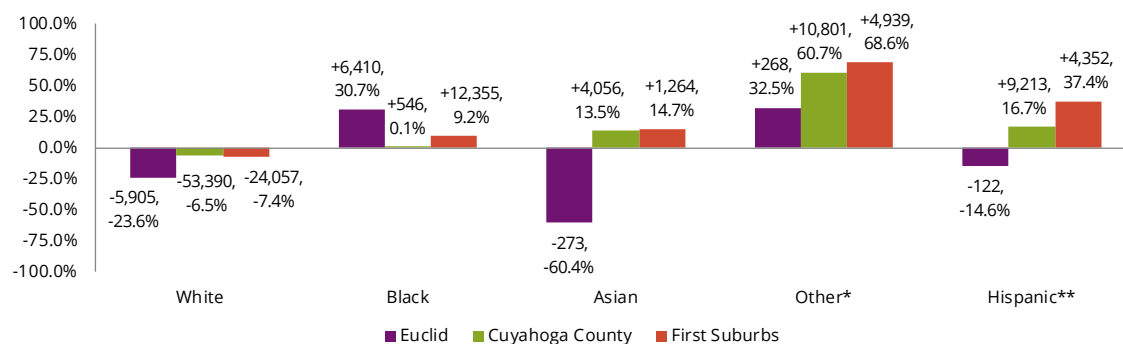


Figure 7
Numeric and Percent Change in Race and Ethnicity, 2009-2014



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 is often correlated with 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 saw a decrease among those with a Master's/Higher while increasing elsewhere.

Figure 10
Educational Attainment, 2014

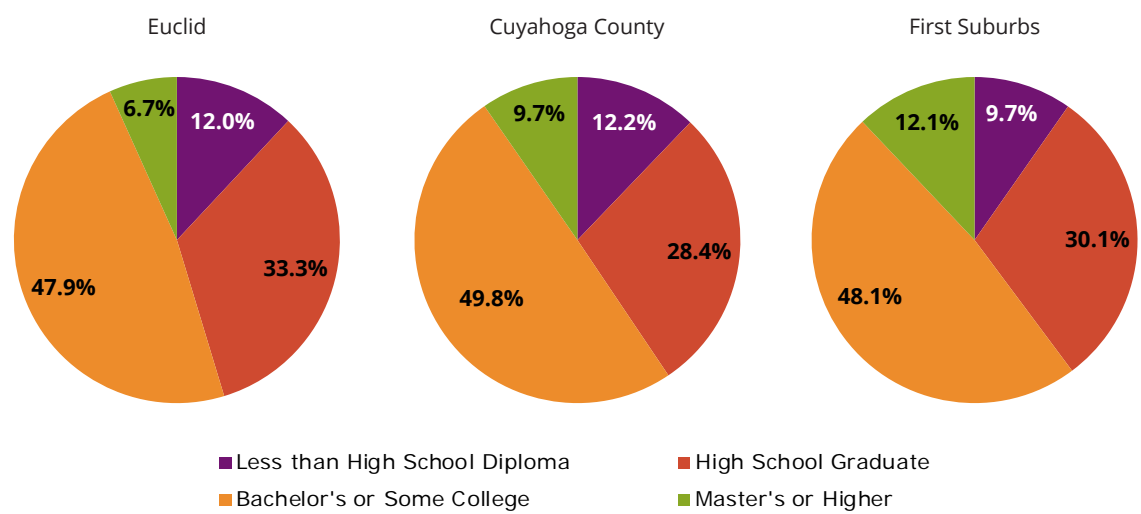
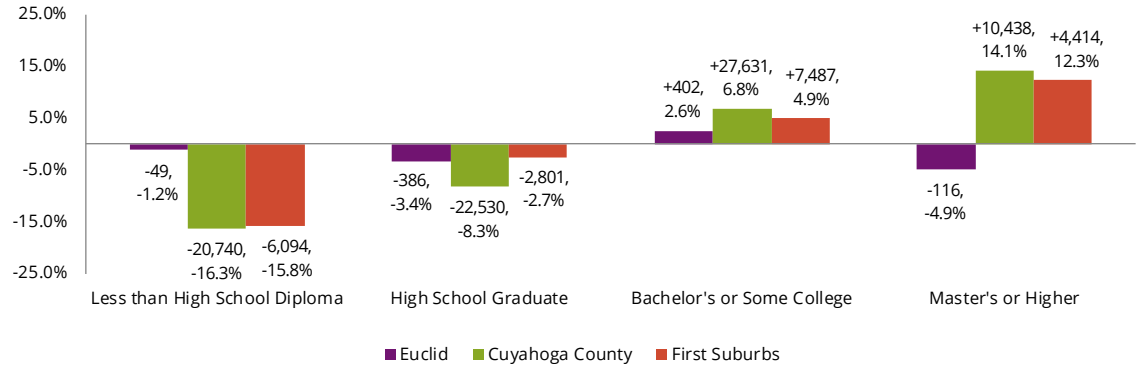


Figure 9
Numeric and Percent Change in Educational Attainment, 2009-2014



Source: American Community Survey, B15002

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

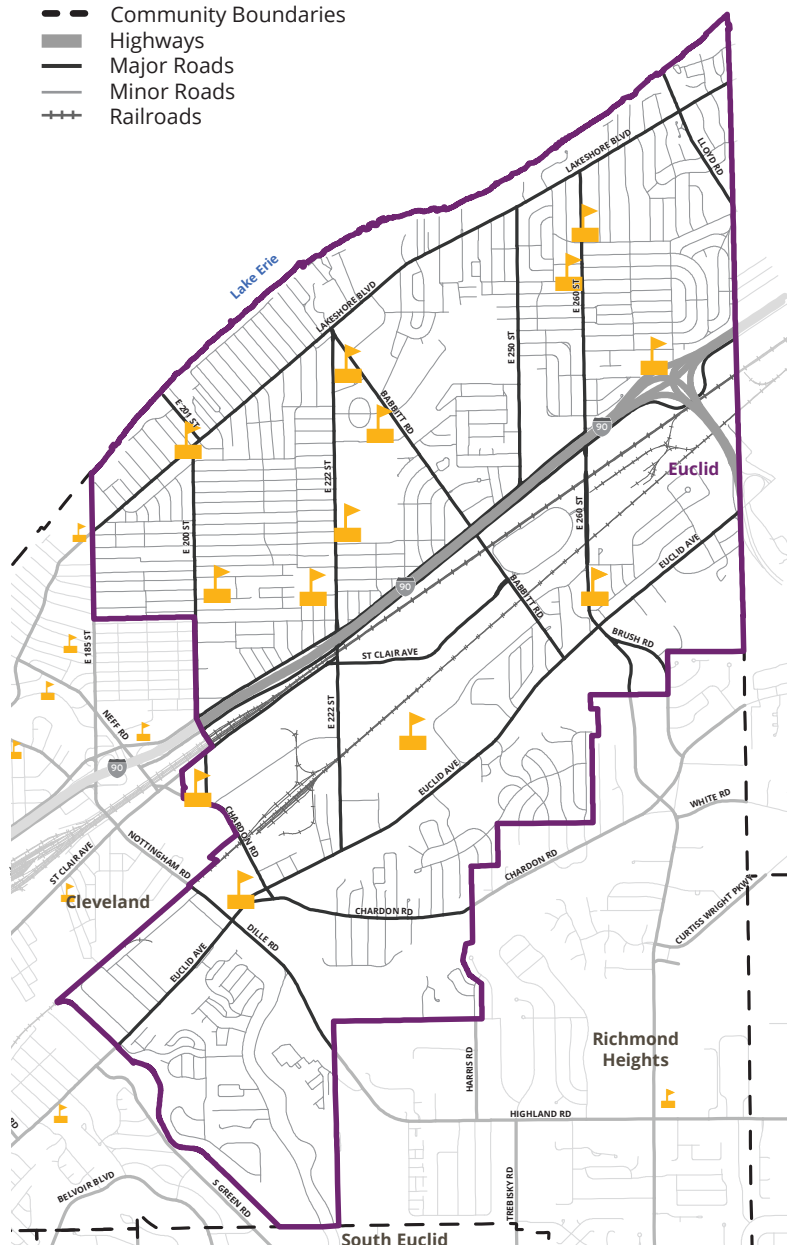
In addition to the City's public school system, Euclid is also the location of several private schools including: Our Lady of the Lake School, Ss. Robert and William Catholic School, Noble Academy Cleveland, Pinnacle Charter Academy, New Day Academy, Mary Mavec Opportunity School of Euclid, and Villa 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.

MAP 5 SCHOOLS

LEGEND

-  Existing School Sites
 Euclid
 Community Boundaries
 Highways
 Major Roads
 Minor Roads
 Railroads



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%.

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 12
Inflation-Adjusted Median Household Income, 2009-2014

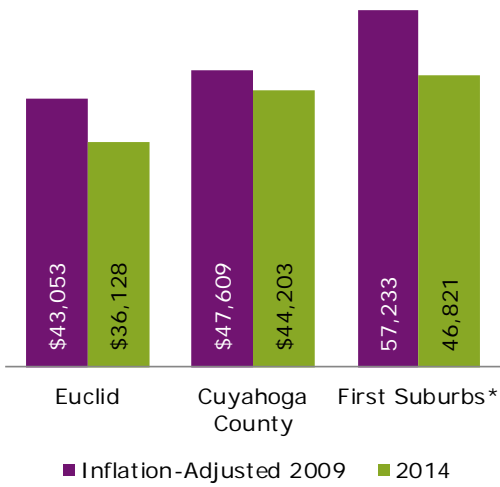


Figure 13
Households by Income Categories, 2014

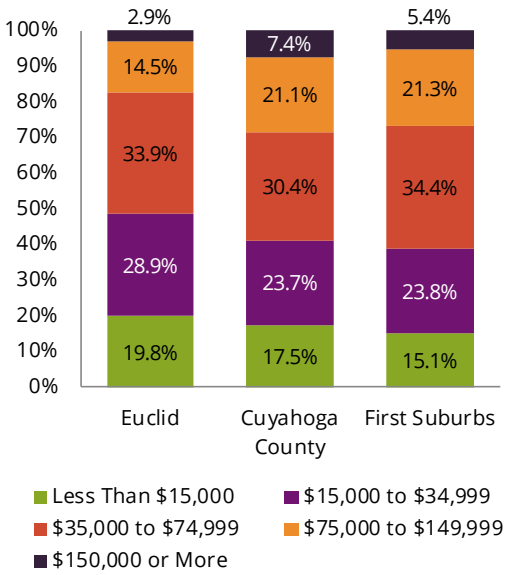
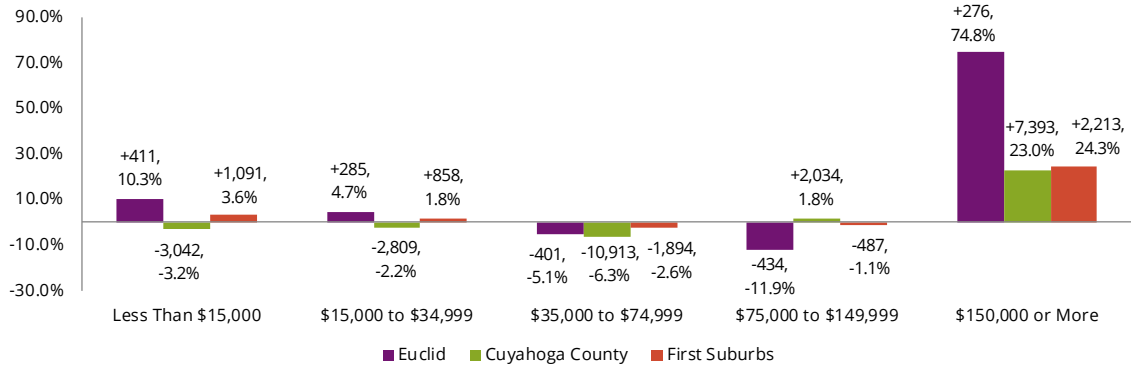


Figure 11
Numeric and Percent Change in Households by Income Category, 2009-2014



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 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 surrounding communities. Euclid also has among the highest percentage of units in large buildings—those with 50 or more units.

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

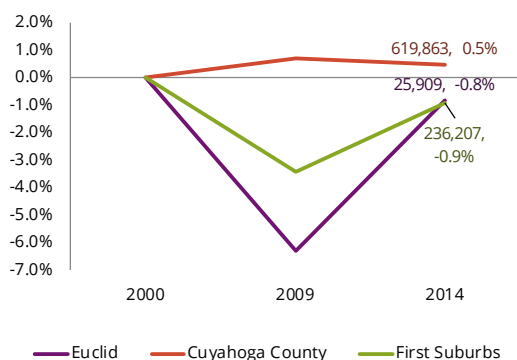


Figure 15
Year Structure Built

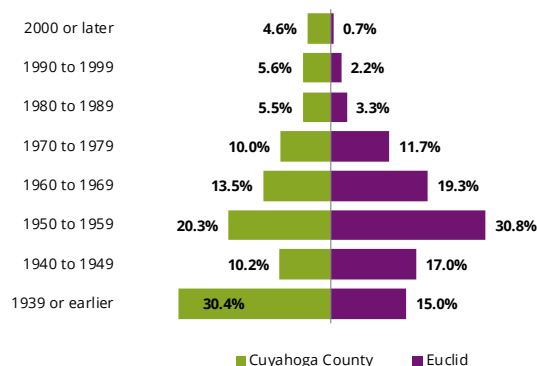
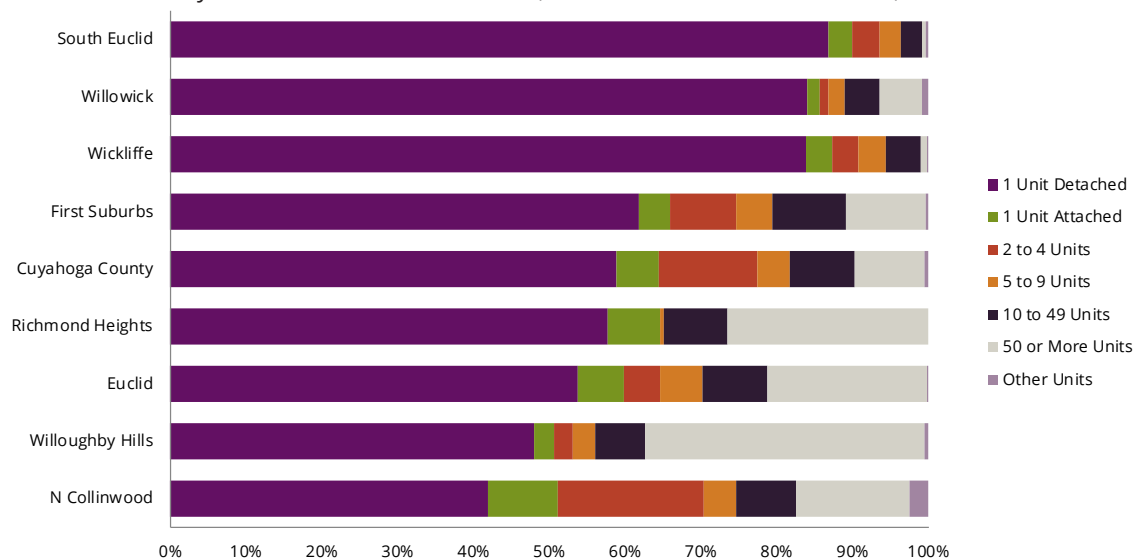


Figure 16
Percent of Units by Number of Units in Structure, Euclid and Select Communities, 2014



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, Cleveland had the lowest median sales price. Euclid’s median sales price of \$52,657 was slightly higher than Cleveland’s.

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 18
Median Sales Price, Single-Family Homes, 2015

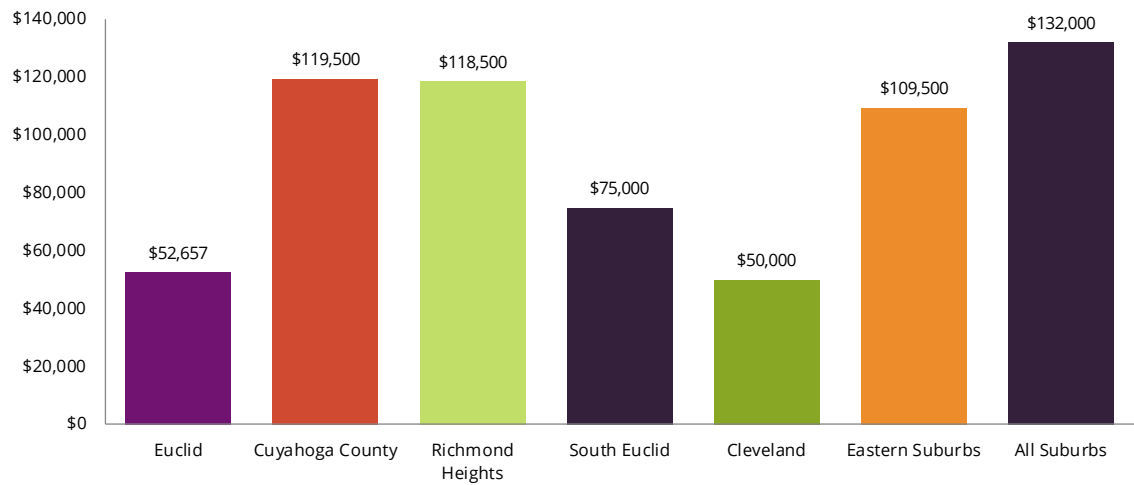
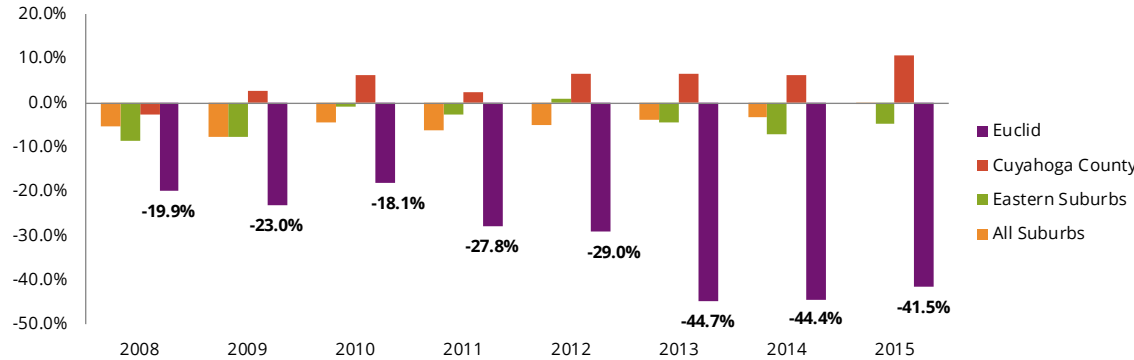


Figure 17
Percent Change in Median Sales Price Compared to 2007



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. 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.

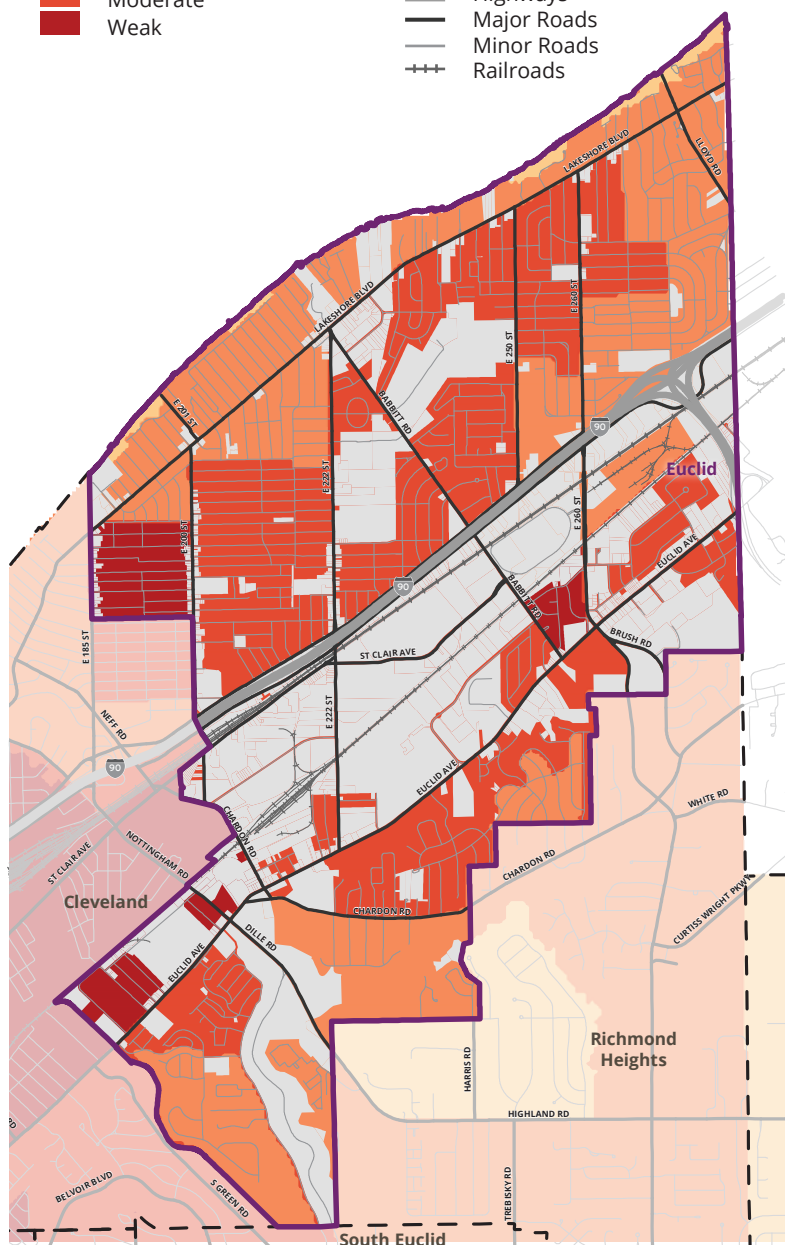
MAP 6 MARKET STRENGTH

LEGEND

Strength of Housing Market

- Healthy
- Moderately Healthy
- Moderate
- Weak

- Euclid
- Community Boundaries
- Highways
- Major Roads
- Minor Roads
- Railroads



Page Sources: Cuyahoga County Planning Commission; Cleveland State University

TENURE & OCCUPANCY

Tenure describes whether occupants own or rent their home. 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 inhabited. 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 21
Percent of Renter-Occupied Housing Units, 2009-2014

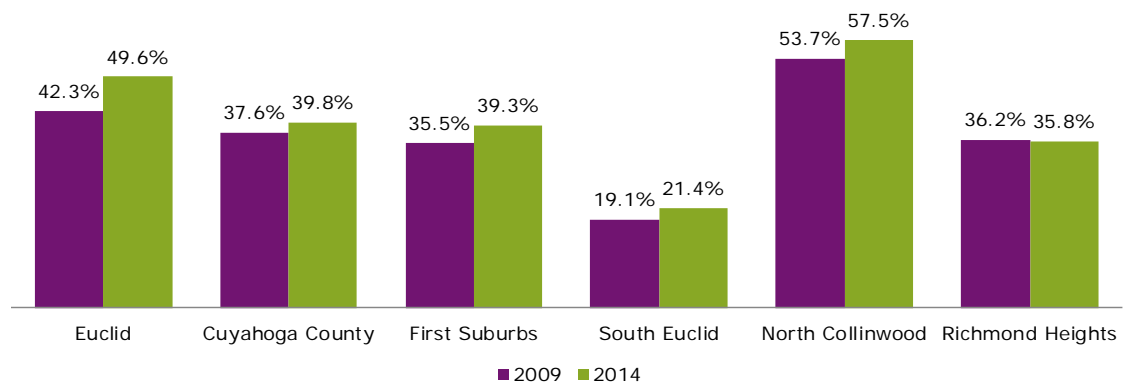


Figure 20
Occupancy Rates, 2014

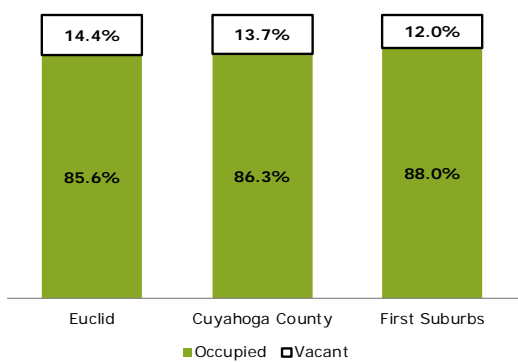
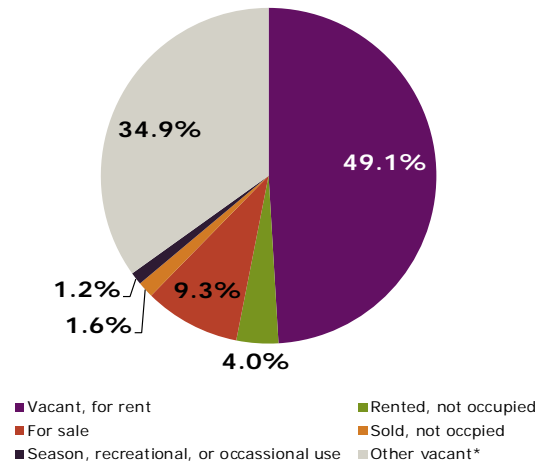


Figure 19
Vacancy Types, Euclid, 2014



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

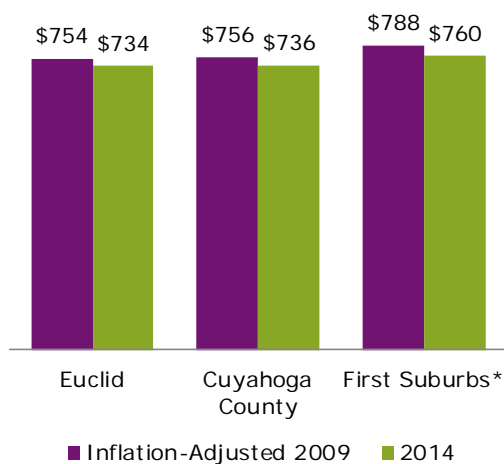


Figure 22
Change in Rent, Sales Price, and Income, Euclid, 2009-2014**

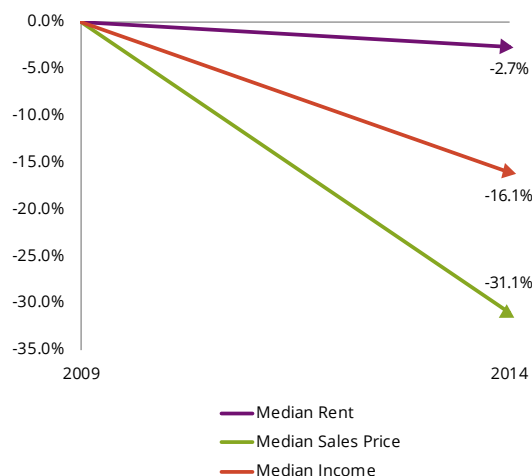
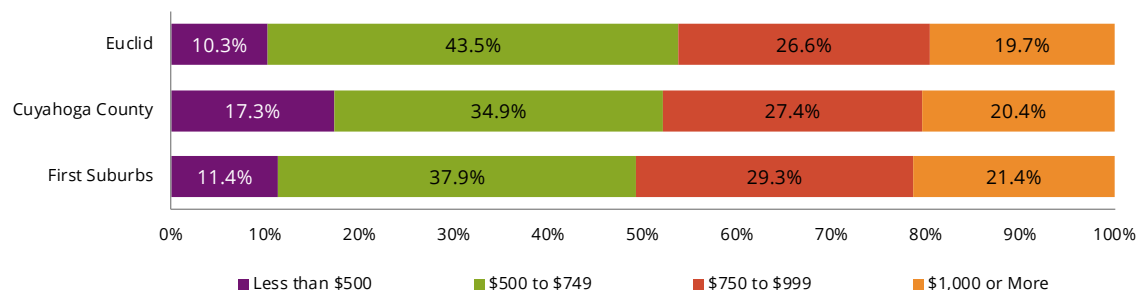


Figure 24
Percentage of Rental Units by Gross Rent, 2014



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

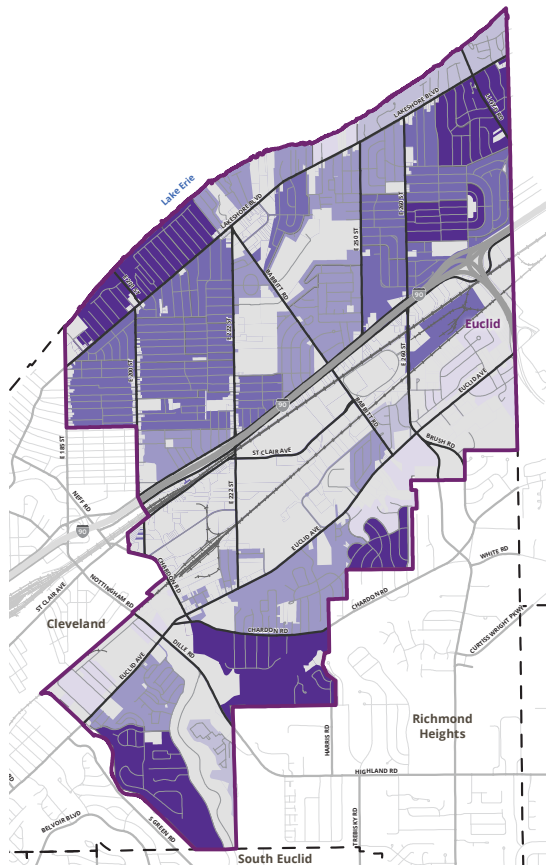
NEIGHBORHOOD PROFILES

OWNER OCCUPANCY

The owner-occupancy rates in Euclid vary by neighborhood, with areas along Euclid Avenue and the northeastern portion of Lake Shore 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

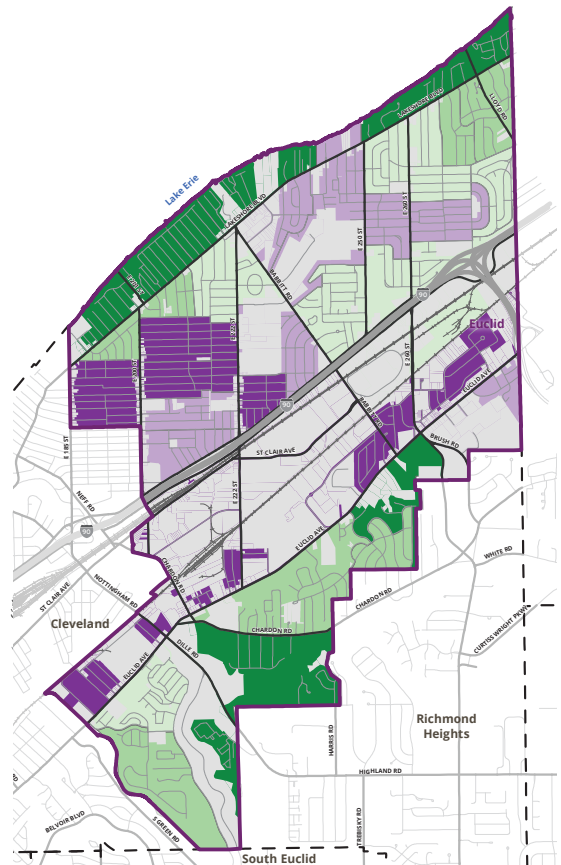
The median housing value rates measure the value of owner-occupied homes as assessed by the County Auditor. The data shows the highest values on the very northern and southern borders of the City, with neighborhoods on the western border showing the lowest values. The area at the center of the City in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



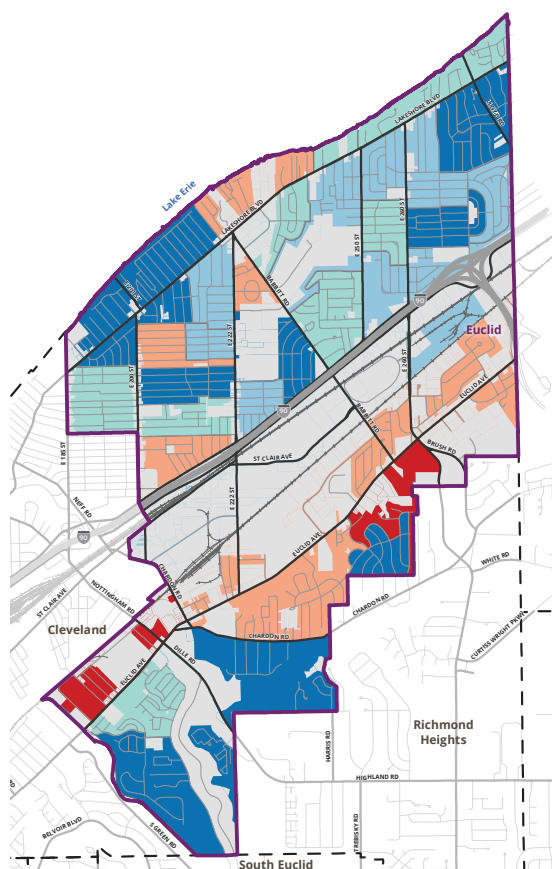
LEGEND

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
- Higher than \$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.



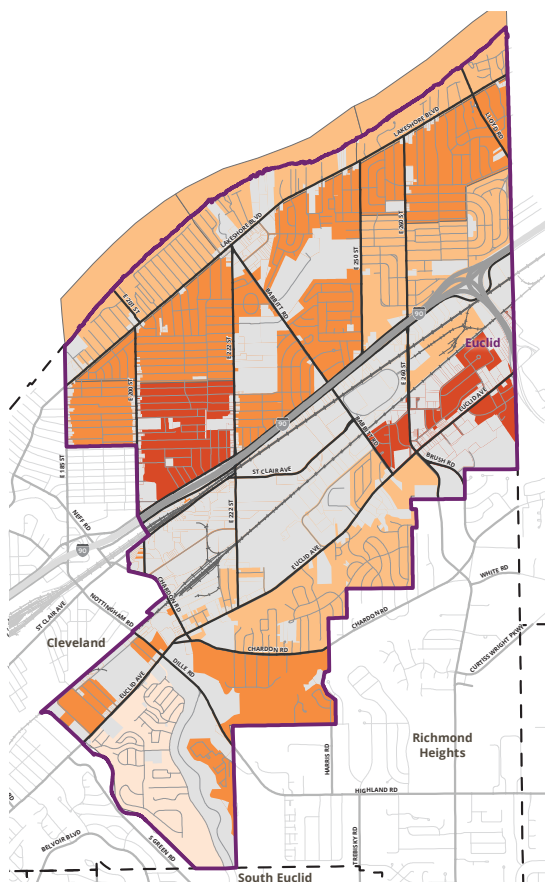
LEGEND

Median Household Income by Block Group

Red	\$20,000 or Less
Orange	\$20,001 to \$30,000
Grey	\$30,001 to \$40,000
Light Blue	\$40,001 to \$50,000
Dark Blue	\$50,001 or Higher

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 Lake Shore Boulevard, at the western edge, and in the south central area have low rates as well.



LEGEND

Residential Vacancy by Census Tract

Light Orange	Lower than 4.4%
Medium Orange	4.4% to 7.1%
Dark Orange	7.2% to 10.6%
Dark Red	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.

Figure 25
Income Tax Rates by Jurisdiction

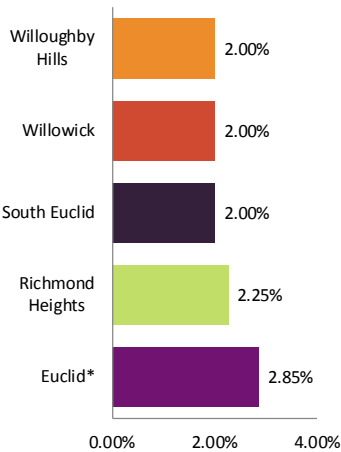
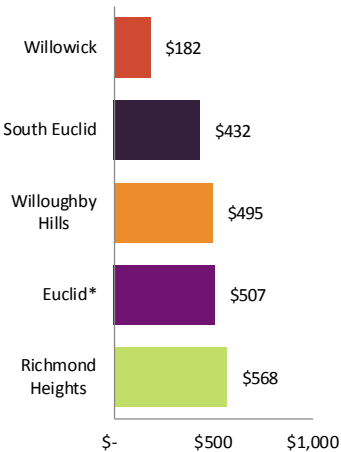


Figure 26
Income Taxes Collected by Jurisdiction (in millions)

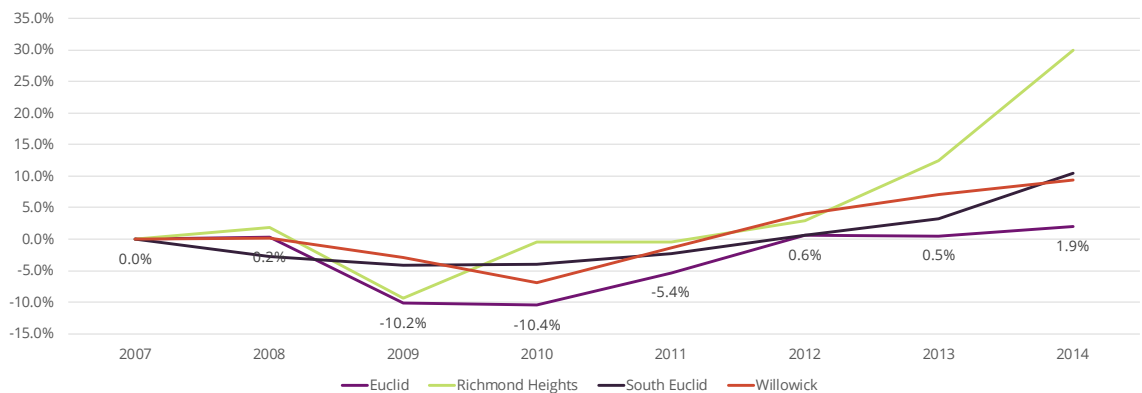


Figure 27
Income Tax Collected per Capita by Jurisdiction



**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 28
Change 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 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 30
Percent of Millage Dedicated to Taxing Jurisdiction, 2015

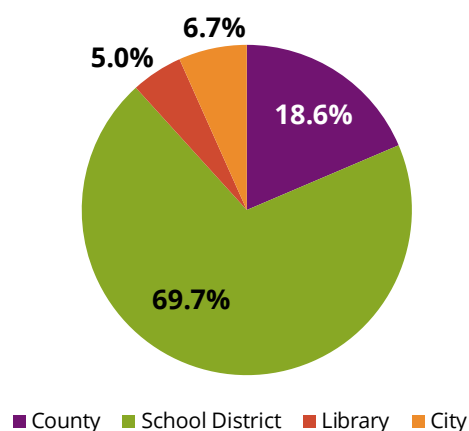
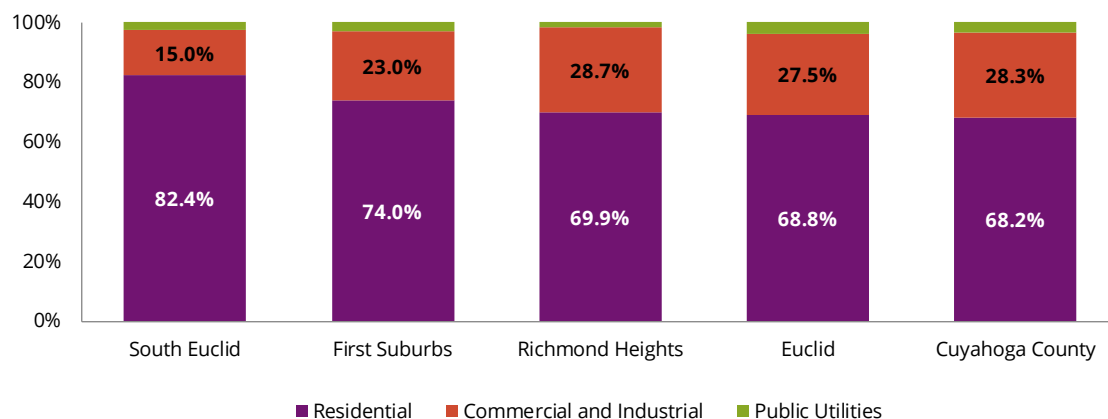


Figure 31
Total Millage and Valuation, 2015

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 29
Tax 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

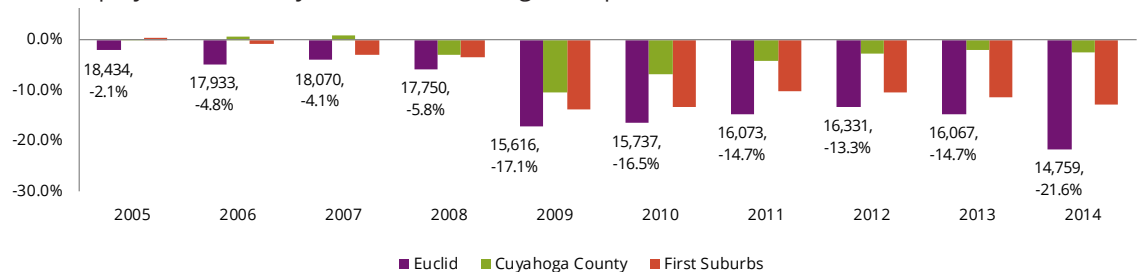


Figure 34

Percent Change in Employment Compared to Previous Year

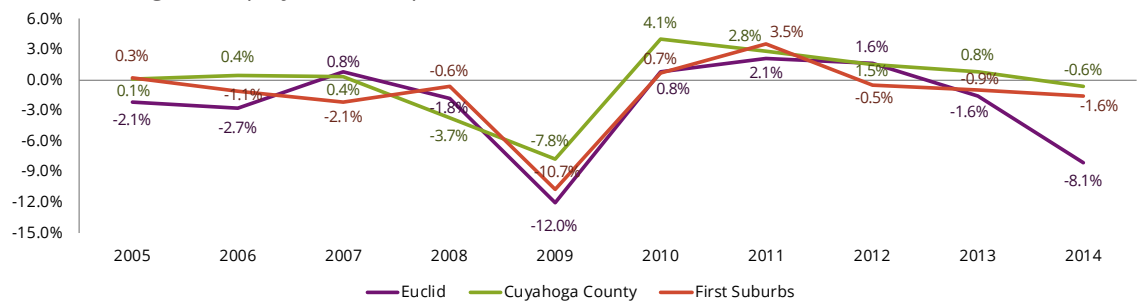
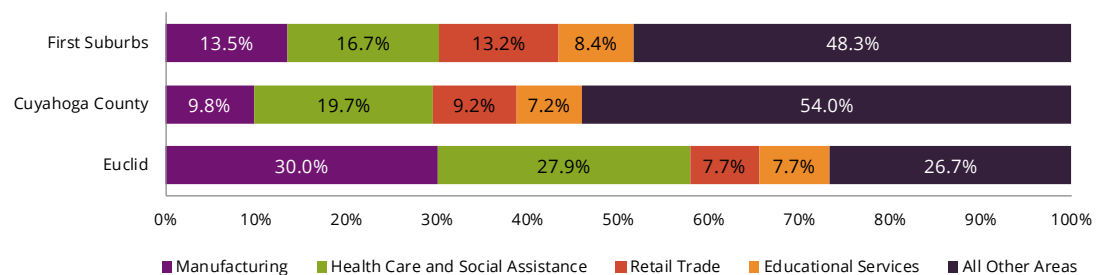


Figure 33

Percent of Total Employment by Sector, 2014



Page Sources: Longitudinal Employer-Household Dynamics



TRANSPORTATION & INFRASTRUCTURE PROFILE

The Transportation and Infrastructure Profile covers issues that involve public utilities for getting around the community, handling stormwater, and providing public amenities. This includes community facilities, roads, sidewalks, and bikeways.

WHAT'S IN THIS SECTION?

Transportation and Infrastructure

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- Public Facilities, page 49
- Inventory, page 50
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- Transit Coverage & Planning, page 45
- Bike Routes, page 46
- Sidewalks, page 47

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

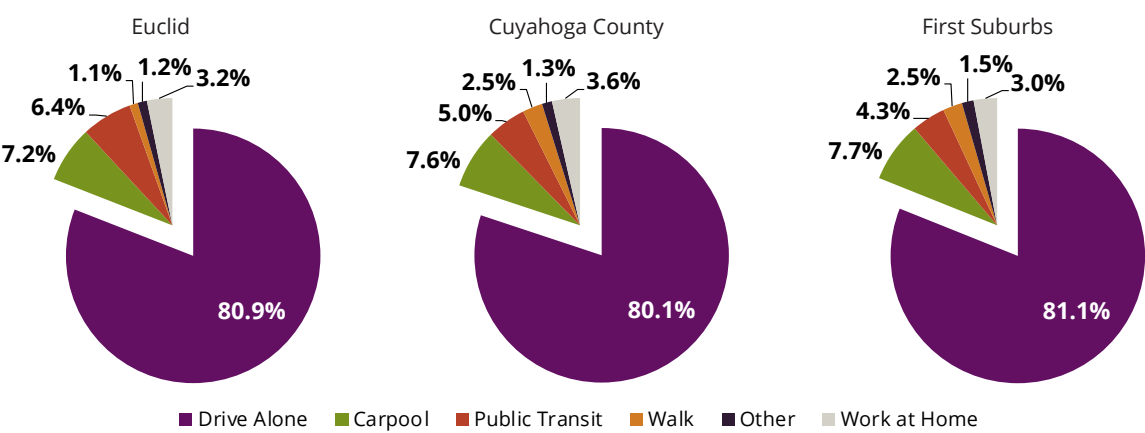


Figure 36
Commuting Direction, 2014



Table 1
Top 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

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

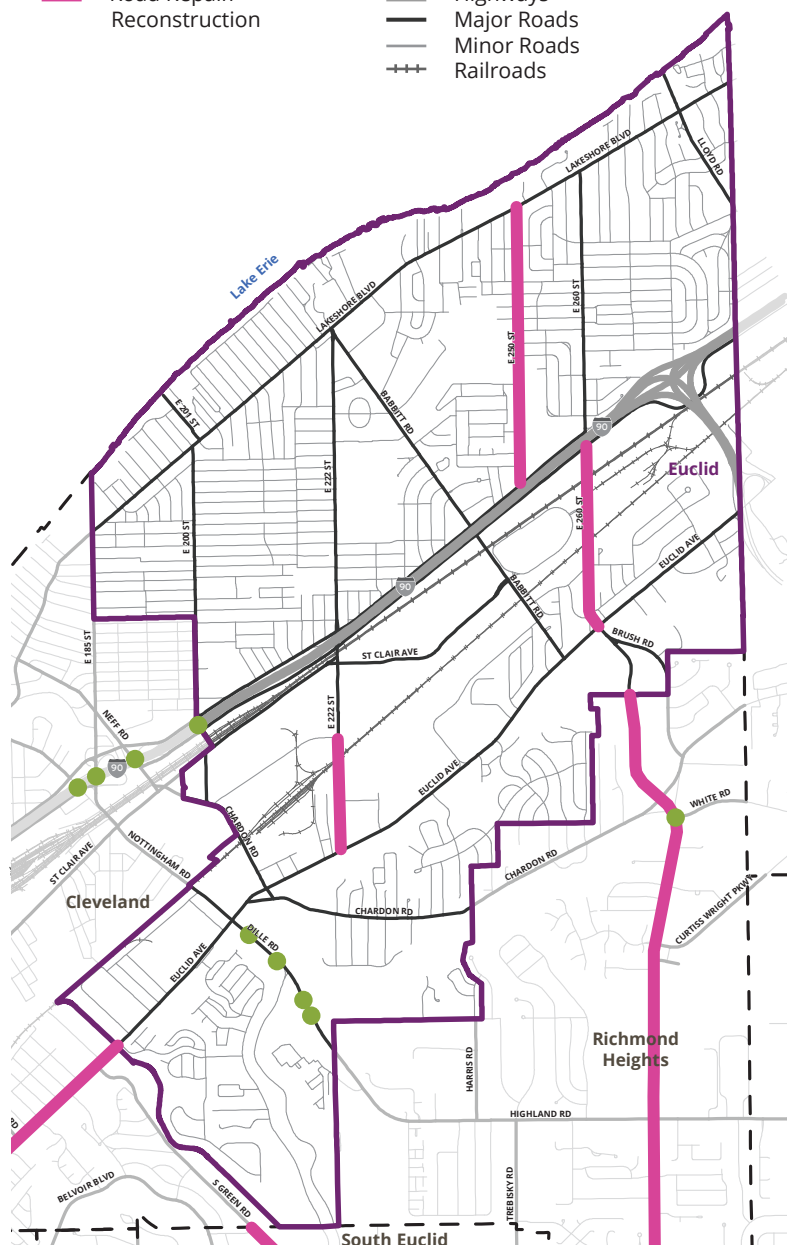
MAP 7 REGIONAL INFRASTRUCTURE

LEGEND

Proposed Infrastructure

- Bridge Repair/Replacement
- Road Repair/Reconstruction

- Euclid
- Community Boundaries
- Highways
- Major Roads
- Minor Roads
- Railroads



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

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 modes of transportation to get around the City and the region. 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 38

Percent of Households by Number of Vehicles Owned, 2014

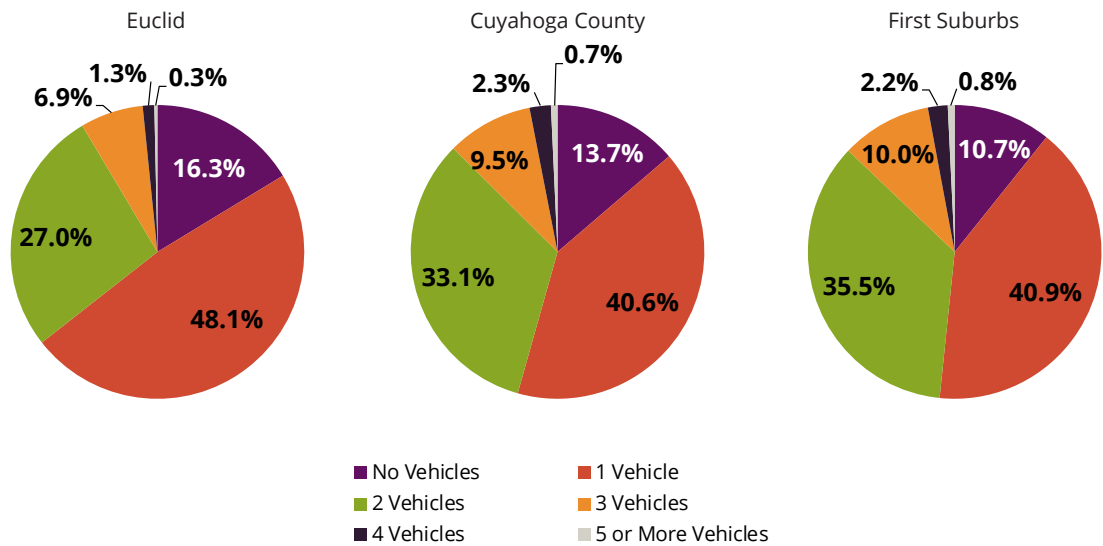
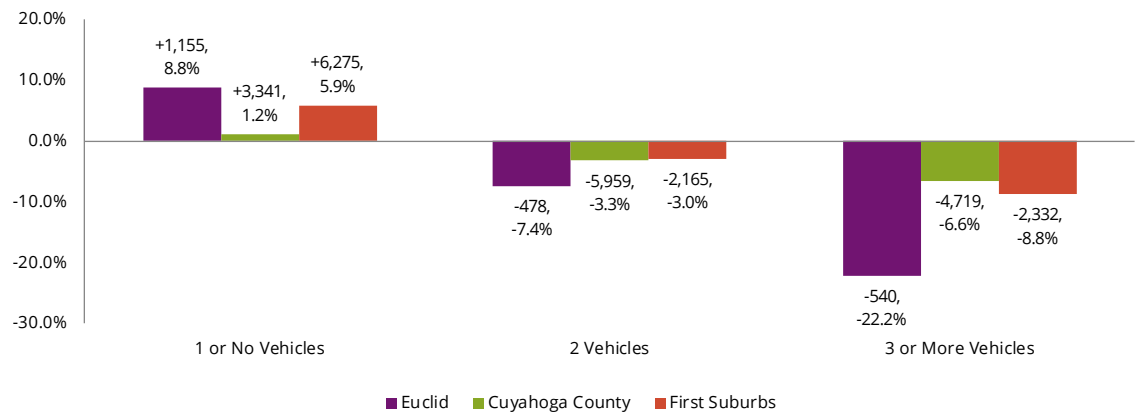


Figure 37

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



Source: American Community Survey, B15002

ROAD SYSTEM

Euclid was primarily 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 east-west connections. Existing ones include Lake Shore 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 Lake Shore Boulevard to Shore Center Drive and a street connecting Babbitt Road to E 228th Street through the parking areas in Downtown. These new streets would provide greater connections, define the layout of Downtown, and outline new developable sites.

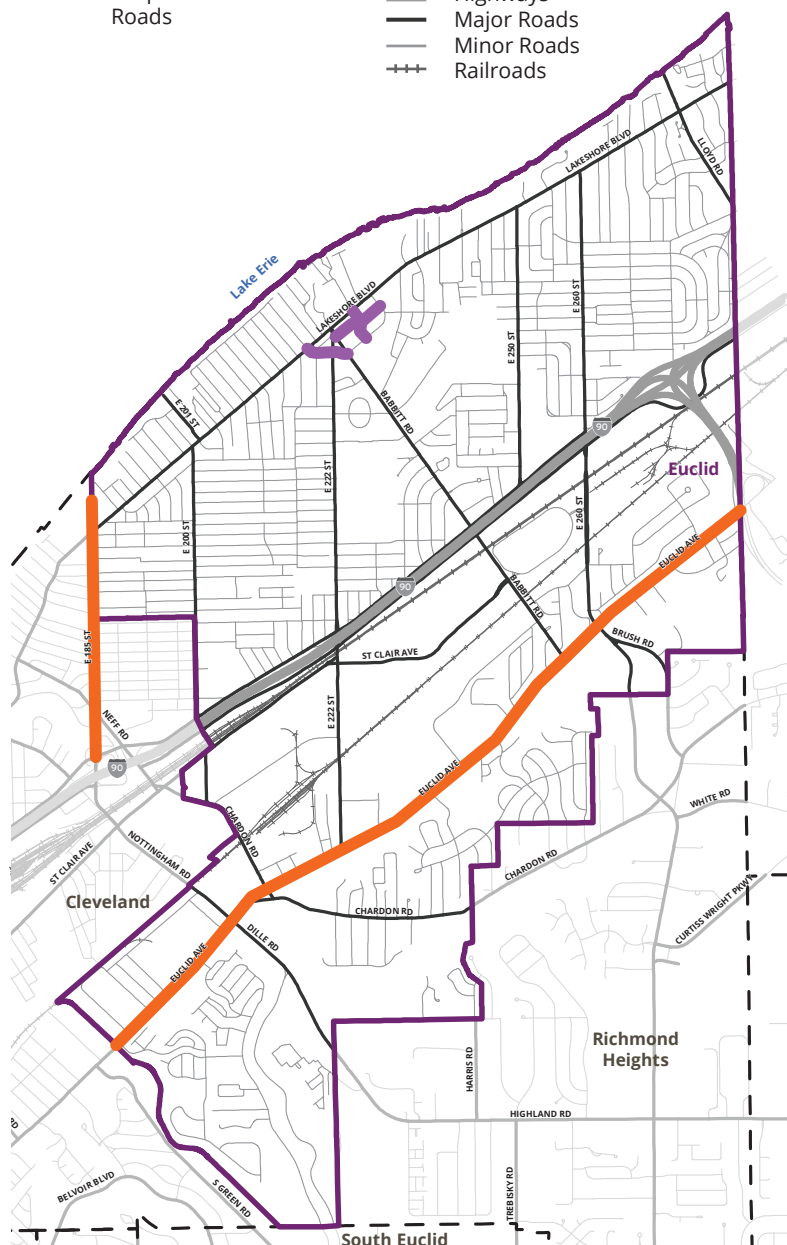
PROPOSED STREETSCAPES

The City has also proposed a number of street-scaping 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 8 ROAD SYSTEM

LEGEND

- Proposed Streetscape Improvements
- Proposed Downtown Roads
- Euclid Community Boundaries
- Highways
- Major Roads
- Minor Roads
- Railroads



TRANSIT SYSTEM

MAP 9 ROUTES AND STATIONS

LEGEND

- Bus Route
(circle shows route identifier)
- - -

 Route Spur
(limited frequencies)
- Transit Center
- ▭

 Euclid
- - -

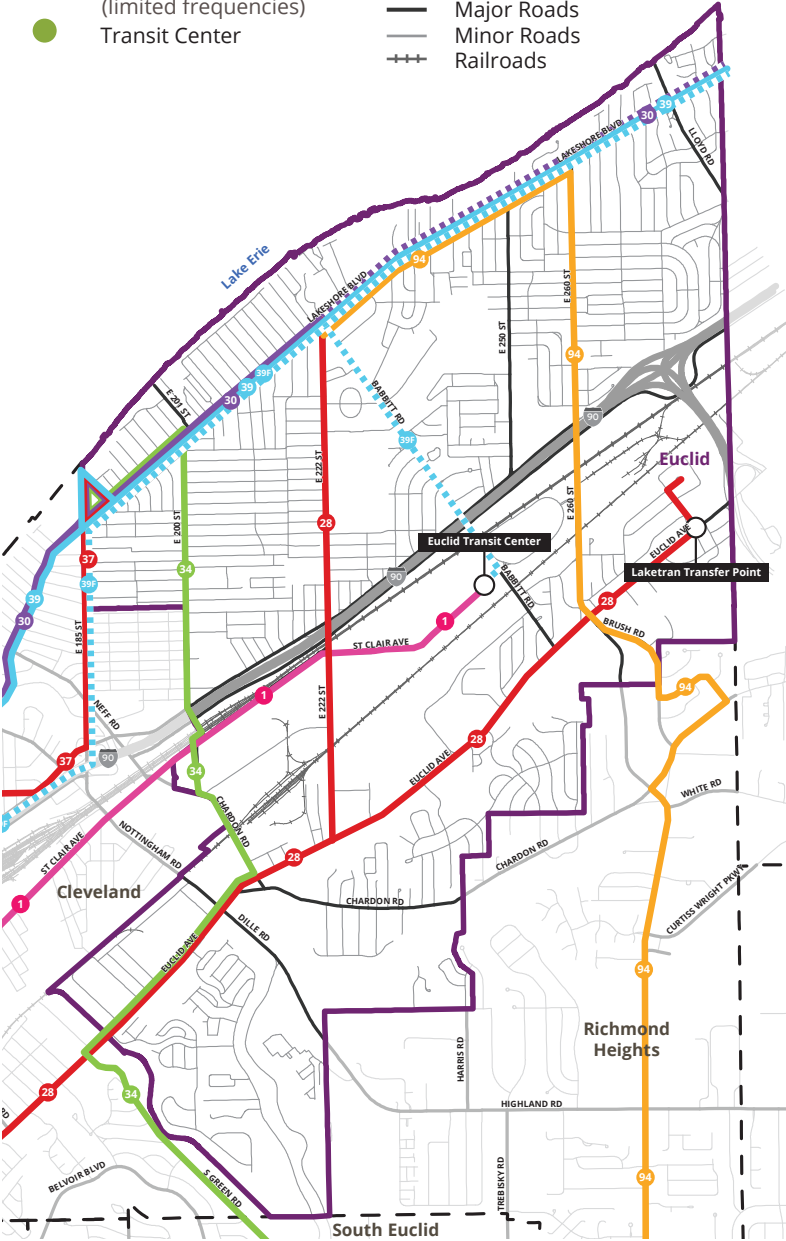
 Community Boundaries
- ▬

 Highways
- ▬

 Major Roads
- ▬

 Minor Roads
- +

 Railroads



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 2
Frequency 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

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 southern 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 Lake Shore Boulevard through Euclid. Given current financial capabilities, RTA concluded the study with a 'No Build' option 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 10 COVERAGE AND PLANNING

LEGEND

Potential Health Line BRT Extension

■ 185th Option

■ 152nd Option

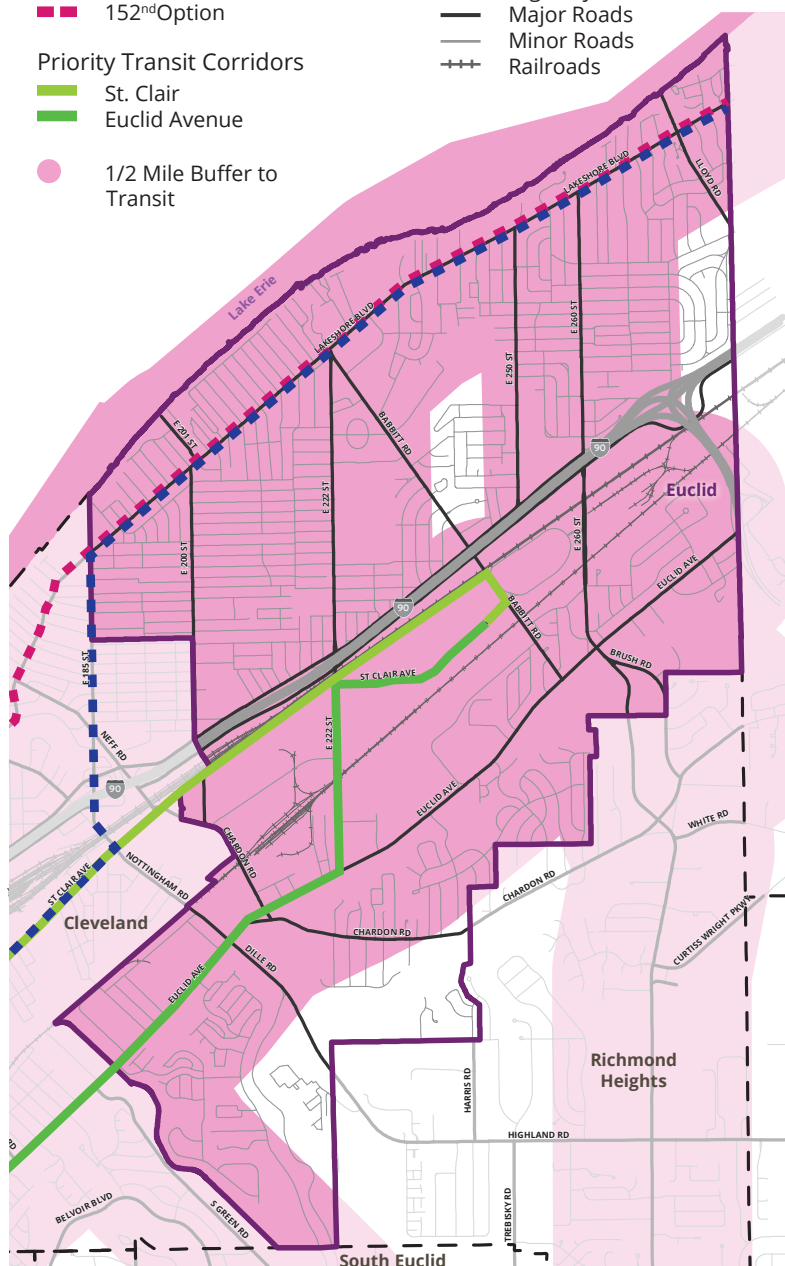
Priority Transit Corridors

■ St. Clair

■ Euclid Avenue

● 1/2 Mile Buffer to Transit











■ Euclid
--- Community Boundaries
--- Highways
--- Major Roads
--- Minor Roads
+++ Railroads

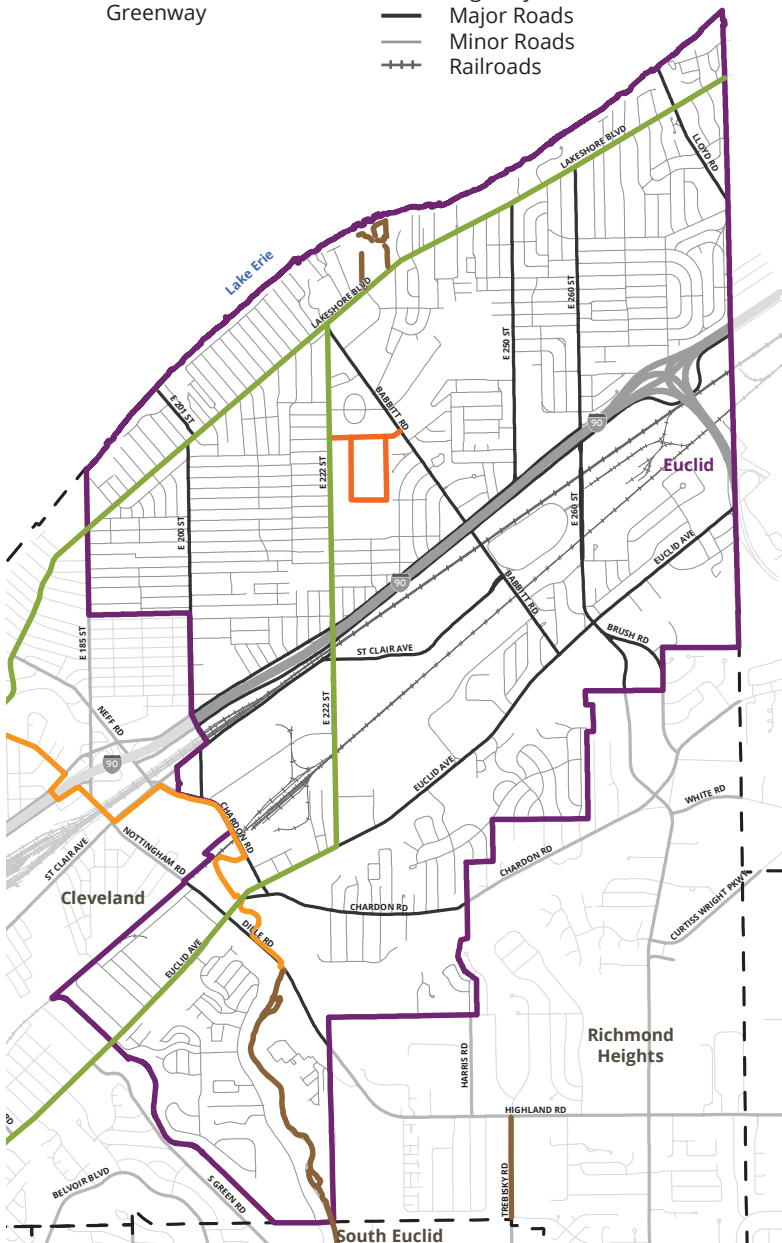


BIKE ROUTES

MAP 11 BIKEWAYS

LEGEND

- | | |
|--|--|
|  Existing Bike Path |  Euclid |
|  Planned Bike Path |  Community Boundaries |
|  Proposed Bike Path |  Highways |
|  Proposed Eastside Greenway |  Major Roads |
| |  Minor Roads |
| |  Railroads |



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

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 Lake Shore 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

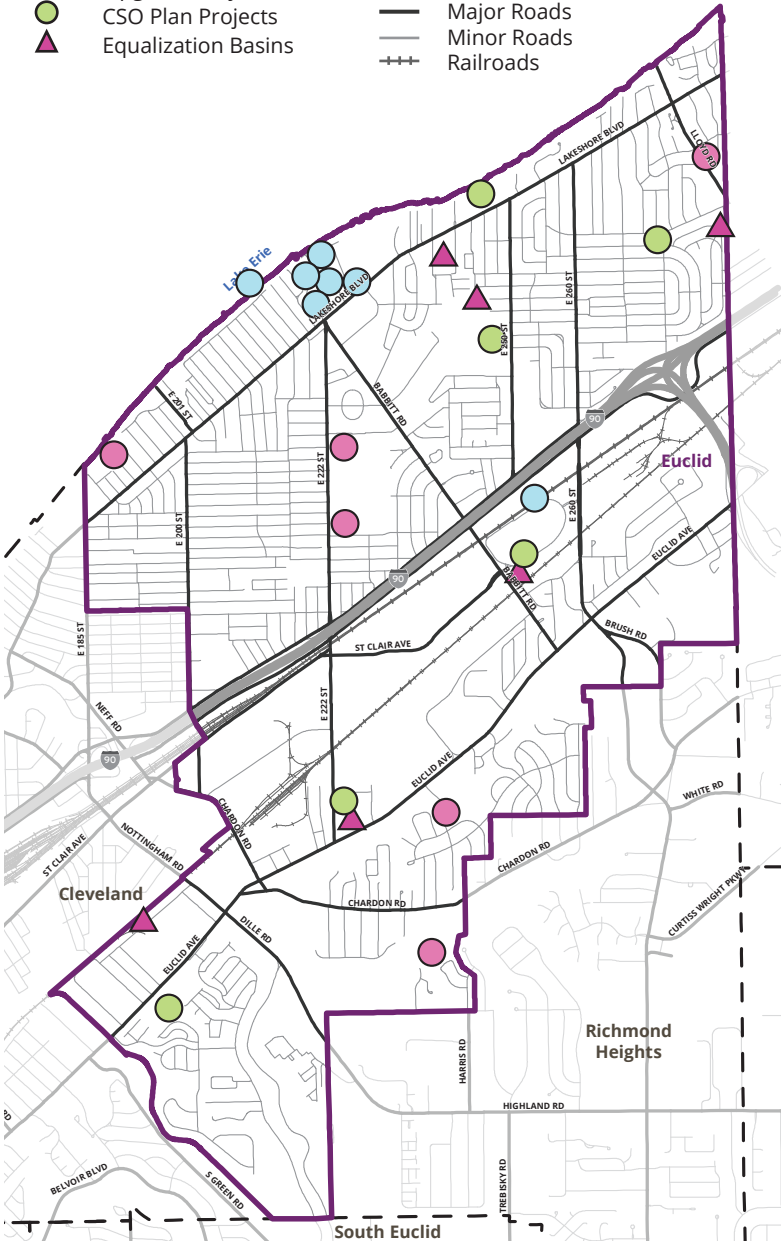
Cleveland Metroparks plans to connect the bike path in the southern half of Euclid Creek Reservation to the northern portion of Euclid Creek Reservation, which includes Euclid Beach Park, Villa Angela Park, and Wildwood Park via the proposed Euclid Creek Connector.

STORMWATER

MAP 13 CONSENT DECREE PROJECTS

LEGEND

-  SSO Elimination Plan Projects
 WWTP/WWTP Upgrade Projects
 CSO Plan Projects
 Equalization Basins
-  Euclid
 Community Boundaries
 Highways
 Major Roads
 Minor Roads
 Railroads



Page Sources: City of Euclid

The City of Euclid's Public Works Department is responsible for the maintenance of the City's storm sewers. The stormwater system collects water from street inlets, building downspouts, and other storm sewer lines to be discharged into streams, lakes, and rivers.

STORMWATER MANAGEMENT

The water quantity from heavy rainfall and snow melt in Northeast Ohio can overwhelm the area's sewer infrastructure and waterways as older infrastructure cannot handle the amount of stormwater at once. When this occurs, polluted water can be released into rivers, streams, and Lake Erie, causing harm to those ecosystems.

The City of Euclid has signed a Consent Decree with the US EPA to manage stormwater and limit the amount of pollution that enters natural waterbodies. The projects shown on the map indicate those improvements that will be made to slow the flow and store polluted water for treatment rather than letting it flow into natural areas. It includes the following projects:

- *SSO Elimination Projects:* Projects to eliminate Sanitary Sewer Overflows in which stormwater enters sanitary sewers because of deteriorated pipes or infiltration
- *Wastewater Treatment Plant Upgrade Projects:* Projects to upgrade the capacity of the City's treatment plants
- *CSO Plan Projects:* Projects to stop Combined Sewer Overflows in which pipes that carry both storm and sanitary water are discharged into the Lake because of excess rain

RECENT SUCCESSES

The City has begun the process of implementing the Consent Decree. While this has taken the form of numerous projects, the largest and most visible has been the construction of storage tanks in Downtown Euclid to hold water for treatment prior to its release into Lake Erie.

PUBLIC FACILITIES

Public facilities provide a venue for public services and encompass a variety of purposes, including protecting public health and safety, contributing to culture, or providing places of recreation. Euclid has numerous existing facilities that host these services. They are grouped and mapped on the map at right while a full list of facilities is provided on the following pages.

EXISTING PUBLIC FACILITIES

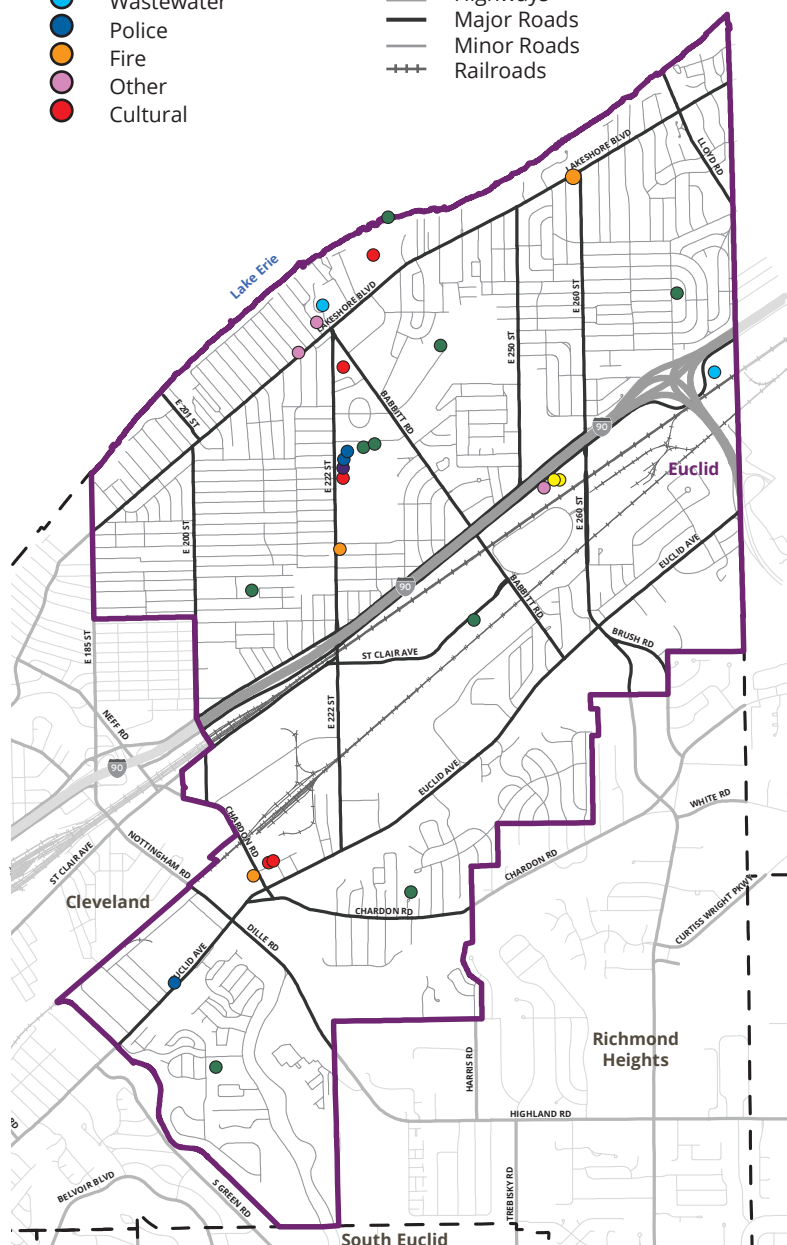
The City's existing facilities are grouped in eight categories. These include Municipal facilities such as City Hall, recreation facilities such as parks, and cultural facilities such as Shore Cultural Center.

Facilities in Euclid range in age, utility, and cost. As municipal finances and needs change, the size and type of facility that is needed should be evaluated.

MAP 14 PUBLIC FACILITIES

LEGEND

- | | |
|---|--|
| ● Municipal | Euclid |
| ● Recreation | Community |
| ● Service | Boundaries |
| ● Wastewater | Highways |
| ● Police | Major Roads |
| ● Fire | Minor Roads |
| ● Other | Railroads |
| ● Cultural | |



Page Sources: City of Euclid

INVENTORY

The following inventory of public facilities should be used as a baseline of existing and needed data to be used as a starting point for the consideration of future public facility needs.

Table 4
List of Municipal Facilities

Type	Name	Address
Municipal	Municipal Center	585 E. 222nd Street
Recreation	Briardale Greens Club House	24131 Briardale Ave
Recreation	Memorial Pool	585 E. 222nd Street
Recreation	Roosevelt Neighborhood Pool	20750 Arbor Ave
Recreation	Willow Neighborhood Pool	676 Willow Drive
Recreation	Glenbrook Neighborhood Pool	23202 Glenbrook Blvd
Recreation	Indian Hills Splash Park	1941 Sagamore Drive
Recreation	CE Orr Ice Arena	22550 Milton Ave
Recreation	Joseph Farrell Memorial Fishing Pier	23131 Lake Shore Blvd
Recreation	Euclid Dog Park	23750 St. Clair Ave
Service	Service Garage	25200 Lakeland Blvd
Service	Recreation Garage	25200 Lakeland Blvd
Wastewater	Lakeshore Plant	22201 Lake Shore Blvd
Wastewater	Lakeland Plant	27700 Lakeland Blvd
Police	Police Headquarters	545 E. 222nd Street
Police	Jail	22540 Milton Drive
Police	Police Mini-Station	20001 Euclid Ave
Fire	Fire Station No.1	775 E. 22nd Street
Fire	Fire Station No.2	1500 Chardon Road
Fire	Fire Station No.3	25970 Lake Shore Blvd
Other	Mary Mavec Opportunity School	21701 Lake Shore Blvd
Other	City Kennel	25100 N Lakeland Blvd
Other	Senior Center	22201 Lake Shore Blvd
Cultural	Henn Mansion	23131 Lake Shore Blvd
Cultural	Euclid Historical Society	21129 North Street
Cultural	Township Hall	21105 North Street
Cultural	Old City-Hall	585 E. 222nd Street
Cultural	Shore Cultural Centre	291 E. 222nd Street

Table 5
Detailed Inventory of Sample Municipal Facilities

Name	Square Footage	Parcel Acreage	Current Function	Electric Cost (Annual Average)	Water and Sewer Cost (Annual Average)	Gas Cost (Annual Average)	Year Constructed
Recreation Garage	8,200 Sq Ft	13.47 Ac	Storage	\$1,007	--	--	1955
Lakeland Plant	--	7.92 Ac	Sludge Disposal; Storage	\$53,929.56	--	--	Pre-1950
Police Headquarters	~49,805 Sq Ft	0.76 Ac	Headquarters; County Jail	\$83,361	--	--	1951-1952
Police Mini-Station	--	--	Court Mediation; Community Center	\$8,388	--	--	Early 2000s
Fire Station No.1	~7,358 Sq Ft	0.95 Ac	Headquarters	\$12,945	\$1,835	\$10,002	1961
Fire Station No.2	8,320 Sq Ft	1.5 Ac	Station	\$16,213	\$1,733	\$8,365	2001
Fire Station No.3	7,716 Sq Ft	0.58 Ac	Station	\$6,478	\$872	\$7,857	1957
City Kennel	2,733 Sq Ft	13.47 Ac	Dog Kennel	\$6,873	--	\$11,600	1984

The detailed inventory listed above is a sample of the utility costs for various facilities in Euclid. This information would be needed for the City as a whole in order to provide a direct comparison for all structures.

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LAND USE PROFILE

The Land Use Profile covers the physical make-up of the City. This includes 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.

WHAT'S IN THIS SECTION?

Land Use Features



- Waterways & Slopes, page 54
- Tree Canopy, page 55
- Land Use, page 56
- Zoning, page 57
- Vacant Land, page 58
- Parks & Open Space, page 59

WATERWAYS & SLOPES



MAP 15 WATERWAYS & SLOPES

LEGEND

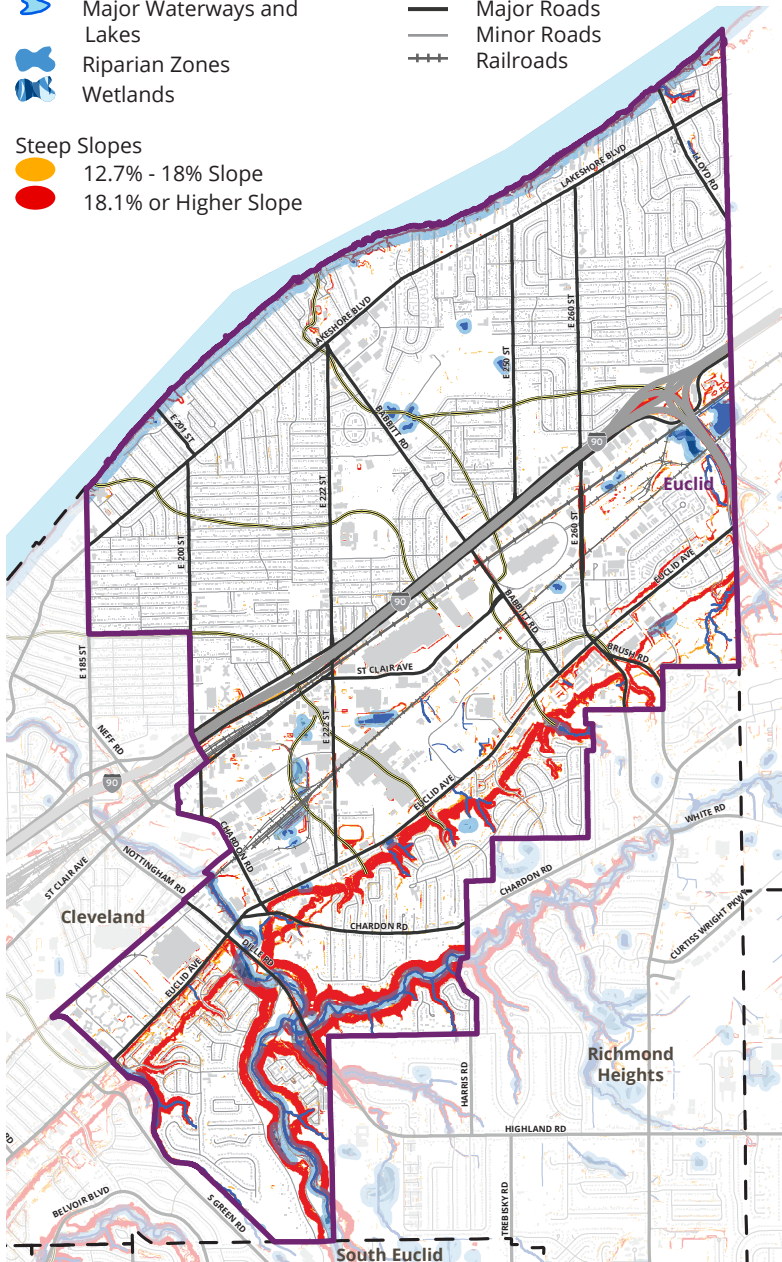
Water Features

-  Streams
-  Culverted Streams
-  Major Waterways and Lakes
-  Riparian Zones
-  Wetlands

Steep Slopes

-  12.7% - 18% Slope
-  18.1% or Higher Slope

-  Euclid
-  Community Boundaries
-  Highways
-  Major Roads
-  Minor Roads
-  Railroads



WATERWAYS

Rivers, streams, and tributaries 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.

Page Sources: Cuyahoga County Planning Commission

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 6

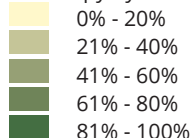
Tree Canopy Coverage as a % of Land Area

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%

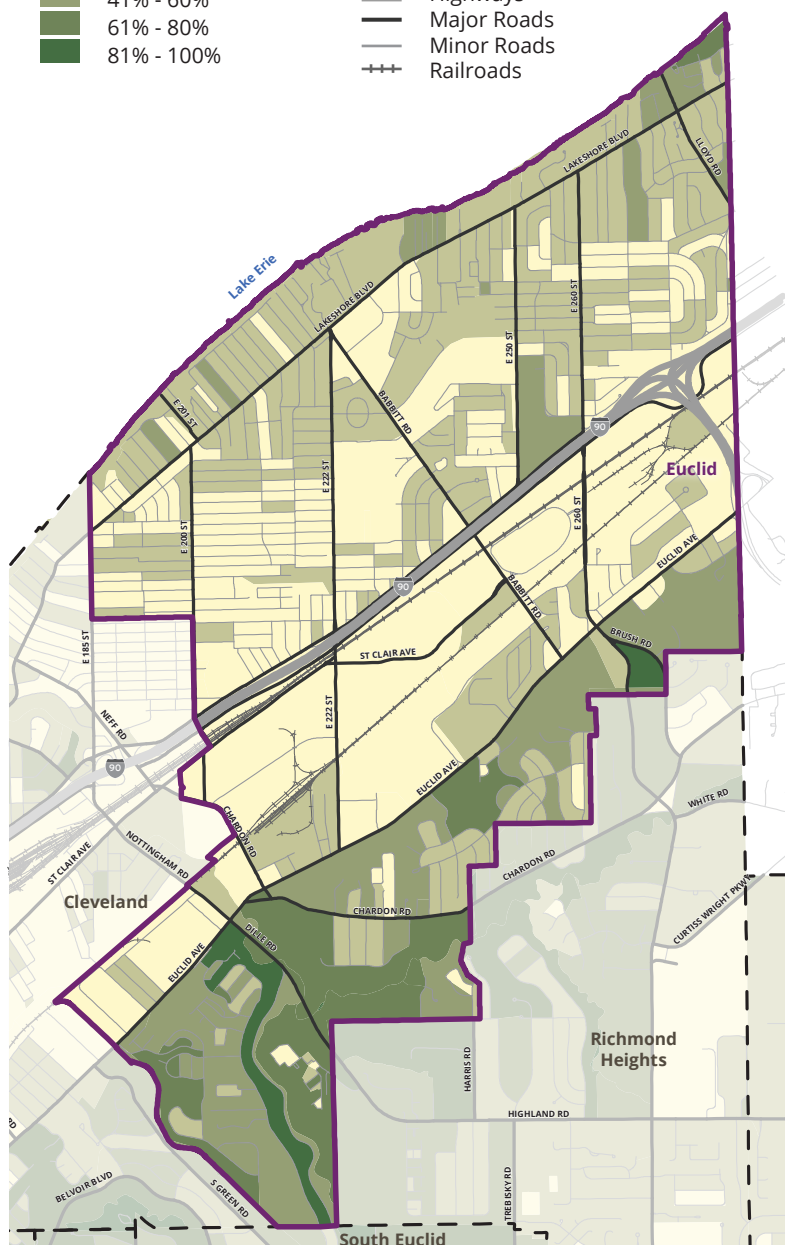
MAP 16 TREE CANOPY COVERAGE

LEGEND

% Canopy by Block



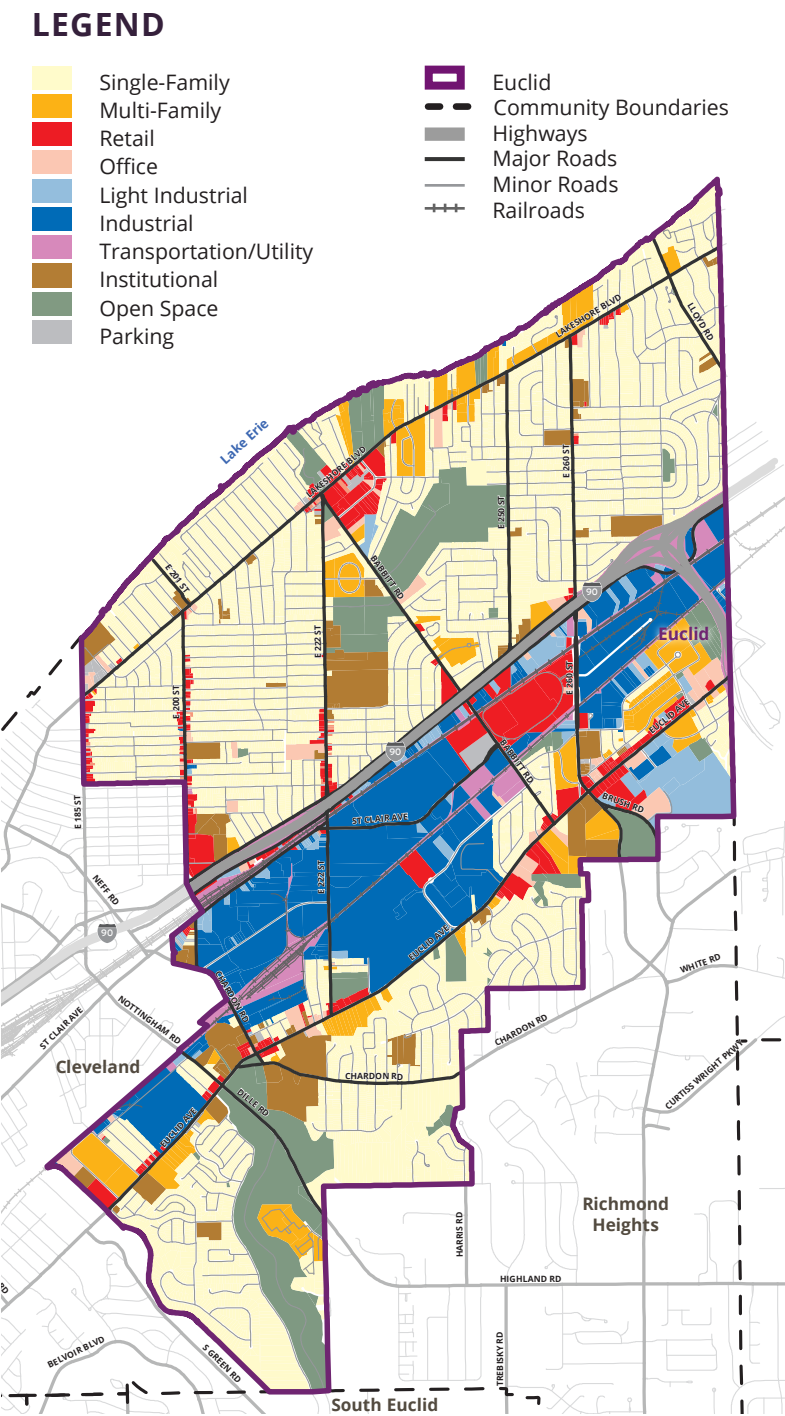
- Euclid
- Community Boundaries
- Highways
- Major Roads
- Minor Roads
- Railroads



Page Sources: Cuyahoga County Planning Commission

LAND USE

MAP 17 CURRENT LAND USE



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

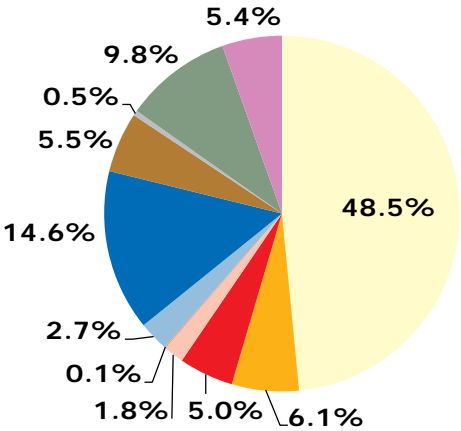
While almost half of Euclid is dedicated to single-family homes, the City also has a number of corridors which feature large, multi-family properties. This is especially true of Lake Shore Boulevard and Euclid Avenue.

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



Page Sources: Cuyahoga County Planning Commission

ZONING

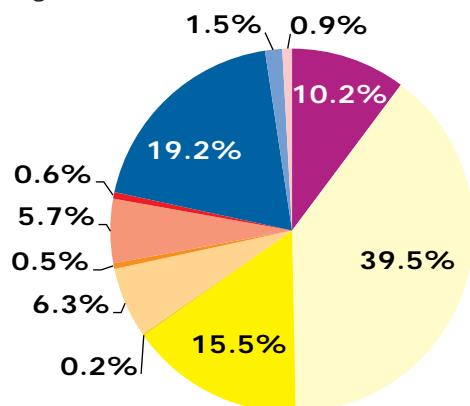
Zoning describes what uses are allowed to be constructed on a site according to existing regulations. It is the primary mechanism used by local governments to regulate the use of land and the manner in which those land uses are distributed throughout the community.

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 40
Zoning Distribution

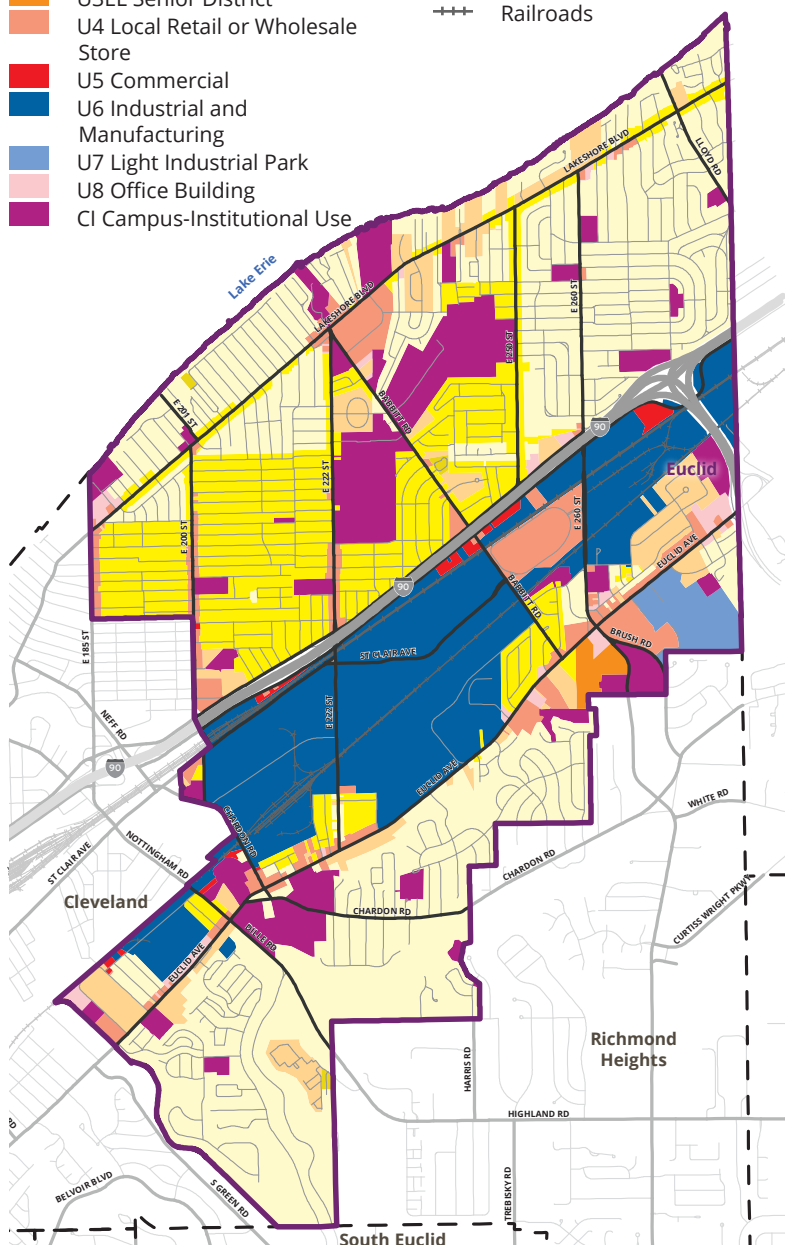


Page Sources: Cuyahoga County Planning Commission

MAP 18 CURRENT ZONING

LEGEND

- | | | | |
|--|------------------------------------|--|----------------------|
| | U1 Single-Family House | | Euclid |
| | ASF Attached Single-Family | | Community Boundaries |
| | U2 Two-Family House | | Highways |
| | U3 Apartment House | | Major Roads |
| | U3EL Senior District | | Minor Roads |
| | U4 Local Retail or Wholesale Store | | Railroads |
| | U5 Commercial | | |
| | U6 Industrial and Manufacturing | | |
| | U7 Light Industrial Park | | |
| | U8 Office Building | | |
| | CI Campus-Institutional Use | | |

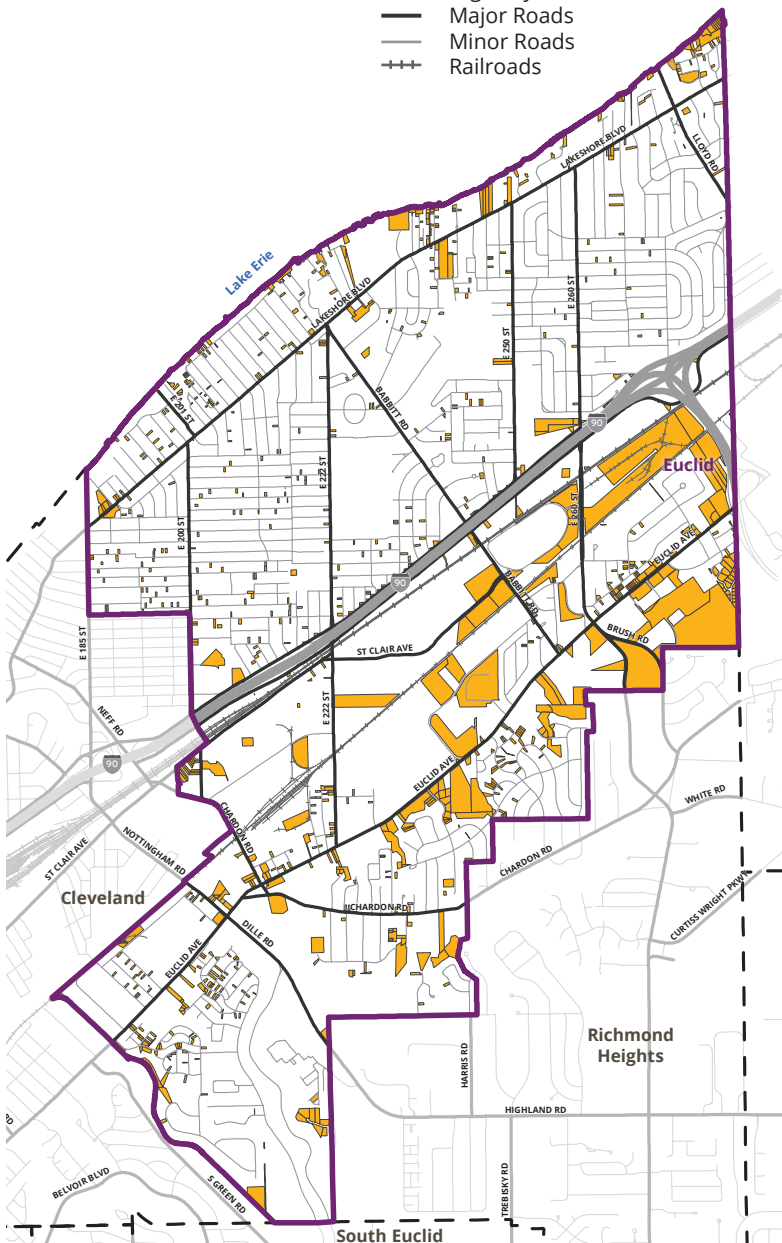


VACANT LAND

MAP 19 VACANT LAND

LEGEND

- Vacant Parcels
- Euclid
- Community Boundaries
- Highways
- Major Roads
- Minor Roads
- Railroads



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 spurs 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 Lake Shore 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. The City has acquired both grants and loans that have moved the project closer to construction.













NEARBY AND SHARED PARKS

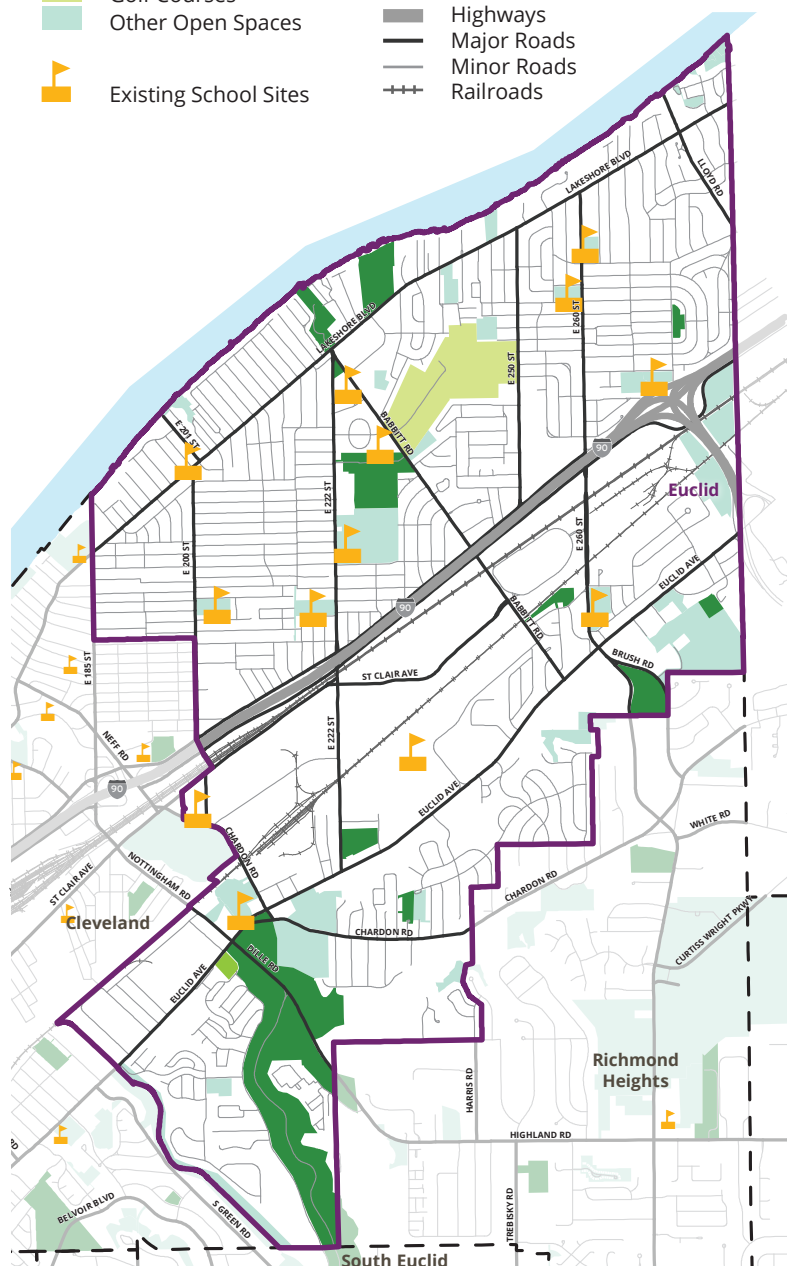
The City contains portions of Euclid Creek Reservation, which extends into Cleveland, Euclid, South Euclid, and Richmond Heights. The southern part of the reservation features wooded hillsides and Euclid Creek itself, which bisects the reservation until it meets with Lake Erie in the North.

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

MAP 20 PARKS & OPEN SPACE

LEGEND

- | | | | |
|---|-----------------------|---|-------------|
|  | Parks |  | Euclid |
|  | Cemeteries |  | Community |
|  | Golf Courses |  | Boundaries |
|  | Other Open Spaces |  | Highways |
|  | Existing School Sites |  | Major Roads |
| | |  | Minor Roads |
| | |  | Railroads |



Page Sources: Cuyahoga County Planning Commission, County Greenprint

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SWOT ANALYSIS

SWOT stands for Strengths, Weaknesses, Opportunities, and Threats, and is a type of exercise used to better understand a community's assets and issues. When undertaking a SWOT analysis, a community is analyzed for these four areas as a basis for action.

WHAT'S IN THIS SECTION?

This section includes the results of a SWOT analysis that covers issues and assets on a Citywide basis and then in a mapping framework.

SWOT Features

- Citywide SWOT, page 62
- Strengths, page 64
- Weaknesses & Threats, page 66
- Opportunities, page 68

CITYWIDE SWOT

The Citywide SWOT includes an analysis of strengths, weaknesses, opportunities, and threats that cover all areas of the City. These are general issues and assets for the entire community.

STRENGTHS

Characteristics that give a place an advantage. These characteristics should be protected and bolstered.

- Strong community connections and identity among residents
- Cultural centers such as Shore Cultural Centre, Polka and Softball Hall of Fame, Slovenian Home, YMCA, and Library
- Neighborhood parks and Cleveland Metroparks’ Euclid Creek Reservation
- Core manufacturing base with freeway and rail access
- Numerous medical institutions
- Four miles of lakefront
- Affordable housing
- Improving Downtown
- Strong transit access
- Defined civic core

WEAKNESSES

Characteristics that give a place a disadvantage. These characteristics should be defended against or limited.

- Hard-hit housing market
- Employment loss
- Poor east-west road connections
- Few existing bikeways
- Low tree canopy coverage in neighborhoods
- Aging infrastructure and sewer system
- Perception of safety
- Tax burden
- Aging retail strips
- Little high-end housing
- School ratings
- North-south divide between neighborhoods

OPPORTUNITIES

Undeveloped characteristics that could give an advantage. These characteristics should be studied for improvement to turn the opportunity into an advantage.

- Green Creek area
- Additional lakefront development
- Bluestone business park development
- Proximity to County Airport
- Streetscape changes
- Transit and bikeway planning
- Civic core changes such as the new school campus and Memorial Park improvements
- Unused infrastructure such as the marginal loop roads
- Available industrial space
- Improvements on East 185th
- City gateways
- Neighborhood identities

THREATS

Elements that could pose an issue for the community. These should be defended against or limited.

- Increasing and concentrated poverty
- Housing vacancy and demolition
- Certain neighborhoods struggling
- Concentrated employment sectors
- Euclid Square Mall
- Decreasing homeownership
- Struggles among small manufacturers to keep up on taxes and plan for succession
- Long-term population decline
- Declining incomes
- Negative perception of the School District

STRENGTHS

The City has numerous strengths in terms of environmental features, employment centers, and institutions. These characteristics are an advantage to be protected. The map on page 65 displays the location of some of these strengths.

Lakefront: Euclid's four miles of Lakefront are a major advantage for the community as waterfronts have become a major driver of development in other communities.

Major Employers: Euclid has an economy concentrated in healthcare and manufacturing, with the 3rd highest number of manufacturing jobs in the County. **A** The Cleveland Clinic - University Hospitals campus and major industrial businesses like **E** Lincoln Electric are bedrocks for the City's tax base.

Civic Core: Euclid's concentration of municipal facilities along East 222nd Street make for a dynamic civic center for the community and provides access to a variety of services in a small area. Assets include City Hall, the Library, Euclid High School, and Memorial Park.

Parks and Metroparks: The City's large parks such as Memorial Park and Sims Park, smaller neighborhood parks such as Willow Park, and easy access to Euclid Creek Reservation are key advantages to build upon.

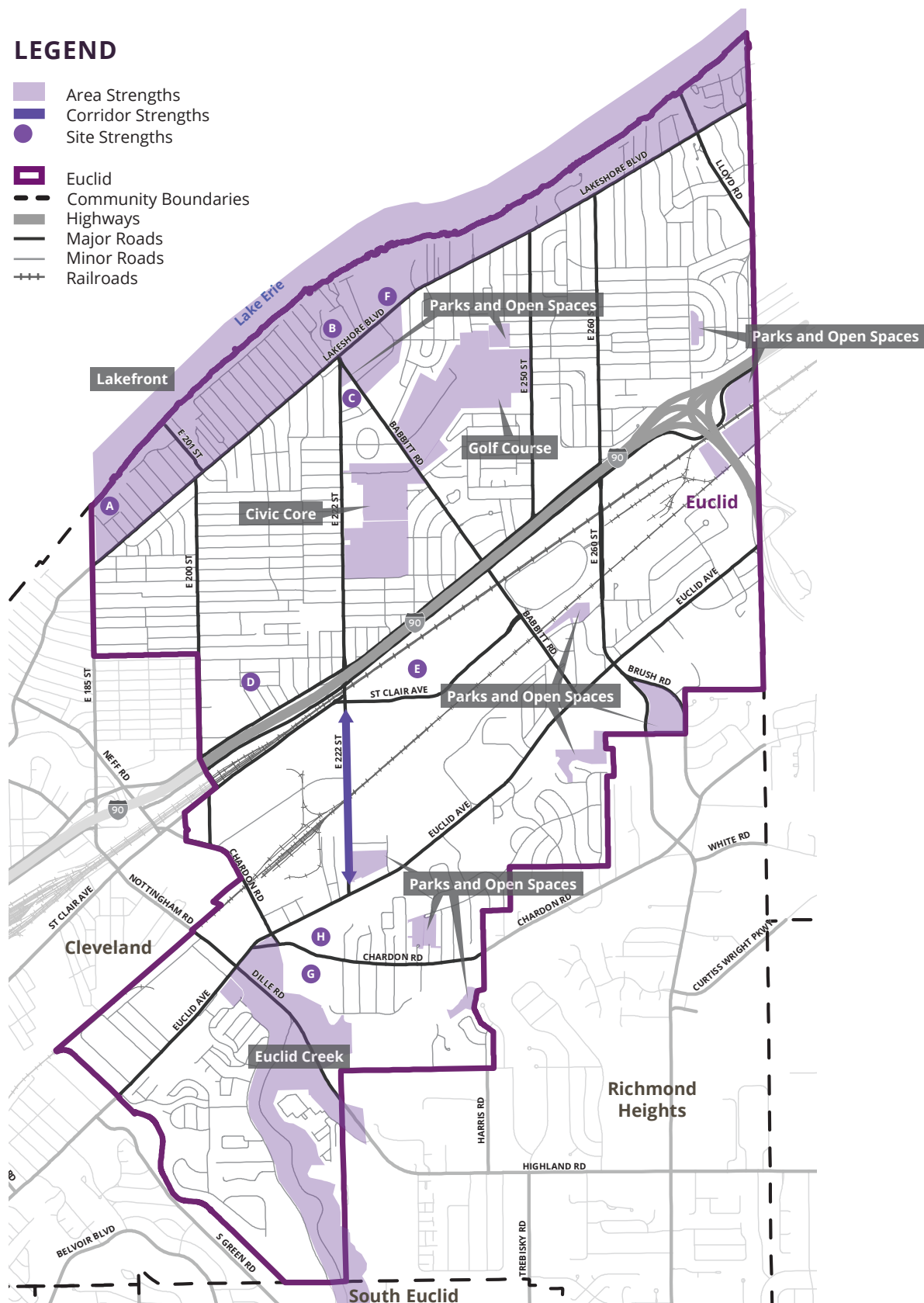
East 222nd Street: This road in Euclid was upgraded with attractive lighting and amenities for the industrial users along the corridor. It stands as a strong example of attractive municipal infrastructure for industrial areas.

Institutions: Euclid's institutional assets include **B** the Lakefront Community Center and Euclid Senior Center, **C** Shore Cultural Centre, **D** Slovenian Society Home (Recher Hall), **F** Henn Mansion, **G** Mount Saint Joseph Nursing Home, **H** Our Lady of Lourdes National Shrine, and others. These institutions are community assets that link neighbors and can be leveraged for community growth.

MAP 21 IDENTIFIED STRENGTHS

LEGEND

-  Area Strengths
-  Corridor Strengths
-  Site Strengths
-  Euclid
-  Community Boundaries
-  Highways
-  Major Roads
-  Minor Roads
-  Railroads



WEAKNESSES & THREATS

Euclid has a number of weaknesses and threats that it must deal with to maintain positive momentum. Many of these issues are related to dated structures and areas that require reinvestment to maintain the look and feel of a quality neighborhood or shopping center. The map on page 67 displays the location of some of these weaknesses and threats.

Aging Retail Strips: Many of the City's suburban-style retail centers are older and feel dated in design and retail options. These include many of the centers and standalone stores facing Euclid Avenue.

Struggling Small Manufacturers: While the City's large manufacturers continue to thrive, some smaller manufacturers have struggled with tax delinquency and an inability to plan for succession of ownership. These small manufacturers risk closing, harming the tax base and eliminating jobs.

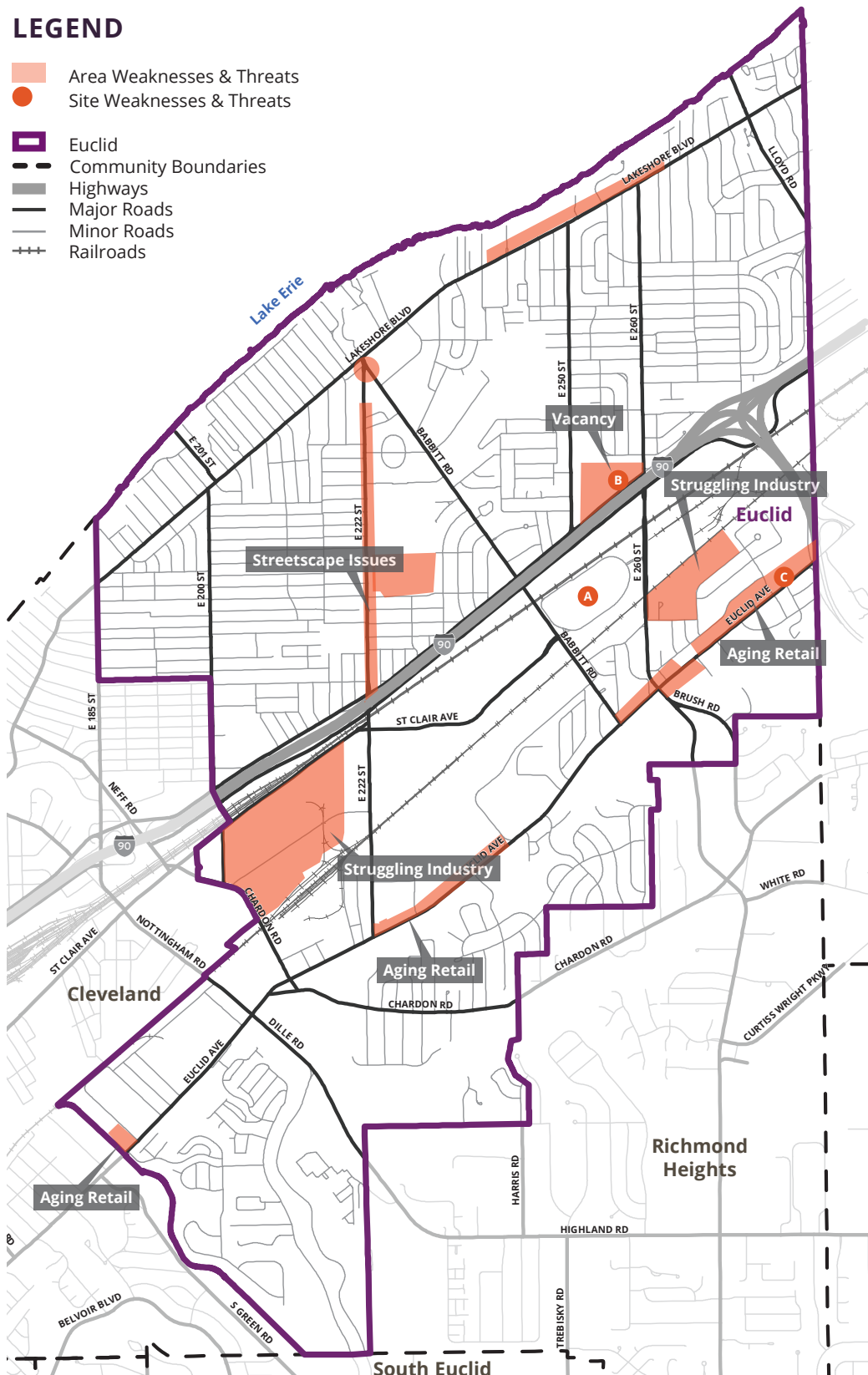
Vacant Properties: The City has a number of large, mostly vacant properties that can drag down surrounding values and depress development. These include **A** Euclid Square Mall, **B** the Lakeland Medical Building, and **C** the Omni Park Building, all of which have low occupancy rates.

Unattractive Streetscape: The look and feel of streets in Euclid are not universally welcoming, East 222nd north of I-90 is one street identified as having a weak visual aesthetic.

MAP 22 IDENTIFIED WEAKNESSES & THREATS

LEGEND

- Area Weaknesses & Threats
- Site Weaknesses & Threats
- Euclid
- Community Boundaries
- Highways
- Major Roads
- Minor Roads
- Railroads



OPPORTUNITIES

Based on existing strengths and positive momentum, certain areas and corridors in the City are ripe for improvements that could serve to positively impact neighborhoods, industries, and retail centers. These opportunities are ones to be taken advantage of in order to strengthen the City. The map on page 69 displays the location of some of these opportunities.

Western Neighborhoods: The neighborhoods west of East 222nd have strong fabric and numerous amenities but have some of the weakest market values in the City. Because of the strong amenities, potential for bike connections, proximity to transit, and recent planning initiatives along East 185th, this neighborhood has the opportunity for revitalization.

Parks and Open Spaces: The City's parks and open spaces are strong neighborhood centers and have potential to attract additional development. This includes current parks such as Willow Park that could be the bedrock for the surrounding neighborhood as well as proposed parks such as the Lakefront Park, sites along Euclid Avenue, and the current middle school site that could be an amenity for nearby areas.

Corridor Improvements: The I-90 corridor bisects the City, dividing residential areas from industrial areas. Better branding along the corridor could facilitate a greater image for Euclid and better connect the north and south of the highway. Similarly, the St. Clair Avenue corridor is home to some of Euclid's largest employers and its streetscape could better match the importance of the street section.

Small Retail Areas: The City's small retail areas along **A** Lake Shore Boulevard at 242nd Street, **B** East 260th, **C** Lake Shore Boulevard at 266th Street, **D** Euclid Avenue at Chardon Road, and **E** Euclid Avenue at Richmond Road all have the potential to be amenities and anchors for surrounding neighborhoods.

Lakefront Opportunities: Euclid's Lakefront is currently undergoing changes as new parks and trails create public spaces along the water. With the development of these areas comes opportunity for additional connections further east and west as well as opportunities for the redevelopment and reinvestment in housing along these parks.

Historic Potential: The neighborhoods along Apple Drive and off of Brandywine Drive were identified as having historic potential for mid-century modern design.

Medical Clusters: The City's cluster of medical institutions, retirement homes, doctors offices, and other related offices by Euclid Hospital and at the City's western border along Euclid Avenue both provide the opportunity for additional development.

Connections: The City has the potential to better connect to the Metroparks through a trail to the lake as well as links from neighborhoods into that trail.

Downtown Opportunities: The City's Downtown has grown substantially and additional development in terms of new roads and spin-off residential, retail, and office development could continue the positive momentum in Downtown Euclid.

MAP 23 IDENTIFIED OPPORTUNITIES

LEGEND

- Area Opportunities
- Corridor Opportunities
- Site Opportunities

- Euclid
- Community Boundaries
- Highways
- Major Roads
- Minor Roads
- Railroads

