

Draft April 25, 2019

# BROADVIEW HEIGHTS MASTER PLAN



## CURRENT CONDITIONS



County Planning

## 2.1 DEMOGRAPHIC PROFILE

### POPULATION

Population size and growth trends are key factors that can influence land use decisions and municipal services. Broadview Heights has grown fairly consistently from 1930 to 2010, with the exception of some population loss between 1970 and 1980. The most dramatic periods of population growth were between 1950 and 1970, when the City grew by almost 9,200 residents, and between 1990 and 2010, when the City grew by nearly 7,200 residents. Since 2000, the population in Broadview Heights has grown by 20.6%. The most recent estimate for which data is available is 2017, and the population is estimated to have decreased slightly since the 2010 census.



#### QUICK FACT

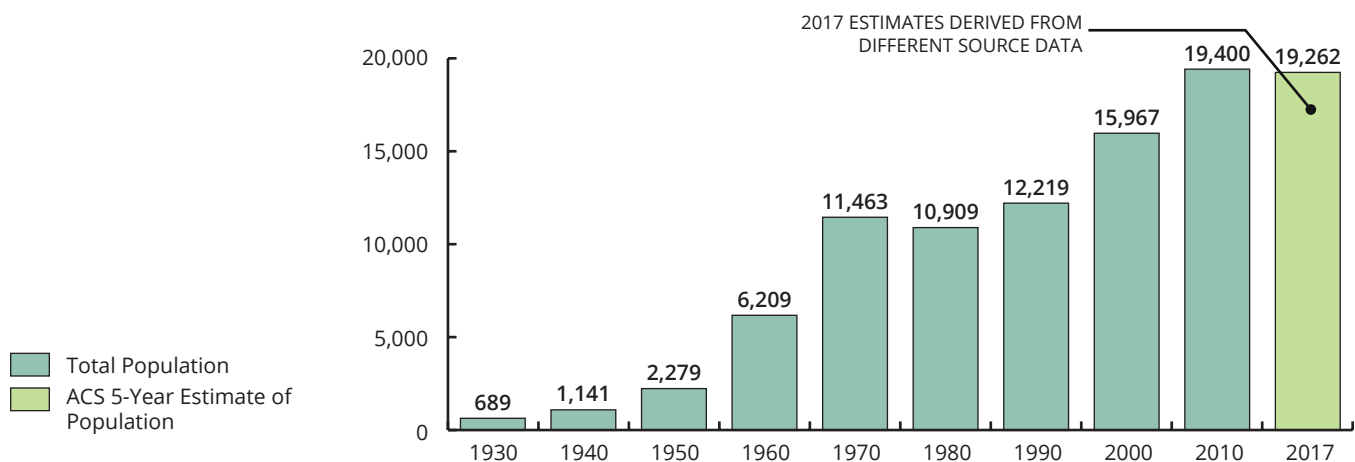
*Between 2000 and 2017, Broadview Heights' population grew 20.6%*

Regionally, both Cuyahoga County and Northeast Ohio have been losing population. Between 2000 and 2017, Cuyahoga County lost 9.8% of its population, while Northeast Ohio as a whole lost 2.7% of its population. During this same time, Broadview Heights grew by 20.6%. Regional trends have shown suburban areas at the periphery, such as Broadview Heights, continue to grow even while regional population is shrinking.

FIGURE 5 | TOTAL POPULATION

	Broadview Heights	Cuyahoga County	Northeast Ohio
2017 Population Estimate	19,262	1,257,401	2,766,162
2010 Total Population	19,400	1,280,122	2,780,440
2000 Total Population	15,967	1,393,978	2,843,103
2010-2017 Percent Change	-0.7%	-1.8%	-0.5%
2000-2017 Percent Change	20.6%	-9.8%	-2.7%

FIGURE 6 | TOTAL POPULATION, BROADVIEW HEIGHTS, 1930-2017



Source: IPUMS NHGIS, University of Minnesota, [www.nhgis.org](http://www.nhgis.org); Ohio Development Services Agency; U.S. Census Bureau, 2013-2017 American Community Survey, B01001

## AGE GROUPS

The composition of the community, grouped into four age ranges, shows the types of residents living in Broadview Heights. The four age ranges shown below are Children (0-19), Young Adults (20-34), Working Age Adults (35-64), and Seniors (65+). Broadview Heights is largely a community of Working Age Adults and Children, age groups which comprise more than two-thirds of the population (68.3%). The City has a higher percentage of Children and Working Age Adults than the County or the region. Conversely, Broadview Heights has a slightly lower percentage of Seniors (15.2%) than the County or region, and a lower percentage of Young Adults than the region though higher than the County.

While the City's population as a whole has increased generally since 1970, the age composition of the community has fluctuated. Since 1970, the number of Seniors and Working Age Adults has grown greatly. In 1970, Seniors numbered just 630 but have since more than tripled to 2,925 residents. Working Age Adults accounted for 4,143 residents in 1970 and have grown to 8,393 in 2017. Meanwhile, the number of Children in Broadview Heights has remained relatively stagnant from 4,770 in 1970 to 4,767 in 2017.



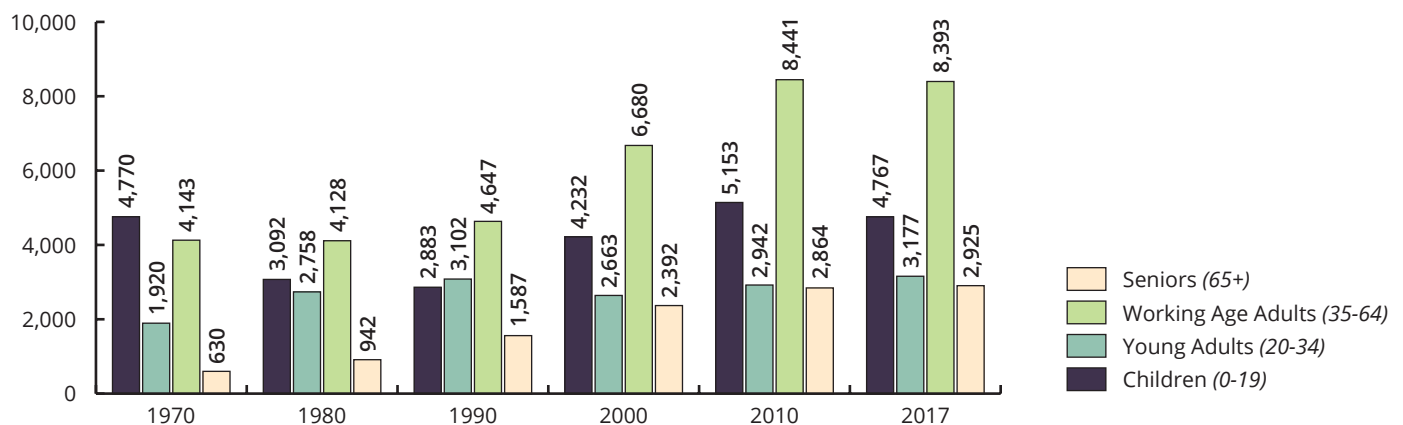
### QUICK FACT

*More than two-thirds of the City's population is comprised of Working Age Adults or Children*

**FIGURE 7 | POPULATION BY AGE GROUP, 2017**

	Broadview Heights	Cuyahoga County	Northeast Ohio
<b>Number</b>			
Children (0-19)	4,767	298,968	667,586
Young Adults (20-34)	3,177	251,281	525,543
Working Age (35-64)	8,393	493,624	1,105,940
Seniors (65+)	2,925	213,528	467,093
<b>Percent</b>			
Children (0-19)	24.7%	23.8%	24.1%
Young Adults (20-34)	16.5%	14.0%	19.0%
Working Age (35-64)	43.6%	39.3%	40.0%
Seniors (65+)	15.2%	17.0%	16.9%

**FIGURE 8 | POPULATION BY AGE GROUP, BROADVIEW HEIGHTS, 1970-2017**



Source: IPUMS NHGIS, University of Minnesota, [www.nhgis.org](http://www.nhgis.org); U.S. Census Bureau, 2013-2017 American Community Survey, B01001



#### QUICK FACT

*Broadview Heights has seen a 17.9% increase in total households since 2000*

## HOUSEHOLDS

The Census defines a household as any person or group of persons living together in a residence regardless of relationship. This may consist of a single person, or multiple related and/or unrelated individuals living together.

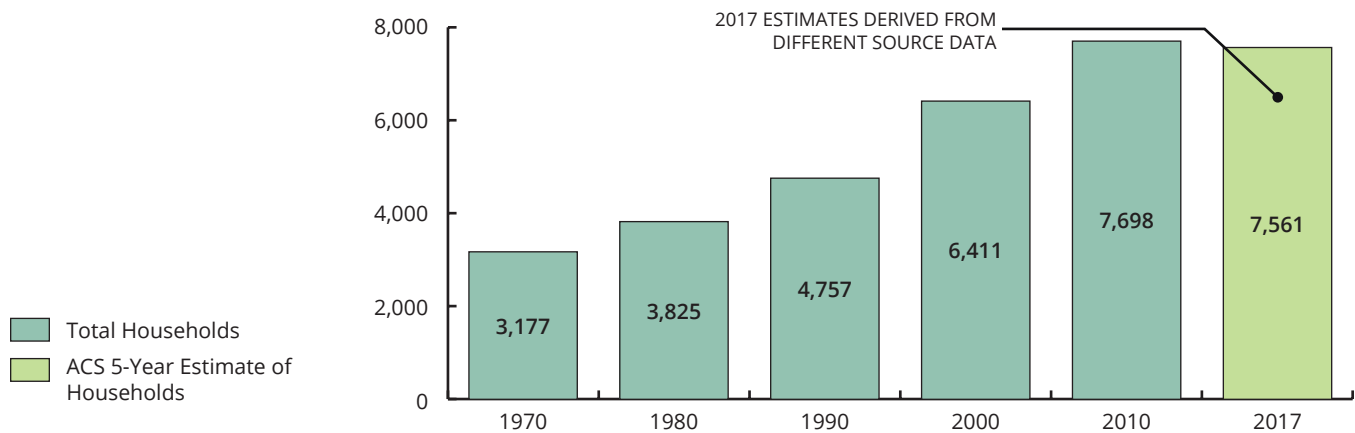
The number of households in Broadview Heights has increased every year since 1970, with the exception of a slight decrease from 2010 to 2017. Since 2000, the total number of households in Broadview Heights has increased by 17.9%. This equates to more than 1,000 new households in the community. More recent data from 2010 to 2017, however, shows a decrease of 1.8% or 137 households in the community.

Compared to the 17.9% increase in Broadview Heights, the total number of households in the County decreased by 5.9% between 2000 and 2017, and the total number of households in Northeast Ohio increased by only 1.0%. This is indicative of continued home construction in Broadview Heights that has attracted households to move to the community even as the larger region does not add new households.

**FIGURE 9 | TOTAL HOUSEHOLDS**

	Broadview Heights	Cuyahoga County	Northeast Ohio
2017 Households Estimate	7,561	537,621	1,138,995
2010 Total Households	7,698	545,056	1,139,896
2000 Total Households	6,411	571,457	1,127,402
2010-2017 Percent Change	-1.8%	-1.4%	-0.1%
2000-2017 Percent Change	17.9%	-5.9%	1.0%

**FIGURE 10 | TOTAL HOUSEHOLDS, BROADVIEW HEIGHTS, 1970-2017**



Source: IPUMS NHGIS, University of Minnesota, [www.nhgis.org](http://www.nhgis.org); U.S. Census Bureau, 2013-2017 American Community Survey, B11016



## HOUSEHOLD SIZE

The size of a community's households refers to the number of people living within a single household. Changing household sizes can have dramatic effects on the types of housing needed in a community.

Broadview Heights' households have been getting smaller on average. Since 1970, the number of four-or-more-person households has decreased from almost half (47.3%) of all households to just under a quarter (24.5%) of all households in 2017. Meanwhile, the number of one-person households has increased from 7.7% of all households to more than a quarter (28.8%). This increase in one-person households is indicative of the increase in senior population and decrease in children over time.

Broadview Heights tends to have larger households than the County or region. In 2017, 24.5% of households in the community consisted of four or more people compared to only 16.6% in Cuyahoga County and 18.4% in the region. Similarly, Broadview Heights has a significantly smaller proportion of one-person households with only 28.8% of households consisting of a single person compared to 37.3% in the County and 32.7% in the region. The average household size in Broadview Heights in 2017 was 2.53 persons per household compared to 2.29 persons per household in the County as a whole.



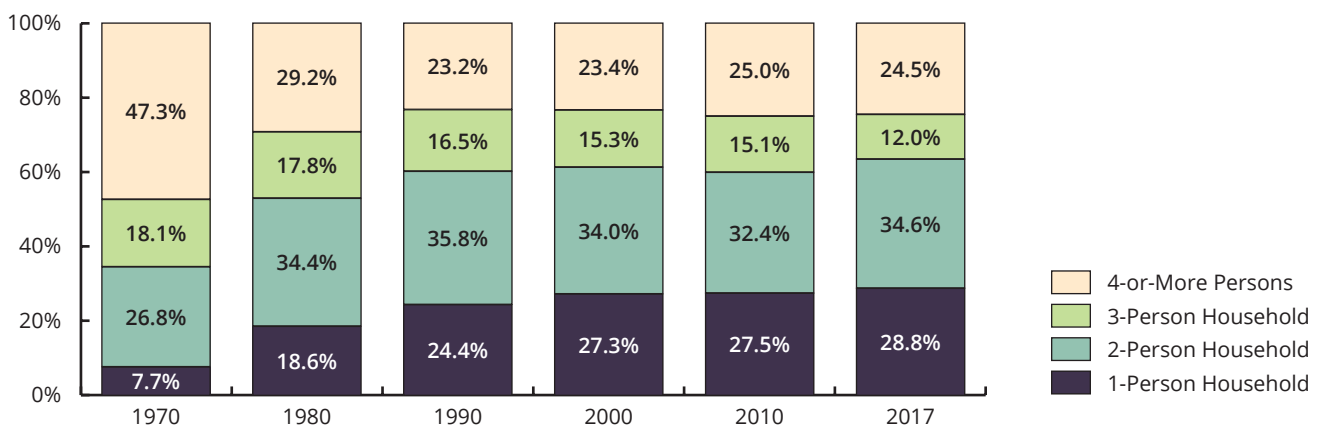
### QUICK FACT

*One-person households made up more than a quarter (28.8%) of all households in 2017*

FIGURE 11 | HOUSEHOLDS BY SIZE, 2017

	Broadview Heights	Cuyahoga County	Northeast Ohio
Number			
1-Person Household	2,179	200,399	372,753
2-Person Household	2,619	171,225	387,629
3-Person Household	908	76,747	168,497
4-or-More Persons	1,855	89,250	210,116
Percent			
1-Person Household	28.8%	37.3%	32.7%
2-Person Household	34.6%	31.8%	34.0%
3-Person Household	12.0%	14.3%	14.8%
4-or-More Persons	24.5%	16.6%	18.4%
Average Household Size	2.53	2.29	2.38

FIGURE 12 | HOUSEHOLDS BY SIZE, BROADVIEW HEIGHTS, 1970-2017



Source: IPUMS NHGIS, University of Minnesota, [www.nhgis.org](http://www.nhgis.org); U.S. Census Bureau, 2013-2017 American Community Survey, B11016



#### QUICK FACT

*A large majority (86.4%) of Broadview Heights residents identify as White*

## RACE AND ETHNICITY

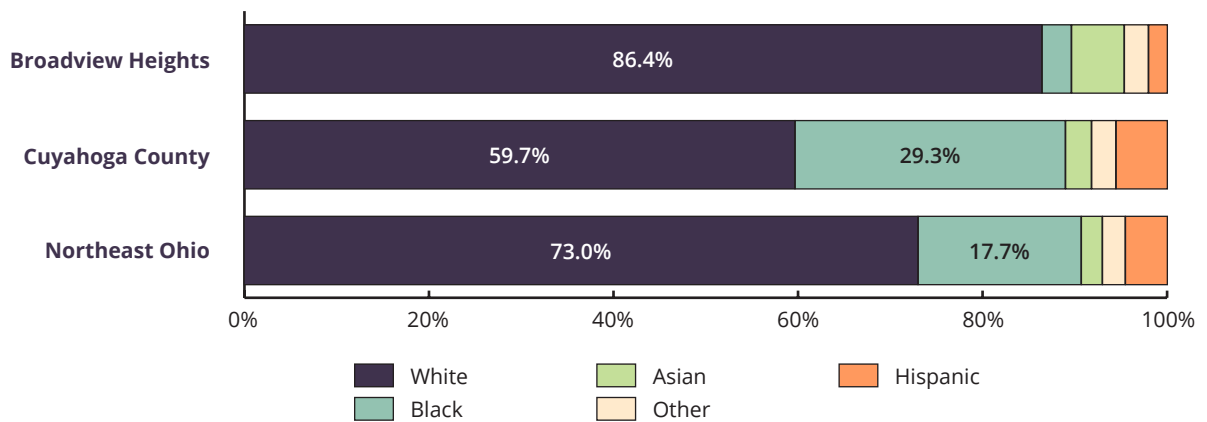
The racial and ethnic composition of an area can help to inform policy and program decisions for a community. Broadview Heights' population is generally homogeneous, with 86.4% of residents identifying as White. The remaining 13.6% of residents identify as Asian (5.7%), Black (3.2%), Other (2.6%), or Hispanic (2.1%).

Compared to the County and region as a whole, Broadview Heights has a greater percentage of residents identifying as White. In Broadview Heights, more than 85% identify as White compared to 73.0% of the region as a whole and 59.7% of Cuyahoga County.

**FIGURE 13 | POPULATION BY RACE & ETHNICITY, 2017**

	Broadview Heights	Cuyahoga County	Northeast Ohio
Number	White	16,642	750,133
	Black	614	368,171
	Asian	1,101	35,536
	Other	506	33,236
	Hispanic	399	70,325
Percent	White	86.4%	59.7%
	Black	3.2%	29.3%
	Asian	5.7%	2.8%
	Other	2.6%	2.6%
	Hispanic	2.1%	5.6%

**FIGURE 14 | PERCENT POPULATION BY RACE & ETHNICITY, 2017**



Source: U.S. Census Bureau, 2013-2017 American Community Survey, B03002

# EDUCATIONAL ATTAINMENT

Higher educational attainment is an important indicator for communities because it often indicates higher income and greater spending ability. A more educated population can also attract higher quality jobs and employers, which can strengthen a community's economy and tax base.

Broadview Heights is a very highly educated community, with more than half (55.1%) of all residents over the age of 25 holding a college degree. This is a significantly higher share than the County and region, of which 39.0% and 38.7% of the population hold a college degree, respectively. This higher level of educational attainment in Broadview Heights provides the needed workforce for higher-income jobs.

The City of Broadview Heights has very few residents without a high school diploma. Of those age 25 and over, only 3.5% have not earned a high school diploma or its equivalent. This is significantly lower than the County or region.



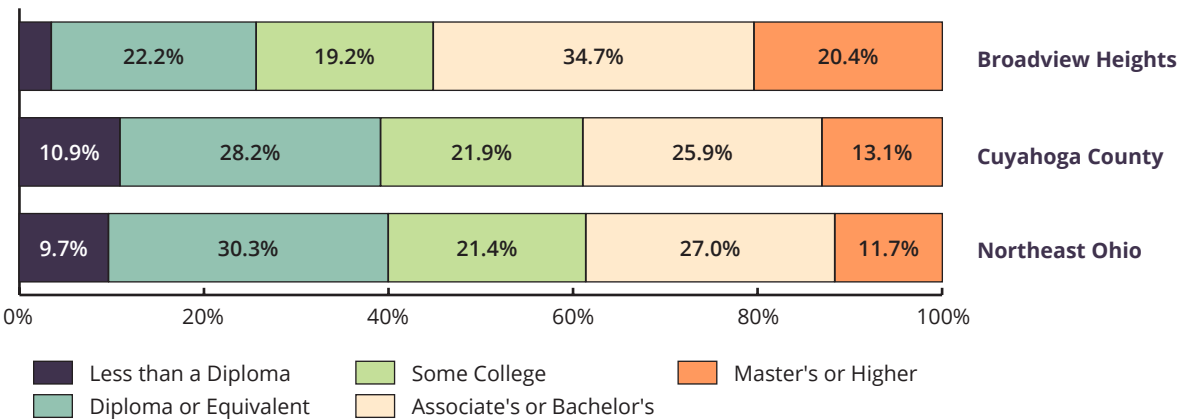
## QUICK FACT

*Broadview Heights is a very highly educated community with more than 55% of residents holding a college degree*

**FIGURE 15 | POPULATION BY EDUCATIONAL ATTAINMENT, 2017**

	Broadview Heights	Cuyahoga County	Northeast Ohio
Number	Less than a Diploma	466	95,600
	Diploma or Equivalent	2,961	246,753
	Some College	2,559	191,513
	Associate's or Bachelor's	4,636	226,356
	Master's or Higher	2,726	114,227
Percent	Less than a Diploma	3.5%	10.9%
	Diploma or Equivalent	22.2%	28.2%
	Some College	19.2%	21.9%
	Associate's or Bachelor's	34.7%	25.9%
	Master's or Higher	20.4%	13.1%

**FIGURE 16 | PERCENT POPULATION BY EDUCATIONAL ATTAINMENT, 2017**



Source: U.S. Census Bureau, 2013-2017 American Community Survey, B15003

## DENSITY

Population density is a measure of population per square mile and when mapped, it can generally display how concentrated or dispersed the population is within a specific area or region. Densely populated areas can more easily support amenities such as restaurants and retail, and sometimes can have different needs such as greater transit frequencies, open space, or biking accommodations.



### QUICK FACT

*Broadview Heights' most densely populated areas are west of Broadview Road just north of the town center*

As a whole, Broadview Heights is made up of 13.07 square miles of land area and 19,262 residents, yielding a citywide density of 1,474 persons per square mile.

The U.S. Census Bureau divides communities into Census Tracts and further divides Census Tracts into Block Groups. Within Broadview Heights there are 11 Block Groups in three Census Tracts for which data is available. The densest areas in the community are the Block Groups located on the west side of the community just north of the town center. These areas include a higher number of multi-family apartment buildings. The highest density area is Census Tract 1361.01, Block Group 2, which has a density of 6,330 persons per square mile.

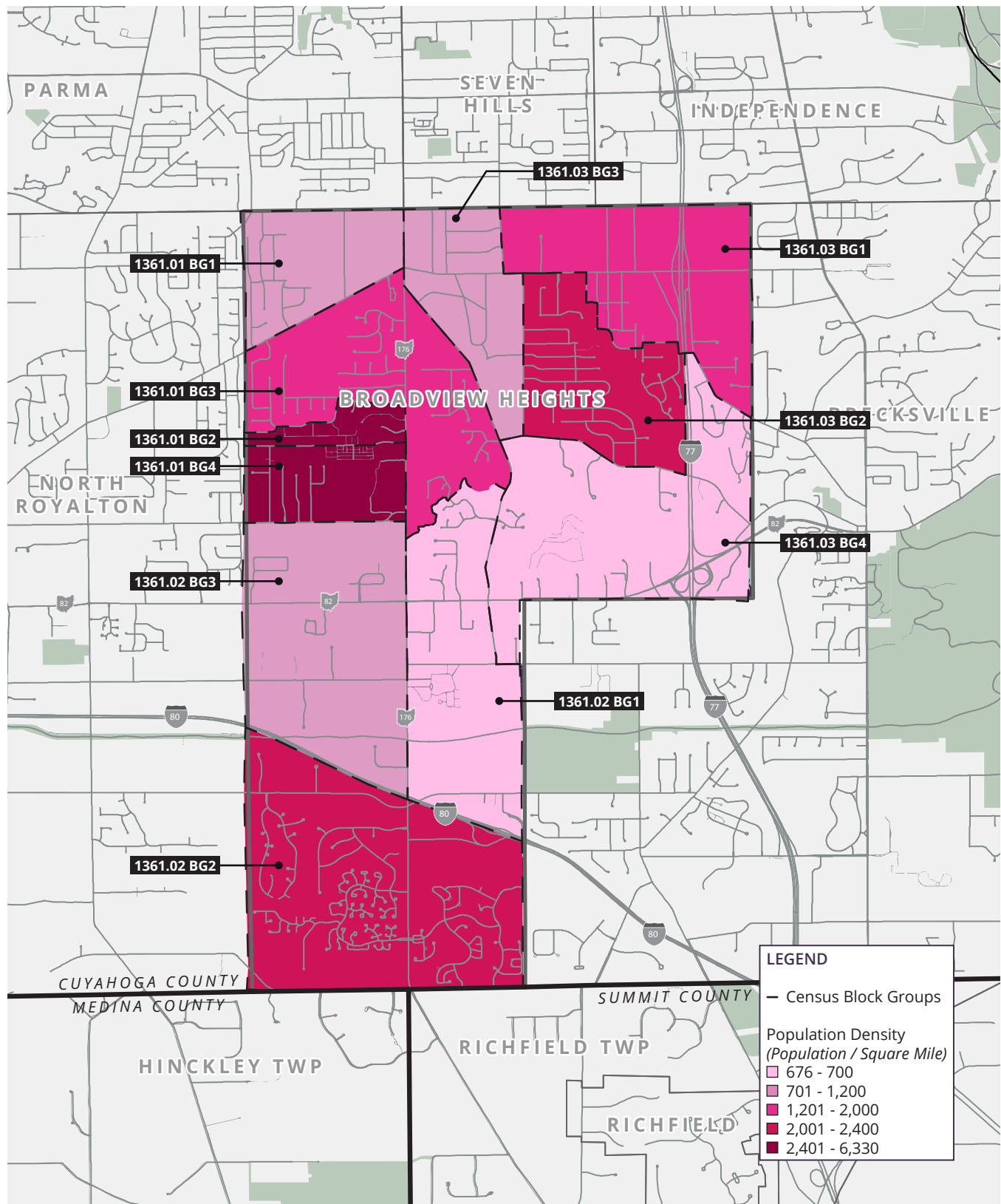
The least dense areas are located in the center of the community along Royalton Road. These areas have many commercial, industrial, and transportation uses and fewer residential neighborhoods.

**FIGURE 17 | DENSITY BY CENSUS BLOCK GROUP, 2017**

	Population	Square Miles	Density
Tract 1361.01, Block Group 1	778	0.7	1,145
Tract 1361.01, Block Group 2	1,261	0.2	6,330
Tract 1361.01, Block Group 3	2,340	1.4	1,718
Tract 1361.01, Block Group 4	1,284	0.5	2,417
Tract 1361.02, Block Group 1	938	1.3	695
Tract 1361.02, Block Group 2	4,816	2.4	2,022
Tract 1361.02, Block Group 3	1,835	1.7	1,089
Tract 1361.03, Block Group 1	1,614	1.3	1,221
Tract 1361.03, Block Group 2	2,292	1.0	2,346
Tract 1361.03, Block Group 3	863	0.7	1,158
Tract 1361.03, Block Group 4	1,241	1.8	676
<b>City of Broadview Heights</b>	<b>19,262</b>	<b>13.07</b>	<b>1,474</b>

Source: U.S. Census Bureau, 2013-2017 American Community Survey, B01003

## MAP 2 | POPULATION DENSITY



Source: U.S. Census Bureau, 2013-2017 American Community Survey, B01003

\*Census Block Group boundaries and City boundaries are derived from different sources and are slightly offset

# 2.2 BUSINESS PROFILE



## QUICK FACT

Since the end of the Great Recession in 2009, Broadview Heights added 228 jobs, an increase of 4.0%

## TOTAL EMPLOYMENT

Employment trends are typically key indicators of a community's economic health. The U.S. Census Bureau partners with the State of Ohio to collect local employment data as part of its Longitudinal Employer-Household Dynamics (LEHD) program. The program provides data on the location and employment sector of approximately 95% of all jobs in the United States with the exception of self-employment. This allows communities to easily understand their employment base and trends at a very localized level. While local, however, the most recent data available is from 2015.

Broadview Heights, the County, and the region all experienced job loss during the Great Recession from 2007 to 2009. Since the end of the Great Recession, Broadview Heights has added employment with an increase of 228 jobs or 4% between 2009 and 2015. This job growth has not been as fast as job growth in the County or region over the same period; however, recession-related job loss in Broadview Heights was also less severe between 2007 and 2009.

Based on 2015 employment and population numbers, the City of Broadview Heights had three jobs for every ten residents. In comparison Cuyahoga County had six jobs for every ten residents, and Northeast Ohio had five jobs for every ten residents. This indicates that Broadview Heights is primarily a bedroom community in Cuyahoga County rather than a regional employment center.

FIGURE 18 | TOTAL EMPLOYMENT, 2005 TO 2015

	Broadview Heights		Cuyahoga County		Northeast Ohio	
	Total Jobs	% Change from 2009	Total Jobs	% Change from 2009	Total Jobs	% Change from 2009
2005	6,116	—	745,362	—	1,343,664	—
2006	6,094	—	748,690	—	1,354,078	—
<i>Beginning of Recession</i>						
2007	6,161	—	751,333	—	1,355,299	—
2008	6,003	—	723,340	—	1,329,798	—
2009	5,699	—	667,100	—	1,240,048	—
<i>End of Recession</i>						
2010	5,756	+1.0%	694,272	+4.1%	1,260,505	+1.6%
2011	5,477	-3.9%	713,581	+7.0%	1,293,792	+4.3%
2012	5,664	-0.6%	724,575	+8.6%	1,312,988	+5.9%
2013	5,859	+2.8%	730,150	+9.5%	1,321,067	+6.5%
2014	5,735	+0.6%	725,457	+8.7%	1,324,658	+6.8%
2015	5,927	+4.0%	733,499	+10.0%	1,335,347	+7.7%

Source: U.S. Census Bureau, Center for Economic Studies, Longitudinal Employer-Household Dynamics (LEHD)

## INCOME

Median household income (MHI) and income bands help gauge purchasing power, the ability of residents to maintain their homes, and future income taxes. Communities with higher incomes can provide greater services and attract additional retail. Broadview Heights skews significantly higher income than the County or region. The City's median household income in 2017 was \$85,336, nearly double the County's MHI of \$46,720.

In terms of income bands, over three quarters (85.1%) of the community earns more than \$35,000 annually. This is higher than the County and region, in which 61.0% and 65.9% of households earn more than \$35,000, respectively. Additionally, more than half of Broadview Heights households earn more than \$75,000, and nearly a quarter earn more than \$150,000. This income range indicates that Broadview Heights is a significantly higher earning community that can support higher quality retail and amenities.



### QUICK FACT

*Broadview Heights' median household income is \$85,336, nearly double the County's MHI*

FIGURE 19 | HOUSEHOLDS BY INCOME, 2017

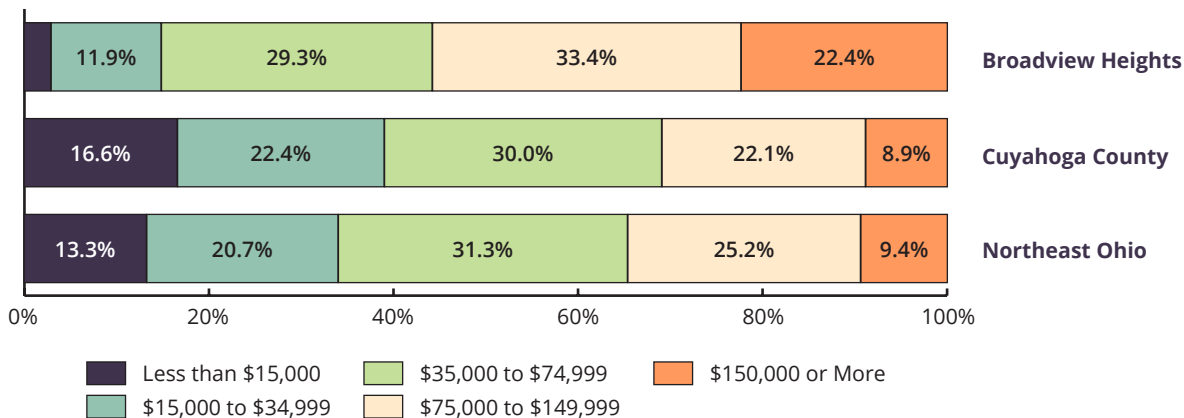
	Broadview Heights	Cuyahoga County	Northeast Ohio	
Number	Less than \$15,000	221	89,299	151,240
	\$15,000 to \$34,999	903	120,450	236,260
	\$35,000 to \$74,999	2,219	161,518	356,924
	\$75,000 to \$149,999	2,527	118,598	287,328
	\$150,000 or More	1,691	47,756	107,243
Percent	Less than \$15,000	2.9%	16.6%	13.3%
	\$15,000 to \$34,999	11.9%	22.4%	20.7%
	\$35,000 to \$74,999	29.3%	30.0%	31.3%
	\$75,000 to \$149,999	33.4%	22.1%	25.2%
	\$150,000 or More	22.4%	8.9%	9.4%
	Median Household Income	\$85,339	\$46,720	—



### QUICK FACT

*More than half of households in Broadview Heights earn more than \$75,000 annually*

FIGURE 20 | PERCENT HOUSEHOLDS BY INCOME BAND, 2017



Source: U.S. Census Bureau, 2013-2017 American Community Survey, B19013, B19001

## EMPLOYMENT CLASSIFICATIONS

The North American Industry Classification System (NAICS) is the standard used by federal statistical agencies to classify business establishments for the purpose of collecting, analyzing, and publishing data related to the economy. These classifications include 11 "supersectors" that can further be broken down into 20 sectors. Figure 21 on page 35 shows the total number of jobs in Broadview Heights and Northeast Ohio within eleven supersectors and further detail in four of the largest sectors.

## EMPLOYMENT BY SUPERSECTOR

Broadview Heights' most common employment supersectors are:

- **Trade, Transportation, and Utilities:** includes wholesale trade, retail, warehousing, transportation of goods, and the provision of utilities such as electricity
- **Education and Health Services:** includes educational institutions such as colleges or schools, provision of medical care, and the provision of social assistance such as rehabilitation or child care
- **Professional and Business Services:** includes establishments specializing in professional activities that require high degrees of education, the management of companies, and the administration or support of organizations and businesses

Each of these supersectors account for more than 15% of the City's total employment, and together they account for 61.7% of all jobs in Broadview Heights. These three supersectors are also the largest supersectors in Northeast Ohio as a whole.

Within the Trade, Transportation, and Utilities supersector, the Wholesale Trade sector accounts for the majority of jobs. This sector alone accounts for 19.1% of total jobs in Broadview Heights, a significantly higher percentage of jobs than the region as a whole, due to the concentration of these jobs near the Royalton Road interchange.

## REGIONAL CHANGE IN EMPLOYMENT

The total number of jobs in Northeast Ohio decreased just 0.03% in the decade from 2005 and 2015. Within that decade, however, were massive changes in employment. From 2005 to the end of the Great Recession in 2009, the region lost more than 100,000 jobs. From the end of the Great Recession in 2009 to 2015, however, the region has regained approximately 95,000 jobs. Within this change, individual supersectors have seen increases or decreases in employment.

The greatest employment gains in Northeast Ohio have come in the Health Care and Social Assistance sector, which gained more than 53,000 jobs between 2009 and 2015. This was followed by increases of more than 25,000 Professional and Business Services jobs and almost 15,000 Leisure and Hospitality jobs, which includes Accommodation and Food Services. These increases are indicative of generational changes that show an increase in seniors needing healthcare services, the shift toward a service-oriented economy, and an increase in restaurants and experiential retail.

The largest decreases have come in the Educational Services sector, the Financial Activities supersector, and the Information supersector. Each of these areas lost jobs even during the post-recession recovery period.

Of note is the increase in manufacturing jobs from 2009 to 2015. While the recovery has been strong for the manufacturing supersector, it has not regained all jobs lost as a result of the Great Recession. Particularly susceptible to downturns in the economy, the manufacturing supersector lost more than 43,000 jobs between 2005 and 2009, and it has only regained approximately 10,000 jobs since 2009.



### QUICK FACT

*The City's top three employment concentrations account for 61.7% of all jobs in Broadview Heights*



**FIGURE 21 | EMPLOYMENT BY SUPERSECTOR**

	Broadview Heights		Northeast Ohio		Regional Change		Location Quotient, 2015
	Total Jobs, 2015	Percent of Total Jobs, 2015	Total Jobs, 2015	Percent of Total Jobs, 2015	Total Change in Jobs, 2009-2015	Average Annual Percent Change in Jobs, 2009-2015	
1. Natural Resources and Mining	17	0.3%	3,855	0.3%	-179	-0.7%	1.0
2. Construction	394	6.6%	47,039	3.5%	+3,380	+1.4%	1.9
3. Manufacturing	89	1.5%	165,640	12.4%	+9,882	+1.0%	0.1
4. Trade, Transportation, and Utilities	1,627	27.5%	259,969	19.5%	+1,132	+0.1%	1.4
<i>a. Wholesale Trade*</i>	<i>1,131</i>	<i>19.1%</i>	<i>70,544</i>	<i>5.3%</i>	<i>+1,827</i>	<i>+0.5%</i>	<i>3.6</i>
<i>b. Retail Trade*</i>	<i>473</i>	<i>8.0%</i>	<i>140,835</i>	<i>10.5%</i>	<i>+46</i>	<i>+0.0%</i>	<i>0.8</i>
5. Information	410	6.9%	23,191	1.7%	-4,200	-2.7%	4.0
6. Financial Activities	502	8.5%	74,485	5.6%	-4,287	-0.8%	1.5
7. Professional and Business Services	969	16.3%	205,727	15.4%	+25,641	+2.3%	1.1
8. Education and Health Services	1,059	17.9%	334,971	25.1%	+47,934	+2.8%	0.7
<i>a. Educational Services*</i>	<i>591</i>	<i>10.0%</i>	<i>105,693</i>	<i>7.9%</i>	<i>-5,552</i>	<i>-0.8%</i>	<i>1.3</i>
<i>b. Health Care and Social Assistance*</i>	<i>468</i>	<i>7.9%</i>	<i>229,278</i>	<i>17.2%</i>	<i>+53,486</i>	<i>+5.0%</i>	<i>0.5</i>
9. Leisure and Hospitality	499	8.4%	133,568	10.0%	+14,938	+2.0%	0.8
10. Other Services	259	4.4%	40,650	3.0%	+611	+0.3%	1.4
11. Public Administration	102	1.7%	46,252	3.5%	+447	+0.2%	0.5
Total Employment	5,927	100.0%	1,335,347	100.0%	+95,299	+1.2%	—

\*Those lines shown in italic are subsets of the overall supersector and are not included in the total.  
Source: U.S. Census Bureau, Center for Economic Studies, Longitudinal Employer-Household Dynamics; County Planning

## LOCATION QUOTIENT

A location quotient analysis compares the concentration of employment in a smaller region to that of a much larger region to show the extent to which certain industries are clustered within that smaller region. Such a clustering can indicate unique locational advantages or the extent to which an area excels in certain industries.

To calculate a location quotient, NAICS data was used to divide the percent of an industry in Broadview Heights by that same percent of industry employment in the region. The resulting ratio is the location quotient. Those industries with a location quotient above one indicate a greater concentration of employment within Broadview Heights, while those industries with a location quotient less than one indicate a lower concentration of industry jobs within the City relative to the Northeast Ohio region.

Based on this analysis, the City of Broadview Heights has a significantly higher concentration of jobs in the Information supersector, the Wholesale Trade sector, and the Construction supersector. These three employment components account for 32.6% of total jobs in the community, and are significantly more concentrated in Broadview Heights than in the region as a whole.

Looking at those sectors regionally, between 2009 and 2015, the Construction supersector and Wholesale Trade sector saw regional job increases of 1.4% and 0.5%, respectively. The Information supersector, meanwhile, saw a 2.7% decrease in regional jobs.



### QUICK FACT

*The community's most uniquely concentrated employment sectors are Information, Wholesale Trade, and Construction*

## EMPLOYMENT CONCENTRATIONS

Map 3 on page 37 shows a heat map of employment in Broadview Heights, indicating where jobs are concentrated within the City and in the surrounding areas. Darker areas are locations where jobs are more heavily concentrated, while lighter areas are where jobs are less heavily concentrated.

The majority of employment in Broadview Heights is concentrated at the I-77 and Royalton Road interchange and following along Royalton Road into the Broadview Heights Town Center. This area contains 72.2% of all jobs in Broadview Heights.

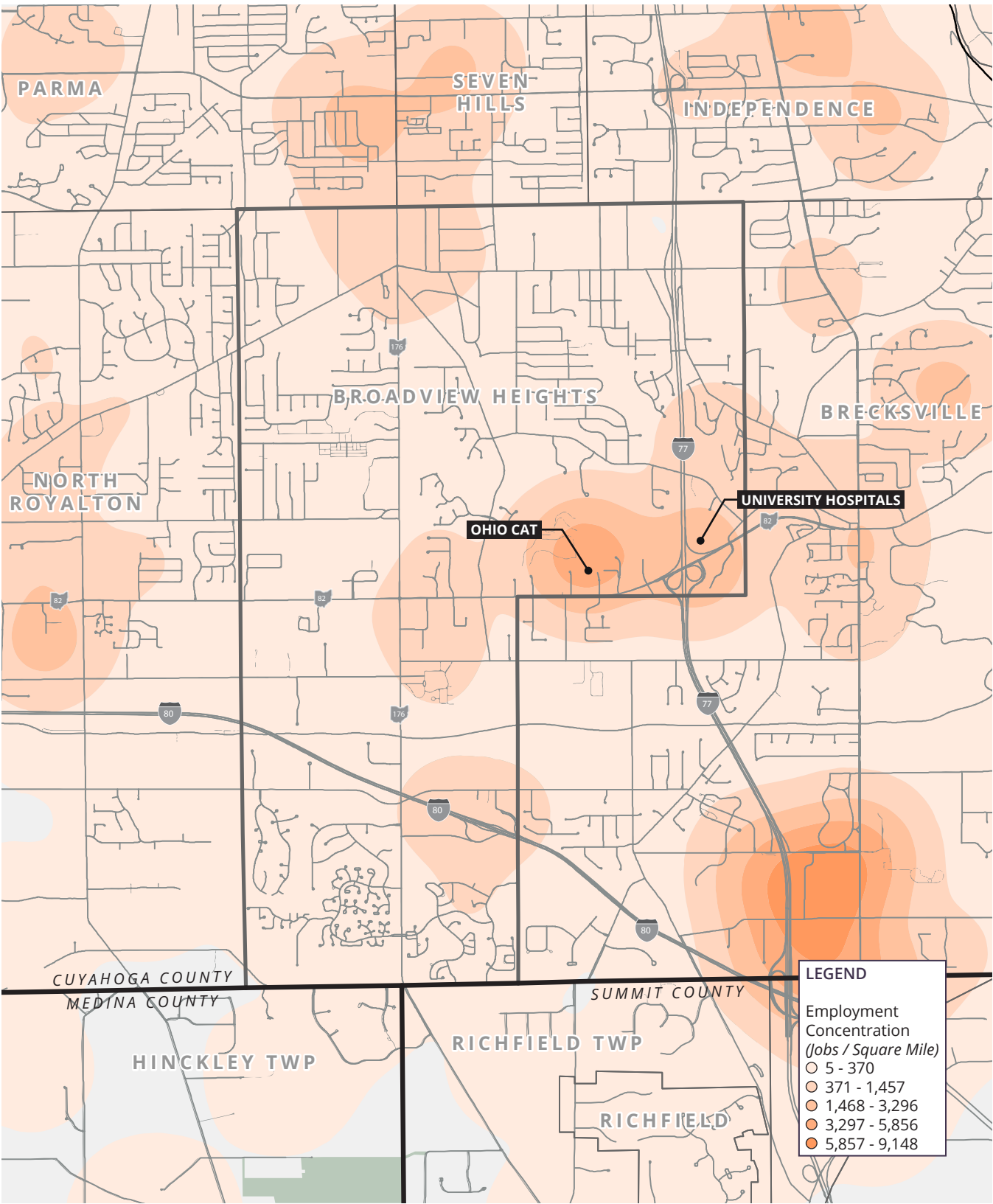
Secondary employment concentrations are located in the retail area along Broadview Road in the north end of the City and in the industrial area around Broadview Road and Edgerton Road.

Outside of Broadview Heights, major nearby employment hubs include the industrial and office parks of Brecksville to the east, retail and industrial areas in Independence to the north, and shopping centers in Seven Hills to the north and North Royalton to the west.

## MAJOR EMPLOYERS

*Discussion of major employers forthcoming.*

# MAP 3 | EMPLOYMENT HEAT MAP AND MAJOR EMPLOYERS



Source: U.S. Census Bureau, Center for Economic Studies, Longitudinal Employer-Household Dynamics; County Planning; City of Broadview Heights

## MARKET AND VACANCY

Land use planning often takes a long and short view of development. Understanding current market forces in an area along with regional trends can identify what development types might be possible in both the long and short term. The information below describes the current market for retail, office, and industrial space in Broadview Heights and its market area based on Marketview reports from CBRE Group, Inc, a real estate services firm.



### QUICK FACT

*Retail in the Broadview Heights market area has the lowest vacancy rate of any regional submarket*

### RETAIL

The retail market in Broadview Heights is part of the larger Broadview Heights-Brecksville retail submarket, which is among the strongest in the region but smallest in terms of retail space. Consisting of just 362,174 square feet of net rentable area, it was the second-smallest of the 41 submarkets CBRE tracks. In terms of space available to lease, it had an availability rate of 1.5% at the end of 2018, which was the lowest submarket availability rate and significantly lower than the 13.3% availability rate of the region as a whole. Nationally, the availability rate stood at 6.3%.

The Broadview Heights-Brecksville submarket had an asking rate of \$16.46 per square foot, which was also higher than the region's asking rate of \$12.68.

The Broadview Heights-Brecksville submarket does not have major new retail planned; however, the Valor Acres development on the former Veterans Affairs site in Brecksville may include retail as part of the larger mixed-use development.

### OFFICE

Broadview Heights is part of the larger south office submarket that runs south along I-77 and includes communities such as Independence, Seven Hills, Broadview Heights, and Brecksville. The south submarket is one of the largest in the region with more than 5.5 million square feet of net rentable area.

At the end of 2018, this submarket had a vacancy rate of 14.3%, which was lower than the regional vacancy rate of 18.1%. The south submarket saw a net absorption of 34,693 square feet in 2018; however, much of that absorption took place in offices along Rockside Road.

Regionally, there is no new office space under construction. Within the south submarket, planning for new office space is underway as part of the Valor Acres mixed-use development in Brecksville.



### QUICK FACT

*The Cleveland region had 3.3 million square feet of industrial space under construction at the end of 2018*

### INDUSTRIAL

The Broadview Heights community is also part of the larger south industrial submarket. The vacancy rate within this area was 4.7% at the end of 2018, higher than the regional vacancy rate of 4.0%. The area saw a net absorption of 486,304 square feet in 2018 and has an asking rate of \$5.30 per square foot.

There was 3.3 million square feet of industrial space under construction at the end of 2018 throughout the Cleveland region; however, there was no industrial space under construction within the south submarket. Regional demand for industrial space has been high, and this has led to speculative construction of 1.4 million square feet of industrial space.

Source: CBRE Research & Reports; "Cleveland Office, Q4 2018," "Cleveland Retail, H2 2018," and "Cleveland Industrial, Q4 2018;" [www.cbre.us](http://www.cbre.us)

# REAL PROPERTY TAXES

Real property taxes are levied on land and buildings owned by private individuals, businesses, and public utilities; and they are based on three elements:

- the determination of market value
- the percentage at which the market value is assessed
- the property tax rate

The Cuyahoga County Fiscal Office is tasked with appraising all taxable real property once every six years to determine market values. The County collects the tax and then redistributes it to the taxing jurisdiction.

## MILLAGE BY TAXING JURISDICTION

A variety of governmental entities levy a tax on real property. The amount of taxes a property owner pays is based on a combined rate for all jurisdictions including the local school district, County, library, and municipality. Generally, the majority of real property taxes are paid to the local school district, while a much smaller percentage is paid to the local government. For Broadview Heights 56.0% of property taxes are paid to the local school district, 11.7% are paid to the City, and 26.7% are paid to the County. The remaining percentage is disbursed between the library system and vocational schools. This information is shown in Figure 22 to the right.

## TAX VALUATION

The appraised value of real property in a community is a key factor in determining the potential for real estate tax collection and is a function of the types of land uses found in the City. According to the County Fiscal Officer's 2018 records, property in Broadview Heights was valued at approximately \$716 million as of January 1, 2019.

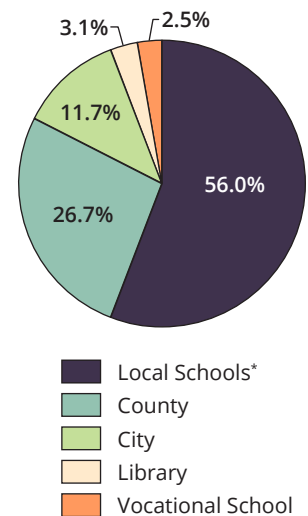
A majority of the City's tax valuation comes from residential properties. According to the County Fiscal Office, 83.3% of the City's tax valuation came from residential or agricultural real estate, while commercial and industrial properties accounted for 15.1%, and other land uses made up 1.6%. When compared to the County as a whole, the City generates a significantly higher percentage of tax revenue from residential properties and a lower percentage from commercial and industrial properties. Residential properties accounted for 68.0% of the County's tax valuation, and commercial and industrial properties made up 27.9%.



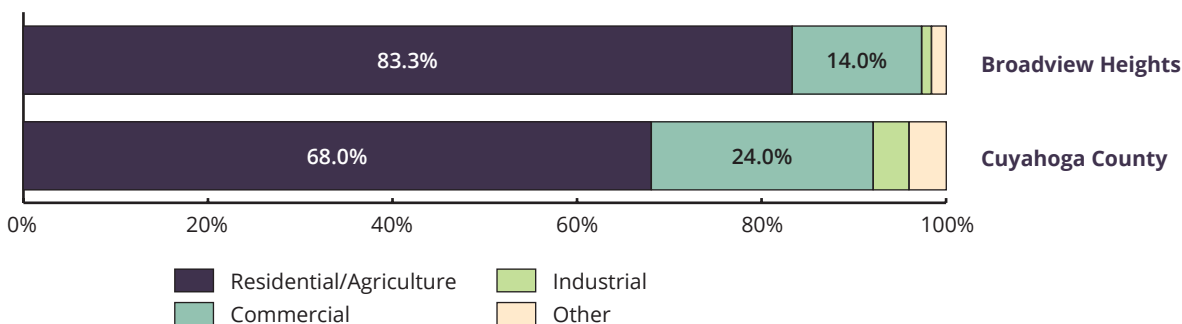
### QUICK FACT

*The majority of Broadview Heights' tax valuation comes from residential properties*

**FIGURE 22**  
PERCENT OF  
MILLAGE BY TAXING  
JURISDICTION, 2017



**FIGURE 23 | TAX VALUATION BY PROPERTY TYPE, 2018**



Source: Cuyahoga County Fiscal Office

\*Data shown is for the portion of Broadview Heights within the North Royalton City School District. The percent of millage by taxing district is not substantially different than the portion of the community within the Brecksville Broadview Heights City School District.

# 2.3 HOUSING PROFILE

## HOUSING UNITS

A City's housing stock defines its neighborhoods and its character. The information below displays the total number of housing units in Broadview Heights from 1970 to 2017. It shows total units increasing each decade from 1970 to 2010, with the most substantial increase from 1990 to 2000, when almost 1,800 units were built.

The data from the Census' American Community Survey (ACS) shows a decrease of 385 units between 2010 and 2017 in Broadview Heights; however, County Planning estimates based on demolition and new construction permits show that the total number of new homes in the City likely increased by 144 units. The 2017 ACS data is the result of survey data rather than a complete count of units as performed in the decennial Census. This data should be understood within the broader context of all data presented.



### QUICK FACT

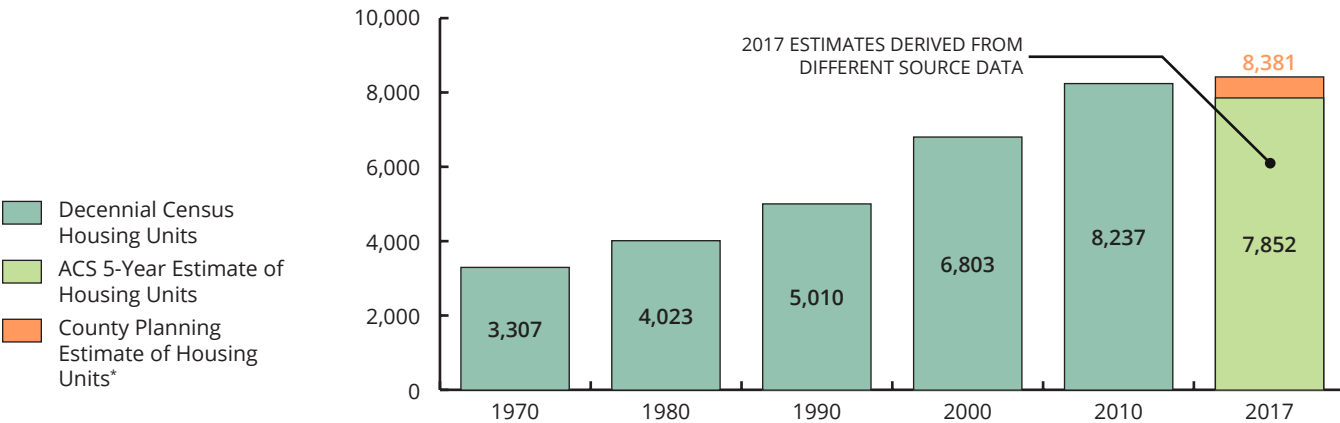
*Compared to the County and region, Broadview Heights has seen significantly faster housing unit growth*

In comparing the ACS data to Cuyahoga County and the region, Broadview Heights has seen a significantly greater increase in total housing units between 2000 and 2017. During this time period, the community saw an increase in housing units of 15.4%, compared to an increase of just 0.4% in the County and 6.0% in the region.

FIGURE 24 | TOTAL HOUSING UNITS

	Broadview Heights	Cuyahoga County	Northeast Ohio
2017 Housing Units Estimate	7,852	619,305	1,273,969
2010 Total Housing Units	8,237	621,763	1,268,337
2000 Total Housing Units	6,803	616,903	1,202,332
2010-2017 Percent Change	-4.7%	-0.4%	0.4%
2000-2017 Percent Change	15.4%	0.4%	6.0%

FIGURE 25 | TOTAL HOUSING UNITS, BROADVIEW HEIGHTS, 1970-2017



Source: IPUMS NHGIS, University of Minnesota, [www.nhgis.org](http://www.nhgis.org); U.S. Census Bureau, 2013-2017 American Community Survey, B25001  
 \*County Planning estimate based on City-supplied demolition and building permits

## OCCUPANCY & VACANCY

Occupancy rates display what percent of housing units within an area are currently occupied or unoccupied. Unoccupied or vacant units are not necessarily vacant and abandoned, but may include for-sale or second homes that are not currently lived in. According to the 2017 American Community Survey, 291 or 3.7% of units in Broadview Heights are currently vacant compared to 13.2% in the County and 10.6% in the region. Occupied units in Broadview Heights have increased significantly since 2000, climbing by 17.9%. During this same time period, occupied units fell by 5.9% in the County and increased by just 1.0% in the Northeast Ohio region.

Broadview Heights' 2017 vacancy rate was at its lowest point since 1970, at just 3.7%. While the overall vacancy rate increased slowly and consistently between 1970 and 2010, it decreased substantially in 2017.



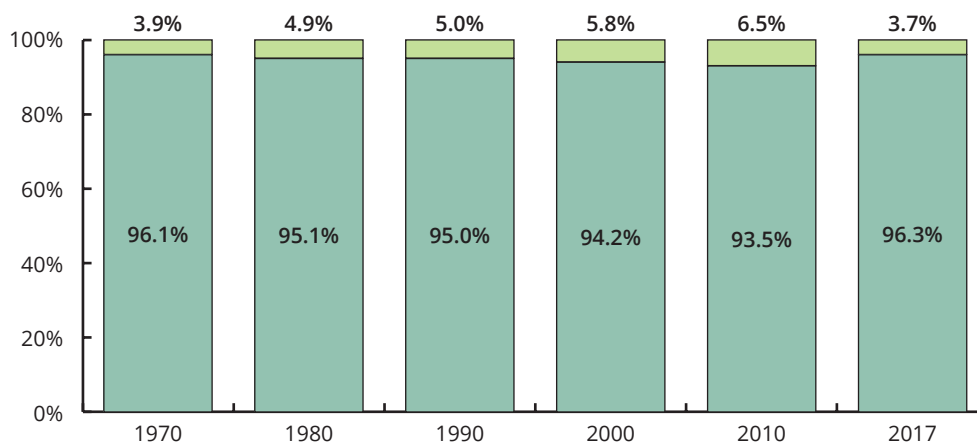
### QUICK FACT

*Broadview Heights has a lower vacancy rate than the County and region*

FIGURE 26 | OCCUPANCY & VACANCY

	Broadview Heights	Cuyahoga County	Northeast Ohio
2017 Occupied	7,561	537,621	1,138,995
2010 Occupied	7,698	545,056	1,139,896
2000 Occupied	6,411	571,457	1,127,402
2010-2017 Percent Change	-1.8%	-1.4%	-0.1%
2000-2017 Percent Change	17.9%	-5.9%	1.0%
2017 Vacant	291	81,684	134,974
2010 Vacant	539	76,707	128,441
2000 Vacant	392	45,446	74,930
2010-2017 Percent Change	-46.0%	6.5%	5.1%
2000-2017 Percent Change	-25.8%	79.7%	80.1%
2017 Vacancy Rate	3.7%	13.2%	10.6%

FIGURE 27 | OCCUPANCY & VACANCY, BROADVIEW HEIGHTS, 1970-2017



### QUICK FACT

*Vacancy rates in Broadview Heights are at their lowest point since 1970*

Source: IPUMS NHGIS, University of Minnesota, [www.nhgis.org](http://www.nhgis.org); U.S. Census Bureau, 2013-2017 American Community Survey, B25003, B25002

## UNITS IN STRUCTURE

The type of housing units available in a community show the options for new residents seeking to move there. Analyzing a community's housing by the number of units in a structure indicates the types of buildings that form the city. For instance, a one-unit structure would be a single-family home or possibly an attached townhouse. A two-unit structure would be a duplex. A 50-unit structure would be a large apartment or condominium building.



### QUICK FACT

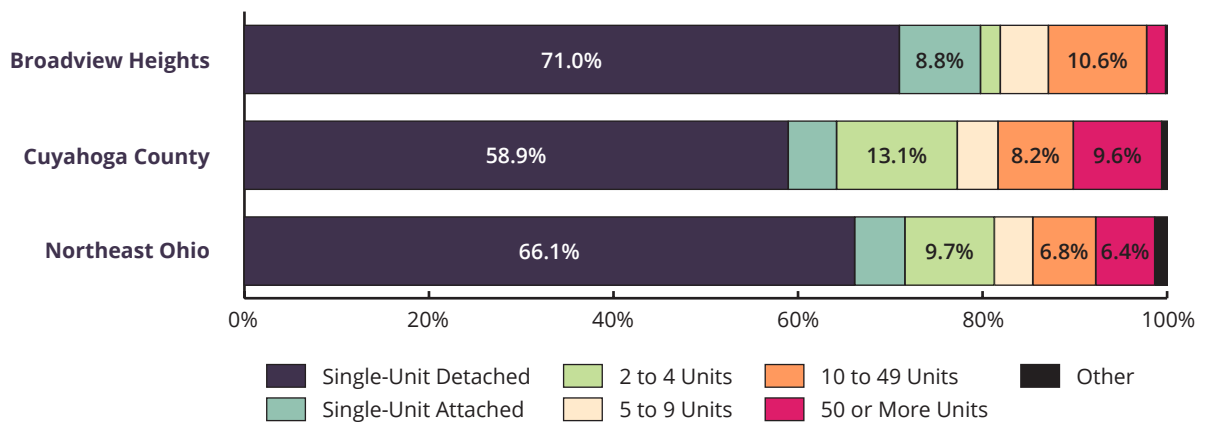
*The majority (71.0%) of housing units in Broadview Heights are single-unit detached*

In Broadview Heights, the majority of housing is comprised of single-family detached units, which make up 71.0% of total housing units. Having a majority of single-family detached units is typical of Cuyahoga County and the region, where 58.9% and 66.1% of all units are single-family detached, respectively. Suburban communities in Cuyahoga County have an average of 65.4% of units in single-family detached structures.

The remaining 29% of housing units in Broadview Heights are comprised of a variety of housing types. These include 10.6% of units in larger housing structures of 10 to 49 units and 8.8% of units in attached single-family structures, such as town homes. Providing these varied types of housing options allows people at different stages of their lives to find housing that can fit their needs.

The images on the following page show examples of the various types of housing units in Broadview Heights, including design and style, different densities, and sizes of housing units.

**FIGURE 28 | PERCENT OF TOTAL UNITS BY NUMBER OF UNITS IN STRUCTURE**



Source: U.S. Census Bureau, 2013-2017 American Community Survey, B255024



## UNITS IN STRUCTURE, BROADVIEW HEIGHTS

The images below show examples of the various types of housing units currently available in Broadview Heights.



### SINGLE-UNIT DETACHED

One-unit structure detached from any other house; that is, with open space on all four sides

Units: 5,572

Percent of Total: 71.0%



### SINGLE-UNIT ATTACHED

One-unit structure that has one or more walls separating it from adjoining structures

Units: 690

Percent of Total: 8.8%



### 2 TO 4 UNITS

Structures containing two to four units in a single building

Units: 168

Percent of Total: 2.1%



### 5 TO 9 UNITS

Structures containing five to nine units in a single building

Units: 409

Percent of Total: 5.2%



### 10 TO 49 UNITS

Structures containing 10 to 49 units in a single building

Units: 836

Percent of Total: 10.6%



### 50 OR MORE UNITS

Structures containing 50 or more units in a single building

Units: 161

Percent of Total: 2.1%



#### QUICK FACT

*The vast majority (82.4%) of homes in Broadview Heights are owner-occupied*

## TENURE

Tenure describes whether a housing unit is owned or rented by the household residing within it. Residents in owner-occupied units tend to remain in a community longer and invest in the upkeep of their homes, while renter-occupied units tend to be more affordable ways of entering a community and provide a potential supply of future owner-occupants. A large majority (82.4%) of units in Broadview Heights are owner-occupied, a percentage that is significantly higher than Cuyahoga County (58.8%) and Northeast Ohio (65.4%), indicating a large base of homeowners.

According to the U.S. Census Bureau, renter-occupied units in Broadview Heights have decreased as a share of all units since 1990 when 28.7% of units were rentals. In 2017, 17.6% of units were rentals. Numerically, the number of rentals in Broadview Heights has fallen from a high of 1,452 in 2000 to 1,332 in 2017, a decrease of 8.3%.

FIGURE 29 | TENURE

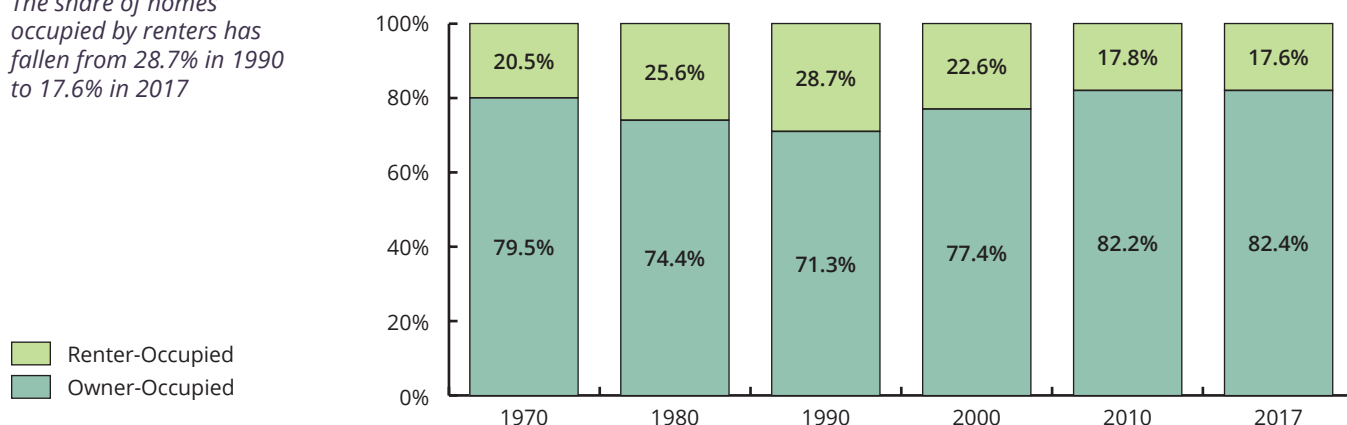
	Broadview Heights	Cuyahoga County	Northeast Ohio
2017 Owner-Occupied	6,229	316,372	745,103
2010 Owner-Occupied	6,324	331,876	764,477
2000 Owner-Occupied	4,959	360,980	774,088
2010-2017 Percent Change	-1.5%	-4.7%	-2.5%
2000-2017 Percent Change	25.6%	-12.4%	-3.7%
2017 Renter-Occupied	1,332	221,249	393,892
2010 Renter-Occupied	1,374	213,180	375,419
2000 Renter-Occupied	1,452	210,477	353,314
2010-2017 Percent Change	-3.1%	3.8%	4.9%
2000-2017 Percent Change	-8.3%	5.1%	11.5%
2017 Owner-Occupancy Rate	82.4%	58.8%	65.4%



#### QUICK FACT

*The share of homes occupied by renters has fallen from 28.7% in 1990 to 17.6% in 2017*

FIGURE 30 | TENURE, BROADVIEW HEIGHTS, 1970-2017



Source: IPUMS NHGIS, University of Minnesota, [www.nhgis.org](http://www.nhgis.org); U.S. Census Bureau, 2013-2017 American Community Survey, B25003

## RENT

Median gross rent is another indicator of the strength of the housing market in a community. Combined with other cost indicators, it gives insight into affordability and the burden placed on city households.

Information from the 2017 American Community Survey on gross rent shows that the majority (75.5%) of rental units in Broadview Heights charge between \$500 and \$1,000. This represents a higher share of units within this category than either the County or region. Conversely, the information indicates that there are no units available in Broadview Heights for less than \$500, yet this category accounts for approximately 15% of units regionally.

The median gross rent in Broadview Heights was \$840 in 2017, significantly higher than the median of \$766 in Cuyahoga County as a whole.



### QUICK FACT

*Broadview Heights' median gross rent is \$766*

FIGURE 31 | GROSS RENT, 2017

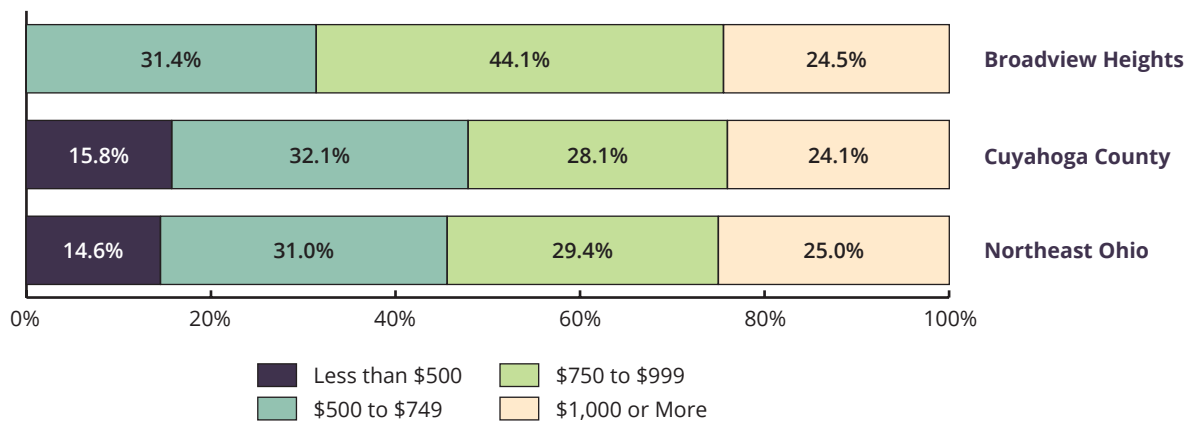
	Broadview Heights	Cuyahoga County	Northeast Ohio
Number	Less than \$500	0	33,381
	\$500 to \$749	376	67,890
	\$750 to \$999	528	59,409
	\$1,000 or More	293	50,901
Percent	Less than \$500	0.0%	15.8%
	\$500 to \$749	31.4%	32.1%
	\$750 to \$999	44.1%	28.1%
	\$1,000 or More	24.5%	24.1%
	Median Gross Rent	\$840	\$766



### QUICK FACT

*There are no units renting for less than \$500 in Broadview Heights*

FIGURE 32 | PERCENT GROSS RENT, 2017



Source: U.S. Census Bureau, 2013-2017 American Community Survey, B25063, B25064

## PROPERTY VALUES

By state law, the Cuyahoga County Fiscal Officer is responsible for seeing that every parcel of land and the buildings upon them are fairly and uniformly appraised and assessed for tax purposes. The County Fiscal Officer maintains a detailed record of the appraisal on each parcel in Cuyahoga County and conducts a reappraisal every six years, an update every three years, and an annual valuation of improvements based on City building permits.

Property appraisal data for Broadview Heights can assist in identifying detailed information on the value of homes in the community. Data from Cuyahoga County shows 5,709 single-family residential parcels in Broadview Heights with a median property value of \$243,000.



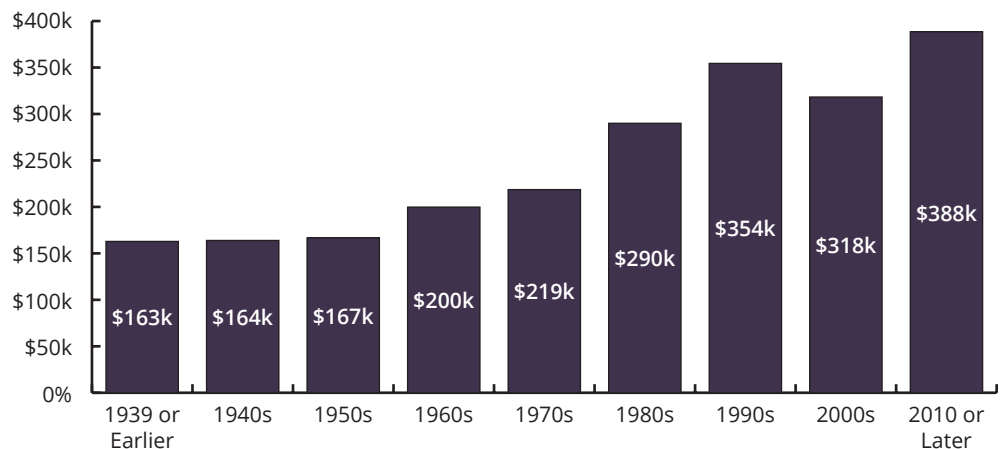
### QUICK FACT

*Single-family residential parcels in Broadview Heights have a median property value of \$243,000*

Map 4 shows the location of parcels by their property value. Generally, the highest property values are clustered in newer subdivisions while lower property values are found among homes built in older subdivisions and homes fronting major streets.

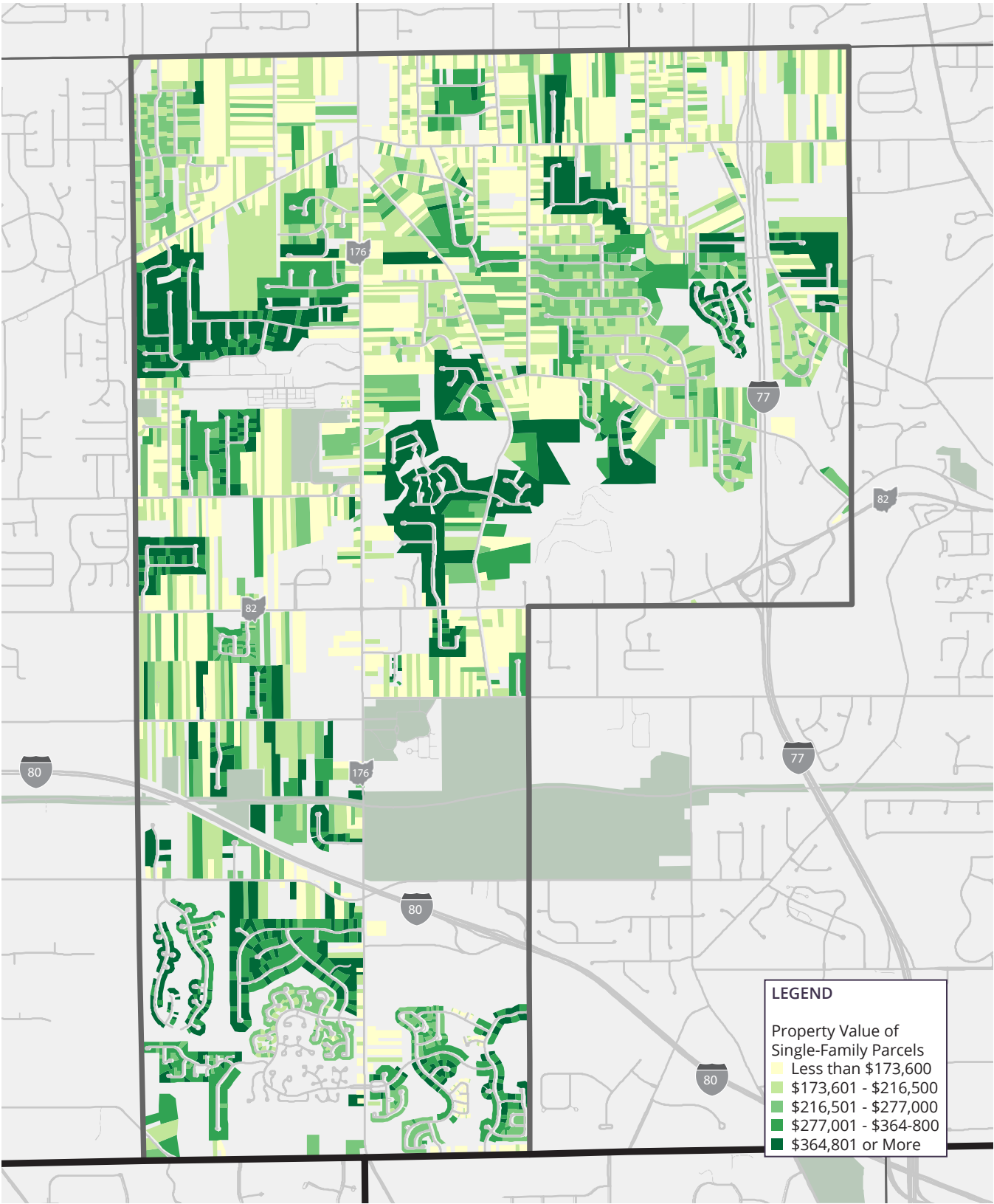
Cross-referencing the property values of single-family homes with the age of the homes provides insight into changing values by decade built. As shown in Figure 33, the value of Broadview Heights properties generally increases with newer homes. Homes built prior to 1940 have a median property value of \$163,150 while homes built in 2010 or later have a median property value of \$388,250. Only among homes built in the 2000s are median property values lower than in the previous decade of construction.

**FIGURE 33 | PROPERTY VALUES BY DECADE BUILT, BROADVIEW HEIGHTS**



Source: Cuyahoga County Fiscal Office

MAP 4 | SINGLE-FAMILY RESIDENTIAL PROPERTY VALUES



Source: Cuyahoga County Fiscal Office, Certified 2018 Values



#### QUICK FACT

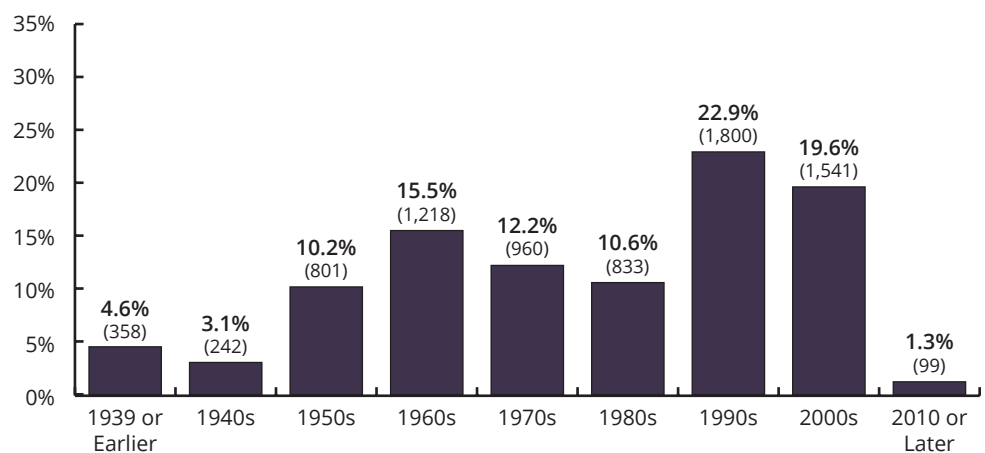
*The median year housing was built in Broadview Heights is 1984*

## AGE OF HOUSING

The year a housing unit was built can indicate housing styles and the potential for large repairs. As housing gets older, it may require greater upkeep to maintain it. The U.S. Census Bureau collects information on the age of all housing units, including rental units and condominiums.

Broadview Heights has a diverse selection of housing ages, with more than 10% of its housing units built within each full decade after 1950. This makes Broadview Heights' median age of housing 1984, significantly newer than the Countywide median of 1955. More than 40% of the community's housing was built after 1990 and only a third of units are older than 50 years, the age at which major repairs become more common.

**FIGURE 34 | HOUSING UNITS BY DECADE BUILT, BROADVIEW HEIGHTS**



Source: U.S. Census Bureau, 2013-2017 American Community Survey, B25034, B25035



#### QUICK FACT

*Broadview Heights has a diverse selection of housing by age*

## AGE OF SINGLE-FAMILY HOUSING

The Cuyahoga County Auditor provides information on the year a home was built tied to parcel level data. Map 5 shows the age of single-family housing and condominiums in Broadview Heights at the parcel level in five ranges. The map showcases not only the age of homes in Broadview Heights but also styles of development. The oldest homes in the community are located on deep lots along major roads, generally in the northern portion of Broadview Heights. Larger multi-home subdivisions from the 60s and 70s are generally located in the northern half of the community. Construction in the 80s through present day has generally taken place in subdivisions with winding streets, and that development has moved to the southern end of the community.



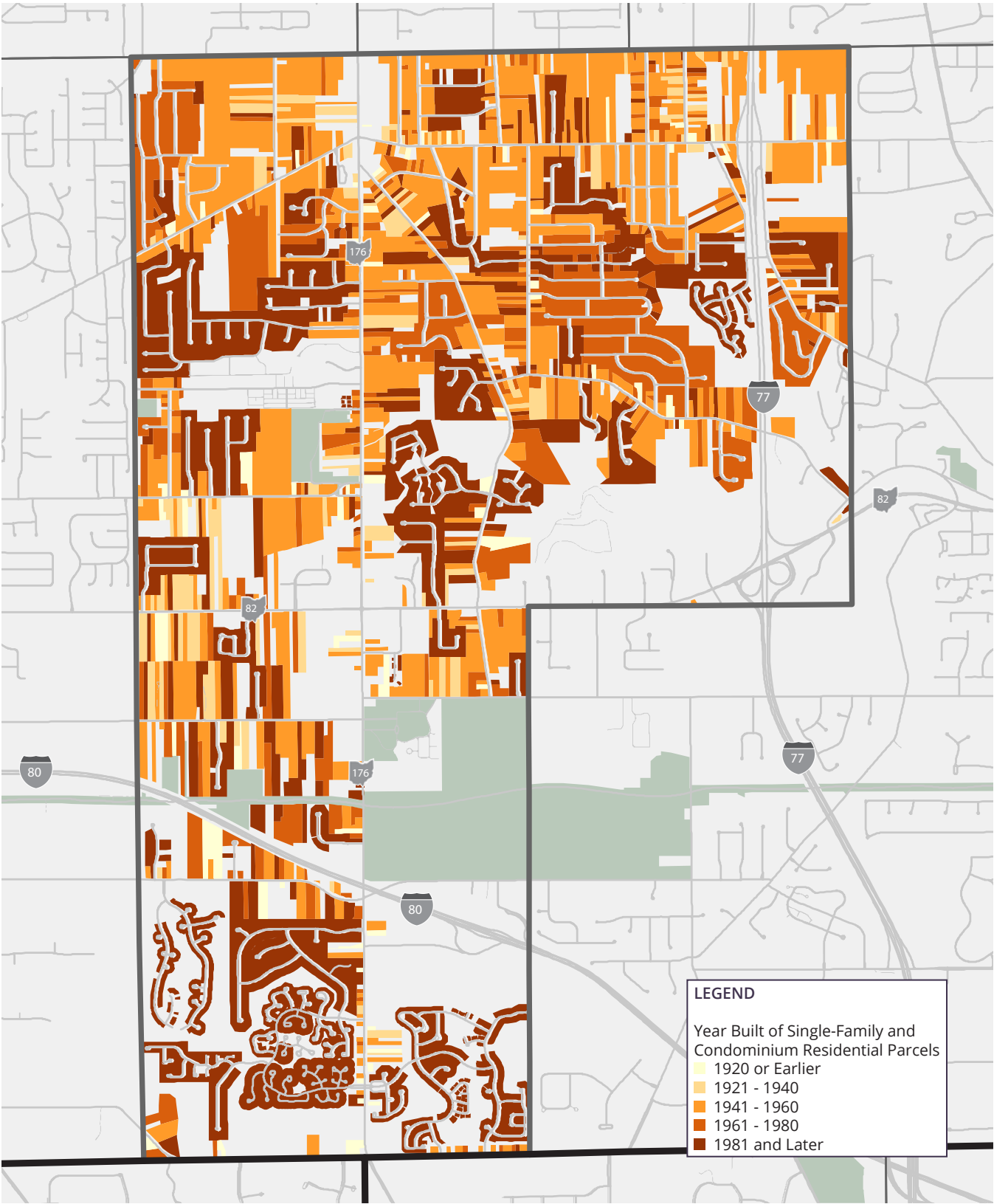
#### QUICK FACT

*New housing in Broadview Heights has consistently moved south*

While the information shows that 55.0% of single-family homes were built after 1980, it also shows new home construction has increasingly shifted southward. Of the area south of Royalton Road, 86.5% of parcels were built after 1980. In the area south of I-80, 94.1% of parcels were built after 1980.

Source: Cuyahoga County Fiscal Office

MAP 5 | SINGLE-FAMILY AND CONDOMINIUM RESIDENTIAL PARCELS BY YEAR BUILT



Source: Cuyahoga County Fiscal Office



## SINGLE-FAMILY HOME SALES

Single-family homes are often the largest financial commitment residents make in a community, and repeat sales of single-family homes account for 72% of all sales in Broadview Heights. This makes single-family home sales particularly important to the financial well-being of the community.



### QUICK FACT

*Broadview Heights' median sales price of \$265,000 is \$135,100 higher than the County's median sales price*

Median sales price is an important indicator of housing market strength and can display trends over time. In 2018 there were 247 sales of single-family homes in Broadview Heights with a median sales price of \$265,000. This median sales price is significantly higher than all suburban communities in Cuyahoga County (\$145,000) and the County as a whole (\$129,900).

Broadview Heights' single-family home sales have steadily increased in median sales price since 2014, rising more than \$40,000 in four years. Since the end of the Great Recession in 2009, the median sales price of single-family homes in Broadview Heights has increased 22.2% and the number of homes sold has increased 90.0%. These increases in price and number are faster than increases in Cuyahoga County suburbs and the County as a whole, indicating a particularly strong housing market for single-family homes in Broadview Heights.



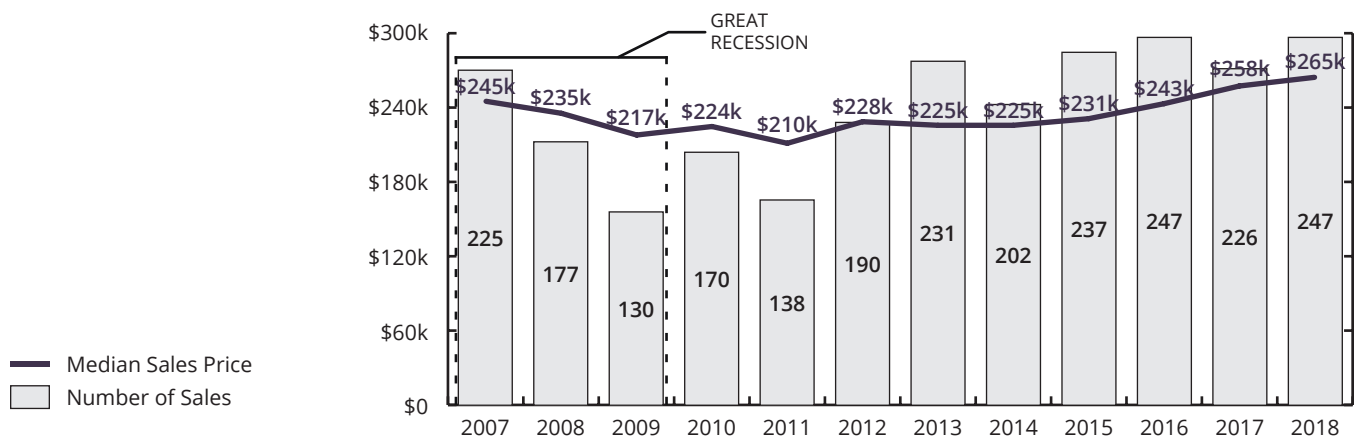
### QUICK FACT

*Broadview Heights' sales price has increased 22.2% since the end of the Great Recession in 2009*

FIGURE 36 | SINGLE-FAMILY HOME SALES

	Broadview Heights	Cuyahoga Suburbs	Cuyahoga County
2018 Median Sales Price	\$265,000	\$145,000	\$129,900
2009 Median Sales Price	\$216,900	\$122,000	\$111,000
2009-2018 Percent Change	+22.2%	+18.9%	+17.0%
2018 Number of Sales	247	13,385	16,722
2009 Number of Sales	130	8,573	10,418
2009-2018 Percent Change	+90.0%	+56.1%	+60.5%

FIGURE 37 | MEDIAN PRICE AND NUMBER OF SALES, SINGLE-FAMILY HOMES



Source: Northern Ohio Data and Information Service, Cleveland State University



## CONDOMINIUM SALES

Condominiums are a type of living space in which there are shared common spaces but individual units are sold to a buyer. In Broadview Heights, many condominiums are located in the Macintosh Farms development of southwest Broadview Heights, where common spaces are jointly held but the attached homes are sold to individual owners.

Condominiums in Broadview Heights comprise a higher share of total residential sales than in suburban communities in Cuyahoga County as a whole. In Broadview Heights, condominium sales accounted for 22.5% of residential sales in 2018 compared to only 10.6% in all suburban communities. This equates to 77 condominium sales in Broadview Heights in 2018 with a median sales price of \$112,000. This median sales price for condominiums is higher than the combined suburban communities (\$95,000) or the County as a whole (\$100,000).

The number of condominium sales have increased 13.1% since the end of the Great Recession in 2009; however, the 2018 median sales price is lower than at the start of the Great Recession. More recently, however, condominium sales prices have increased steadily, rising by \$23,000 since 2015. Notably, condominium sales prices in Broadview Heights increased between 2009 and 2018 while Countywide prices have decreased.

The total number of condominium sales in Broadview Heights has fluctuated with a low of 45 sales in 2010 to a high of 97 sales in 2015. Between 2009 and 2018, sales have fallen 5.2% from 77 to 73 while the number of sales in Cuyahoga County suburbs and Cuyahoga County as a whole have increased.



### QUICK FACT

*Condominium sales comprise 22.5% of all residential sales in Broadview Heights*



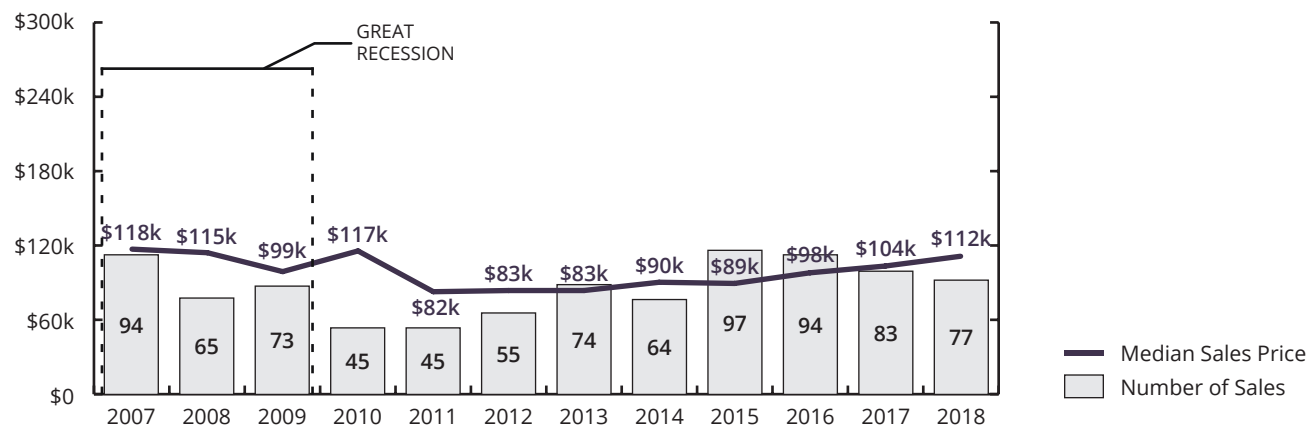
### QUICK FACT

*While median sales price of condominiums has increased since 2015, they have not reached the pre-recession median*

FIGURE 38 | CONDOMINIUM SALES

	Broadview Heights	Cuyahoga Suburbs	Cuyahoga County
2018 Median Sales Price	\$112,000	\$95,000	\$100,000
2009 Median Sales Price	\$99,000	\$103,500	\$107,000
2009-2018 Percent Change	+13.1%	-8.2%	-6.5%
2018 Number of Sales	73	1,706	1,907
2009 Number of Sales	77	1,407	1,546
2009-2018 Percent Change	-5.2%	+21.3%	+23.4%

FIGURE 39 | MEDIAN PRICE AND NUMBER OF SALES, CONDOMINIUMS



Source: Northern Ohio Data and Information Service, Cleveland State University

## CONSTRUCTION ACTIVITY

Residential construction, demolition, and code violation locations can begin to show where new investment is taking place in the community as well as where investment is lacking or properties are not being maintained. Map 6 shows the locations of construction activities in Broadview Heights.

### RESIDENTIAL CONSTRUCTION PERMITS

Construction permits for new residential structures over the past ten years are displayed as red dots on Map 6. The information shows how clustered new home construction in Broadview Heights has been. Between 2009 and 2018, an average of 22.8 residential permits have been pulled annually with an average valuation of \$267,616.



#### QUICK FACT

*Between 2009 and 2018, 78.6% of new residential construction permits were for homes south of Royalton Road*

Of the 229 new residential home permits from 2009-2018, 78.6% or 180 permits are located south of Royalton Road where larger areas of previously unbuilt land are available. Additionally, 87.8% or 201 of the permits are located in new or expanding subdivisions while 12.2% are scattered site building permits along major roads.

### DEMOLITION PERMITS

Demolition permits are displayed as orange Xs on Map 6. Between 2009 and 2018, there were 61 demolition permits in Broadview Heights. The most common demolition permit was for a home demolition, followed by interior demolitions, demolitions of secondary structures, and demolitions of commercial structures.

Generally, demolitions have been concentrated north of I-80. Only one demolition permit was pulled for the area south of it. Most demolitions have been concentrated along the north end of town and along Royalton Road.

### CODE VIOLATIONS

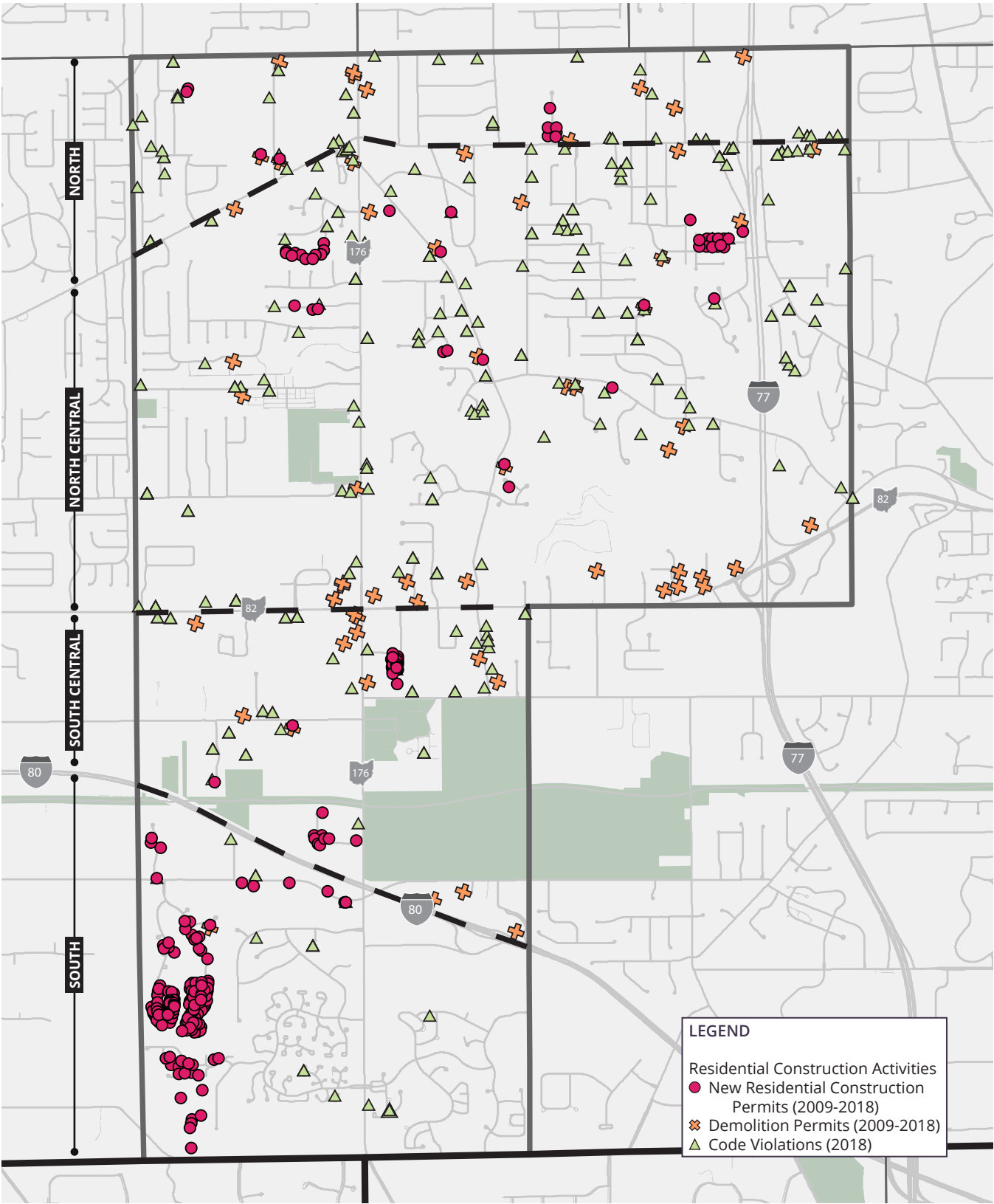
Code violations for the year 2018 are shown on Map 6 as green triangles. There were 436 total code violations in Broadview Heights over that year with the majority (252 or 57.8%) being property maintenance violations. This was followed by 69 rental property violations, or 15.8% of the total.

FIGURE 40 | CONSTRUCTION ACTIVITIES

	Residential Construction Permits		Demolition Permits		Code Violations	
	#	%	#	%	#	%
North Section	10	4.4%	11	18.0%	68	15.6%
North Central Section	39	17.0%	36	59.0%	283	65.1%
South Central Section	34	14.8%	13	21.3%	63	14.5%
South Section	146	63.8%	1	1.6%	21	4.8%
Total	229	100.0%	61	100.0%	435	100.0%

Source: City of Broadview Heights

MAP 6 | CONSTRUCTION ACTIVITIES



Source: City of Broadview Heights

# 2.4 TRANSPORTATION & INFRASTRUCTURE PROFILE

## ROADWAY NETWORK

A transportation system is essential to connecting neighborhoods, business districts, and the region. These networks are made up of roads, bridges, public transit routes, sidewalks, and bikeways. Roadways in particular make up the transportation network that is used most frequently by both residents and visitors. Below is an overview of the major components of the regional roadway network in Broadview Heights.

## FUNCTIONAL CLASS

The Northeast Ohio Areawide Coordinating Agency (NOACA) classifies streets throughout our local five-county region into seven functional classes from FC1 Interstate Highways to FC7 Local Roads. Functional classes are used as a management tool in transportation planning in the following ways:

- It is one measure of a route's transportation importance and efficiency
- It helps determine maintenance allocations and data collection needs
- It helps set design criteria for various roadway features such as lane and shoulder widths, horizontal and vertical clearances, and design speeds
- It identifies roads, streets and highways that are eligible for federal funds

The Federal-Aid Highway Program provides financial assistance for the construction, maintenance, and operations of the nation's highway network. To qualify for federal funds, a facility must be classified higher than a local road. Map 7 shows all the streets in Broadview Heights that have been classified as such.

## HIGHWAY ACCESS

Given the use of cars and trucks to commute to work, transport goods, and link to services, access to highways is important to modern transportation networks. Broadview Heights is well-positioned in terms of highway access. The City has two full highway interchanges located on Interstate 77 at Royalton Road and Wallings Road. Just beyond City borders are interchanges on Pleasant Valley Road in Independence, Miller Road in Brecksville, and Brecksville Road in Richfield. The Miller Road interchange only includes northbound on-ramps and southbound I-77 off-ramps, while the Brecksville Road interchange includes access to both I-77 and the Ohio Turnpike (I-80).

Because of the tremendous highway access in Broadview Heights, the City is close to various regional amenities, as shown in Figure 41. Broadview Heights is roughly halfway between Downtown Cleveland and Downtown Akron, and close to regional airports.



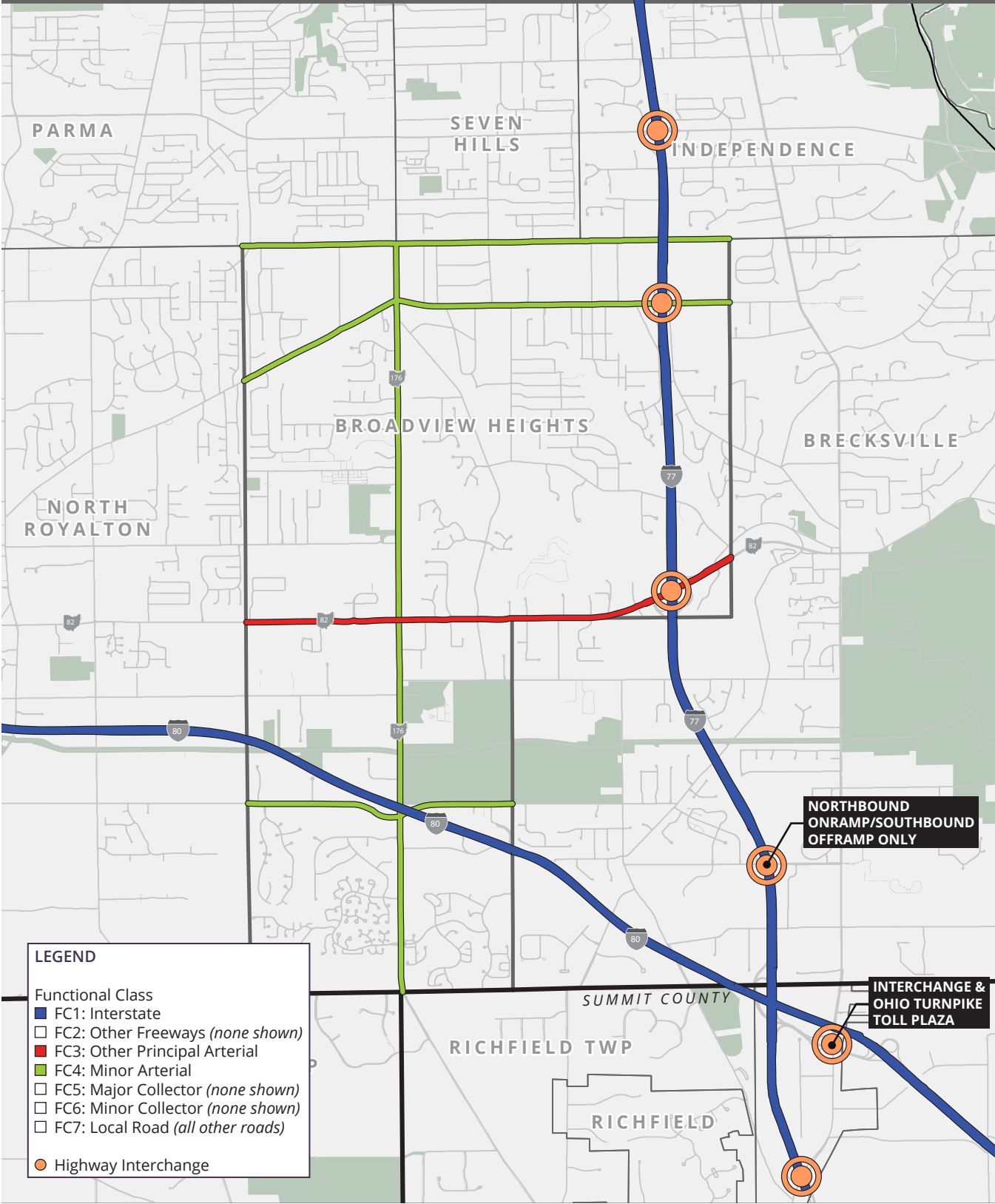
### QUICK FACT

*Broadview Heights has two highway interchanges located within the City*

FIGURE 41 | ACCESS TO REGIONAL AMENITIES

	Downtown Cleveland	Downtown Akron	Cleveland Hopkins International Airport	Akron-Canton Airport
Drivetime in Minutes	~25 min	~32 min	~21 min	~38 min
Distance in Miles	15.9 m	26.8 m	18.7 m	37.7 m

# MAP 7 | ROADWAY NETWORK



Source: Northeast Ohio Areawide Coordinating Agency

## MEANS OF TRANSPORTATION TO WORK

The transportation method by which residents get to work is one way of understanding how residents travel on a daily basis. In Broadview Heights, the majority (91.3%) of residents age 16 or over commute to work by driving, either by themselves or in a carpool. This is a slightly higher proportion of residents driving to work than the County (87.3%) or region (90.1%).

Additionally, 7.9% of Broadview Heights residents work from home, a percent that is nearly double the rate of the County or region. This percentage has been steadily increasing since 1980, when less than 1% of residents worked from home. No more than half a percent of the total population used any other mode of transportation to get to work.



### QUICK FACT

*Among Broadview Heights residents, 99% either drive to work or work from home*

While the transportation mode residents take to get to work may be overwhelmingly by car, that does not mean residents do not use sidewalks and bikeways for recreation, to visit nearby amenities, or for errands; however, the automobile is the primary means for residents to access their place of employment.

FIGURE 42 | TRANSPORTATION TO WORK, 2017

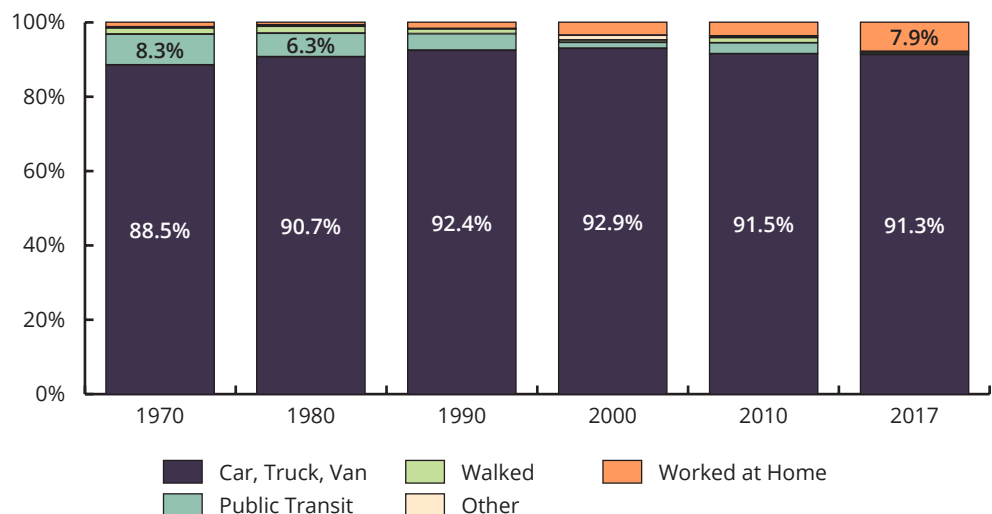
	Broadview Heights	Cuyahoga County	Northeast Ohio
Number	Car, Truck, Van	9,466	502,845
	Public Transit	53	27,659
	Walked	18	15,384
	Other	13	7,087
	Worked at Home	819	23,174
Percent	Car, Truck, Van	91.3%	87.3%
	Public Transit	0.5%	4.8%
	Walked	0.2%	2.7%
	Other	0.1%	1.2%
	Worked at Home	7.9%	4.0%

FIGURE 43 | TRANSPORTATION TO WORK, BROADVIEW HEIGHTS, 1970-2017



### QUICK FACT

*The percent of residents working from home has increased steadily since 1980*



Source: IPUMS NHGIS, University of Minnesota, [www.nhgis.org](http://www.nhgis.org); U.S. Census Bureau, 2005-2010 and 2013-2017 American Community Survey, B08301

## VEHICLE OWNERSHIP

The City of Broadview Heights is predominantly a car-oriented community based on its mode of transportation to work and vehicle ownership. The vast majority (98.4%) of households own a vehicle, at rates higher than the County (86.7%) or region (90.0%). Only 1.6% of households do not have access to a vehicle in Broadview Heights.

On a per capita basis, there are eight vehicles available for every ten residents in Broadview Heights. In the County, there are six and a half vehicles available per ten residents, while regionally, there are seven vehicles available per ten residents. This indicates significant access to private transportation for residents.



### QUICK FACT

*The majority (74.8%) of households in Broadview Heights own one or two vehicles*

**FIGURE 44 | HOUSEHOLDS BY VEHICLES AVAILABLE, 2017**

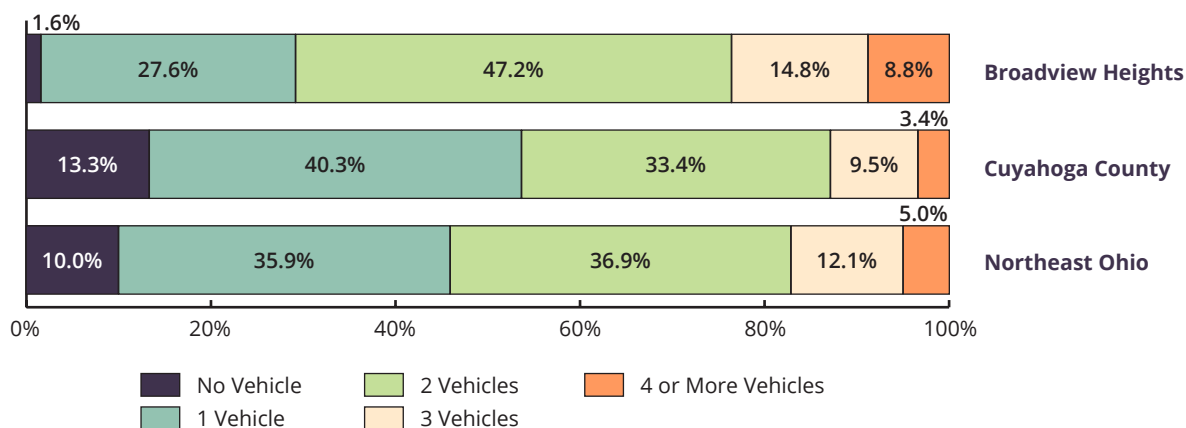
	Broadview Heights	Cuyahoga County	Northeast Ohio
Number	No Vehicles Available	122	71,694
	1 Vehicle	2,085	216,734
	2 Vehicles	3,569	179,806
	3 Vehicles	1,117	50,967
	4 or More Vehicles	668	18,420
Percent	No Vehicles Available	1.6%	13.3%
	1 Vehicle	27.6%	40.3%
	2 Vehicles	47.2%	33.4%
	3 Vehicles	14.8%	9.5%
	4 or More Vehicles	8.8%	5.0%
	Vehicles per Capita	0.80	0.64



### QUICK FACT

*Only 1.6% of households in Broadview Heights do not have access to a vehicle*

**FIGURE 45 | PERCENT OF HOUSEHOLDS BY VEHICLES AVAILABLE, 2017**



Source: U.S. Census Bureau, 2013-2017 American Community Survey, B15003

## ROADWAYS AND TRAFFIC

Traffic counts are helpful in understanding the need for future infrastructure improvements. Heavily traveled roads may require turn lanes, signal coordination, or even expansion to handle current and future vehicular traffic. Traffic counts should be understood within the road context, however, because large traffic counts do not necessarily indicate the need for or feasibility of improvements.

The traffic counts listed in Figure 46 and displayed on Map 8 were collected by the Ohio Department of Transportation in 2017 and accessed via its Transportation Information Mapping System (TIMS). Figure 46 also contains current data on the number of lanes, bike facilities, and the most recent pavement ratings of streets in Broadview Heights. The counts provide insights on the demands placed on various roads; however, more recent traffic counts would be needed before major improvements are made. Roads identified as east or west are indicative of segments east or west of Broadview Road, which is used as the dividing line.

The majority of Broadview Heights roads analyzed by ODOT see fewer than 20,000 cars daily. The exception is Royalton Road East, which has an Annual Average Daily Traffic (AADT) of 23,627. Almost all roads in Broadview Heights have two drive lanes and no central turn lane or a turn lane only at major roads. The exception is Broadview Road in the north end of town and Royalton Road East, which will have four lanes and a turn lane after the current expansion project.



### QUICK FACT

*Most streets in Broadview Heights have two drive lanes with no central turn lane*

Based on current traffic patterns, the relatively low traffic on most streets in Broadview Heights indicates limited need for major expansions other than the existing Royalton Road expansion effort. Other roads that may be considered for improvements include parts of Broadview Road and Wallings Road East. Individual intersections may necessitate the addition of turn lanes to handle traffic.

FIGURE 46 | ROADWAY AND TRAFFIC ANALYSIS

		Traffic Count (AADT)	Number of Lanes			Pavement Rating	Pavement Width
			Drive	Turn	Bike		
Sprague Road E		3,336	2	0	0	C- to F	27 ft
Wallings Road W		12,606	2	0	0	B	29 ft
Wallings Road E		15,225	2	0	0	D to F	26 ft
Royalwood Road W		5,477	2	0	0	B	29 ft
Royalton Road W		13,911	2	0 or 1	0	C-	44 ft
Royalton Road E		23,627	2*	1	0**	B	45 ft
Oakes Road E		4,473	2	0	0	C- to D	26 ft
Edgerton Road W		5,008	2	0	0	C to C-	25 ft
Edgerton Road E		3,036	2	0	0	D	28 ft
Boston Road W		6,355	2	0	0	C to C-	21 ft
Broadview Road	Sprague to Wallings	16,537	4	1	0	C+	55 ft
	Wallings to Royalwood	16,537	2	0	1	B	30 ft
	Royalwood to Royalton	12,355	2	0	1	C	30 ft
	Royalton to Edgerton	11,456	2	0	0***	B to C	25 ft
	Edgerton to Boston	9,150	2	0	0	C+	32 ft

\*Royalton Road is being expanded to four drive lanes and one turn lane

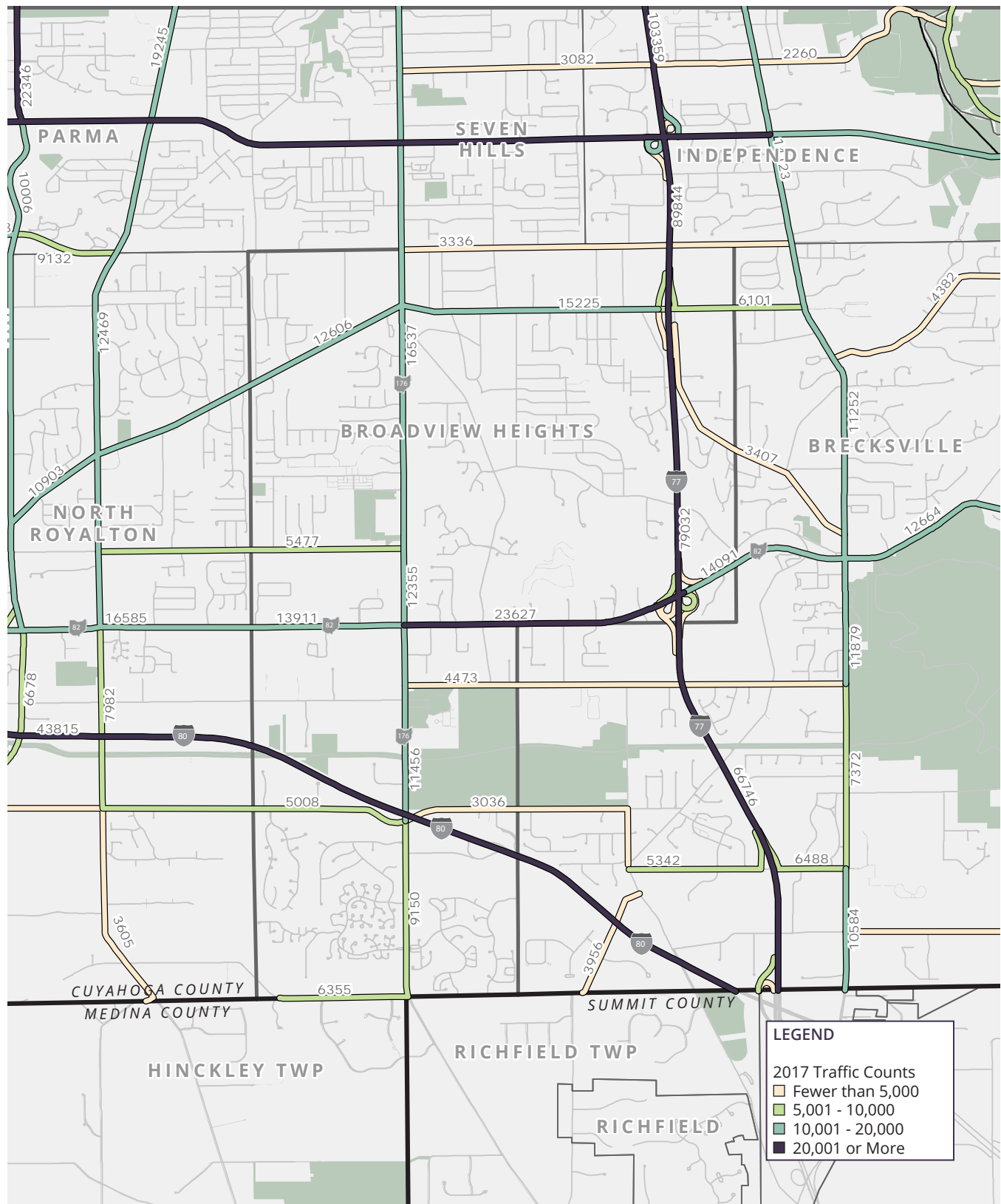
\*\*The Royalton Road expansion will include an all-purpose trail

\*\*\*Broadview Road includes an all-purpose trail between Valley Parkway and the Community Center

Source: Ohio Department of Transportation, Transportation Information Mapping System; City of Broadview Heights; ODOT TIMS & Google Earth Aerial Review



## MAP 8 | TRAFFIC COUNTS, 2017



Source: Ohio Department of Transportation, Transportation Information Mapping System

## VEHICLE CRASHES

Given that the majority of Broadview Heights residents commute to work via car, the safety of roadway travel is important to daily life. Providing an understanding of roadway crashes and the safety of streets can provide insight on needed enhancements or adjustments. Data from the Ohio Department of Transportation shows the location, type, and severity of crashes along four major roads in Broadview Heights between 2015 and 2017. That data is presented in Figure 47 and shown on Map 9.



### QUICK FACT

*The vast majority of crashes on major roads involve vehicles only and do not result in injuries*

### CRASHES BY SEVERITY

In the three years displayed, there were a total of 714 crashes on major roads in Broadview Heights. Of these, the majority were minor crashes, but seven (1.0%) involved incapacitating injuries and two (0.3%) were fatal. The vast majority of crashes involved vehicles only; however, three (0.4%) involved pedestrians. Of these, two took place on Royalton Road and one on Broadview Road.

### CRASHES BY TYPE

The most common type of accident in Broadview Heights was rear end crashes, which accounted for more than half (54.9%) of all crashes on major roads and was the most common type of crash on each of the four roads reviewed. This was followed by left turn crashes, accidents with fixed objects, sideswipe crashes when passing, and angle crashes—when cars are traveling in perpendicular directions.



### QUICK FACT

*Rear end crashes accounted for more than half (54.9%) of all crashes on major roads*

### CRASHES BY STREET

Royalton Road accounted for the most crashes on major roads with 299 (41.9%) of crashes. This was followed by 258 (36.1%) crashes on Broadview Road and 139 (19.5%) on Wallings Road. An additional 18 crashes (2.5%) took place on Sprague Road. Crashes on highways were not included because cars are generally passing through the community and traffic control is largely the responsibility of other jurisdictions.

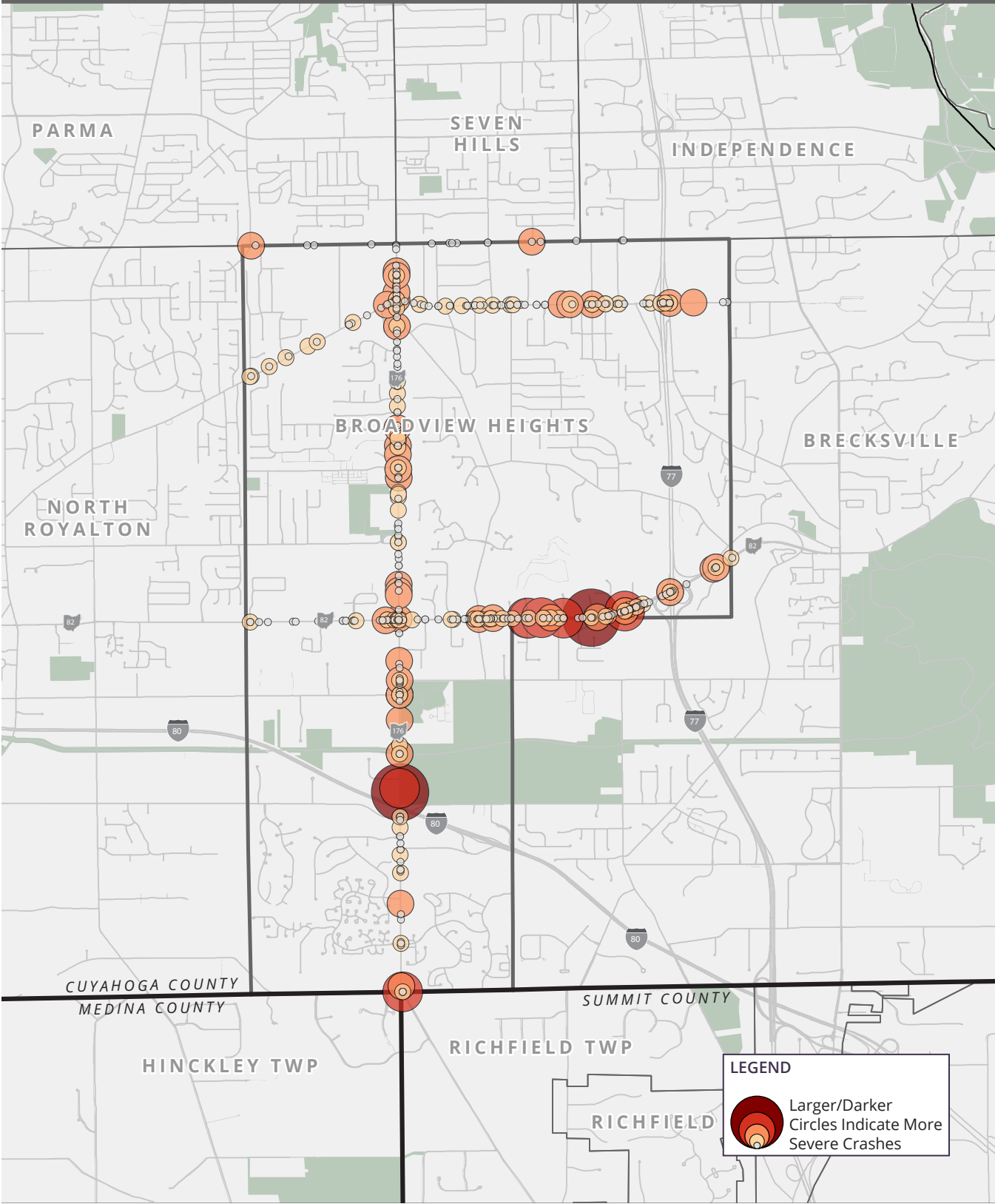
Higher crash counts may be partly due to higher traffic volumes along certain roads.

**FIGURE 47 | ROAD CRASHES, MAJOR ROADS, 2015-2017**

		Royalton Road	Broadview Road	Wallings Road	Sprague Road	Total
Severity	Fatal	1	1	0	0	2
	Injuries—Incapacitating	5	2	0	0	7
	Injuries—Non-Incapacitating	12	28	6	2	48
Type	Rear End	170	126	88	8	392
	Left Turn	42	35	12	0	89
	Fixed Object	16	27	13	2	58
	Sideswipe - Passing	21	18	7	2	48
	Angle	19	27	2	0	48
Total Crashes (% of total)		299 (41.9%)	258 (36.1%)	139 (19.5%)	18 (2.5%)	714 (100%)

Source: Ohio Department of Public Safety

MAP 9 | ROADWAY CRASHES, 2015-2017



Source: Ohio Department of Public Safety

## SIDEWALK NETWORK

Sidewalks connect residents to services, schools, and amenities, and provide opportunities for exercise. They also connect residents to each other and contribute to walkable neighborhoods. Analysis of recent aerial photography was used to determine sidewalk coverage in Broadview Heights, and data was included for those surrounding communities for which sidewalk coverage was also available.

As an outer-ring suburb, many areas of Broadview Heights were built without sidewalks; however, most newer subdivisions have sidewalks included. The City has included the construction of sidewalks and trails where possible.

Excluding highways and highway on and off ramps, Broadview Heights has approximately 93.2 miles of roadway. Of this total, 38.4% of roadways (35.8 miles) have sidewalks on both sides of the street. These include many of the newer residential subdivisions as well as some major roads including Wallings and parts of Royalton Road and Broadview Road.

An additional 19.7% (18.4 miles) of roads in Broadview Heights have sidewalks on one side of the street. Included in this total is the Valley Parkway part of the Cleveland Metroparks system, in which an all-purpose trail lines the street. Other areas include the western part of Wallings Road, parts of Broadview Road, and much of Sprague Road.

The remaining 41.9% (39.0 miles) of roadways do not have sidewalks. Many of these areas are older residential subdivisions as well as parts of newer subdivisions in the southern end of town. Some major roads also do not include sidewalks such as Edgerton Road, Akins Road, Avery Road, and Harris Road.

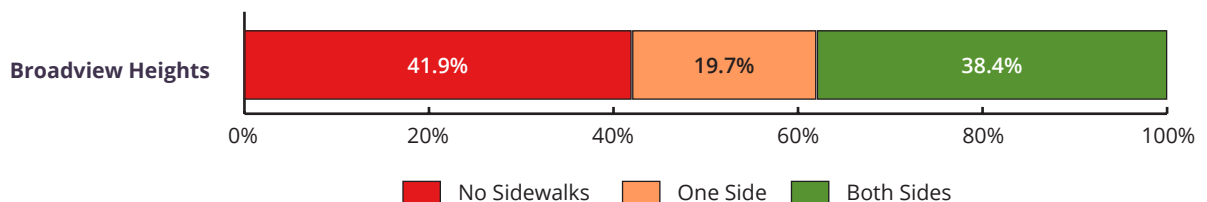
In sum, nearly 60% of roads in Broadview Heights have sidewalks on one or both sides of the street.



### QUICK FACT

*Nearly 60% of roads in Broadview Heights have sidewalks on one or both sides*

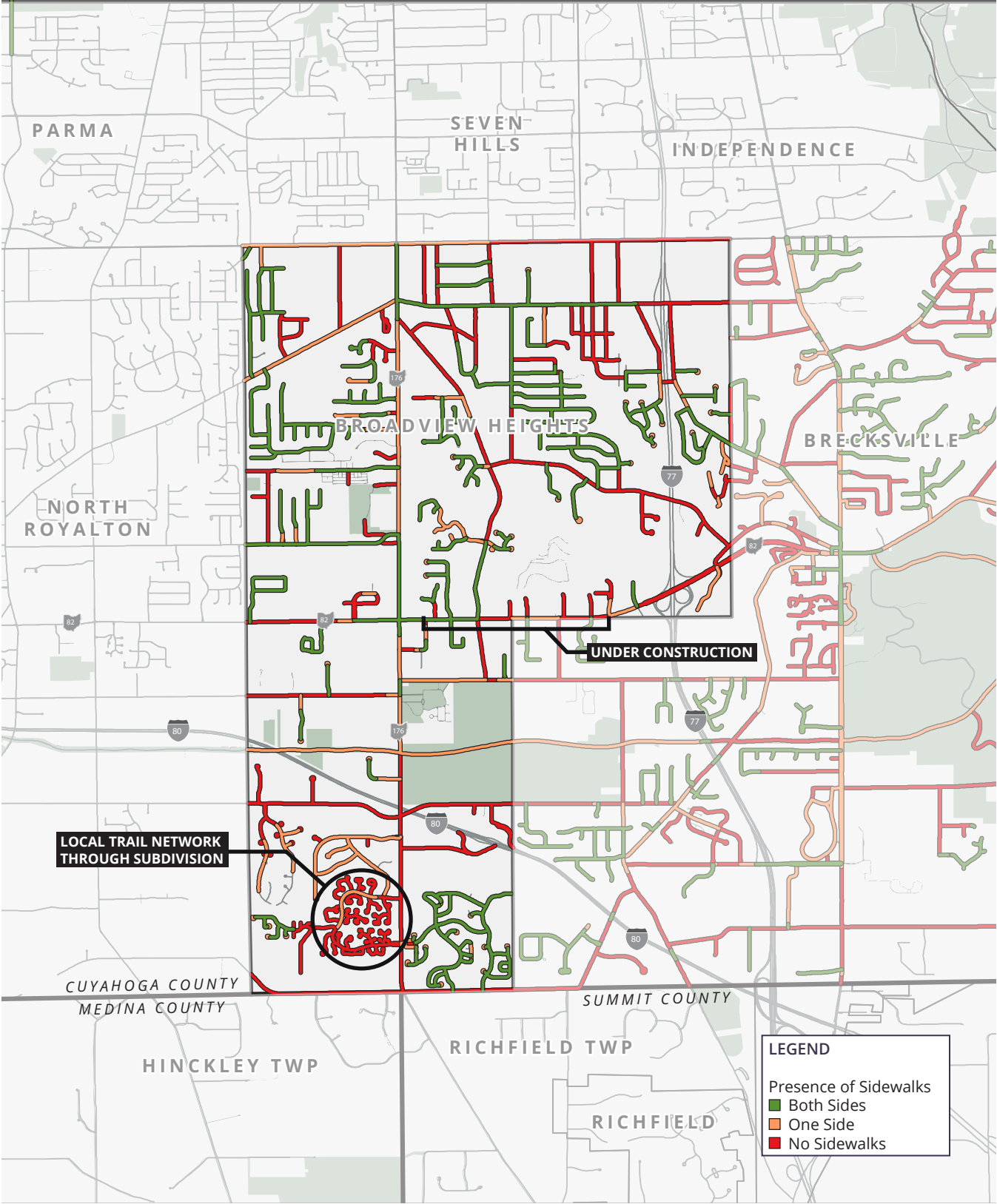
FIGURE 48 | PERCENT OF STREETS WITH SIDEWALKS



## EXPANSION OF THE SIDEWALK NETWORK

The reconstruction of Royalton Road east of Broadview Road will include expansion of the street and the addition of a sidewalk on one side and an all-purpose trail on the other. This will run from Ken Mar Industrial Parkway to Town Center Drive and will add sidewalks along a critical commercial corridor for the community, thereby further reducing the length of street without sidewalks.

MAP 10 | SIDEWALKS



Source: County Planning

## TRANSIT NETWORK

Having travel options for commuters greatly improves the usability and connectivity of roadways, and helps citizens travel where they need to safely, efficiently, and on time—especially for residents without access to a vehicle. As noted earlier, transit ridership in Broadview Heights has declined in recent decades.

Broadview Heights is directly served by the Greater Cleveland Regional Transit Authority (GCRTA) via two routes, the 51B and the 53F. The 51B is part of the 51 series of bus routes that were rebranded as of December 3, 2017 as the MetroHealth Line. It offers users an upgraded ride on 20 new, specially designed and branded vehicles. Additional upgrades to speed service are presently in the planning stage. The 53F is a commuter route that runs during rush hour.

Nearby are also a permit-only Park-N-Ride in neighboring Brecksville along the 77F Route, the Route 21 bus of the Akron Metro, and stations for the Cuyahoga Valley Scenic Railroad.



### QUICK FACT

*Broadview Heights is directly served by the MetroHealth Line, GCRTA's newest rapid bus line*

FIGURE 49 | BROADVIEW HEIGHTS TRANSIT ROUTES

	Route 51B*	Route 53F
Ridership - October 2016 - March 2017	1,042,597**	38,486
Type of Service	Standard	Commuter
Weekday Hours of Operation	5 AM to Midnight	Rush Hour
Weekday Frequency	Hourly	Every 30 Minutes
Saturday Hours of Operation	5 AM to Midnight	—
Saturday Frequency	Hourly	—
Sunday Hours of Operation	6 AM to Midnight	—
Sunday Frequency	Hourly	—

\*Hours of operation and frequency information shown only for service through Broadview Heights

\*\*Ridership is shown for the entire network of 51 buses

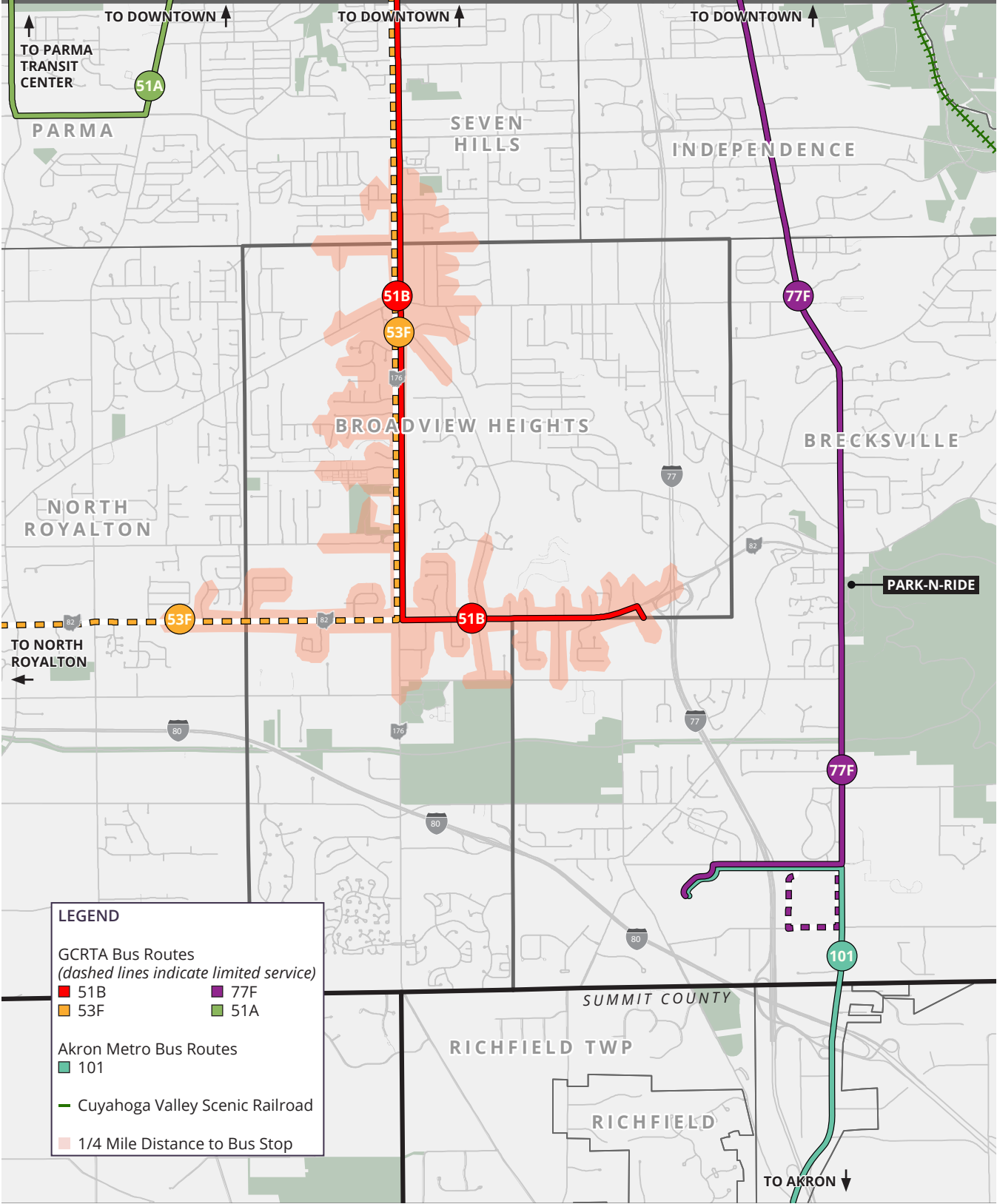
## TRANSIT ACCESS

The northern half of Broadview Heights has greater access to transit than the southern half of the community. The orange area on Map 11 shows the areas within a quarter mile walk of a bus stop based on the existing road network. It shows how most residential areas within the community cannot easily access transit on foot.

While many residential areas of the community are further than a quarter mile walk from a bus stop, most of the job centers in Broadview Heights are located along a bus line. This includes the town center and most of the length of Royalton Road, where the highest concentrations of employment are located.

Source: GCRTA

MAP 11 | TRANSIT NETWORK AND ACCESS



Source: County Planning; GCRTA; Akron Metro



## TRAIL AND BIKEWAY NETWORK

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 and signage to share roads, bike lanes, or off-road paths.

### CUYAHOGA GREENWAYS

Map 12 on page 67 shows bikeways in five colors representing existing and proposed bikeways. Green lines represent existing and proposed off-street trails, such as those that run through the Metroparks, that were identified as part of the Cuyahoga Greenways planning process. Blue lines represent existing and proposed on-street bikeways, such as bike lanes, that were also identified in the Cuyahoga Greenways study. Orange lines represent additional proposed bikeways that were identified by Broadview Heights in previous bikeway plans.

The Cuyahoga Greenways study is a joint effort between County Planning, Cleveland Metroparks, and NOACA to build an interconnected system of greenways and trails that link neighborhoods, parks, jobs, and public transportation to create a comprehensive countywide active transportation network. The Greenways Framework Plan outlines a series of regionally important trails, gaps in that network, and priorities for new trail and bikeway construction to complete this network.

The study identified the Valley Parkway Trail through Broadview Heights as an existing regional trail in the Cuyahoga Greenways network. It is one of the most heavily used trails in the region, and it connects to communities as far away as Rocky River and Lakewood as well as to the Towpath Trail and the Cuyahoga Valley National Park. The Framework Plan highlights other trail and bikeway priorities that are intended to link the community to that regional network, such as the City-built link that connects the Valley Parkway trail to the Broadview Heights community center.



#### QUICK FACT

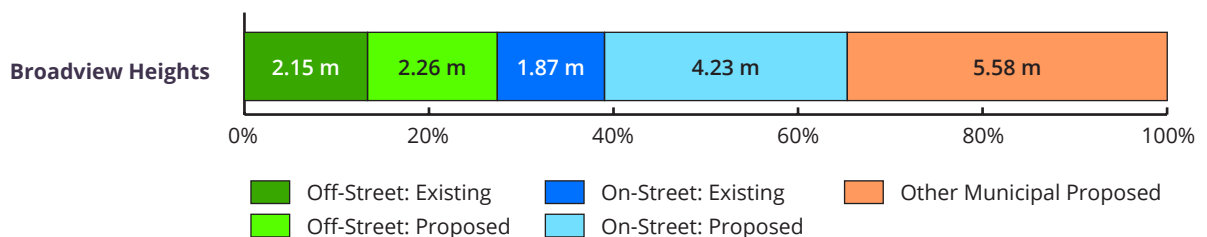
*Broadview Heights has four miles of existing trails and bikeways*

### EXISTING AND PROPOSED BIKEWAYS

In terms of existing bikeways, Broadview Road has bike lanes along the east side of the road in the area north of the town center. Additionally, Broadview Heights is collaborating with the City of Brecksville and regional transportation agencies to install an all-purpose trail along Royalton Road from Ken Mar Industrial Parkway to Town Center Drive.

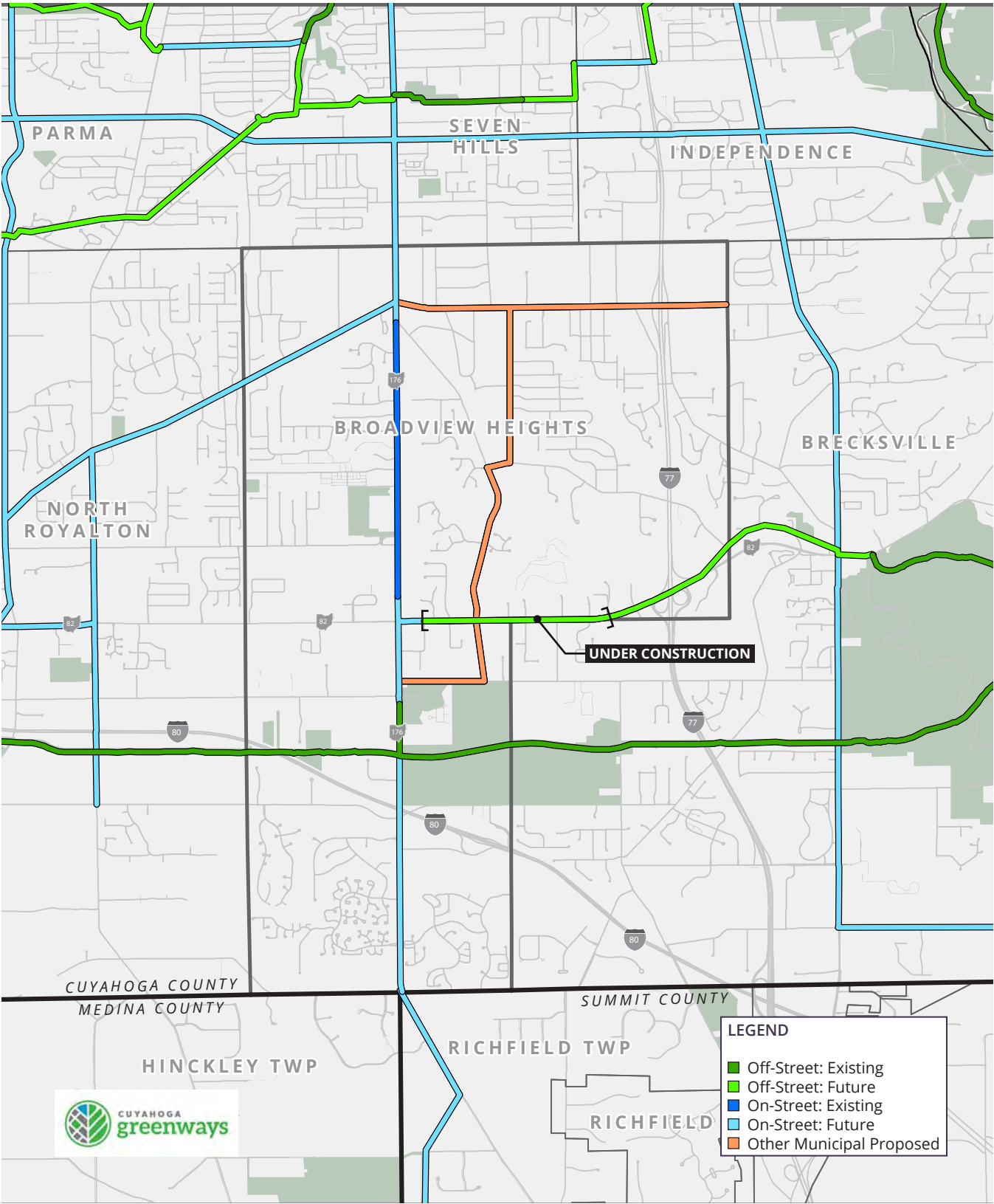
Together, the existing and proposed bikeways shown on the map total 16.1 miles of bikeways in Broadview Heights, of which 25% or 4.02 miles are existing. If fully built as shown, approximately 27% or 4.41 miles of those bikeways would be off-street trails.

FIGURE 50 | LENGTH OF EXISTING AND PROPOSED BIKEWAYS





MAP 12 | EXISTING AND PROPOSED TRAILS AND BIKE LANES



Source: County Planning; Cuyahoga Greenways; City of Broadview Heights

## 2.5 LAND USE PROFILE

### LAND USE

Land use is a broad term describing how land within any given municipality is currently being utilized. Types of uses typically include broad categories such as industrial, residential, commercial, and open space. Understanding how land is used helps to determine how a community is laid out, what its major corridors are, where vacant land is located, and where community spaces are clustered.

Map 13 displays land use in Broadview Heights in 11 broad categories covering residential to agriculture. The land use categories were determined by the Cuyahoga County Auditor's tax information and updated with City data, aerial photography, and local assessment.



#### QUICK FACT

*The largest land use in Broadview Heights is single-family residential*

The map shows the extent to which single-family housing dominates much of the land in Broadview Heights, with smaller areas of two-family or multi-family residential located in and around the town center, Tollis Parkway, and some of the subdivisions in the southern end of town.

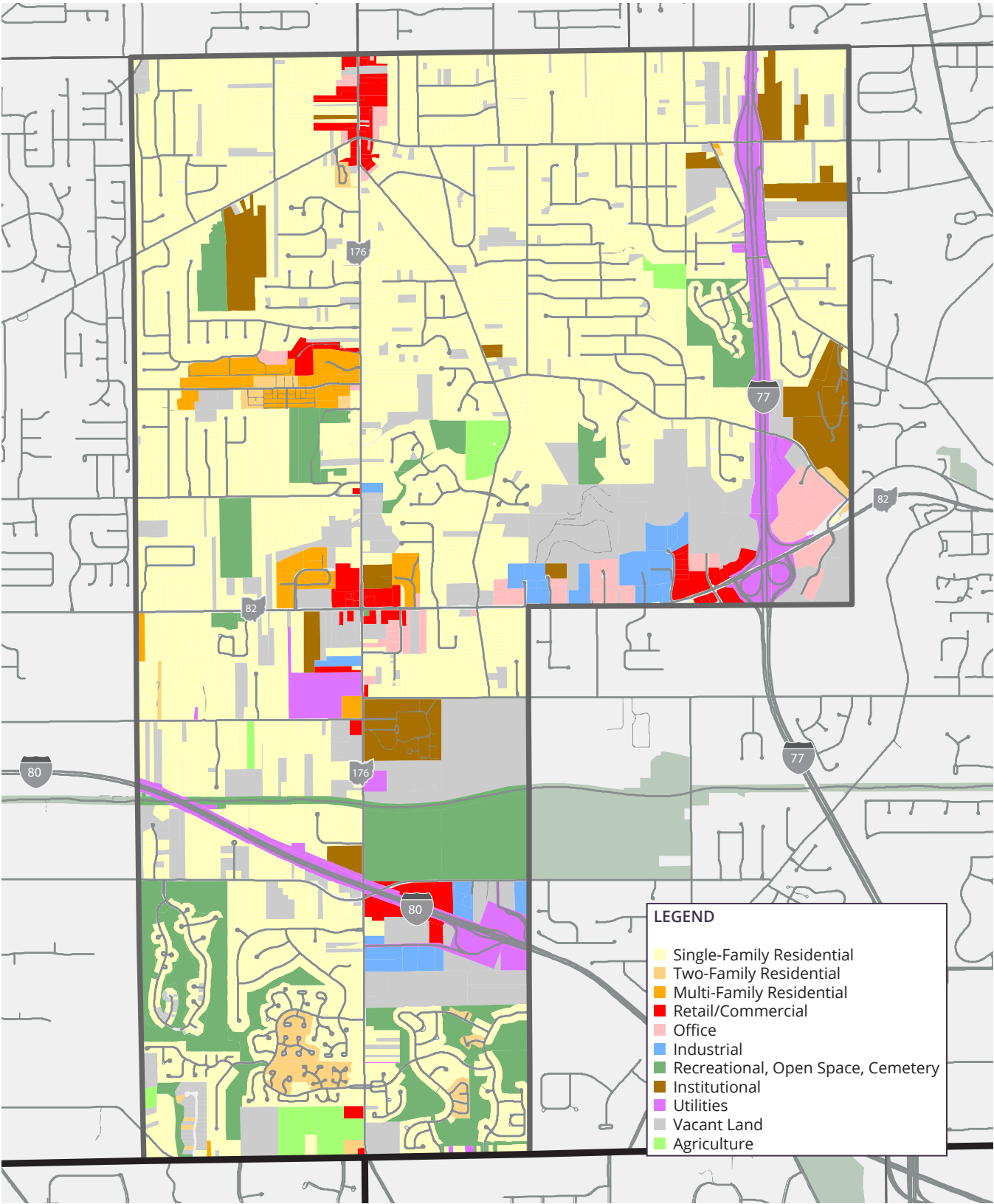
Commercial and office uses are generally clustered along Royalton Road, in the town center, and at the northern end of town. Some other scattered commercially used parcels are located elsewhere, but these main locations include the largest retail and office uses in the City. Generally, these commercial and office uses follow major transportation arteries such as highways and major roads.

Industrial uses are clustered along Royalton Road and in the industrial park area near Broadview Road where I-80 passes.

Green space, cemeteries, parks, agriculture, and other open space uses are scattered throughout the community. Many of the largest green spaces are City-owned parks or open spaces that were required as set asides for major residential developments. This is especially true in the area south of I-80, where open spaces snake around large-scale developments, providing a green buffer and protecting natural features.

Finally, vacant land in Broadview Heights includes some scattered, unbuilt parcels throughout neighborhoods. Most of the largest vacant plots are the former landfill north of Royalton Road, the area around the City Hall campus, some industrial land south of I-80, and areas around the town center.

MAP 13 | EXISTING LAND USE



Source: Cuyahoga County Auditor; County Planning



#### QUICK FACT

*Residentially zoned land accounts for 78.5% of all zoned land in Broadview Heights*

## ZONING

Zoning determines what uses are permitted or prohibited 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.

The City's zoning is generally consistent with existing land uses. The vast majority of the City (68.4%) is zoned for single-family dwellings. Combining all of the residential districts from A-1 to B-5, 78.5% of the community is zoned for residential uses.

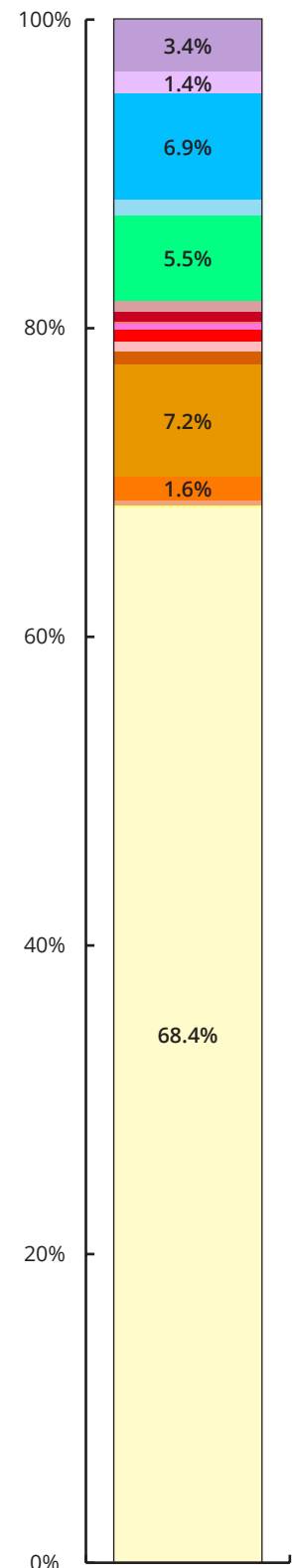
Commercially zoned land from C-1 to C-6 comprises a much smaller segment of the community. These zoning districts account for just 3.3% of zoned land in Broadview Heights. Most of these areas are located along Royalton Road and Broadview Road. The areas in and around the town center are not included in this calculation because they are set up as a special planning district.

Land zoned for industrial uses in E-1 and E-2 accounts for 7.9% of zoned land in the community. Generally, this includes land around the I-77 and Royalton Road interchange and the area where I-80 passes over Broadview Road.

Finally, the Special Planning District created around the town center includes 4.8% of total land in the City.

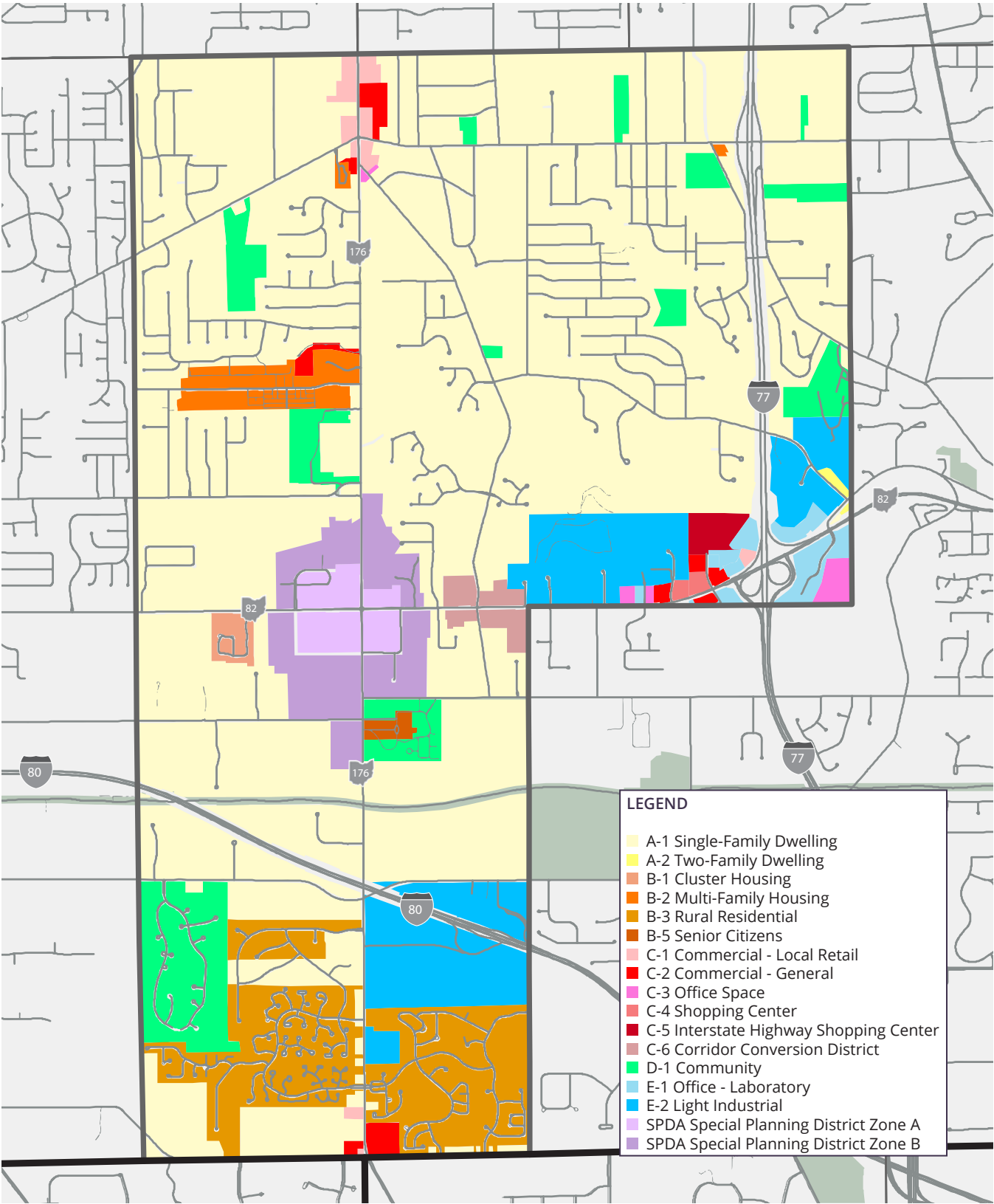
This information is shown on Map 14.

**FIGURE 51**  
ZONING IN,  
BROADVIEW HEIGHTS



LEGEND		
Residential	Commercial	Industrial
A-1 (68.4%)	C-1 (0.6%)	E-1 (1.0%)
A-2 (0.1%)	C-2 (0.8%)	E-2 (6.9%)
B-1 (0.3%)	C-3 (0.4%)	
B-2 (1.6%)	C-4 (0.1%)	Special
B-3 (7.2%)	C-5 (0.7%)	SPDA (1.4%)
B-5 (0.9%)	C-6 (0.7%)	SPDA (3.4%)
	Community	
	D-1 (5.5%)	

MAP 14 | ZONING DISTRICTS



Source: City of Broadview Heights

## ZONING DISTRICTS

*Discussion of Zoning Districts forthcoming.*



## COMMUNITY FACILITIES

Community facilities provide a venue for public services and encompass a variety of purposes, including protecting public health and safety or contributing to culture or recreation.

### SCHOOLS

The City of Broadview Heights is serviced by the Brecksville-Broadview Heights City School District and the North Royalton City School District. Map 15 shows the boundaries of these school districts as well as the schools located within City limits. The Brecksville-Broadview Heights Middle School and High School are located within Broadview Heights, while all of the North Royalton schools are located outside of Broadview Heights.

The Brecksville-Broadview Heights School District is planning for the construction of a single-centralized school campus on the Blossom Hill site just east of Broadview Heights along Oakes Road. Other elementary schools in the district would be closed and elementary classes would all be combined at this new school site.

### EMERGENCY SERVICES

Emergency services in Broadview Heights include the City's Police and Fire Departments. The City's Police Station is located at 9543 Broadview Road in the City's municipal campus.

The City has two Fire Stations. Station 1 is located at 3591 E. Wallings Road in the northern half of the City, and Station 2 is located at 9455 Broadview Road to serve the southern half of the City. Fire Station 2 is located on the City's municipal campus.

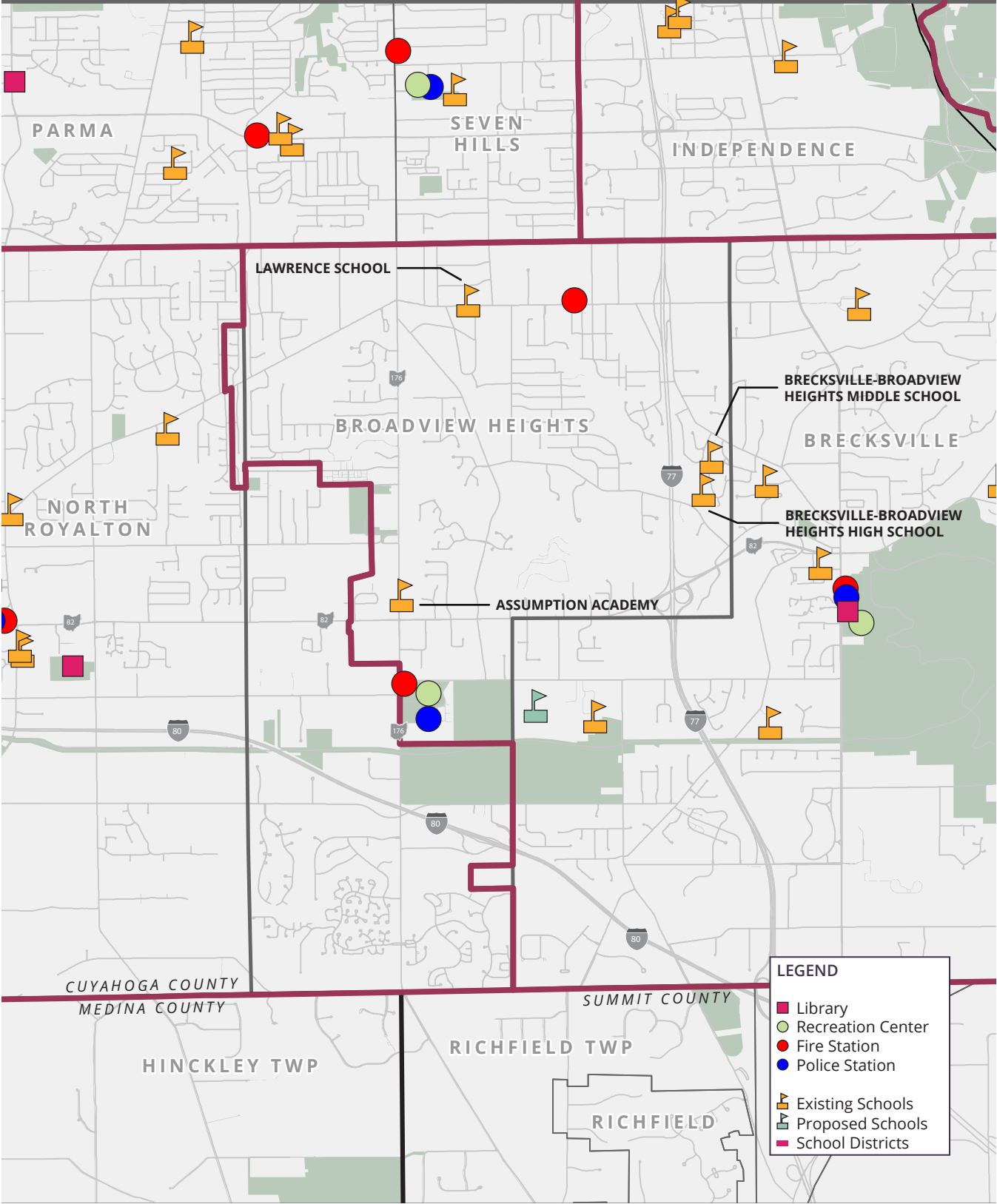
### PUBLIC FACILITIES

The recently completed Broadview Heights recreation center is located on the City's municipal campus. It is located at 9543 Broadview Road and includes a variety of amenities.

The City is not home to a public library; however, branches are located in nearby Brecksville and North Royalton.



MAP 15 | COMMUNITY FACILITIES



Source: County Planning

## TREE CANOPY

Tree Canopy is a term used to describe the amount of ground covered by leaves, branches, and stems of trees when viewed from above. A healthy tree canopy can provide many benefits such as cleaner air, heat reduction, and increased property values. In 2011, County Planning completed an Urban Tree Canopy Assessment of Cuyahoga County using advanced satellite imagery. The results of that analysis were tree canopy metrics for Cuyahoga County and its communities.

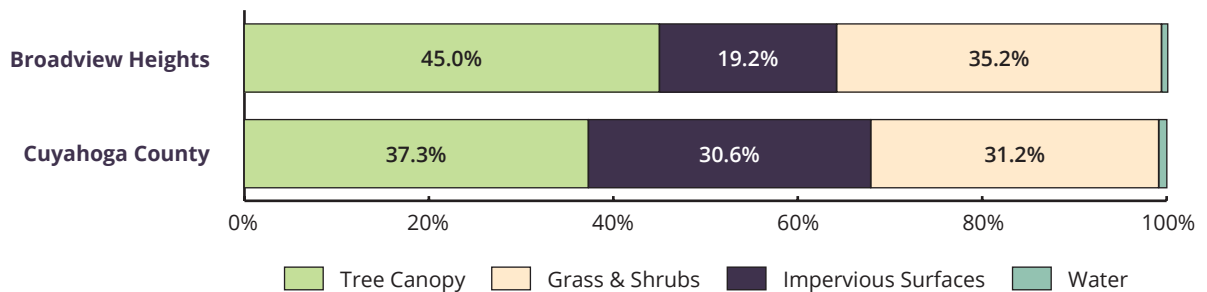


### QUICK FACT

*Broadview Heights has the 16<sup>th</sup> highest tree canopy coverage of Cuyahoga County's 59 communities*

As determined by that analysis, Broadview Heights has a tree canopy covering 45.0% of the City. Figure 52 shows the amount of land covered by tree canopy as well as the amount of land covered by grasses, shrubs, water, and impervious surfaces such as roads and buildings. The City's tree canopy coverage is the 16<sup>th</sup> highest in the County and is significantly higher than the County average of 37.3%.

FIGURE 52 | TREE CANOPY METRICS, 2011



## TREE CANOPY WITHIN BROADVIEW HEIGHTS

Map 16 on the following page shows tree canopy coverage by block for Broadview Heights and the surrounding Cuyahoga County communities. The results show that the community has varying tree canopy coverage. The highest tree canopy coverage is in undeveloped parts of the community and those areas adjacent to streams.



### QUICK FACT

*Residential areas in Broadview Heights have the highest tree canopy coverage by land use*

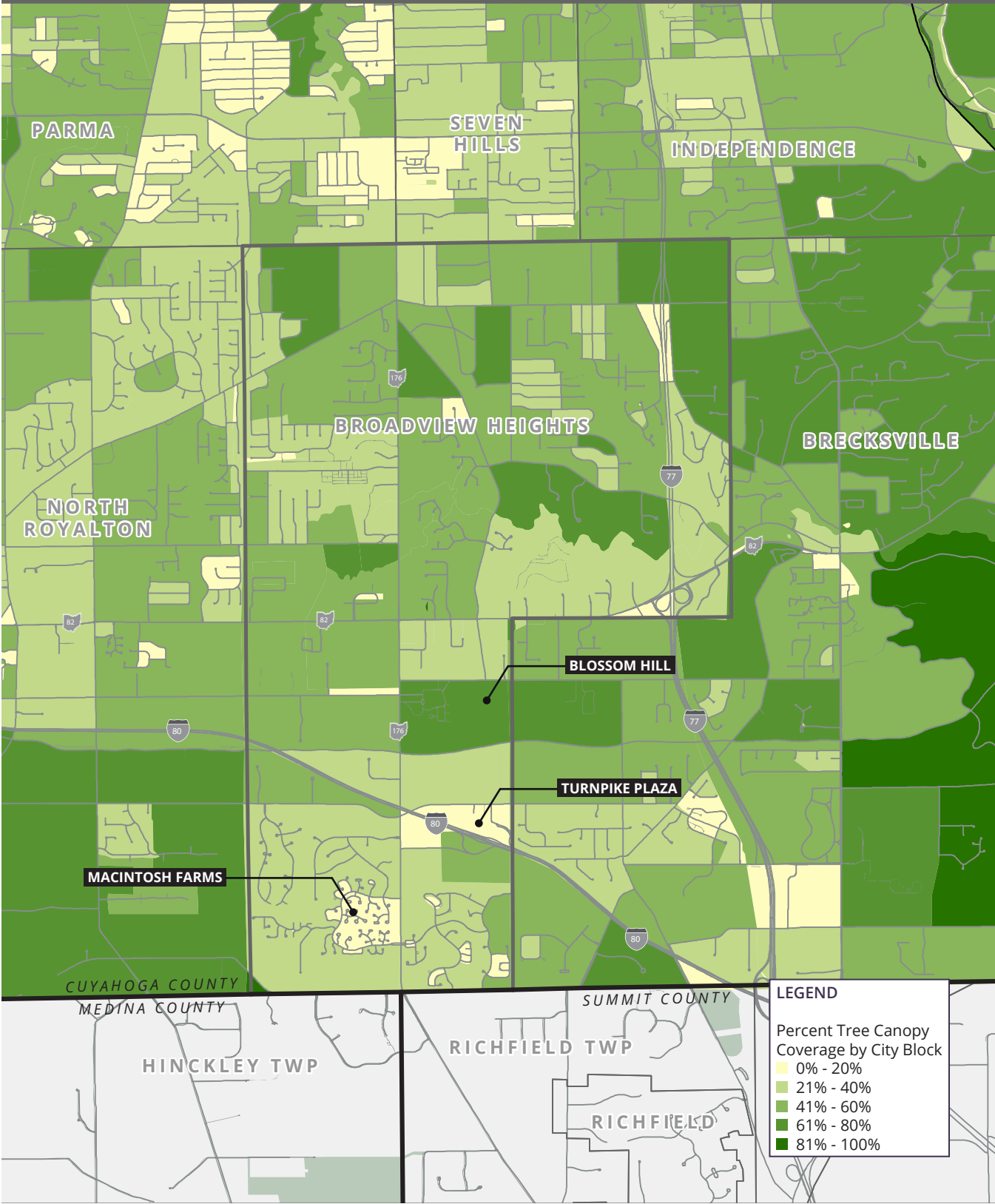
According to tree canopy coverage by land use, residential areas in Broadview Heights have the highest tree canopy coverage (53.4%) while transportation and utility land uses have the lowest tree canopy coverage at 11.0%. In only one land use category, open spaces, did Broadview Heights have a lower tree canopy coverage than the County average. In Broadview Heights, open spaces have a tree canopy coverage of 48.9% while Cuyahoga County's open spaces had a tree canopy coverage of 63.6%. Open space areas include parks, conservation lands, golf courses, cemeteries, and agriculture.

FIGURE 53 | TREE CANOPY COVERAGE BY LAND USE, 2011

	Residential	Commercial	Industrial	Open Spaces	Institutional	Transportation or Utilities
Broadview Heights	53.4%	35.1%	27.8%	48.9%	39.4%	11.0%
Cuyahoga County	45.4%	16.1%	18.4%	63.6%	24.1%	13.0%

Source: Cuyahoga County Planning Commission, Urban Tree Canopy Assessment, 2013

# MAP 16 | TREE CANOPY COVERAGE, 2011



Source: Cuyahoga County Planning Commission, Urban Tree Canopy Assessment, 2013

## PARKS & RECREATION FACILITIES

Parks and recreation centers are vital components of a complete community because they provide space for active and passive recreation, community interaction, and physical activity. The City of Broadview Heights has a wealth of both passive and active recreation options within the community as shown on Map 17. Passive recreation includes low to moderate intensity physical activities, such as walking trails and places to lounge, that do not require prepared facilities. Active recreation includes moderate to high intensity physical activities, such as sports fields and playgrounds, that include structured recreational activities.



### QUICK FACT

*Broadview Heights is home to three main park areas with dozens of amenities*

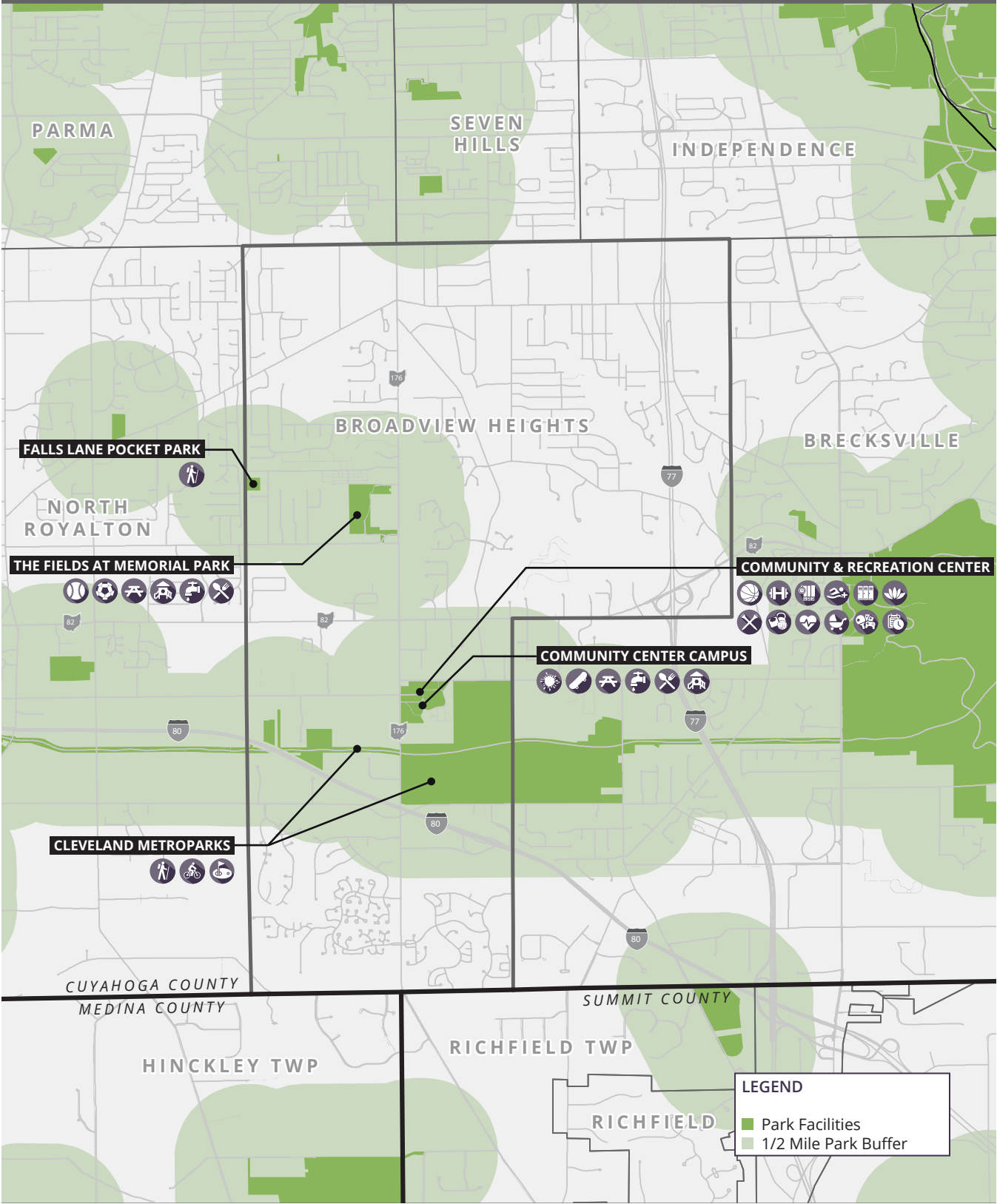
The City of Broadview Heights has three (3) main areas with recreation amenities: the Community & Recreation Center campus, The Fields at Memorial Park, and the Cleveland Metroparks. There is an additional neighborhood pocket park, located on Falls Lane between Amelia Drive and Lydia Drive, which offers a short walking trail. A more detailed list of amenities provided within each of the City's recreation areas is provided in Figure 54 below. Additionally, the City is less than ten miles away from the Cuyahoga Valley National Park, which offers a wide range of amenities such as hiking and biking trails, historical sites, and the Cuyahoga Valley Scenic Railroad.

FIGURE 54 | PARK AMENITIES WITHIN BROADVIEW HEIGHTS

	Community & Recreation Center	The Fields at Memorial Park	Cleveland Metroparks	Falls Lane Pocket Park
Soccer Fields		■		
Baseball/Softball Fields		■		
Rentable Pavilion	■	■		
All-Purpose Trails		■	■	
Wooded Trails			■	■
Splash Park	■			
Playground	■	■		
Skate Park	■			
Restrooms	■	■		
Concession Stand	■	■		
Meeting Rooms	■			
Multi-Purpose Rooms	■			
Gymnasium	■			
Indoor Track	■			
Fitness Center	■			
Group Exercise Rooms	■			
Child Care	■			
Game Room	■			
Relaxation Room	■			
Indoor Driving Range	■			
Natatorium*	■			
Locker Rooms	■			
Golf Course			■	

\*The Natatorium includes a steam room, sauna, lazy river, lap lanes, Whirlpool spa, outdoor patio/sun deck, and a kids splash area with water slide

MAP 17 | PARKS AND PARK ACCESS



Source: County Planning

## ENVIRONMENTAL CONSTRAINTS

Land within the southern half of Cuyahoga County has a number of terrain challenges that contribute positively to the natural environment of the communities but that may make development difficult. These environmental constraints include waterways, wetlands, riparian areas, and steep slopes. Map 18 on the following page displays the location of these environmental constraints in Broadview Heights and surrounding Cuyahoga County communities.

### WATERWAYS, WETLANDS, AND RIPARIAN ZONES

Waterways are rivers and streams running through a community, while riparian zones are vegetated lands alongside rivers, streams, wetlands, and shorelines that are susceptible to flooding. These areas are sensitive environmental features that exist to reduce flooding in neighborhoods, filter and clean water, and act as animal habitats.

Riparian zones are important because they hold water during periods of heavy or continuous rain that might otherwise flood residential or developed areas. These zones are identified as a specific distance from a river, stream, or waterbody based on the size of that water feature.

Wetlands are areas of land that are inundated with water throughout the year, and they provide natural habitat to diverse species of plants and animals. Wetlands purify water and are vital to flood control because they can easily absorb large quantities of water that would otherwise require costly stormwater infrastructure.



#### QUICK FACT

*Chippewa Creek is a major environmental feature that bisects Broadview Heights*

The most dominant natural feature in Broadview Heights is Chippewa Creek and its valley, which bisects the center of the community. Various major and minor tributaries to Chippewa Creek jut further into residential and park areas of the City.

Additionally, many areas within Broadview Heights contain riparian areas and wetlands. This is especially true of areas in the southern end of Town, where various natural and man-made lakes and wetlands dot the landscape.

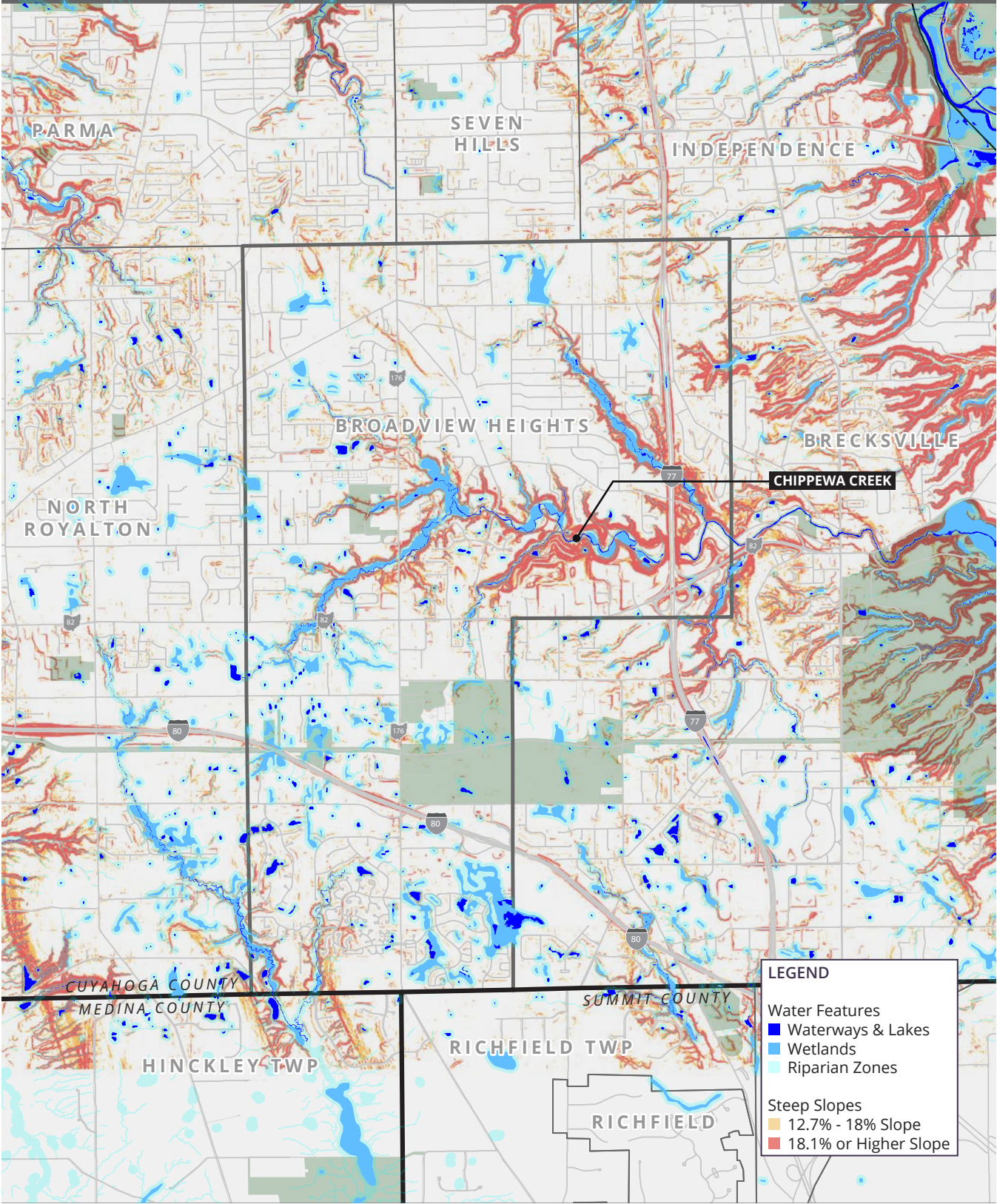
### STEEP SLOPES

Steep slopes are classified as land with a general slope of 12% or greater. This is a land feature that tends to be very difficult to develop and is often very costly to build upon. Additional work such as filling, erosion control, and slope reinforcement are common engineering tasks that are typical for this type of development.

Steep slopes in Broadview Heights tend to follow major streams. The most significant slope in the City follows Chippewa Creek and cuts east-west across the center of Broadview Heights. The severity of these slopes especially affects the north-south streets such as Broadview Road and Avery Road that cut across the valley.



MAP 18 | SENSITIVE ENVIRONMENTAL FEATURES

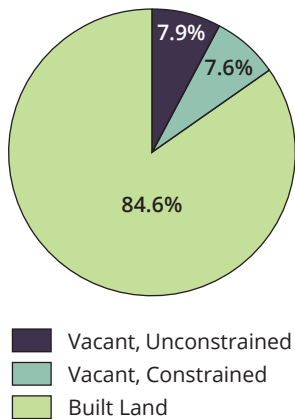


Source: County Planning

## VACANT LAND AND DEVELOPMENT CONSTRAINTS

To understand where development may occur, an analysis was done of vacant land in Broadview Heights. The analysis included a determination of vacant land, comparison of vacant land to environmental constraints, and an inventory of vacant land by current zoning.

**FIGURE 55**  
BUILT AND VACANT LAND, BROADVIEW HEIGHTS



### QUICK FACT

Only 7.9% of all land in Broadview Heights remains vacant and unconstrained by environmental features

### VACANT LAND

Vacancy was determined through the use of data sets available from the County Auditor and visual reviews of recent aerial photography. Of all land in Broadview Heights, 84.6% or 6,311 acres is already built upon and the remaining 15.4% or 1,151 acres is vacant.

This vacant land was compared to the environmentally sensitive features determined previously: waterways, riparian areas, and steep slopes. These environmentally sensitive features can often constrain development. Of the 1,151 acres of vacant land in the City, 586 acres are vacant and not constrained by environmentally sensitive features, while the remaining 566 acres are constrained. This means approximately 7.9% of the City's total acreage is vacant and unconstrained, and 7.6% of the total acreage is vacant and constrained by environmental features. This information is shown in Figure 55 and the land is displayed on Map 19.

The vacant land analysis also does not include existing but oversized residential parcels that have the potential to be subdivided at a later date.

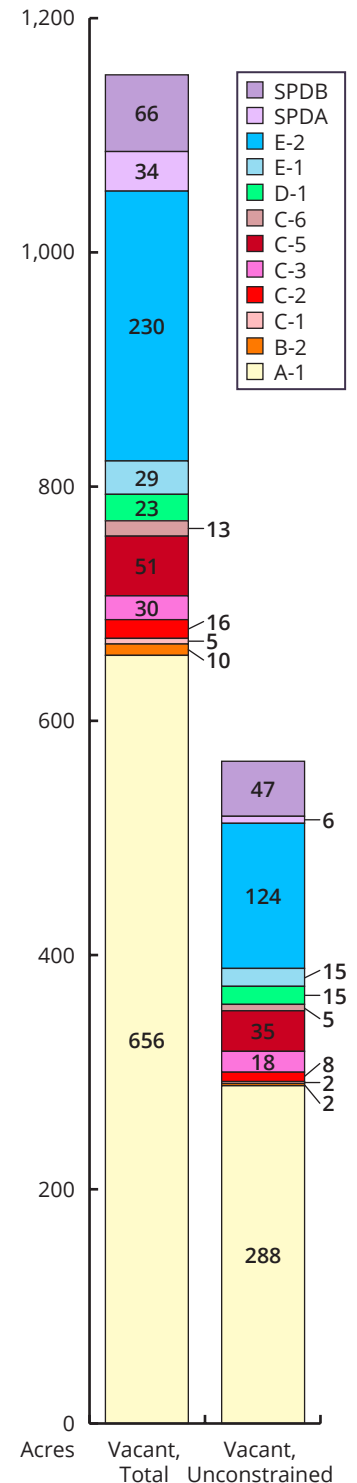
### ZONING OF VACANT LAND

Displaying the zoning of vacant land can indicate the land's existing regulations and permitted uses. The chart on the right displays the acres of land available to develop by zoning district. The left bar indicates the zoning of all vacant land in Broadview Heights, while the bar on the right displays only the vacant land that is unconstrained by environmental features.

Those segments in yellows and orange show land zoned for residential development, pinks and reds show commercially zoned land, greens show community land, blues show industrially zoned land, and purples show the town center area.

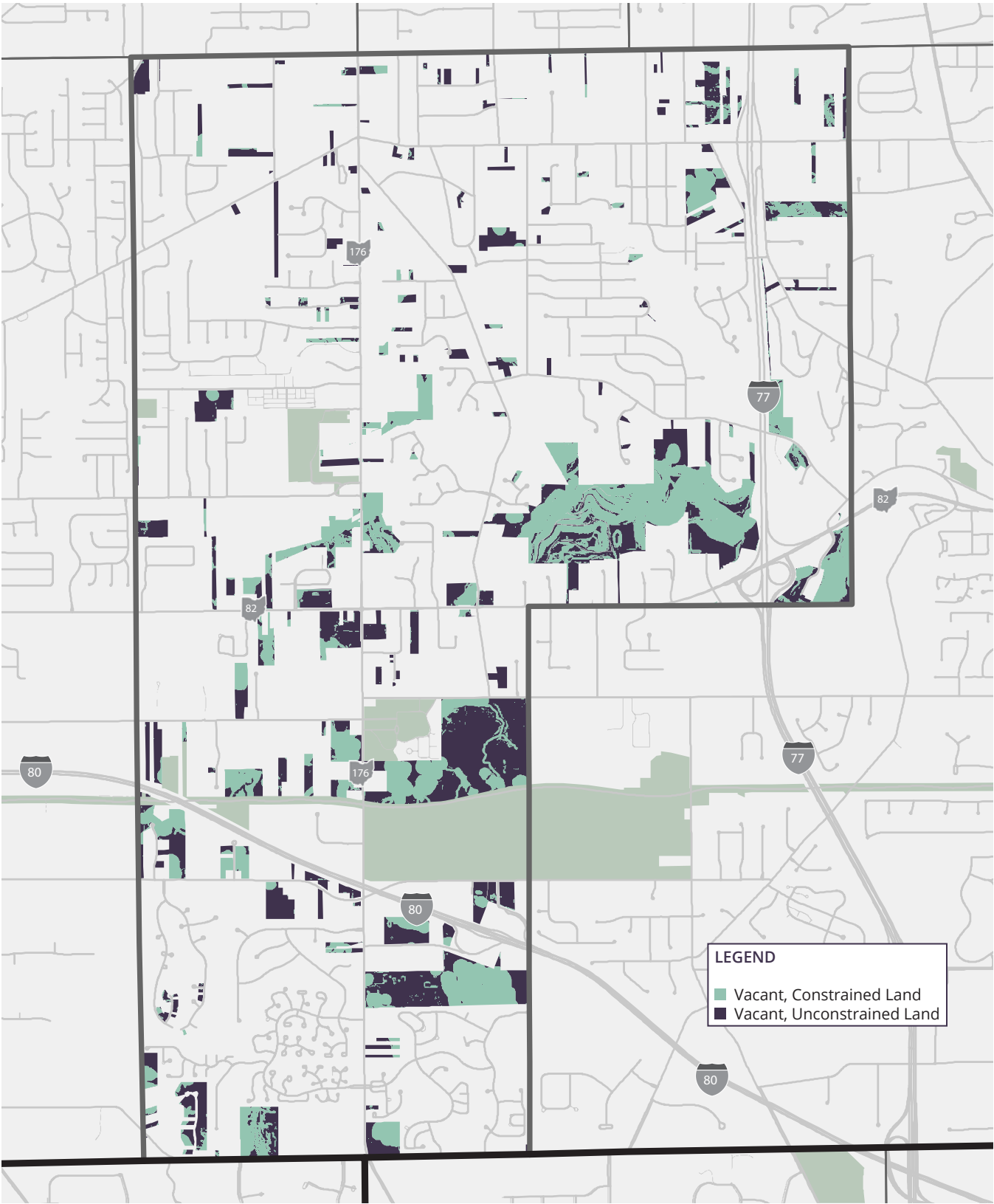
While this information is helpful in providing a general understanding of available land, it does not indicate that every piece of land can ultimately be developed. Land that is unsewered, owned by a land trust, or inaccessible will ultimately not be developed; however the analysis can assist in giving a general understanding of development potential per the City's existing zoning.

**FIGURE 56**  
ZONING OF VACANT LAND





MAP 19 | VACANT LAND AND DEVELOPMENT CONSTRAINTS



Source: County Planning



# County Planning

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FOR OUR REGION  
FOR OUR FUTURE