





2.0 Current Conditions

WHAT'S INSIDE

Many factors affect a community's future, including population and housing trends, income and property tax revenues, transit access, land use patterns, and natural features. The Current Conditions section provides an overall assessment of trends and existing conditions in the City of Brecksville.

HOW DO I USE IT?

This section of the Master Plan outlines a series of profiles that define the City as it exists today. These profiles include Community, Health, Housing, Transportation & Infrastructure, Land Use, and Community Services and define local attributes and place them in a regional context for further examination and analysis. This data was used to inform the Master Plan's recommendations. You can use this information to get a better understanding of community issues and opportunities.

DATA SOURCES

The data in this document comes from numerous sources, including the U.S. Census' American Community Survey, Cuyahoga County, and the City of Brecksville. A list of these data sources can be found below.

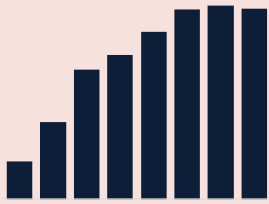
- 2011: American Community Survey, 2007-2011 Five Year Estimates
- 2016: American Community Survey, 2012-2016 Five Year Estimates
- Case Western Reserve University Center of Urban Poverty and Community Development
- City of Brecksville
- Cleveland Metroparks
- Cuyahoga County Fiscal Office
- Cuyahoga County GIS
- Cuyahoga County Planning Commission
- Decennial United States Censuses
- Greater Cleveland Regional Transit Authority
- Longitudinal Employer-Household Dynamics
- Northern Ohio Data and Information Service
- Northeast Ohio Areawide Coordinating Agency
- Ohio Department of Education
- Ohio EPA
- Regional Income Tax Agency

COG: COUNCIL OF GOVERNMENTS

Throughout the Current Conditions document, the City of Brecksville is compared to its COG communities. COG stands for Council of Governments, which is an organization of Cities that work to coordinate services and establish best practices in order to improve the efficiency of member communities.

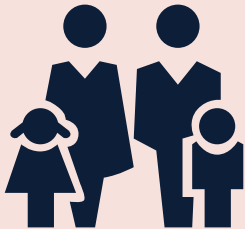
Brecksville belongs to a COG comprised of Brecksville, Broadview Heights, Seven Hills, and Independence.

CURRENT CONDITIONS | KEY FINDINGS



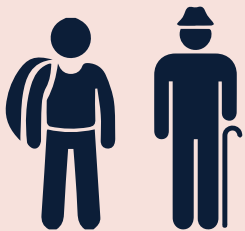
THE CITY'S POPULATION IS BEGINNING TO PLATEAU

The City of Brecksville has seen a steady increase in its population since the 1950's, with the largest amount of growth happening between 1950 and 1970. However, this trend has begun to plateau and population estimates show Brecksville's population falling between 2010 to 2016.



BRECKSVILLE IS PRIMARILY COMPRISED OF WORKING AGE ADULTS AND CHILDREN

The majority of the City's population falls between the ages of 0-18 and 35-64. These age groups are children or working age adults, indicating that the majority of households in Brecksville are families with children. Children make up 22.8% of the City's total population while working age adults make up 44.1%.



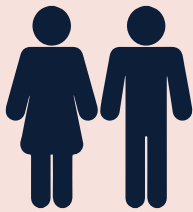
THE FASTEST GROWING AGE GROUPS ARE YOUNG ADULTS AND SENIORS

While young adults ages 19 to 34 and seniors ages 65 and older make up smaller percentages of the City's population, they are the fastest growing groups in the City. Between 2011 and 2016, the City saw a 12.7% increase in young adults and a 15.3% increase in seniors.



THE TOTAL NUMBER OF HOUSEHOLDS HAS ALSO BEGUN TO PLATEAU

Like the population as a whole, households have also begun to plateau in number. The total number of households grew from 1970 to 2010, but the most recent estimate in 2016 shows that the total number of households has dipped slightly.



HOUSEHOLDS IN BRECKSVILLE ARE GETTING SMALLER

Brecksville's average household size is shrinking. While the total number of households in Brecksville decreased very slightly, the composition of those households has changed dramatically. Between 2011 and 2016, the number of one-person households increased 13.7% and two-person households increased 13.3%, while the number of larger households shrunk.



RESIDENTS ARE HIGHLY EDUCATED AND EDUCATIONAL ATTAINMENT IS INCREASING

Of Brecksville's residents, 61.2% hold a college degree, which is higher than the portion of County and COG residents with degrees. The number of residents with degrees has also increased between 2011 and 2016.



BRECKSVILLE'S MEDIAN HOUSEHOLD INCOME IS MORE THAN DOUBLE THE COUNTY AVERAGE

The median household income in Brecksville in 2016 was \$98,345. This was more than double the median household income of the County, which was \$45,289. Additionally, Brecksville's inflation-adjusted median household income is increasing while the County's is decreasing.



THE NUMBER OF JOBS IN BRECKSVILLE IS APPROACHING PRE-RECESSION LEVELS

Like most communities, Brecksville was hurt by the recession, which caused the loss of almost 2,500 jobs in the community. Since the recession's low point, however, the City has steadily regained jobs. In 2015, the number of jobs in Brecksville was only 2.6% lower than it had been in 2005.

CURRENT CONDITIONS | KEY FINDINGS



THE CITY'S LIFE EXPECTANCY IS THE FOURTH HIGHEST IN THE COUNTY

The life expectancy of Brecksville residents is 83.5 years. This is the fourth highest life expectancy in Cuyahoga County after only Pepper Pike, Broadview Heights, and Gates Mills.



THE MAJORITY OF THE CITY'S HOUSING UNITS WERE BUILT AFTER 1970

The City of Brecksville's housing is much newer than the County as a whole. In Brecksville, 61.2% of housing units were built after 1970 compared to only 25.8% of units Countywide.



SINGLE-FAMILY HOMES MAKE UP 77% OF ALL HOUSING UNITS IN BRECKSVILLE

Housing units in Brecksville are primarily single-family homes, with 77% of all units being single-family detached. An additional 9% of units are single-family attached, and 8% are in small buildings of two-to-four-units. Only 6% of all housing units in Brecksville are in buildings with five or more units.



BRECKSVILLE'S HOUSING MARKET IS VERY STRONG

Housing market strength was determined by a 2016 study by County Planning and Cleveland State University. The study layered seven measures of housing market strength together to come up with a score for each neighborhood in the County. The entire City of Brecksville was rated as having a "Healthy" housing market, which was the highest ranking possible.



COMPARED TO NEARBY COMMUNITIES, BRECKSVILLE'S HOME PRICES ARE THE HIGHEST

The median sales price for a single-family home in Brecksville in 2017 was \$267,750. Broadview Heights had the next highest median sales price of \$257,750, followed by Independence at \$208,000 and Seven Hills at \$167,000.



THE CITY HAS A VERY HIGH HOMEOWNERSHIP RATE OF 84.5%

The City's homeownership rate of 84.5% is significantly higher than the County average of 59.9%; however, it is slightly lower than the COG communities, which have a combined homeownership rate of 87.1%.



AN INCREASE IN HOME PRICES HAS MADE OWNERSHIP LESS ATTAINABLE

Between 2011 and 2016, median home prices and median rent have both increased at rates faster than median household income. This indicates that both renting and owning a home has become more difficult for residents.



THE VAST MAJORITY OF RESIDENTS DRIVE TO WORK ALONE

Brecksville's residents largely commute to work by driving alone, which makes up 86.7% of commuters. This is higher than the County average, in which 80.3% of commuters drive alone.

CURRENT CONDITIONS | KEY FINDINGS



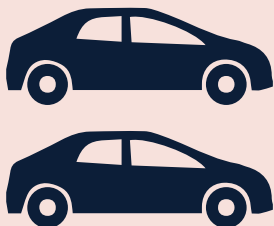
THE MOST COMMON COMMUTER DESTINATION IS CLEVELAND

Only 605 Brecksville residents both live and work in the City of Brecksville. The vast majority commute to other parts of the County for work. The most common destination for Brecksville residents is the City of Cleveland, to which 1,615 residents commute on a daily basis.



A SMALL BUT SIGNIFICANT PORTION OF RESIDENTS WORK FROM HOME

While most residents commute to work, 6.0% of those residing in Brecksville work from home. This is higher than the 3.8% of County residents and 4.8% of COG residents that work from home.



ALMOST 70% OF HOUSEHOLDS OWN TWO OR MORE PERSONAL VEHICLES

In total, 69.2% of Brecksville households have at least two cars. This is higher than the County, where less than half of households have two vehicles at home.



THE NUMBER OF HOMES WITH FEWER CARS IS INCREASING

While Brecksville has a high percentage of households with two or more vehicles at home, this is changing. Compared to 2011, more households in Brecksville in 2016 reported having one or no vehicle at home. This increase in households with fewer vehicles is consistent with the increase in millennials and seniors—demographics that tend to live in smaller households and therefore own fewer vehicles.



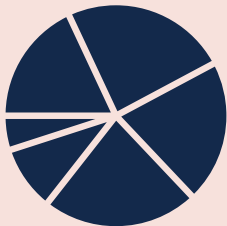
MORE THAN 2/3 OF STREETS IN BRECKSVILLE DO NOT HAVE SIDEWALKS ON BOTH SIDES

Of all streets in Brecksville, only 29.7% have sidewalks on both sides of the street. Additionally, 21.9% of streets have sidewalks on one side, and almost half (46.2%) have no sidewalks at all. The majority of major roads in Brecksville do not have sidewalks on both sides of the street.



THE CITY HAS NO BICYCLE FACILITIES OUTSIDE OF THE PARK SYSTEMS

Brecksville has tremendous trails in the Metroparks and Cuyahoga Valley National Park; however, there are no trails or bike lanes in the City outside of these parks. This makes connections between neighborhoods and the trail systems difficult.



MORE THAN 90% OF CITY LAND IS COMPRISED OF JUST FOUR LAND USES

The City of Brecksville is heavily concentrated in four types of uses. Single-family homes cover 38.6% of the City's land followed by parks & open spaces (25.5%), institutional uses (17.1%), and vacant land (9.6%). This indicates that Brecksville is a community dominated by single-family homes in large tracks of parks and open space.



BRECKSVILLE'S TREE CANOPY IS THE SIXTH HIGHEST IN THE COUNTY

Trees and their leaves cover 63.5% of the City's land area when viewed from above. This coverage is significantly higher than the County as a whole, in which only 37.6% of land area is covered by an intact tree canopy.

CURRENT CONDITIONS | KEY FINDINGS



THE CITY'S ZONING CODE IS COMPLEX

The City's Zoning Code includes eight residential zoning districts, including seven single-family Zoning Districts. This is overly complex for a built-out suburban community of approximately 13,000 residents.



THE CITY HAS VERY LITTLE VACANT LAND REMAINING FOR DEVELOPMENT

Because of ongoing housing and subdivision development, the City of Brecksville has very little vacant land remaining. The majority of parcels in the northern half of the City are small and disconnected, while most remaining large areas of vacant land are located in the southern half of the community.



MUCH OF THE CITY'S REMAINING VACANT LAND IS CONSTRAINED BY SENSITIVE ENVIRONMENTAL FEATURES

Of the land that remains vacant in Brecksville, much of the acreage is constrained by waterways, wetlands, riparian areas, and steep hillsides. These environmental features make development costly, and development in these areas can have negative effects on surrounding properties.



THE BRECKSVILLE-BROADVIEW HEIGHTS SCHOOL DISTRICT IS A TOP PERFORMER

The Brecksville-Broadview Heights School District performs very well in state tests, with the District scoring an A achievement rating in recent reviews. High-quality School Districts are often a major component of a family's decision for housing.

2.1 COMMUNITY PROFILE

Figure 4
Total and Group Quarters Population, Brecksville, 1950-2016

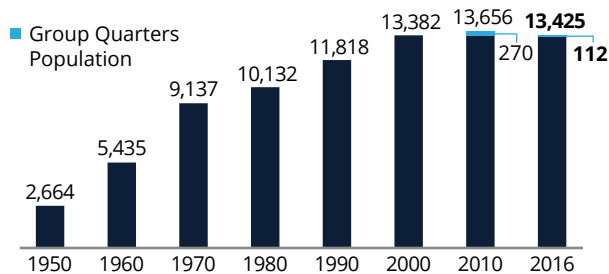


Figure 5
Population Pyramid, 2016

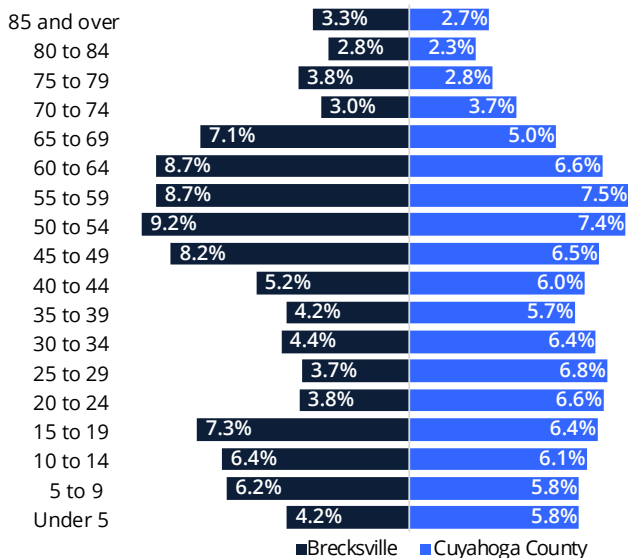
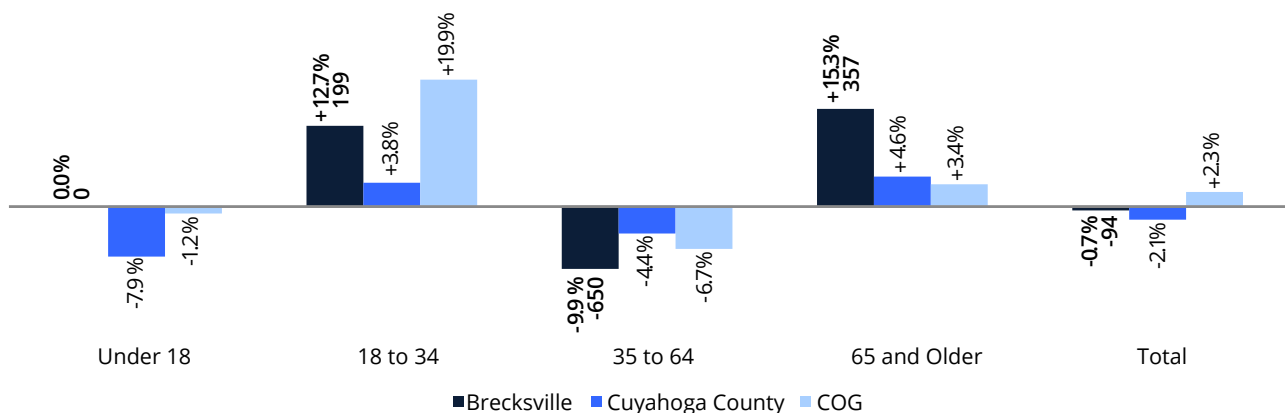


Figure 6
Percent and Numeric Change in Population by Age Group, 2011 to 2016



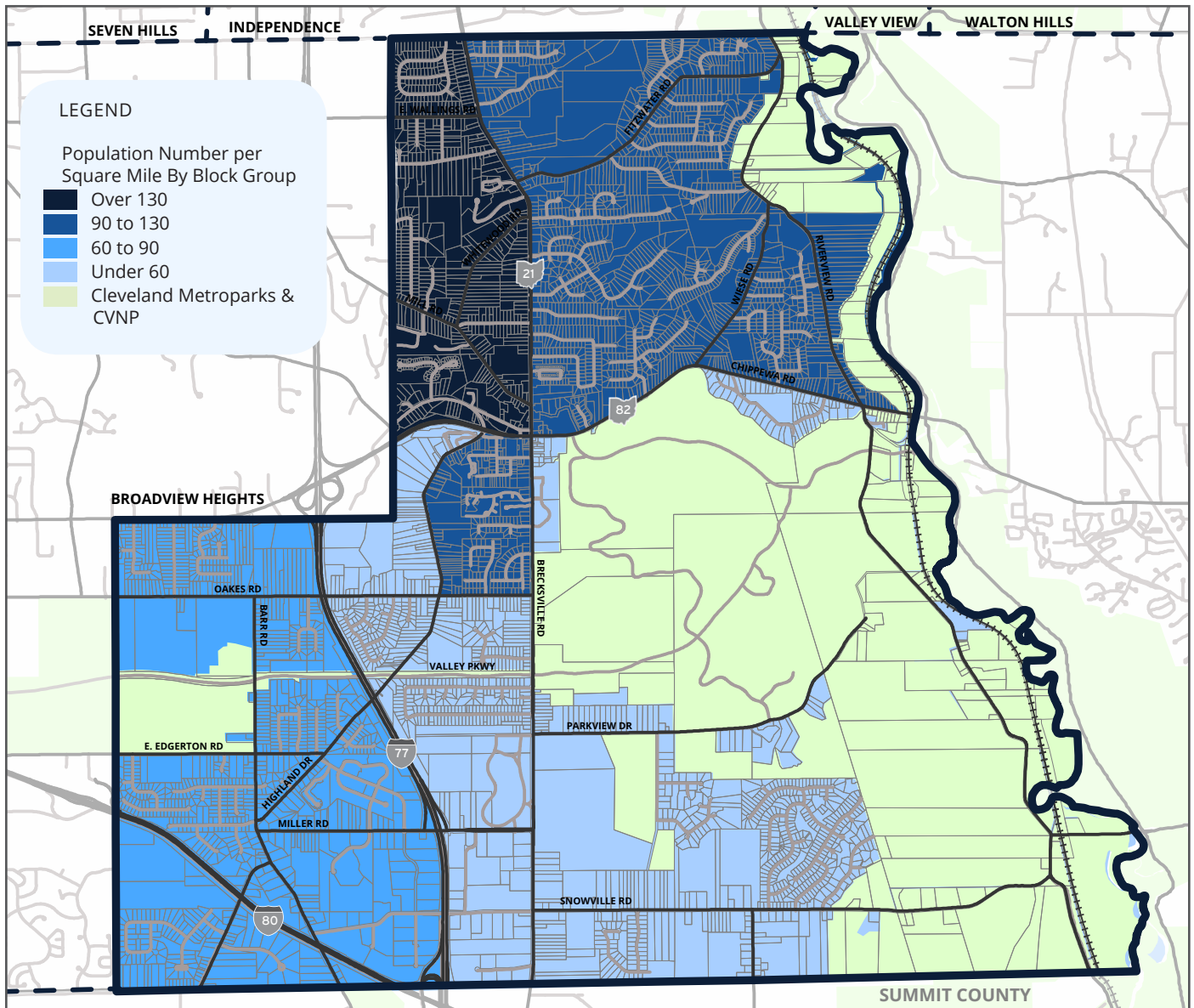
POPULATION

Population size and growth trends are key factors that can influence land use designations and municipal services. Brecksville saw growth trends from 1950 through 2010, but is estimated to have lost population between 2010 and 2016, as shown in Figure 4. Some but not all of that loss—shown in light blue—can be attributed to fewer residents living in group quarters—defined as residents living outside of traditional housing units. These might be persons living in institutional settings such as correctional facilities or non-institutional settings such as college dormitories. The biggest driver in decreasing group quarters residents would be the closure of the VA hospital in 2011.

In terms of age, Brecksville has high concentrations of working age adults (35 to 64) and children (0-19), as displayed in Figure 5. The City is more concentrated in these age ranges than the County as a whole.

While the City's population is concentrated in working age adults and children, those age groups are not growing while the number of seniors and young adults is growing. From 2011 to 2016, Brecksville saw a loss of residents ages 35 to 64 (-9.9% or -650), but saw an increase in residents ages 18 to 34 (+12.7% or +199) and residents ages 65 and over (+15.3% or +357). Residents under the age of 18 did not see a loss or gain during the same time period. Overall, the City's total population decreased -0.7% or 94 residents from 2011 to 2016. This information is displayed in Figure 6 below.

MAP 3 POPULATION DENSITY



DENSITY

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

With a relatively large land area of nearly twenty square miles (19.68 sq mi), Brecksville has a low overall population density. The densest areas are located in the northwest corner of the community. This is largely due to smaller, closer lots and several multi-family developments.

The least dense areas are concentrated in the central and southeast corner of the City. This is largely due to the Cleveland Metroparks Brecksville Reservation and the Cuyahoga Valley National Park occupying most of this area.

2.1 COMMUNITY PROFILE

POPULATION PROJECTIONS

The Ohio Development Services Agency (ODSA) provides population projections for Ohio and its Counties to assist communities in planning for future changes. The projections were completed in 2018 as an update to population projections completed in 2013.

The projections provided by ODSA use a hybrid method to estimate future population. The majority of decades use the cohort-component method, which combines the birth rate, death rate, and migration rate of age groups to calculate totals through 2040. Population projections from 2040 to 2050 use the constant-share method, in which the percent of the State's projected population in each County remains constant.

The population projection in Figure 7 below is for the seven-county Northeast Ohio region that includes Cuyahoga, Lake, Lorain, Medina, Geauga, Portage, and Summit Counties. By analyzing population change at this macro level, the data shows how the total regional population will change and therefore describe the forces that will be acting on Brecksville in the coming decades.

Historically, the population in the Northeast Ohio region peaked in 1970 with just over three million people. That number fell to a low in 1990 before a slight uptick. Based

on 2010 population totals and changes, the population in the Northeast Ohio region is projected to continue to decline slightly over the next four decades from 2.78 million in 2010 to 2.63 million in 2050. This equates to a 5.3% loss in population in the coming decades.

The percentages in Figure 8 on page 35 show the projected change in population by age group from 2010 to 2050. The numbers show that while population as a whole in the region is projected to decline by roughly 5%, certain age groups and areas will be affected in different ways. Across Cuyahoga County, the five-county NOACA region, and the seven-county Northeast Ohio region, the number of children and working age adults is projected to decline while the number of seniors is expected to increase, albeit at different rates. One difference among the three areas is that young adults are expected to decrease in Cuyahoga County while increasing in the larger regions.

While population projections are useful tools in understanding future shifts, the numbers can change dramatically as a result of shifting preferences, global or regional events, and economic circumstances. As such, they can be understood as a projection based on today's trends. Those trends can shift based on those macro factors as well as the plans that communities put in place.

Figure 7
Historic and Projected Population, Northeast Ohio Region, 1950-2050

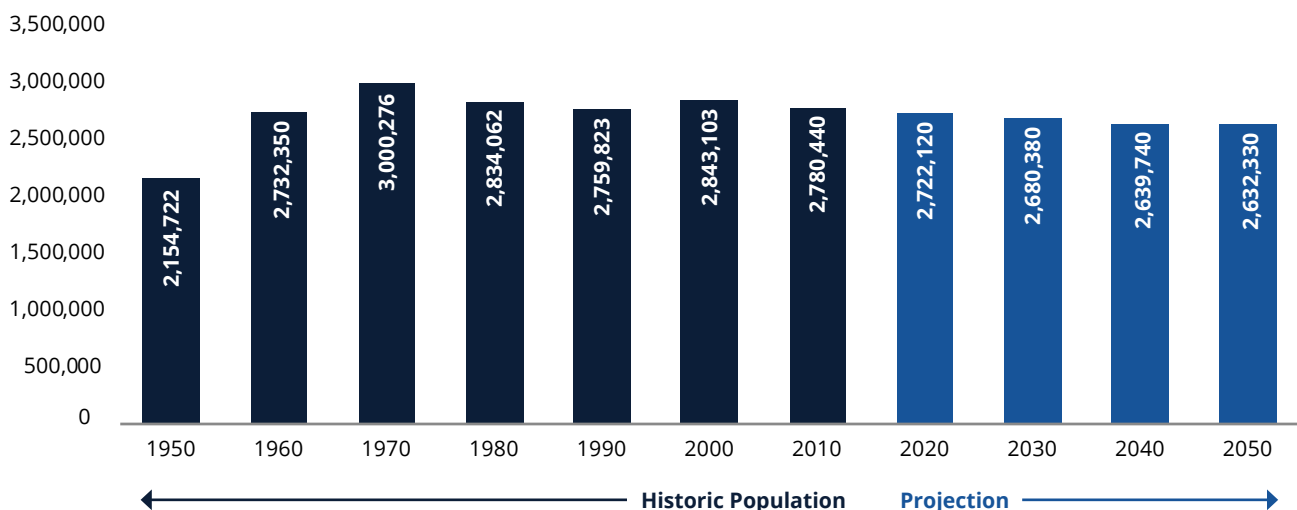
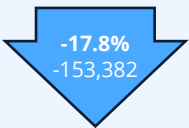
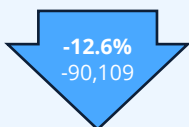


Figure 8
Projected Change in Population by Age Group, 2010 to 2050

County/Region	Children (0-19)	Young Adults (20-34)	Working Age Adults (35-64)	Seniors (65+)	Total Population
Cuyahoga County	 -19.1% -62,090	 -9.8% -23,051	 -22.4% -116,300	 +16.2% +32,169	 -13.2% -169,272
NOACA Region (Cuyahoga, Lake, Lorain, Medina, and Geauga Counties)	 -12.2% -65,208	 +4.2% +15,162	 -17.8% -153,382	 +27.1% +85,518	 -5.7% -117,910
Northeast Ohio Region (Cuyahoga, Lake, Lorain, Medina, Geauga, Portage, and Summit Counties)	 -12.6% -90,109	 +2.9% +14,267	 -16.7% -193,139	 +29.1% +120,871	 -5.3% -148,110

*This information comes from the State of Ohio, which does not include projections for individual communities such as Brecksville.

2.1 COMMUNITY PROFILE

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. Similar to population changes, the number of Brecksville households grew from 1970 to 2010, before declining between 2010 and 2016, as shown in Figure 9. The percent decrease in households (-0.3%) from 2010 to 2016 is less than the percent decrease in total population, indicating that households are getting smaller.

Indeed, the Census shows an overall decrease in Brecksville's average household size from 2000 to 2016 (-1.8%), despite an uptick in 2011 that is displayed in Figure 10. Both the County and the COG saw household size decrease from 2000 to 2016.

Between 2011 and 2016, Brecksville saw increases of small households and decreases among large households, as shown in the chart below. Compared to the County and COG, the City saw the largest increase in one-person households (+13.7%) and two-person households (+13.3%). These trends mirror Brecksville's increases in "millennials" and in "empty nesters" which are demographic groups that tend to live in smaller households.

Figure 9

Total Households, Brecksville, 1970-2016

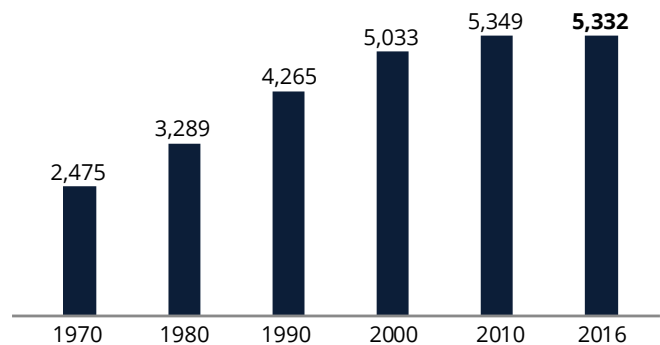


Figure 10

Average Household Size, 2000, 2011, & 2016

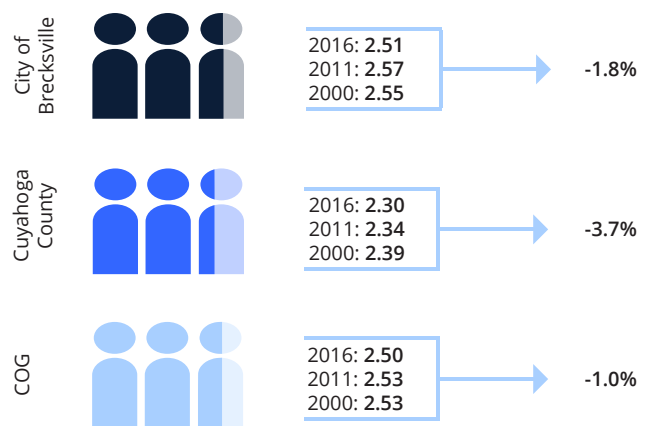
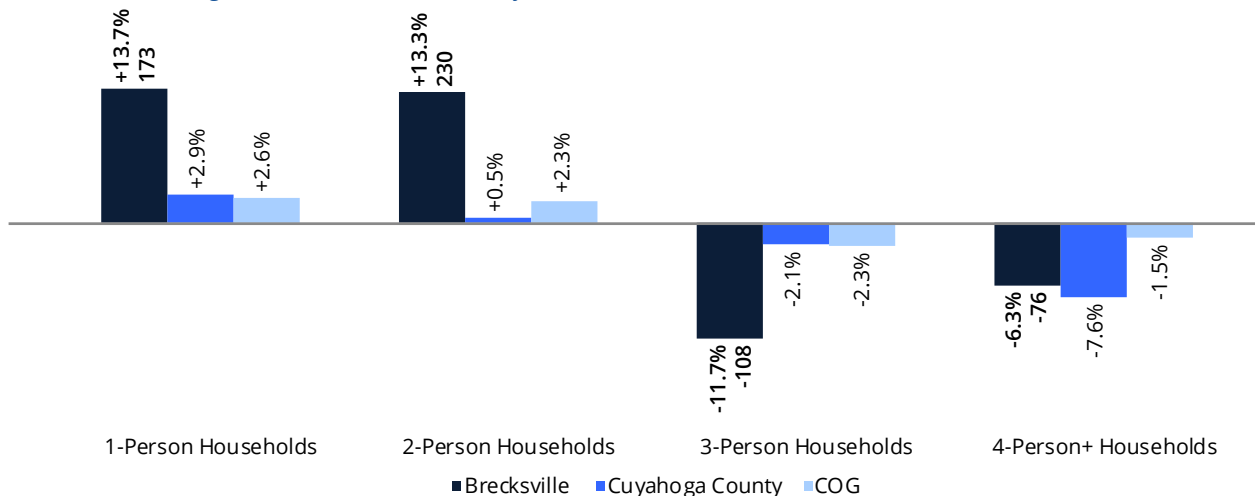


Figure 11

Percent and Numeric Change in Number of Households by Size, 2011 to 2016



RACE & ETHNICITY

The racial and ethnic backgrounds of an area can help to inform policy and program decisions for a community. Both the City of Brecksville and COG communities are comprised of a similar racial makeup, with the vast majority of residents identifying as White. Brecksville has the highest percentage of White residents (95.3%) when compared to Cuyahoga County and its COG communities. The City of Brecksville also has the lowest percentage of Black, Asian, Other, and Hispanic residents.

Additionally, between the years 2011 and 2016, the City of Brecksville saw an increase in White, Asian, and Hispanic residents, while seeing a loss of Black residents and those who identified as other races or ethnicities.

Figure 12
Race & Ethnicity, 2016

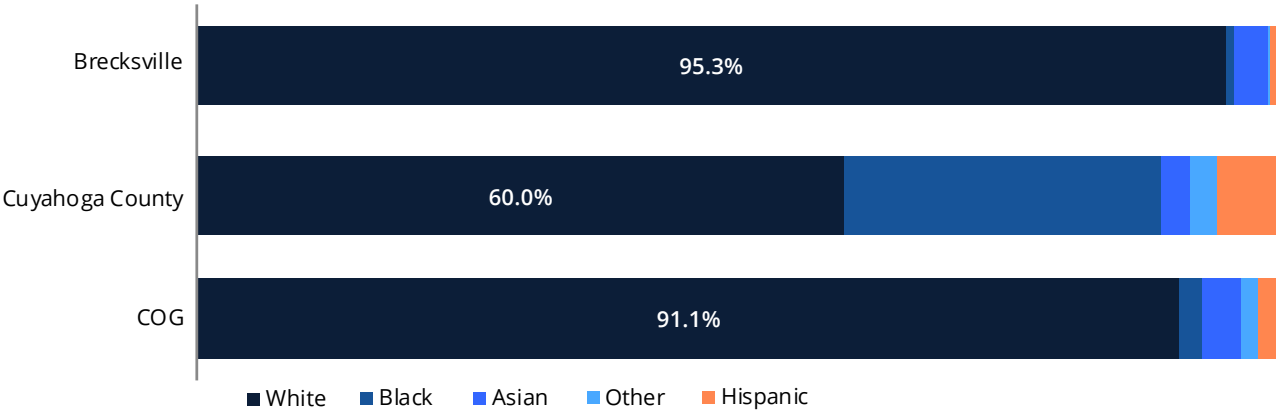
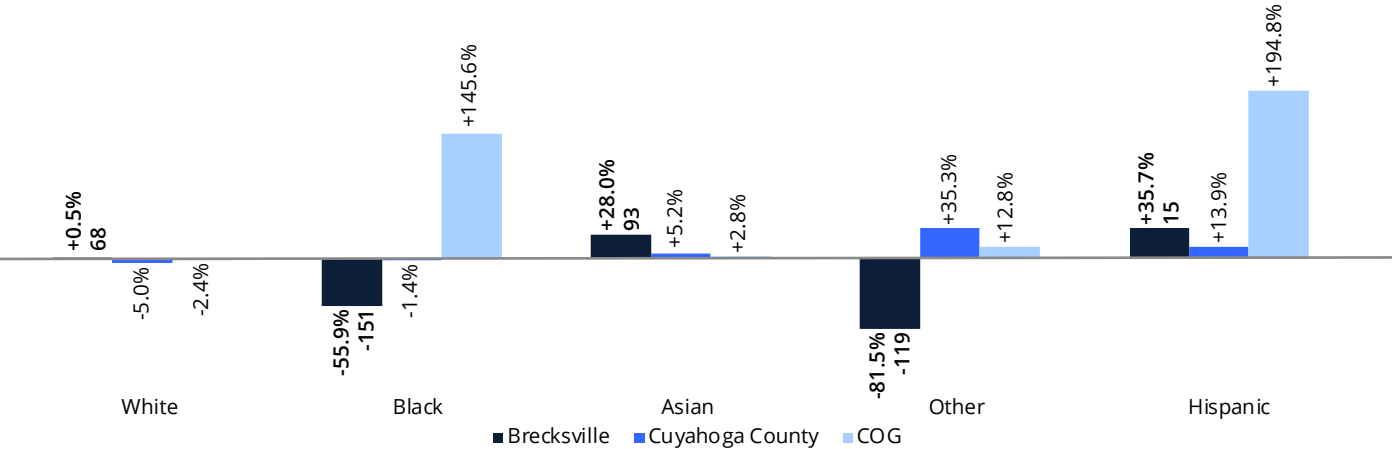


Figure 13
Percent and Numeric Change in Population by Ethnicity, 2011 to 2016



2.1 COMMUNITY PROFILE

EDUCATIONAL ATTAINMENT

Higher educational attainment often indicates higher income levels, which can in turn strengthen a community's overall economy. The City of Brecksville continues to be a leader in the region for educational attainment. When compared to the County as a whole and its COG communities, Brecksville has the highest concentration of residents earning a Bachelor's or Associates degree (38.8%) and those earning a Master's degree or higher (22.4%). Likewise, Brecksville has the lowest percentages of population with less than a high school diploma (2.6%), a high school diploma (16.5%), and those with some college credits (19.7%).

Between 2011 and 2016, the City of Brecksville saw the largest decrease in residents earning less than a high school diploma at -51.2% and those earning a high school diploma at -19.1%. The City also saw the largest increase in residents earning some college credits at +17.3% and those earning at least a Bachelor's or Associate Degrees at +9.6%.

When compared to the County as a whole and its peer communities, the City of Brecksville saw the smallest increase in those earning a Master's degree or higher at only +3.0%, while the COG saw an 11.2% increase. Overall, the City is becoming more highly educated, with 61.2% of residents holding a Bachelor's or Associates Degree, or Master's degree or higher.

Figure 14
Educational Attainment, 2016

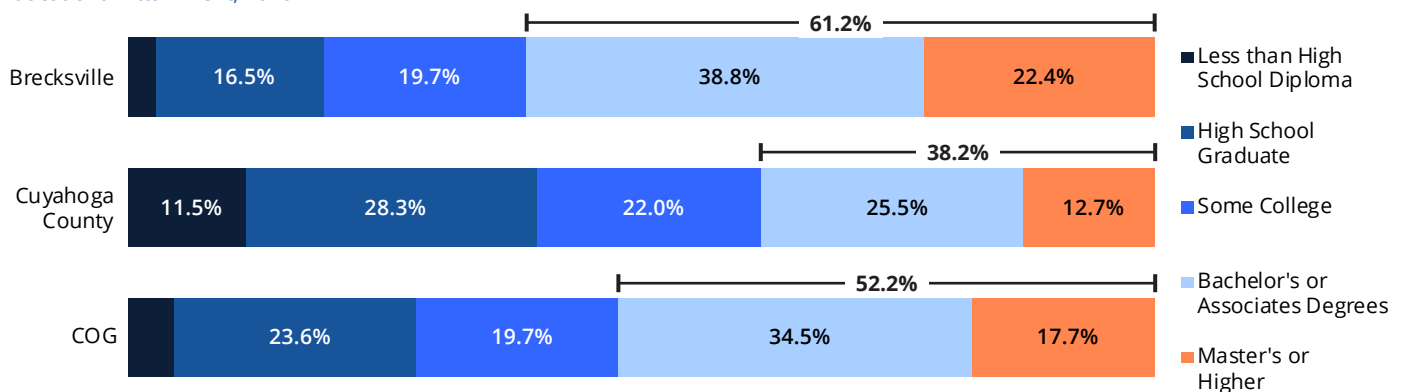
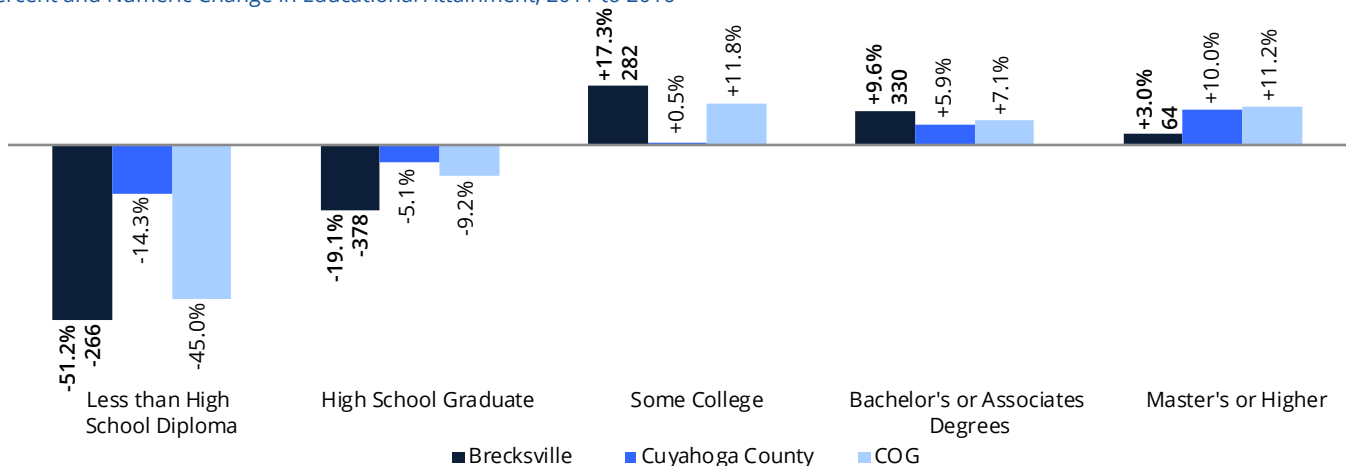


Figure 15
Percent and Numeric Change in Educational Attainment, 2011 to 2016

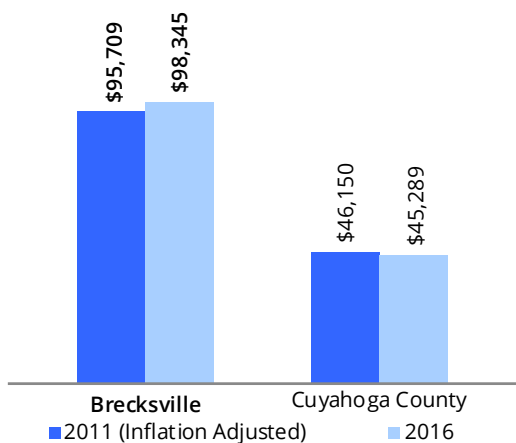


INCOME

Median household income (MHI) is an important indicator in gauging purchasing power, the ability for residents to maintain their homes, and future income tax revenues.

The City's median household income in 2016 was \$98,345, which is more than double that of the County (\$45,289). The City of Brecksville continues to see a steady increase in its median household income, while the County as a whole has begun to see a slight decrease.

Figure 16
Median Household Income, 2011 & 2016



When compared to the County as a whole and its COG communities, the City maintains the highest percentage of households earning more than \$150,000 annually (28.3%) and amongst the lowest percentage of households earning less than \$15,000 annually (5.0%).

Between 2011 and 2016, the City saw an increase in households earning between \$15,000 and \$34,999 annually (34.4%) and households earning more than \$150,000 annually (25.4%). Conversely, the City has seen a decrease in middle income households.

Figure 17
Households by Income Category, 2016

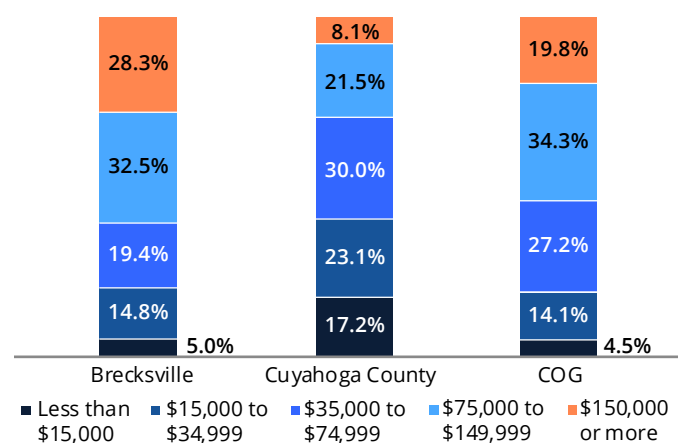
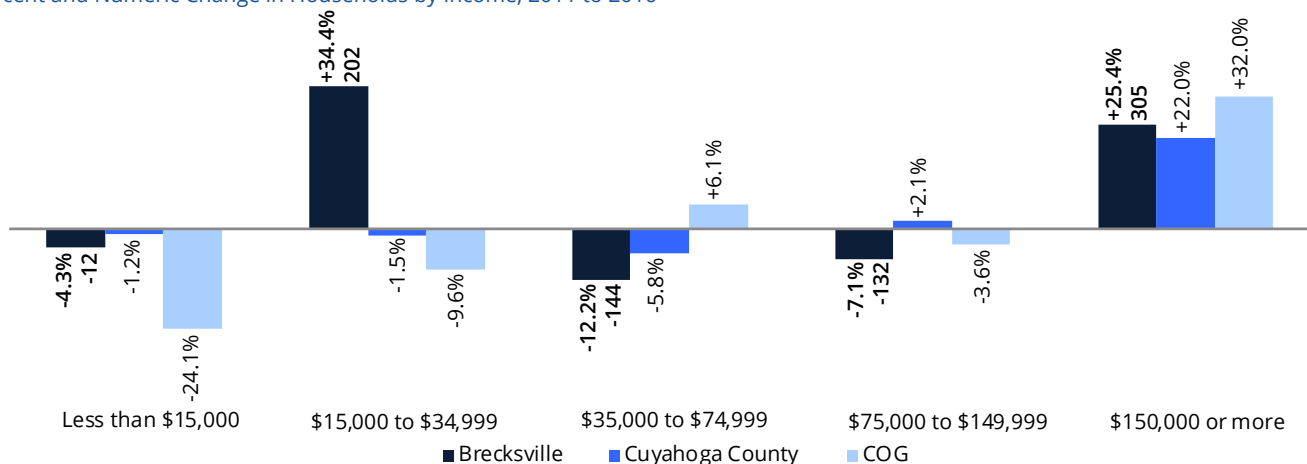
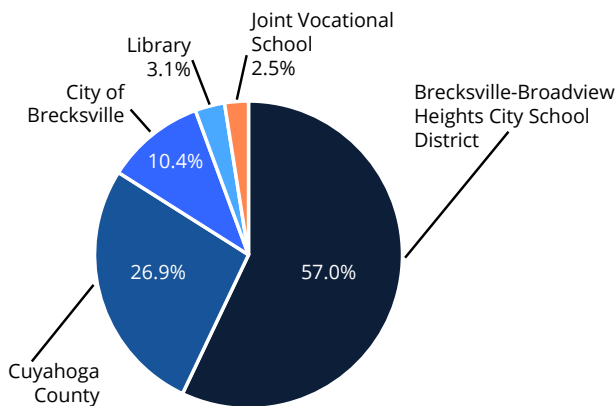


Figure 18
Percent and Numeric Change in Households by Income, 2011 to 2016



2.1 COMMUNITY PROFILE

Figure 19
Percent Residential Millage Dedicated to Taxing Jurisdictions, 2017



PROPERTY TAX

Property taxes levied on land and buildings are based on three elements: the determination of market value, the percentage at which the market value is assessed, and the property tax rate. The majority of the City's property tax revenues go to the School District (57.0%), followed by the County (26.9%), and the City (10.4%). There is also a small portion of funds that go to the library (3.1%) and the City's joint vocational school (Cuyahoga Valley Career Center) (2.5%).

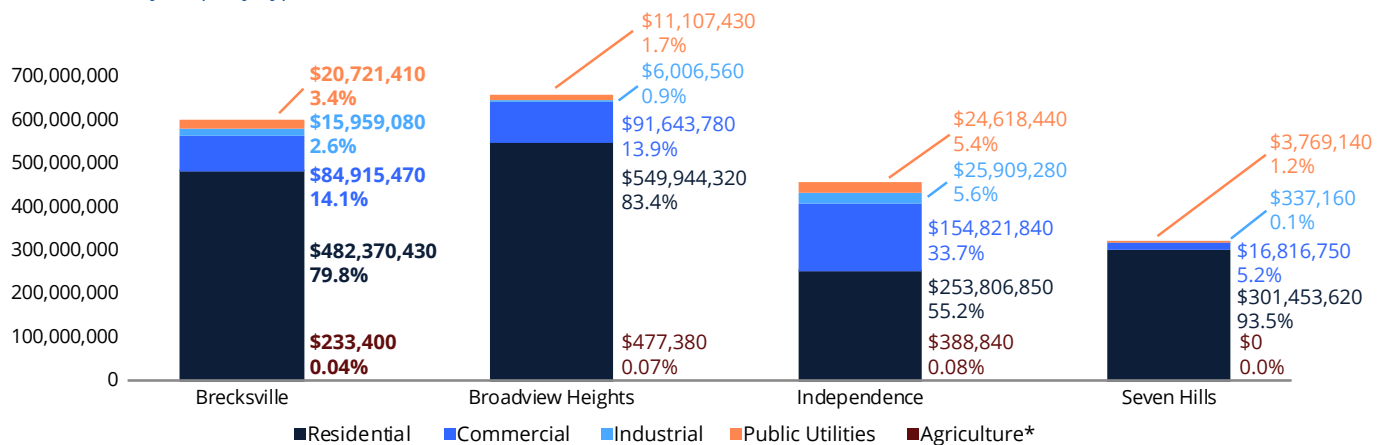
Of the four COG communities, Brecksville is ranked third in terms of its taxing millage. However, the City is ranked second in terms of overall tax valuation (second only to Broadview Heights). Nearly 80% of the tax valuation comes from residential and agricultural land, indicating the importance of housing to the City's tax base.

Figure 20
Millage, 2017*

Tax District	Total Millage RES/AG	Total Millage COM/IND/OTHER	Tax Valuation
Seven Hills	93.33	96.63	\$322,403,670
Broadview Heights	79.81	87.79	\$659,179,470
Brecksville	78.73	86.29	\$604,199,850
Independence	62.62	63.86	\$459,545,250

*10 mills are equal to 1% of \$1,000 of taxable property value

Figure 21
Tax Valuation by Property Type, 2017



*Agriculture valuation may not be visible due to small value

INCOME TAX

Income tax is the largest revenue stream for the City, and is drawn from three sources: taxes from employee withholdings, taxes from individuals, and taxes on net profits. Brecksville has a competitive tax rate of 2.0%, which is identical to its COG communities (with the exception of Seven Hills' 2.5% tax rate).

The City of Brecksville's income tax collection of approximately \$18 million is the second highest among its COG communities (second only to Independence). This is largely due to Independence's higher concentration of commercial and industrial jobs. On a per capita basis, Brecksville collects \$1,335 per resident, which is higher than Broadview Heights and Seven Hills, but less than a third of what Independence collects.

In the past 10 years, Brecksville's income tax revenues have fluctuated with the market, but have risen considerably since a low in 2009. This fluctuation is similar to surrounding communities.

Figure 22
Income Tax Rates, 2017

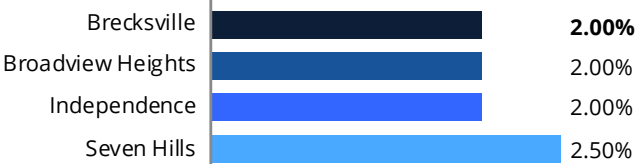


Figure 25
Collected Municipal Income Tax Revenues, 2007-2016

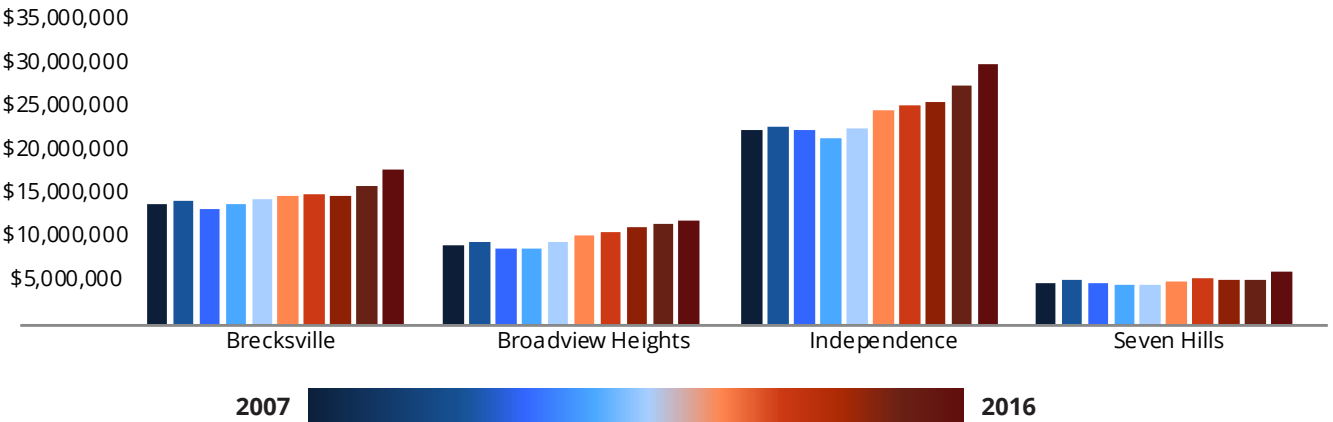


Figure 23
Collected Municipal Income Tax Revenues by Jurisdiction, 2016

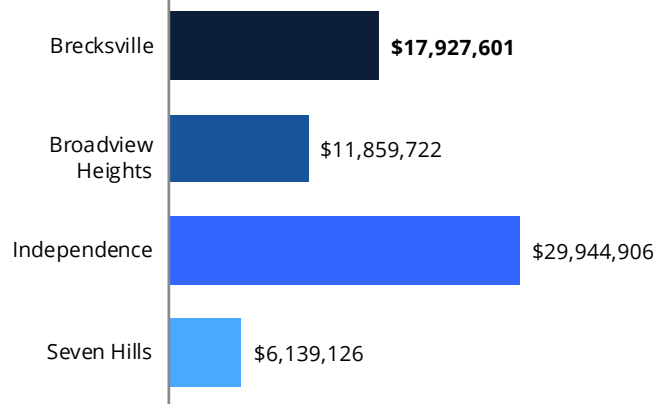
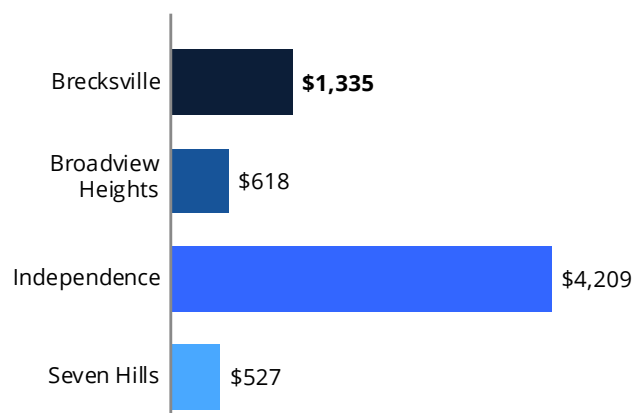


Figure 24
Collected Municipal Income Tax Revenues Per Capita, 2016



2.1 COMMUNITY PROFILE

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 localized data on the site and 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.

In the past decade, Brecksville saw similar but more pronounced trends in employment when compared to both the COG and County as a whole. The City saw a steady decrease in employment from 2006 through 2010. Since 2010, the City of Brecksville, its peer communities, and the County have all seen relatively steady increases in employment. In 2015, Brecksville had 10,000 jobs located in the City, which is slightly below (-2.6%) its 2005 employment totals. This information is shown below.

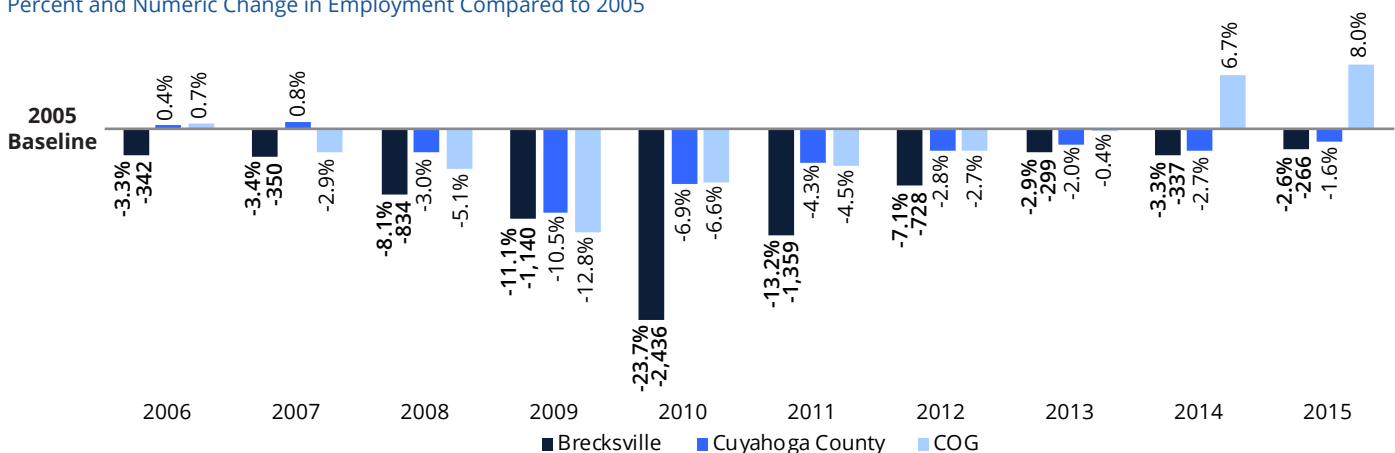
The closure of the VA Hospital in 2011 had major effects on population and employment in Brecksville. To analyze the employment effect of the closure, the area that includes the VA site was removed from the analysis. As shown in Figure 26, the City outside of the VA area has increased in total employment by 6.6% from a 2005 baseline. Based on this analysis, much of the City's recent job losses can be attributed to the closure of the VA Hospital; however, the recession also contributed to job losses.

Figure 26
Total Jobs in Brecksville and Jobs Outside VA Area, 2005-2015

Year	Brecksville		Brecksville outside VA Area	
	Total Jobs	% Change from 2005	Total Jobs	% Change from 2005
2005	10,266	—	5,453	—
2006	9,924	-3.3%	5,227	-4.1%
2007	9,916	-3.4%	5,274	-3.3%
2008	9,432	-8.1%	4,832	-11.4%
2009	9,126	-11.1%	4,752	-12.9%
2010	7,830	-23.7%	5,085	-6.7%
2011	8,907	-13.2%	4,449	-18.4%
2012	9,538	-7.1%	5,296	-2.9%
2013	9,967	-2.9%	5,548	1.7%
2014	9,929	-3.3%	5,734	5.2%
2015	10,000	-2.6%	5,814	6.6%

**Due to data constraints, employment at the VA Hospital cannot be directly calculated. The VA Area includes the location of the former VA Hospital as well as employment between Brecksville Road and I-77 from Oakes Road to the Brecksville border.*

Figure 27
Percent and Numeric Change in Employment Compared to 2005



EMPLOYMENT BY SECTOR

The North American Industry Classification System (NAICS) is the standard used by Federal statistical agencies in classifying business establishments for the purpose of collecting, analyzing, and publishing data related to the economy. In Brecksville, data is available at the sector level, which includes 20 classifications of employment. The total number of jobs by sector is displayed in Figure 28.

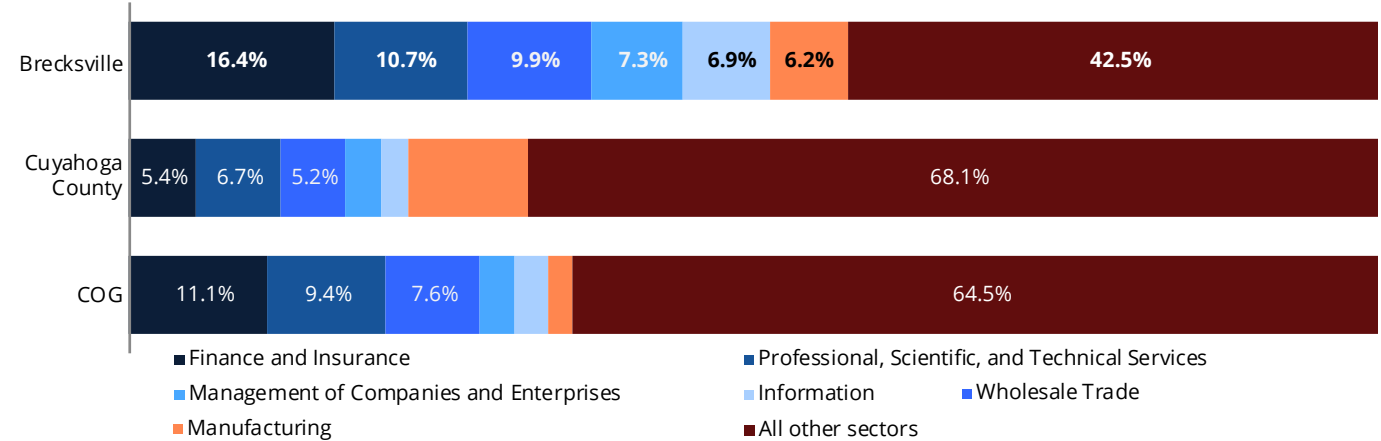
The City of Brecksville’s most common type of employment is in the Financial and Insurance sector (16.4%), but is closely followed by the Professional, Scientific, and Technical Services (10.7%) and Wholesale Trade (9.9%) sectors. The City’s employment is more concentrated in these areas than its peer communities and the County as a whole.

Brecksville’s top six employment sectors comprise 57.5% of total jobs in the City, while these sectors only comprise 31.9% of total County jobs, as shown in Figure 29. This indicates that the City has specialties in these areas that can be marketed.

Figure 28
Employment by Sector, Brecksville, 2015

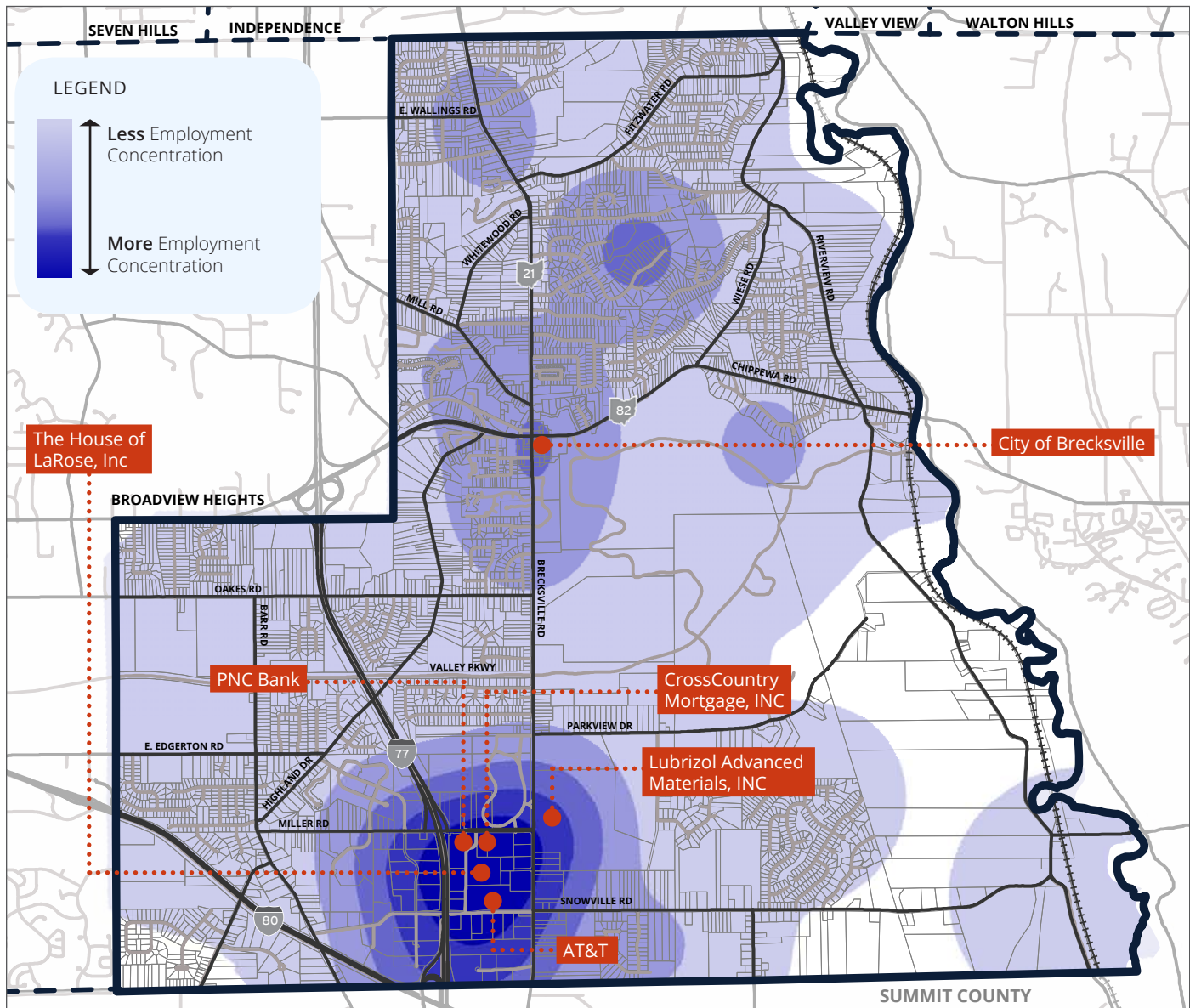
Sector	Jobs	%
Finance and Insurance	1,641	16.4%
Professional, Scientific, and Technical Services	1,074	10.7%
Wholesale Trade	992	9.9%
Management of Companies and Enterprises	731	7.3%
Information	691	6.9%
Manufacturing	624	6.2%
Health Care and Social Assistance	616	6.2%
Accommodation and Food Services	548	5.5%
Retail Trade	501	5.0%
Educational Services	487	4.9%
Administration & Support, Waste Management and Remediation	478	4.8%
Construction	378	3.8%
Public Administration	330	3.3%
Arts, Entertainment, and Recreation	275	2.8%
Real Estate and Rental and Leasing	242	2.4%
Other Services	181	1.8%
Utilities	122	1.2%
Transportation and Warehousing	87	0.9%
Mining, Quarrying, and Oil and Gas Extraction	2	0.0%
Agriculture, Forestry, Fishing and Hunting	-	0.0%

Figure 29
Employment by Top Sectors, 2015



2.1 COMMUNITY PROFILE

MAP 4 EMPLOYMENT CENTERS



EMPLOYMENT CENTERS

The City of Brecksville's highest concentrations of employees are centered near the western side of the Brecksville Road and Snowville Road intersection. This area encompasses Office-Laboratory (O-L) zoning and the City's only Manufacturing-Distribution (M-D) zoning, which can include a number of shift positions, rotation of staff, and a higher volume of employees. Businesses include Lubrizol Advanced Materials INC, MedDate INC, and Orkin.

Other areas of employment concentration include the Brecksville Town Center area (Brecksville Road and Royalton Road/Chippewa Road intersection), the Cuyahoga

Valley Career Center, and areas in the northern portion of the community.

The top five employers in the year 2016 located within the City of Brecksville were PNC Bank (1,252 employees), Lubrizol (948 employees), AT&T (771 employees), House of LaRose (473 employees), and the Brecksville-Broadview Heights City School District (362 employees).

LABOR FORCE

Labor force refers to all members of the population who are able to work and are actively looking for employment. Persons not in the labor force include retired persons, students, those taking care of children or other family members, and those who are neither working nor seeking work.

The labor force participation rate refers to the proportion of the population that is in the labor force—including those who are employed and unemployed—compared to the population as a whole. Labor force participation rates can be important to planning because low participation can affect City income tax receipts and resident purchasing power.

The labor force participation rate in Brecksville is 64.3%, which is higher than the County average of 63.3% and slightly lower than the COG's participation rate of 67.1%. When comparing the participation rate to age groups, prime working age adults between the ages of 25 and 59 all have labor force participation rates above 80%. As residents age, a significant number leave the labor force. Between the ages of 65 and 74, the labor force participation rate drops to roughly a third of residents or 35.4%.

Given projections showing a rapidly increasing senior population, the percentage of residents within the labor force will likely drop in the coming years.

UNEMPLOYMENT

The unemployment rate represents the percentage of the civilian labor force that does not presently have a job and is actively looking for work. Full employment is generally around 5%, which indicates that most people seeking a job can find one and that most employers needing workers have a pool of candidates from which to choose.

The 2016 unemployment rate in Brecksville was 3.8%, which was lower than the COG and Cuyahoga County. This level of unemployment shows that most residents in the labor force have been able to find employment. The County's unemployment rate of 9.7% was almost triple the rate in Brecksville at the same time.

Figure 30
Labor Force Participation Rate, 2016

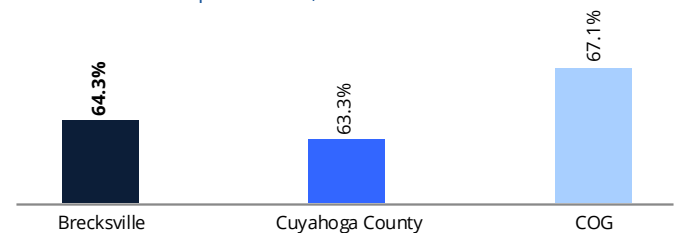


Figure 31
Labor Force Participation Rate by Age Group, Brecksville, 2016

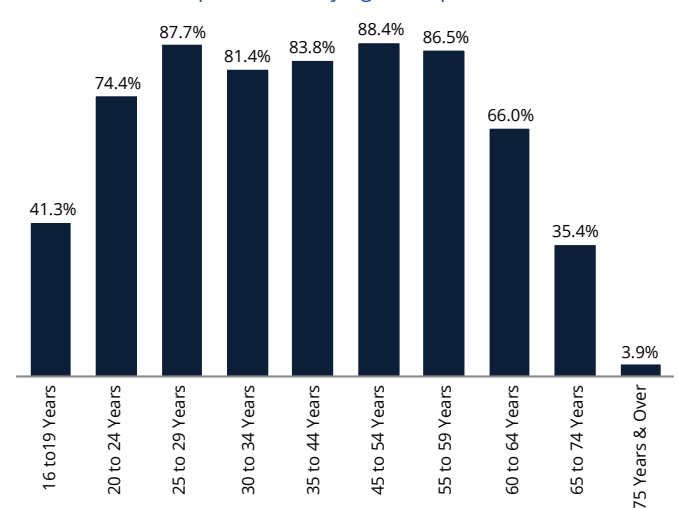
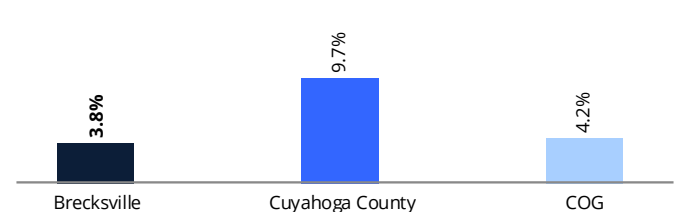


Figure 32
Unemployment Rate, 2015



2.2 HEALTH PROFILE

COMMUNITY HEALTH

How cities are planned can have an enormous impact on community health and lifestyle choices. Everything from access to healthy and affordable food, to connected street networks with sidewalks play a large role in determining a community's overall health.

To determine the overall health of the population, the Cuyahoga County Board of Health has prepared Census Tract level data on chronic diseases and community level data on life expectancy. That data, presented below and on the following page, helps to present a picture of the health of Brecksville residents.

LIFE EXPECTANCY

The Cuyahoga County Board of Health mapped life expectancy by municipality and Cleveland Neighborhood based on data gathered by the agency from 2008 to 2010. The results, displayed in Map 5, show that neighborhoods in the City of Cleveland and inner ring suburbs have the lowest life expectancies in the County, while places on the outer ring of the County have some of the highest.

Brecksville's life expectancy was calculated as 83.5 years. This ranked as the fourth highest life expectancy in the County after only Pepper Pike, Broadview Heights, and Gates Mills.

Brecksville's high life expectancy can be linked to many factors including high incomes that can afford high-quality medical care, access to healthy foods, the safety of City neighborhoods, and the City's proximity to recreational areas.

CHRONIC DISEASES

While Brecksville's overall life expectancy is particularly high, data on individual diseases shows that certain parts of the community and certain diseases

are more common causes of death in Brecksville. The data in Figure 33 shows five chronic diseases, the age-adjusted mortality rates for each of those diseases by Census Tract, and compares whether that rate is higher or lower than other Census Tracts.

Generally, the data shows that Brecksville is in the top quintile of mortality rates for most chronic diseases—meaning that the neighborhoods in Brecksville are in the top twenty percent of the County's Census Tracts for lowest rates of these diseases. The data also shows that cancer and heart disease have the highest mortality rates in Brecksville, that deaths from strokes are more common in Brecksville than in other Census Tracts, and that the Southeast neighborhoods of Brecksville have some of the lower health outcomes compared to other parts of the City.

The data displayed is preliminary and should be considered in consultation with the Cuyahoga County Board of Health.

MAP 5 LIFE EXPECTANCY IN CUYAHOGA COUNTY, 2008-2010

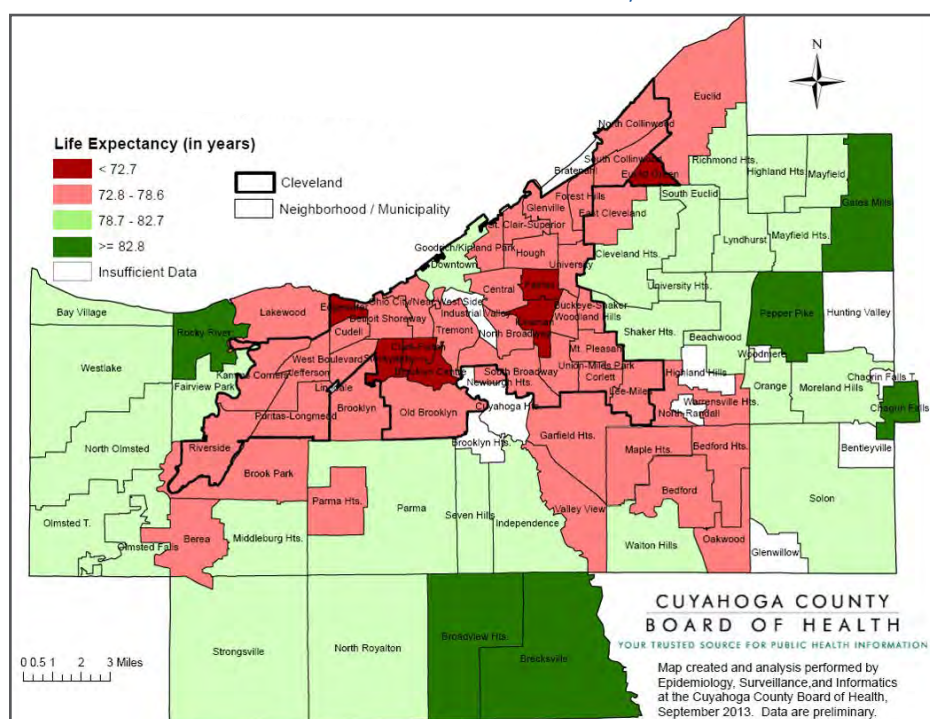


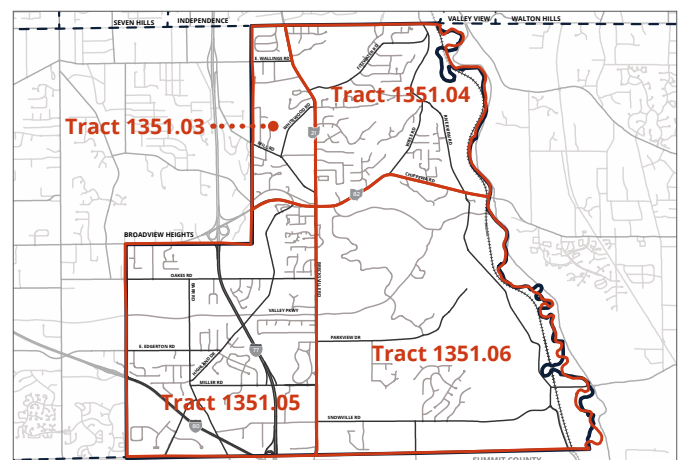
Figure 33
Age-Adjusted Mortality Rates by Brecksville Census Tracts, 2012-2016

Chronic Diseases		Northwest Brecksville Census Tract 1351.03	Northeast Brecksville Census Tract 1351.04	Southwest Brecksville Census Tract 1351.05	Southeast Brecksville Census Tract 1351.06	Cuyahoga County
Cancer	Rate per 100,000 People	131.49	133.53	125.92	178.69	168.1
	Incidence Compared to All County Tracts	Very Low	Very Low	Very Low	High	—
Diabetes	Rate per 100,000 People	5.21	5.64	6.75	0.00	21.9
	Incidence Compared to All County Tracts	Very Low	Very Low	Very Low	Very Low	—
Heart Disease	Rate per 100,000 People	111.42	120.38	113.60	169.49	183.2
	Incidence Compared to All County Tracts	Very Low	Very Low	Very Low	Low	—
Chronic Respiratory	Rate per 100,000 People	37.88	15.12	30.52	31.02	35.6
	Incidence Compared to All County Tracts	Average	Very Low	Average	Average	—
Stroke	Rate per 100,000 People	32.72	20.69	37.43	25.59	31.9
	Incidence Compared to All County Tracts	Average	Low	High	Low	—

Incidence Compared to All County Tracts: The mortality rates for all County Census Tracts were divided into five groups, or quintiles. The twenty percent of tracts with the lowest mortality rate would be in the first quintile, which would correspond to a Very Low incidence rate compared to other Census Tracts. The following legend defines these quintiles.

- **Very Low:** 1st Quintile
- **Low:** 2nd Quintile
- **Average:** 3rd Quintile
- **High:** 4th Quintile
- **Very High:** 5th Quintile

MAP 6 BRECKSVILLE CENSUS TRACTS



2.2 HEALTH PROFILE

HEALTH SERVICES

Health services are critical ways that municipalities can support healthy and active lifestyles. These services can range from direct health programs like health screenings as well as those that encourage residents to exercise, eat right, and be prepared for emergencies. The following are ways that the City of Brecksville supports the health of residents.

HEALTH & HUMAN SERVICES

The City of Brecksville offers a wide variety of services, assistance, information, and activities to senior residents and those with physical challenges. These include medical transportation, classes and programs, emotional support, congregate meals, errands, senior snowplow, and assistance with shopping. Many of these classes and programs are offered in the City's Human Services Center located at the Community Center.

In addition to these services, the City has four (4) hospitals in the area, one being specifically for pediatric services and surgeries (Akron Children's Hospital). The City also has multiple health and human service locations directly in the Town Center, making access to these services easy for patients.

PUBLIC SAFETY & SECURITY

The City of Brecksville's Police Department and Fire and Emergency Services are ranked among the top in not only the State of Ohio, but also the Country. The City was voted as one of the safest in the United States (#81 out of the top 100, Safewise Report, 2017) and it is also amongst the top ten safest cities in Ohio (#7 out of the top 20, Safewise Report, 2017).

Both the fire and police stations are located near downtown, with the construction of a new police station currently underway. The new station will be located on Brecksville Road directly across from its current location.

EMERGENCY PREPAREDNESS

The City of Brecksville Fire Department has a diverse staff with skills in technical rescue specialties and heavy rescue. The City is also a member of the Southwest Emergency Response Team (SERT), which is a nineteen-member

organization that provides specialized teams in hazardous materials issues, technical rescue, and fire investigation.

The City takes emergency preparedness very seriously and provides community outreach and information for residents to be prepared within their own homes in the case of a natural or man-made disaster. The Community Emergency Response Team (CERT) is a group of trained citizen volunteers that provide assistance to safety officials during large scale emergencies.

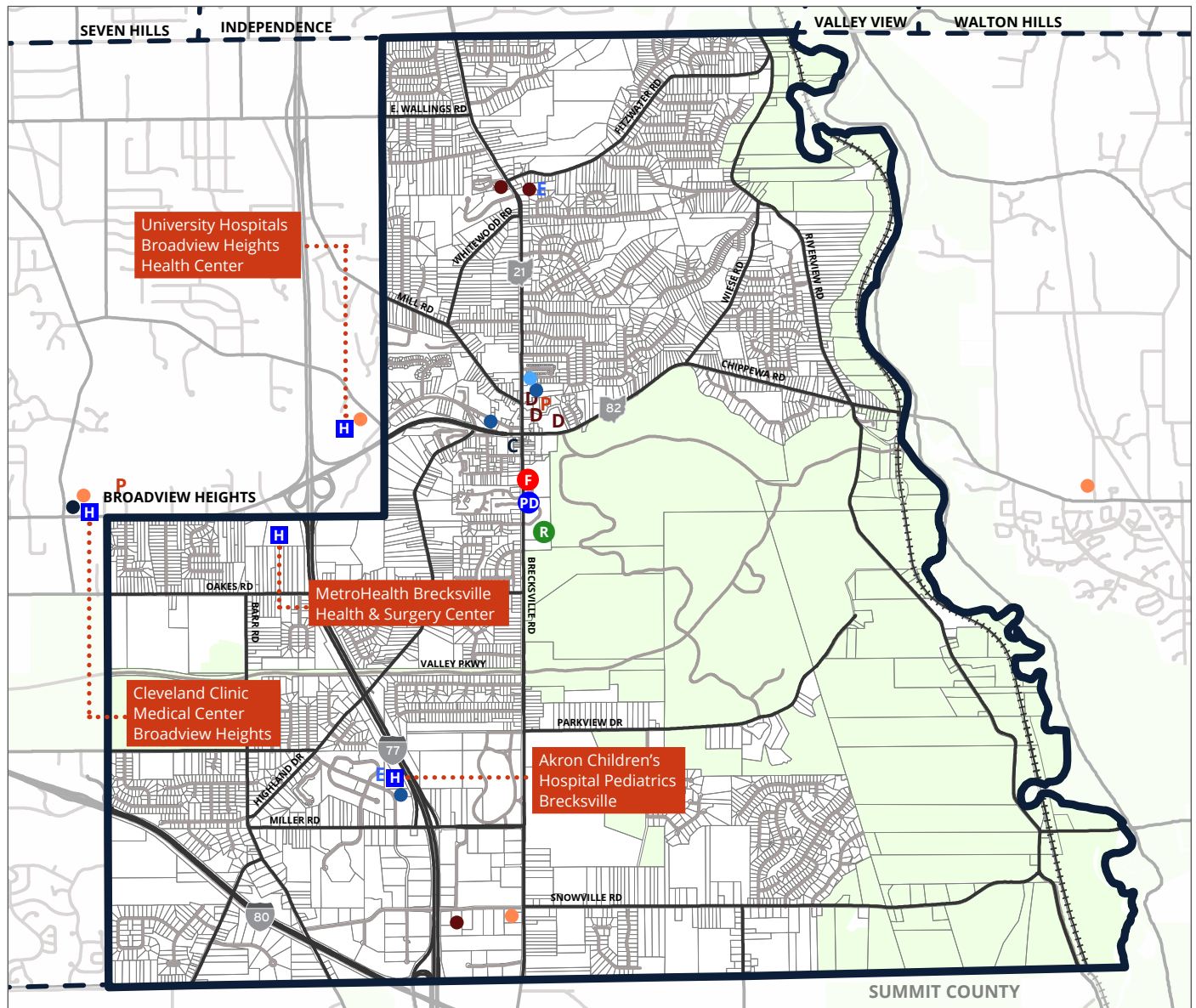
In addition to training citizens through CERT, the Fire Department also provides classes and educational information to residents as well. The City provides disaster tips, emergency preparedness tips, and CodeRED emergency messaging.



Members of the Brecksville Fire Department are committed to preventing and minimizing loss of life and property during fires, medical emergencies, and disasters.

Source: City of Brecksville

MAP 7 HEALTH & HUMAN SERVICES



LEGEND

- | | |
|--|---|
| H Hospital | H Disability Services |
| PD Police Department | E Optometry Services |
| F Fire Department | P Physical Therapy/Rehabilitation Services |
| P Private Practice | D Dental Services |
| D Dermatology Services | C Chiropractic Services |
| C Psychological/Counseling Services | R Cleveland Metroparks & CVNP |
| R Medical Clinic | |
| C Community Center | |

2.2 HEALTH PROFILE

FOOD & NUTRITION

Providing access to affordable, healthy food is an important issue for any community because lack of access to grocery stores may lead to an increase in health issues among residents. Lack of access could be due to few transportation options or low income that prohibits healthy food choices.

A 2017 Food Assessment of Cuyahoga County completed by the Cuyahoga County Board of Health and the Cuyahoga County Planning Commission found the following key data about health in the County as a whole:

- One in four adults in Cuyahoga County is obese
- Residents named obesity as one of the top five health issues in a Countywide survey
- Residents lack access to transportation, safe places for physical activity, and places to purchase fresh meats and produce
- Only 25% of adults reported meeting the recommended fruit and vegetable consumption

The City of Brecksville has two (2) supermarkets located near the community center at the Brecksville Road and Royalton/Chippewa Road intersection and one (1) supermarket just outside the community in Broadview Heights near the I-77 and Royalton Road interchange. Additionally, there is a farmer's market (Spring Hill Farm and Market) open during summer. It is located within the Cuyahoga Valley National Park on the community's eastern border. The map on the following page illustrates those areas of Brecksville located far from fully stocked supermarkets.

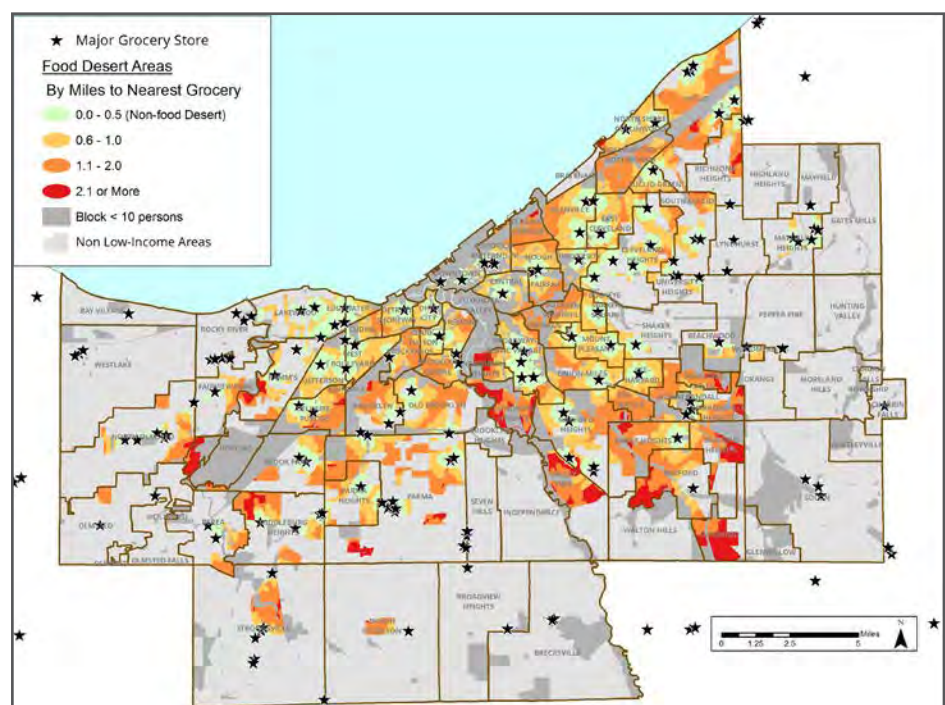
The largest concentration of those living 2.1 miles or greater from a supermarket are located within the southern half of the community. The southeastern corner of the community has the largest concentration of residents living furthest from a supermarket, but this area is primarily within the Cleveland Metroparks Brecksville Reservation.

FOOD DESERTS

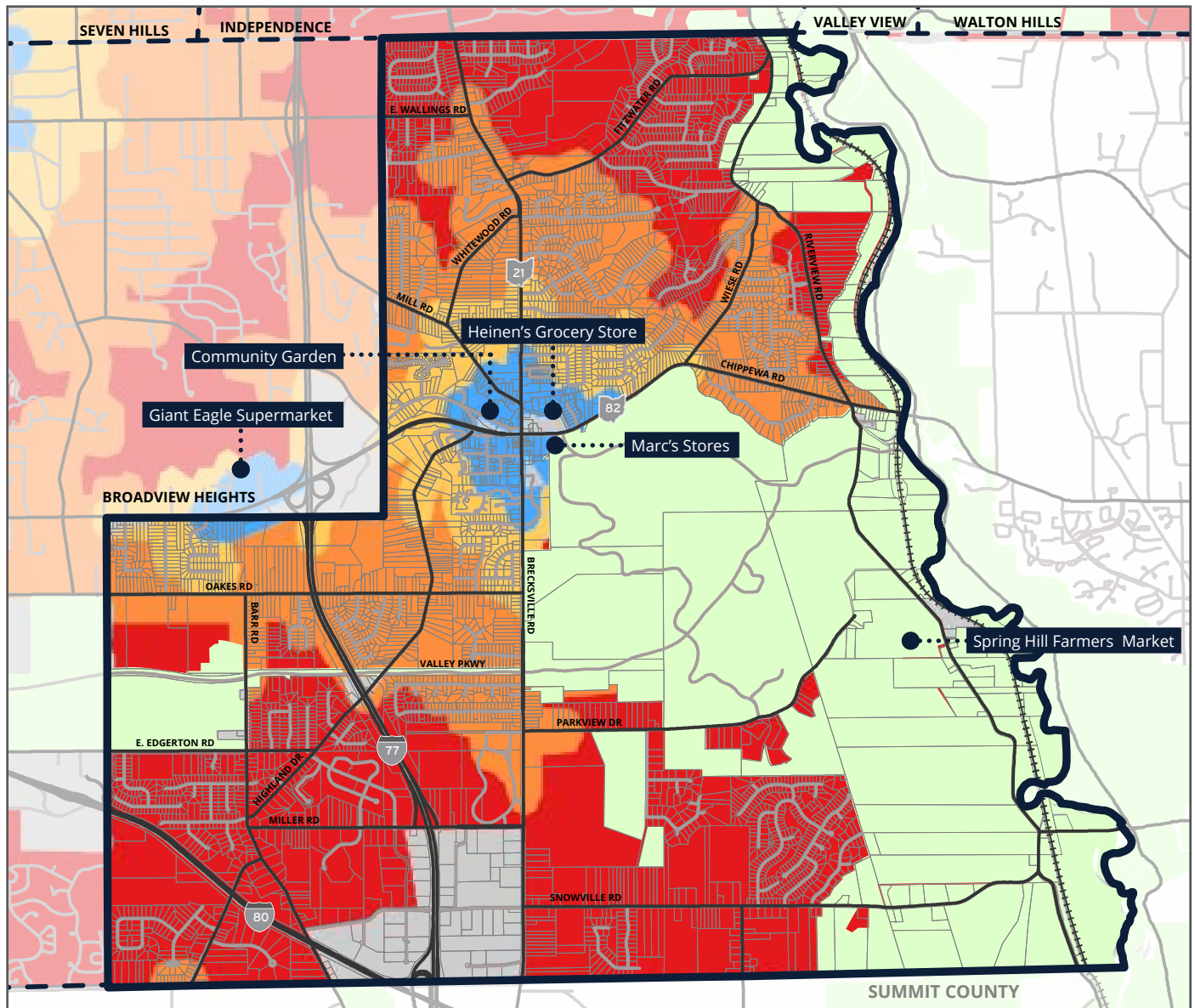
In response to the critical health issues related to food access, County Planning and the Board of Health developed a Food Desert analysis. A Food Desert is an area where quality, healthy food is difficult to buy. Specifically, the analysis defined a food desert as a low-income area that is more than a half mile from a supermarket or large grocery store. The analysis found that Brecksville does not qualify as a Food Desert because none of the City qualifies as low-income.

While Brecksville does not qualify as a Food Desert because, on a whole, there are no low-income areas, low-income residents and especially seniors may still have difficulty accessing healthy foods. The City does provide senior transportation for those unable to access a grocery store.

MAP 8 CUYAHOGA COUNTY FOOD DESERTS



MAP 9 FOOD ACCESS



LEGEND

Proximity to a Supermarket

- 0.0 - 0.5 Miles
- 0.6 - 1.0 Miles
- 1.1 - 2.0 Miles
- 2.1 or More Miles

- Low Population < 10 people
- Cleveland Metroparks & CVNP

2.2 HEALTH PROFILE

ENVIRONMENTAL HEALTH

The built and natural environment in a community plays a major factor in health outcomes for residents. Especially in regions with a history of heavy manufacturing, former factories and other industrial uses have left many environmentally contaminated sites behind. Ensuring that these places are properly cleaned and remediated is essential to developing these sites in the future.

Brecksville was not the site of large-scale, heavy manufacturing uses such as steel mills, but the City does have manufacturing sectors and other uses that can yield environmentally contaminated sites. These sites are commonly known as “Brownfields.”

In addition to manufacturing uses, septic tanks are also a primary environmental concern because of the potential for tanks to leak and thereby contaminate waterways and drinking systems.

BROWNFIELDS

According to the Ohio EPA, a Brownfield is an abandoned, idled, or under-used industrial, commercial, or institutional property where expansion or redevelopment is complicated by known or potential releases of hazardous



The Brecksville VA Medical Center opened in 1961. Now closed, the site left a legacy of environmental issues.

Source: Cleveland Memory Project

substances or petroleum. Brownfield sites are known to be linked to negative health outcomes because residents can be exposed to contamination by walking through these sites, by drinking groundwater affected by these sites, and by breathing contaminants picked up by wind.

Despite the health issues related to Brownfields, there is no definitive source of information about them for communities. The State of Ohio maintains a Brownfield Inventory; however, it is not an exhaustive list of Brownfield sites because addition to this list is voluntary.

BUSTR

One area that the Ohio EPA does track is its voluntary listing of underground storage tanks. The Ohio EPA's Voluntary Action Program (VAP) addresses a number of environmental issues throughout the state; especially the regulation and cleanup of petroleum underground storage tanks such as those found at gas stations. Over time these tanks have the potential to leak gasoline into the ground, creating environmental issues. The Bureau of Underground Storage Tank Regulations (BUSTR) regulates the requirements for tank closures, sampling, and cleanup of the environment.

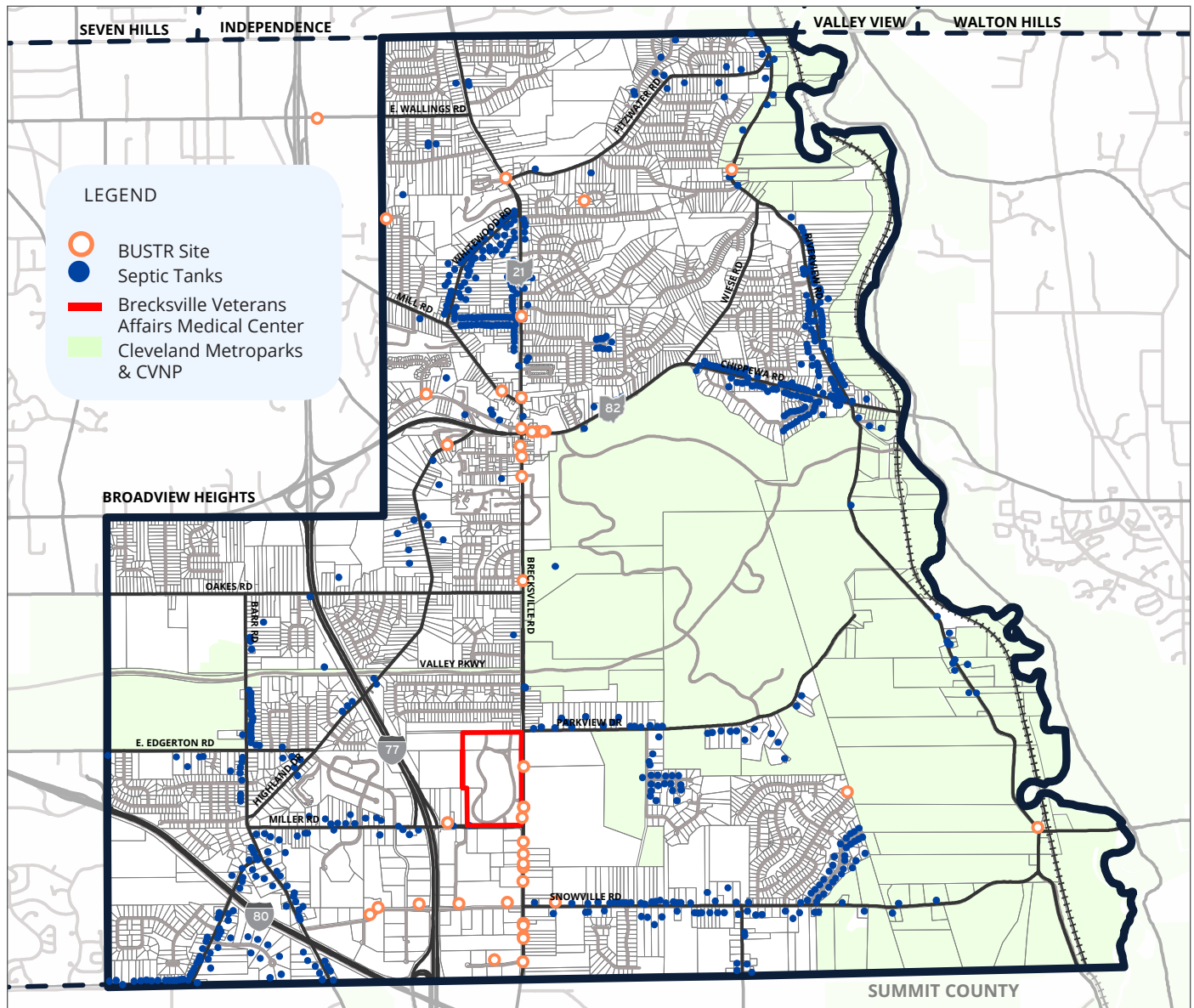
The City of Brecksville has a total of 49 BUSTR sites within the community. These sites can primarily be found along Brecksville Road and Snowville Road, where the City's heavier uses are located or have operated in the past. While the BUSTR sites cannot provide a complete view of environmentally contaminated sites in the City, they do provide a snapshot of those areas with the potential for contamination.

The most notable site, the Brecksville VA Medical Center, is permanently closed and contains environmental contaminants. However, there is immense potential as this site contains about 20 buildings, is roughly 68.05 acres in size, and is in close proximity to many nearby amenities. In addition to the VA site, the City also owns several other adjacent sites that total well over 103 acres.

SEPTIC SITES

According to the US EPA, septic tanks are used by more than one in five households in the country. These systems treat and dispose of wastewater for individual or small

MAP 10 BUSTR SITES AND SEPTIC TANKS



clusters of homes and businesses that are not connected to a wastewater sewer system.

When properly cared for and maintained, septic systems can be safe and efficient in managing the wastewater of sparsely populated areas. As septic systems age, however, they can break down. Likewise, a growing community can experience problems if too many septic systems are used in close proximity. In cases like these, septic systems can cause environmental health concerns such as contamination of surface water or ground water.

In Brecksville, septic systems are monitored by the Cuyahoga County Board of Health (CCBH). To ensure

proper care, CCBH can provide evaluations of septic systems for property owners. Likewise, local regulations limit the density of homes to ensure enough space for septic systems to function properly. The map above showcases the location of septic systems in Brecksville.

Because septic systems limit densities, development of certain parcels is also limited when wastewater sewer systems are not present.

2.3 HOUSING PROFILE

HOUSING UNITS

A City's housing stock defines its neighborhoods and its character. The City of Brecksville's housing stock is relatively new with over half of its units built after 1970 (61.2%). This is opposite the trend found within the County in which most units were built prior to 1970 (74.2%). While housing in Brecksville is newer, the number of units built in recent decades has fallen dramatically because less land is available to develop.

Analyzing a community's housing by the number of units in a structure describes the types of buildings in a community. For instance, a one-unit structure would be

a single-family home or possibly an attached townhouse. A two-unit structure would be a duplex, and a 50-unit structure would be a large apartment or condo building. Brecksville's housing is predominantly comprised of single-family detached units at 77%.

When compared to its COG communities and the County as a whole, the City of Brecksville has the lowest percentage of housing types between 5 to 9 units (3%), 10 to 49 units (1%), and 50 or more units (2%). This indicates that the City has limited housing options and living arrangements available for residents.

Figure 34
Year Built

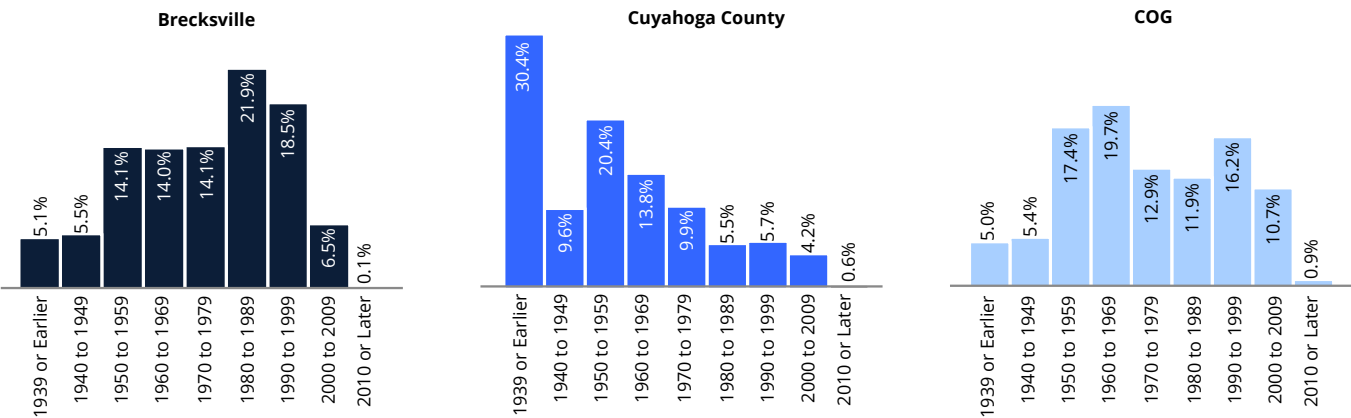
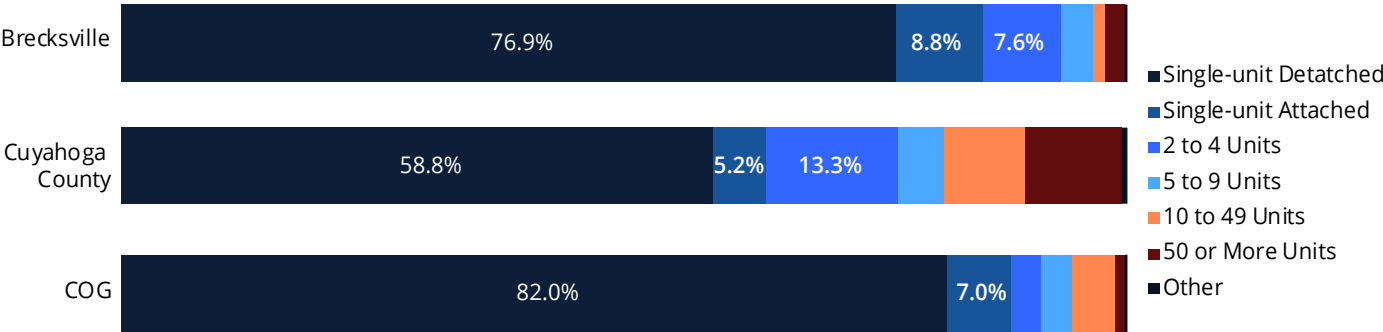
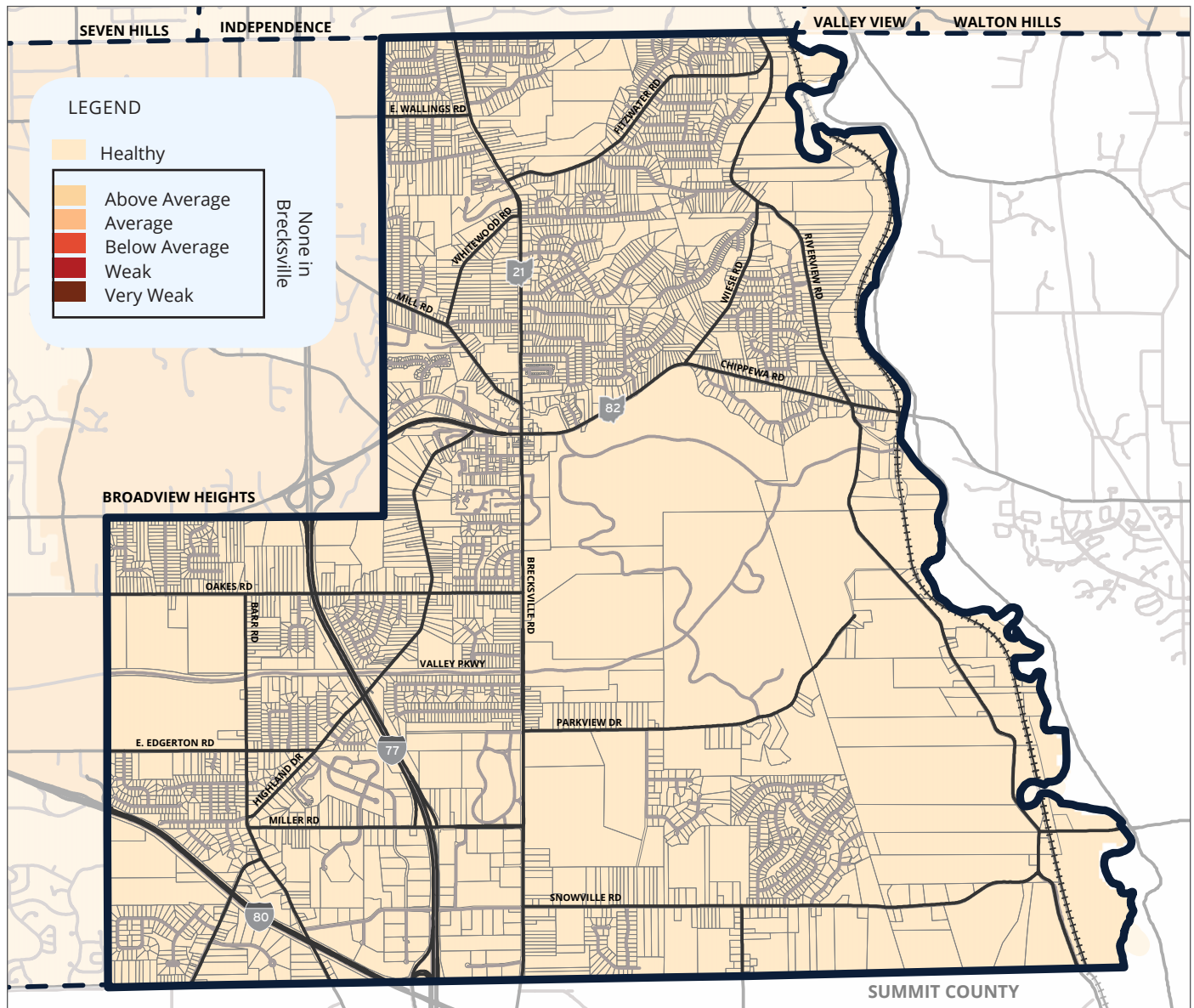


Figure 35
Percent of Units by Number of Units in Structure, 2016



MAP 11 HOUSING MARKET STRENGTH, 2015



HOUSING MARKET STRENGTH

Housing market strength is a major indicator of economic strength for a community. When the economy is strong, and people are confident about the future, they are more inclined to purchase homes, upgrade their current residences, or buy larger dwelling units.

The map above identifies housing market strength based on seven measures: poverty, tax delinquency, mortgage foreclosure, demolitions, vacancy, change in valuation, and unemployment rate. These measures were identified as part of a Countywide Housing Study completed in 2016 by the Cuyahoga County Planning Commission in partnership with Cleveland State University.

The City of Brecksville's housing market continues to hold steady and remains one of the healthiest and strongest in the region. The entire City's housing market is rated as "Healthy" and does not contain any ratings below the "Above Average" rating.

2.3 HOUSING PROFILE

HOME SALES

Median sale price is an important indicator for displaying a community's housing market strength and is typically a data point that can be easily tracked over time. The City of Brecksville continues to demonstrate its strength in the housing market. The City's median sales price for a single-family home in 2017 was \$267,750; which is the highest among its COG communities.

Like many communities across the country, the City saw a decline in the housing market during the recession and the economy's rebuilding years. In 2011, Brecksville

saw its lowest housing prices when compared to its sales "pre-recession" at 13.0% below the 2008 median sales price. Additionally, Brecksville was hit harder during the recession than Cuyahoga County suburbs and the County as a whole. The City of Brecksville's housing market began to rebound in 2012 and has since continued to climb. Currently, the City's median sales price for a single-family home in 2017 was 7.1% above the median sales price from 2008; indicating that the City has fully recovered from the recession.

Figure 36
Single-Family Median Sale Price, 2017

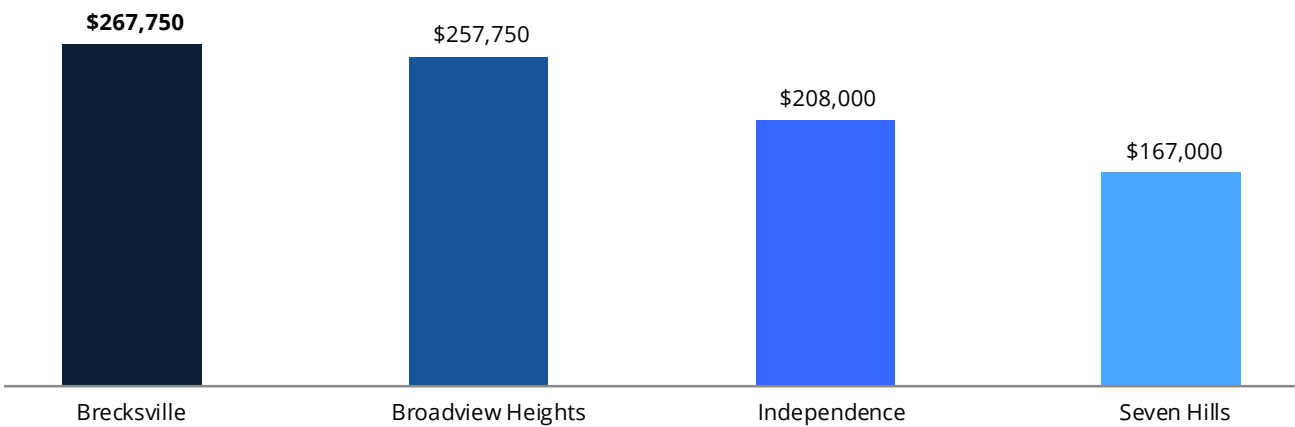
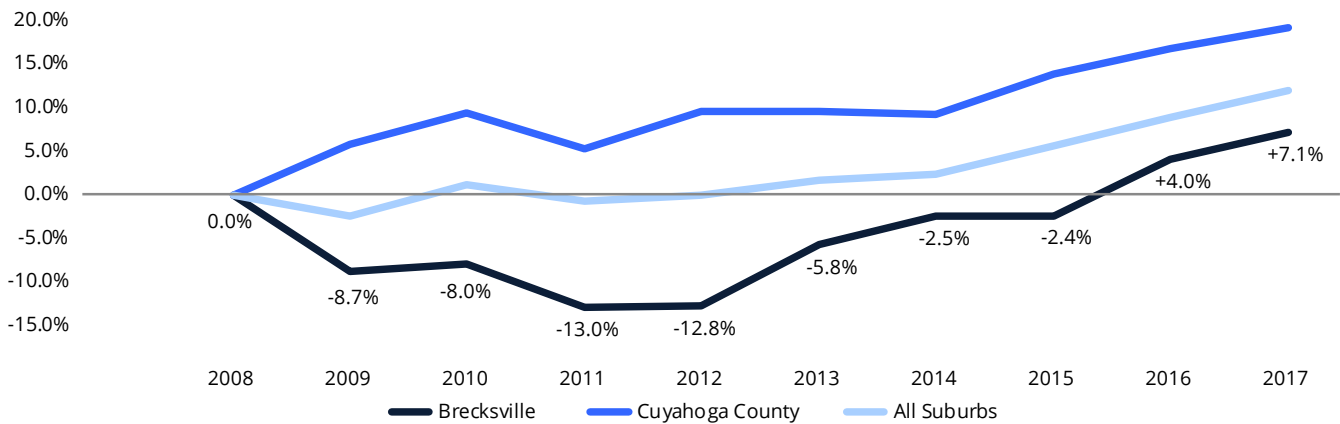
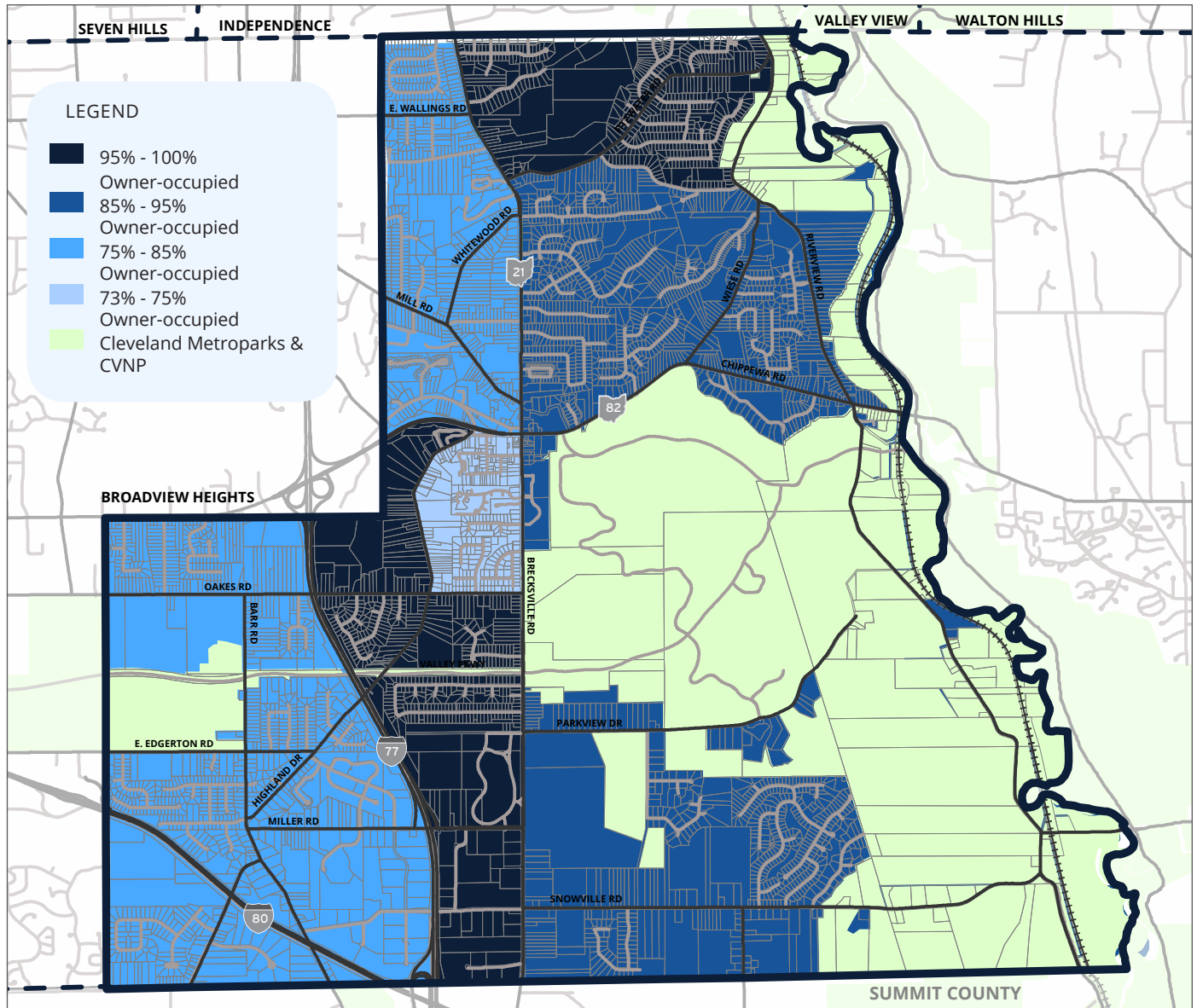


Figure 37
Change in Single-Family Median Sale Price, Compared to 2008



MAP 12 OWNER-OCCUPIED HOUSING



OWNER-OCCUPIED HOUSING

The City of Brecksville has a very high ownership rate. Within the community, all residential areas contain at least 73% owner-occupied housing units.

The City's lowest concentration of owner-occupied housing units can be found just southwest of the Brecksville Road and Royalton/Chippewa Road intersection. Conversely, the City's highest concentrations of owner-occupied housing units can be found on the far north end of the community and directly east of Brecksville Road.

2.3 HOUSING PROFILE

Figure 38
Occupancy Rate, 2016

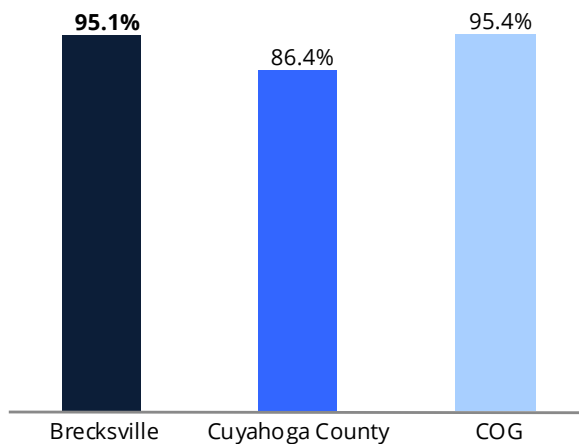


Figure 39
Vacancy Type, 2016

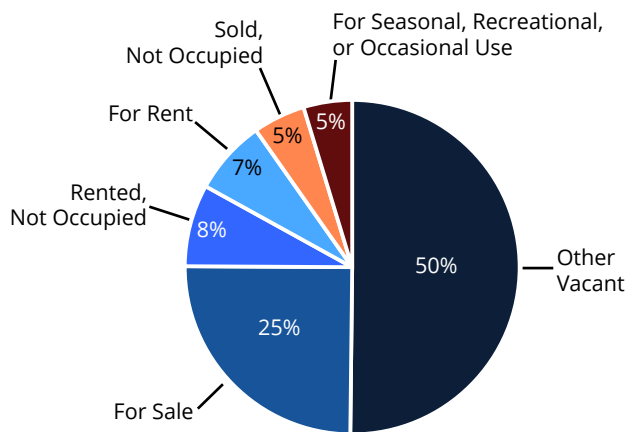
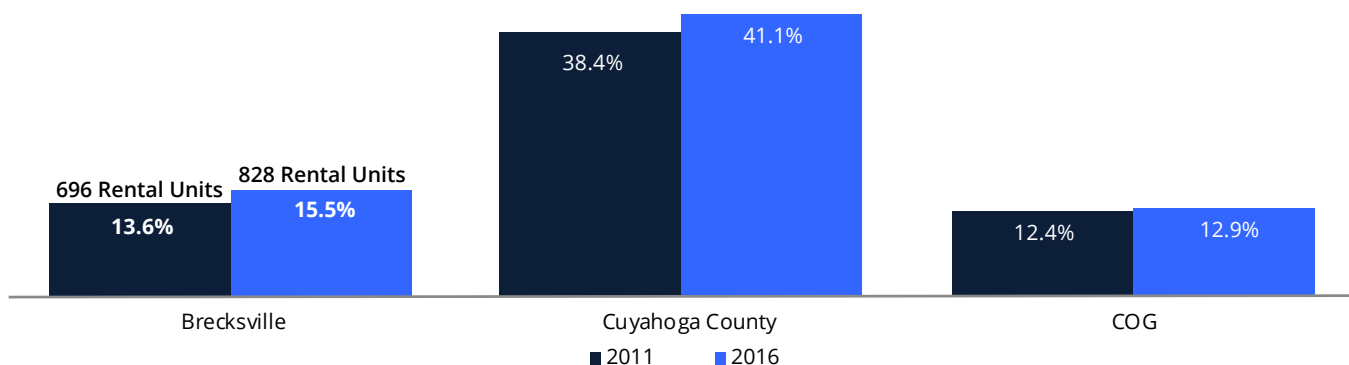


Figure 40
Percent of Renter-Occupied Housing Units, 2011 & 2016



OCCUPANCY & VACANCY

Occupancy rates display what percent of housing units within an area is currently occupied. The City of Brecksville has a very high occupancy rate of 95.1%. This is very similar to that of its peer communities (95.4%) and slightly higher than that of the County (86.4%).

Among the 4.9% of housing units that are vacant, the majority are considered “other vacant” (50%). “Other vacant” indicates that the unit does not fit into the for rent, for sale, rented or sold but not yet occupied, or temporarily used vacant categories. Common reasons include an owner that does not want to rent or sell, or a house being used for storage, being foreclosed upon, or being repaired or renovated.

The next highest vacancy types in Brecksville are for sale (25%); rented, but not occupied (8%); and for rent (7%).

TENURE

Tenure is a term used to describe whether a housing unit is owned or rented by its occupants. The City of Brecksville saw a slight increase in the number of renter-occupied housing units from 13.6% (696 rental units) in 2011 to 15.5% (828 rental units) in 2016. This is a similar trend found both within the County as a whole and its COG communities during the same time frame; however, the overall number of renter-occupied units remains very low.

RENT

Gross rent is a good indicator for overall affordability of housing within a community. The City of Brecksville is a highly desirable area, and rental prices are high.

The City has a significantly higher percentage of rentable units that are priced \$1,000 or more (73.9%) when compared to the County (21.6%) and its COG communities (45.1%). Brecksville also has the lowest percentage of rentable units that are less than \$600 (3.2%), between \$600 and \$799 (9.5%), and between \$800 and \$999 (13.4%). This indicates that Brecksville tends to have larger, more desirable rental options.

AFFORDABILITY

Overall, the City of Brecksville's median household income (MHI) and median rent increased at a rate significantly faster than the County between 2011 and 2016. The City's median sales price for a single-family home increased at a rate much slower than that of the County. The County's median sales price increased 19.5%, while the City's only increased 10.8%.

These trends indicate that the rise in MHI could show an increase in more disposable income, but the increase in median rent and median sales price could indicate that the City is becoming less affordable overall as residents use more of their income for housing.

Additionally, while the County's median sales price increased at a much faster rate, the final sales price was still almost \$140,000 less than that within the City of Brecksville. The numbers in this chart are not adjusted for inflation.

Figure 42
Change in Income, Rent, and Sales Price, 2011 to 2016

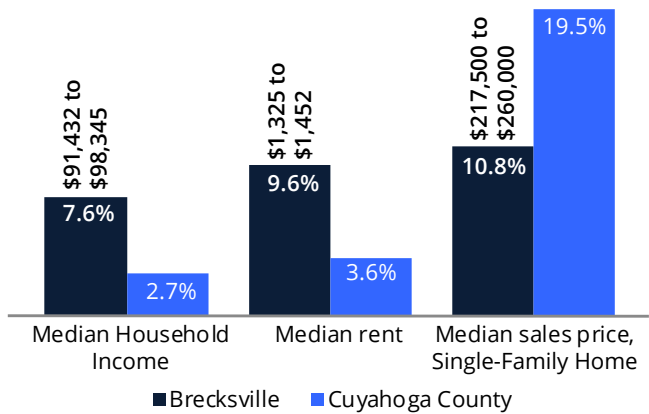
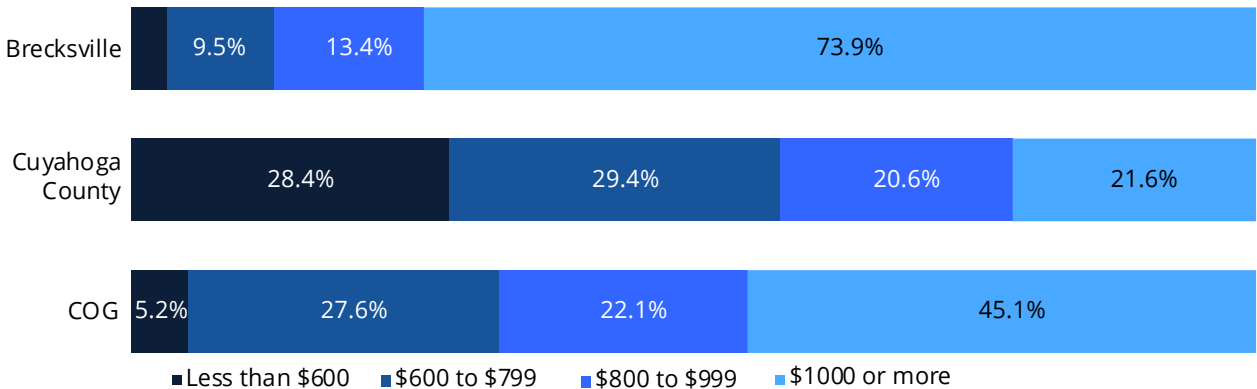


Figure 41
Percentage of Rental Units by Median Gross Rent, 2016



2.3 HOUSING PROFILE

SENIOR HOUSING

It is important for a community to provide housing options that meet the needs of the community's population over the age of 65. The City of Brecksville currently has various housing options that are specifically for the community's senior population.

The independent living facilities within the City offer apartment-style residences for seniors who are capable of living on their own and desire to live in a communal environment with those of a similar age. These facilities also provide various amenities and services, including interactive activities, group outings, dry cleaning, and more. All of Brecksville's senior living facilities are located near the center of the City and in close proximity to the community's core services such as emergency services, the library, and the community recreation center. This proximity to services—especially EMS services—is a benefit to seniors due to short response times.

Chippewa Place is one of two independent living facilities located in the City. This facility is in close proximity—less than 1000 feet—to the Brecksville Road and Royalton Road/Chippewa Road intersection and its nearby amenities.

Jennings at Brecksville offers 74 suite-style apartments that are both independent and assisted living facilities. The assisted living facilities cater to seniors with less

independence who receive staff support with various aspects of daily life. Jennings at Brecksville is also in close proximity—less than a half-mile—to the Brecksville Road and Royalton Road/Chippewa Road intersection.

A nursing home is a facility where seniors who require nursing attention due to illness or disability can reside and are monitored by a 24-hour nursing staff. These facilities can also serve as a place for recovery following surgery or an injury. The City of Brecksville currently has one nursing home—Oaks of Brecksville.

SENIOR HOME CARE

The City also has home care options for seniors looking to remain in their homes. Visiting Angels Living Assistance Services, Comfort Keepers, and Home Instead Senior Care are all located near the center of the City and provide in-home care to seniors in the area. Services can include companionship, meal preparation, light housekeeping, grocery shopping, laundry, memory care, transportation, and more.

Senior Care Connections, LLC provides care management services that will help coordinate services, answer insurance questions, consult with family, and provide financial planning assistance.



The Jennings at Brecksville opened in August 2017 with 74 one- and two-bedroom suites for residents.

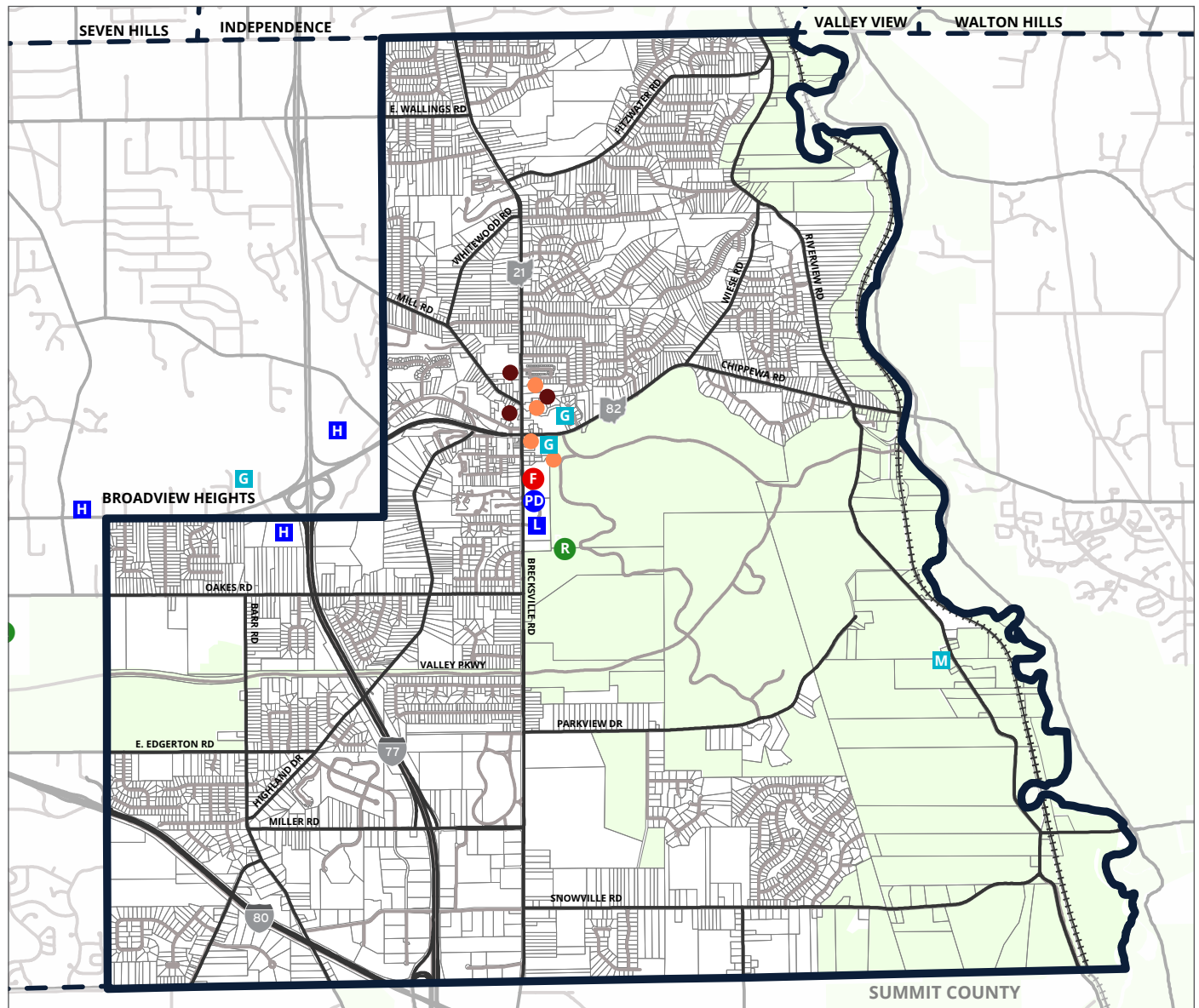
Source: Jennings Center for Older Adults



The Oaks of Brecksville opened in 2011 as a skilled nursing facility.

Source: Saber Health

MAP 13 SENIOR HOUSING AND AMENITIES



LEGEND

- | | |
|-----------------------------|-----------------------------|
| Senior Housing Development* | Community Center |
| Senior Care Assistance** | Library |
| Hospital | Grocery Store |
| Police Department | Farmers Market |
| Fire Department | Cleveland Metroparks & CVNP |

*Senior Housing Development is any facility that provides onsite lodging quarters and care to seniors and can include either independent or assisted living arrangements.

**Senior Care Assistance is a facility where employees travel to a senior's homes for daily assistance, companionship, or offer consultation services for medical, insurance, financial, and future assisted living needs.

2.4 TRANSPORTATION & INFRASTRUCTURE PROFILE

COMMUTE

The City of Brecksville is a commuter City with 6,136 residents leaving the community daily to work elsewhere within the northeast Ohio region. The top three commuting destinations for employment include Cleveland (1,615 workers), Broadview Heights (241 workers), and Independence (282 workers). On a daily basis, 9,395 workers who do not live within Brecksville enter the community for employment and only 605 residents both live and work within the City.

Brecksville is considered an “outer suburb” and the primary commuting method is driving alone (86.7%). A small but significant number of residents also work at home (6.0%) and carpool (4.1%).

When compared to its COG communities, Brecksville has a slightly higher percentage of residents who walk to work or take public transit.

Figure 43
Commuting Direction, 2015

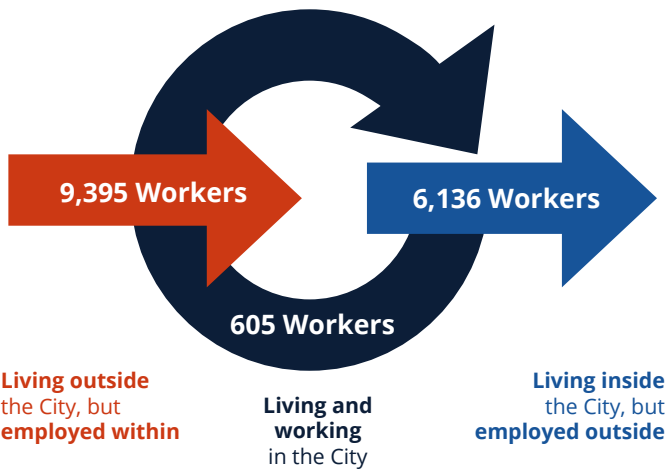
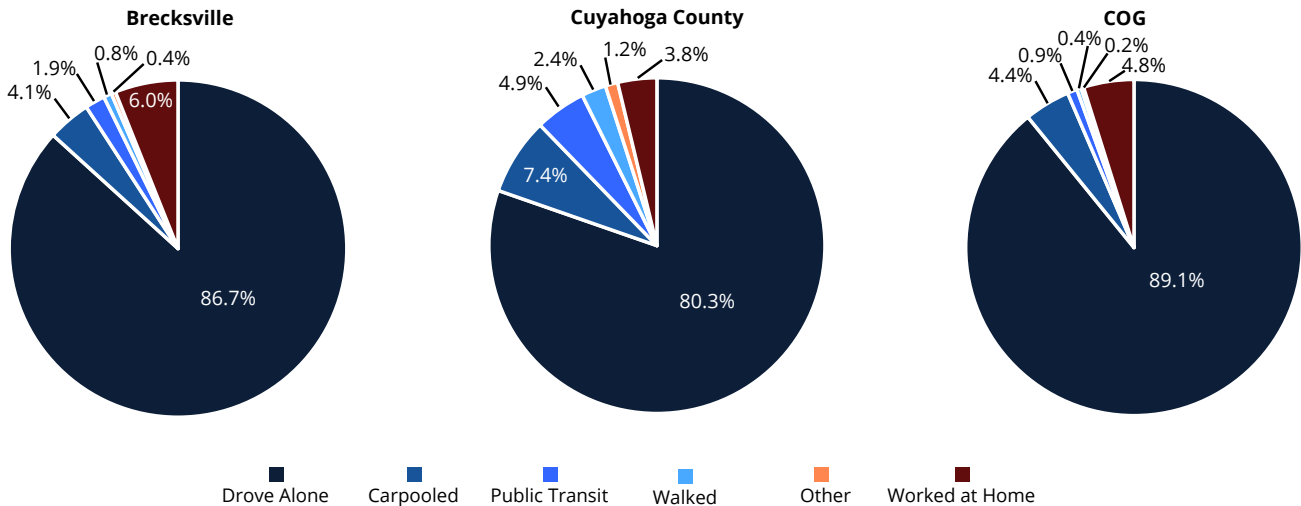


Figure 44
Top Commuting Destination, 2015

Destination	Number of Residents Employed at Destination
Cleveland	1,615
Brecksville	605
Independence	282
Broadview Heights	241
Parma	195
Solon	136
Akron	129
All Other Destinations	3,538

Figure 45
Commuting Method, 2016



VEHICLE OWNERSHIP

The City of Brecksville is predominantly a car-oriented community. The majority of residents own at least one vehicle (94.6%) and only 5.4% of the population do not own any vehicles. This is significantly lower than that of the County, where 13.7% of the population do not own a personal vehicle. When compared to its COG communities and the County as a whole, Brecksville has the highest concentration of residents owning two vehicles (25.4%) and residents owning five or more vehicles (2.4%).

While Brecksville has a high car ownership rate, from 2011 to 2016 the City has seen a large increase in the number of households with one or no vehicles (+9.8% or +146 households) and with two vehicles (+10.3% or +235 households). Conversely, Brecksville saw a large decrease in the number of households with three or more vehicles (-12.0% or 162 households), while the County as a whole and its COG communities saw an increase. This shows a shift toward fewer vehicles per household consistent with the increase in older and single-person households in the City.

Figure 46
Percent of Households by Number of Vehicles Owned, 2016

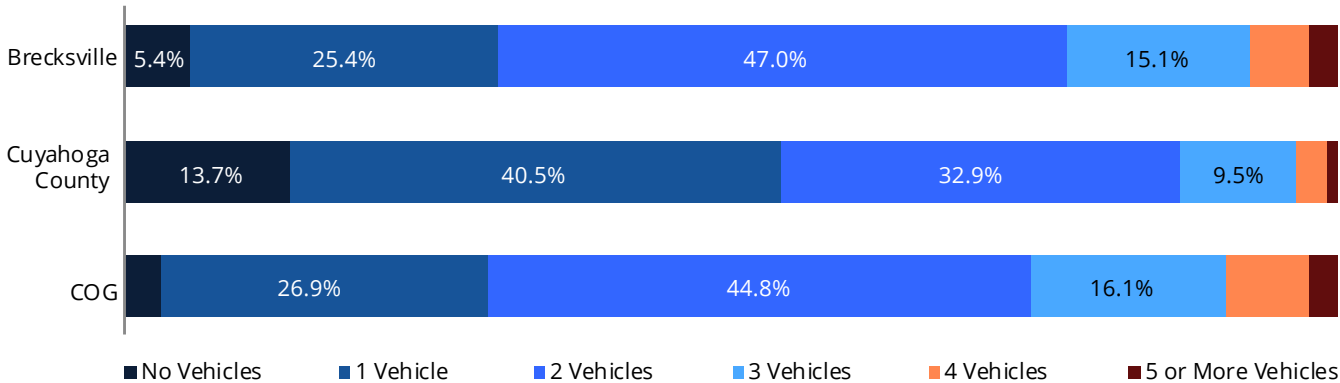
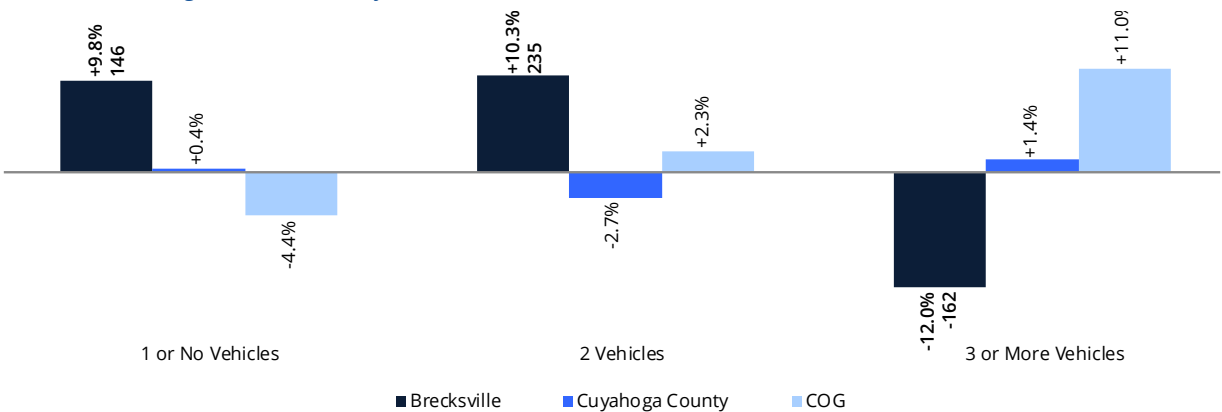


Figure 47
Percent and Numeric Change in Households by Number of Vehicles Owned, 2011 to 2016



2.4 TRANSPORTATION & INFRASTRUCTURE PROFILE

REGIONAL INFRASTRUCTURE PROJECTS

With two main Interstates and two State Routes passing through the community, the City of Brecksville can be described as a gateway into Cuyahoga County. I-80 and I-77 serve as regional highways, while SR-82 (Royalton Road) and SR-21 (Brecksville Road) provide access to commercial and residential uses within the City.

In the coming years, there are a number of regional infrastructure projects that will take place in the City of Brecksville:

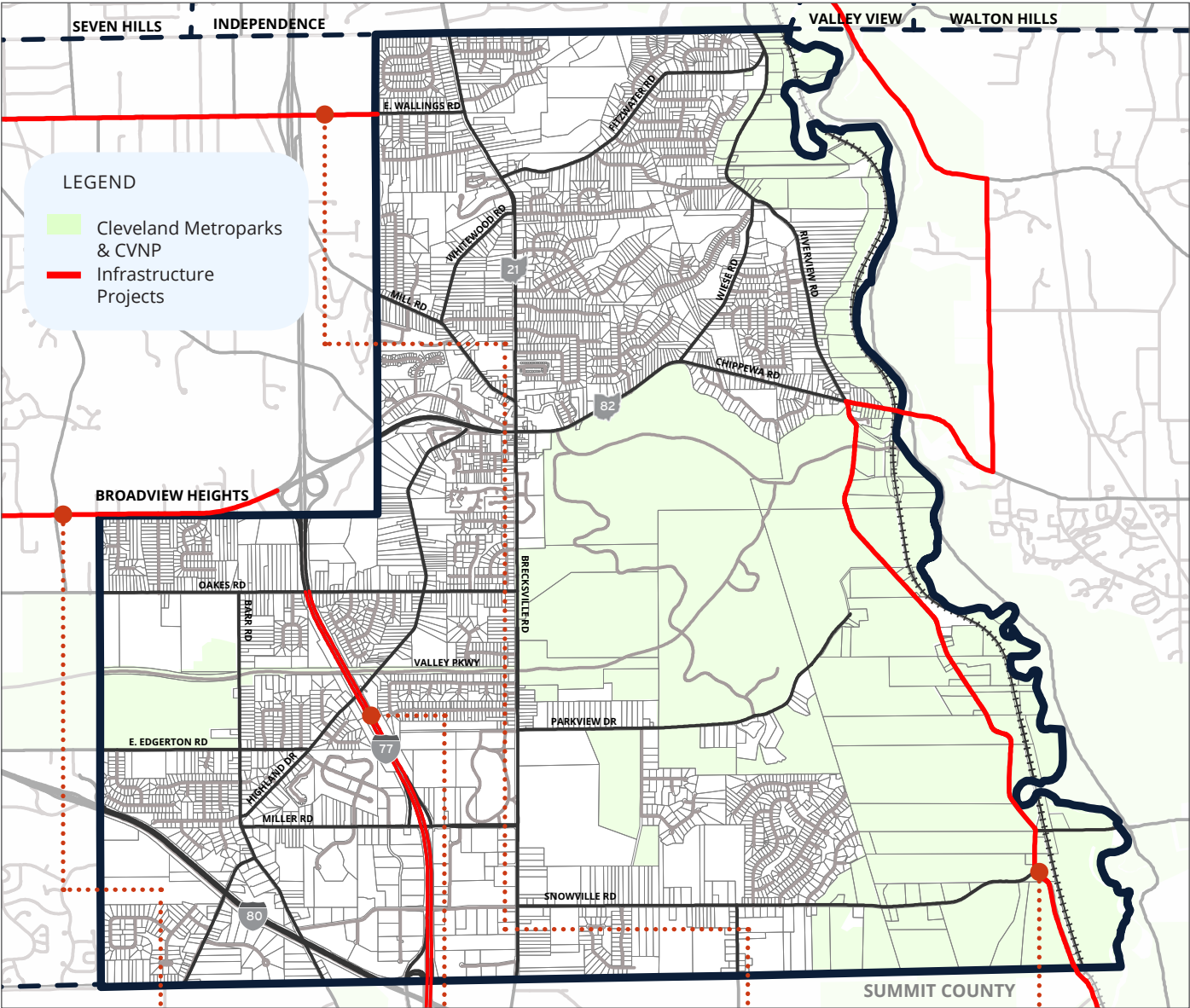
I-77 Widening, ODOT: I-77 will be widened to three lanes in each direction between just south of Oakes Road and the Ohio Turnpike (I-80). Work will include lighting, signage, concrete barriers, and replacement of existing pavement. This project will cost \$18,132,295 and is estimated to be completed in July of 2018.

SR-82 Widening, NOACA, City of Broadview Heights: SR-82 will be widened from east of SR-176 to Treeworth Boulevard in Broadview Heights. This section of SR-82 will be widened from three lanes to five lanes and work will include the construction of urban shoulder, curb and gutter, resurfacing, bike path, traffic signals, signs, and pavement markings. This project just touches the community's border, but is considered a major road widening project and will cost \$10,122,110.

Canalway Signage, NOACA, Cuyahoga County of Public Works: This is Phase 2 of this project and travels through Cuyahoga, Summit, Stark, and Tuscarawas counties. The project includes the installation of informational signs and kiosks along the 110-mile Ohio & Erie Canal Way Scenic Byway. This project will cost \$646,289.

Wallings Road Resurfacing, NOACA, Cuyahoga County of Public Works: This project is located primarily within Broadview Heights, and will include roadway preservation and resurfacing of 2.28 miles of pavement. The project will cost \$2,060,000.

MAP 14 REGIONAL INFRASTRUCTURE PROJECTS



Major Roadway Widening
Royalton Road, SR 82
(NOACA)



Major Roadway Widening
Interstate 77
(ODOT)



Roadway Resurfacing
Wallings Road
(NOACA)



Canalway Signage
Canal Scenic Byway
(NOACA)

2.4 TRANSPORTATION & INFRASTRUCTURE PROFILE

ROADWAY CRASHES

Located directly along two Interstates (I-77, I-80) and two State Routes (SR 21, SR 82), the City of Brecksville has a regional advantage in terms of road access; however, more vehicles and trucks can lead to an increase in traffic accidents.

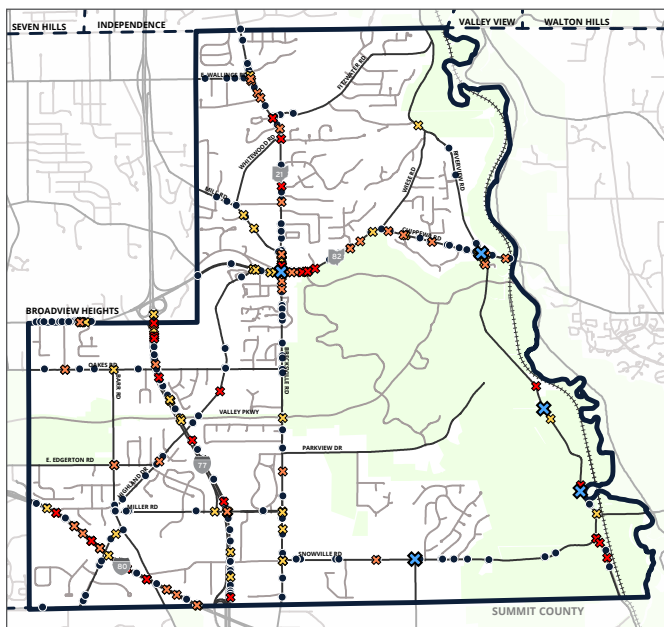
Between 2012 and 2016, there were 756 roadway accidents in Brecksville as reported by the Ohio Department of Transportation. Of those, 77.5% reported no injuries, 3.7% or 28 crashes involved serious injuries, and 0.6% or five crashes involved fatalities.

The highest concentration of crashes occurred on I-80 (102 crashes), I-77 (154 crashes), or near the intersection of

Royalton and Brecksville Roads (181 crashes). There have not been any fatalities reported on either I-77 or I-80. The reported fatalities have occurred along Riverview Road (3), Snowville Road (1), and at the SR-21 and SR-82 intersection (1), as displayed by Map 15.

The vast majority of crashes within the City involve vehicles only, but there have been six instances of vehicles striking pedestrians and bicyclists. Pedestrian and bicycle crashes have occurred on Brecksville Road, Snowville Road, Chippewa Road, and Mill Road, as illustrated by Map 16 below.

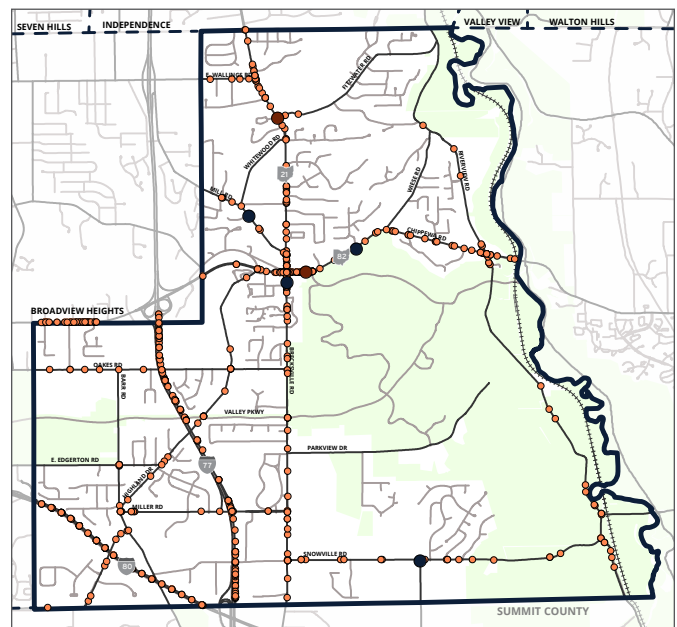
MAP 15 CRASHES BY SEVERITY



LEGEND

- X Fatal Injury (5)
- X Serious Injury (28)
- X Visible Injury (52)
- X Possible Injury (85)
- No Injuries Reported (586)

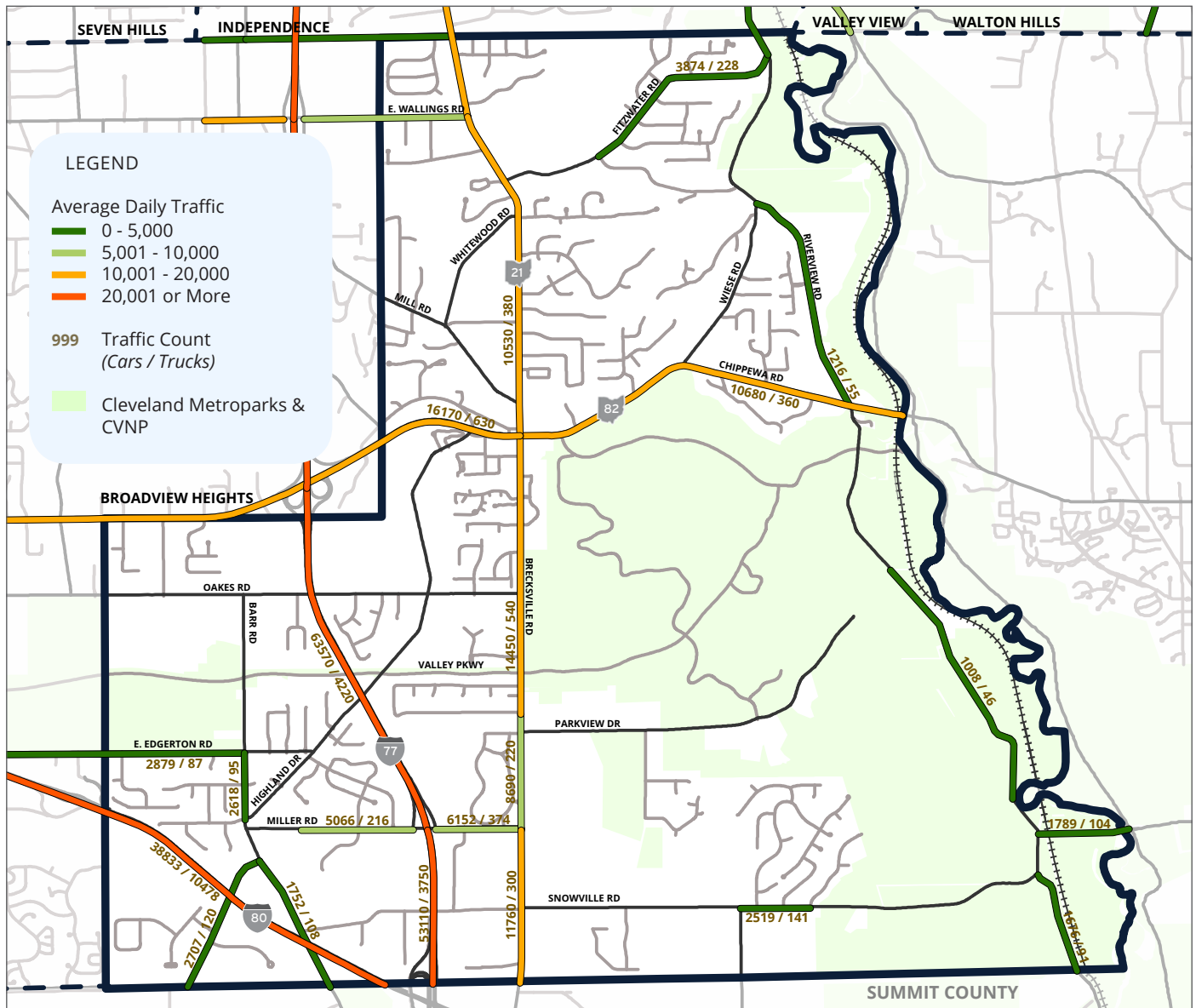
MAP 16 CRASHES BY TYPE



LEGEND

- Crashes Involving Pedestrians (2)
- Crashes Involving Bicyclists (4)
- All Other Crashes (750)

MAP 17 AVERAGE DAILY TRAFFIC



TRAFFIC COUNTS

Traffic counts are helpful in understanding the need for future infrastructure improvements. Heavily traveled roads may require turn lanes, signal coordination, or even expansion. Traffic counts should be understood within the road context, however, because large traffic counts do not necessarily indicate the need or feasibility for improvements. Many communities have also found that roadways were overbuilt in the past and can be reduced for other purposes such as bike lanes, sidewalks, parking, or more greenspace.

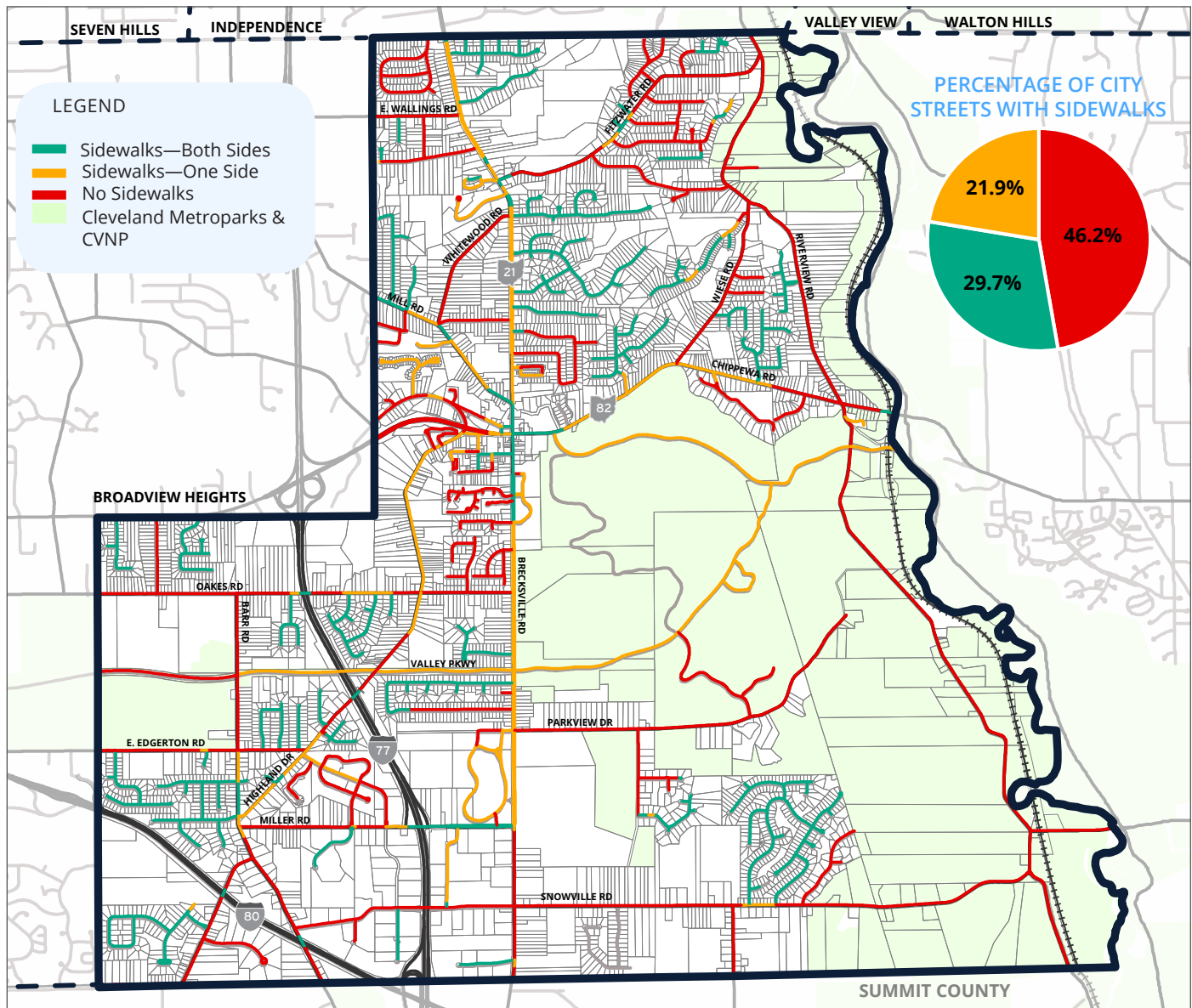
The traffic counts displayed above were completed by NOACA and ODOT between 2012 and 2015. Having been completed at different years and by different agencies,

the counts should provide insights on the importance and traffic of various roads; however, more recent traffic counts would be needed before any major improvements.

The data shows the extent to which Royalton/Chippewa Road (SR 82) and Brecksville Road (SR 21) are the primary spines of Brecksville. They are the most heavily traveled roads outside of the highways that pass through Brecksville. Other roads have low traffic volumes of fewer than 10,000 vehicles. Importantly, roads vary in traffic along their length. For instance, the area of Brecksville Road immediately in front of the VA site has significantly lower traffic counts than the rest of Brecksville Road.

2.4 TRANSPORTATION & INFRASTRUCTURE PROFILE

MAP 18 SIDEWALKS



SIDEWALKS

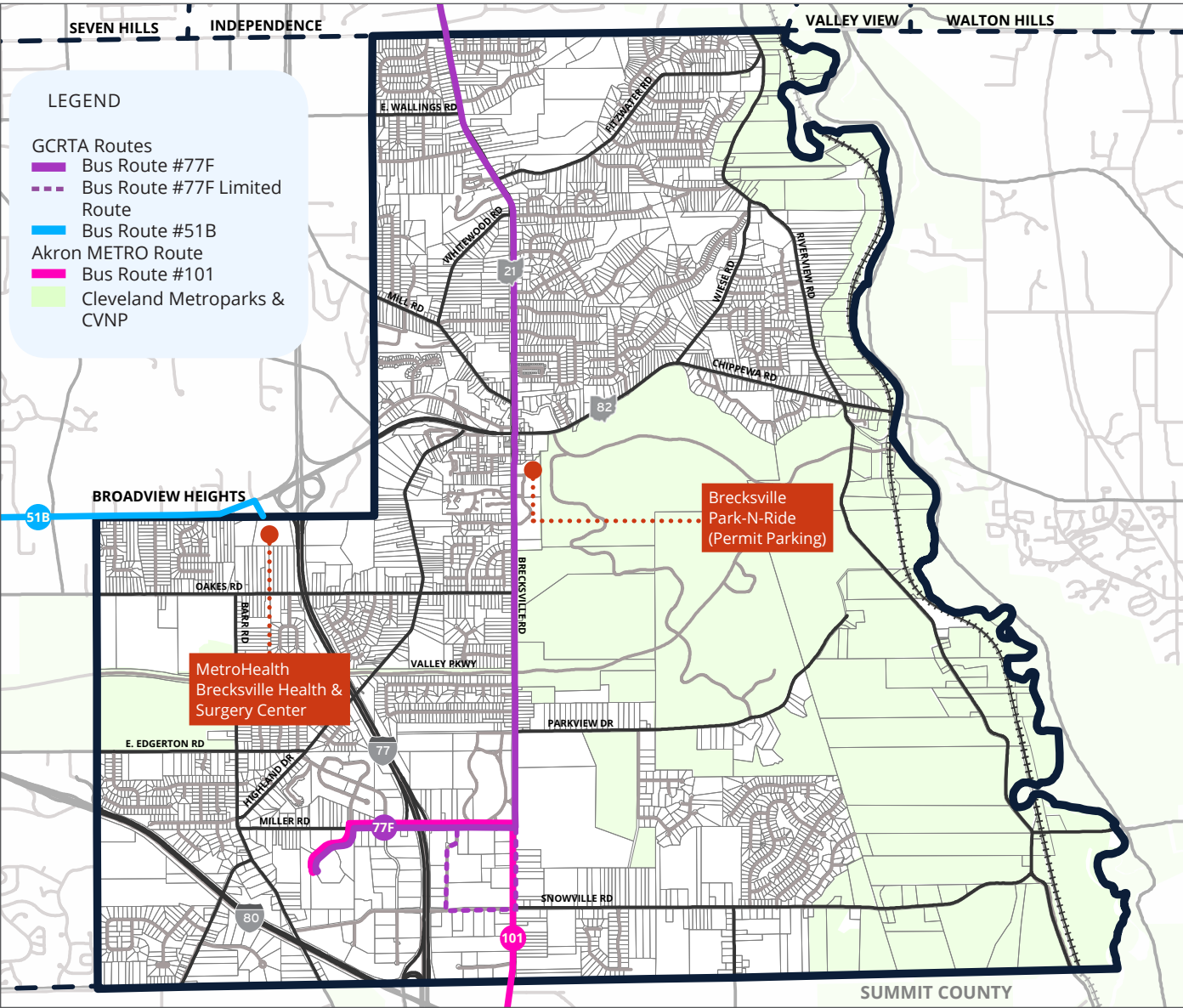
Brecksville's streets vary greatly in terms of pedestrian amenities. Only 29.7% of streets in Brecksville have sidewalks on both sides of the street and almost all of these streets are residential side streets. Most key arterial and connector streets either have no sidewalks or sidewalks are only on one side of the street.

Brecksville Road is a major arterial street within the community, but it primarily has sidewalks on only one side of the street and no sidewalks near the intersection with Snowville Road. Snowville Road is another key connector that primarily has no sidewalks, which could pose a significant safety risk to those wishing to walk to nearby

amenities. Royalton/Chippewa Road is a state route that primarily has either no sidewalks or sidewalks only on one side of the street.

In Downtown Brecksville, at the intersection of Brecksville Road and Royalton Road, there are sidewalks on both sides of the street. This area is the only intersection along Royalton/Chippewa Road with sidewalks on both sides of the street and safe crossing points for pedestrians.

MAP 19 TRANSIT ROUTES



TRANSIT ROUTES

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.

Brecksville is directly served by the Greater Cleveland Regional Transit Authority (GCRTA) #77F bus. The #77F travels from Cleveland on I-77 and continues on Brecksville Road (SR 21) through Independence and Brecksville. There is also a permit-only Park-N-Ride along this route.

In addition, the City also has access to the #51B bus line, which has stops along Royalton Road. As of December 3, 2017, RTA rebranded the 51 series of bus routes as the

MetroHealth Line. It offers commuters an upgraded ride on 20 new, specially designed and branded vehicles.

Finally, southern Brecksville is served by the #101 Akron METRO route, which serves Downtown Akron.

Figure 48
Ridership by GCRTA Transit Route

Route	2017 Ridership
77F	163,746
51-A-B-C*	1,818,500

Source: Greater Cleveland Regional Transportation Agency
*Ridership is only available for the 51 route as a whole

2.4 TRANSPORTATION & INFRASTRUCTURE PROFILE

BIKE ROUTES

With its close proximity to amenities such as the Cleveland Metroparks Brecksville Reservation, the Cuyahoga Valley National Park, and other regional destinations, the City of Brecksville has access to some of the most heavily used trails in the region, such as the Towpath Trail. While these trail systems traverse the community, there are few links between them and the City's residential neighborhoods.

Map 20 shows both existing bike trails in Brecksville and the suitability of existing roadways for bicyclists based on their riding experience. The City has access to numerous all-purpose trails, with major trails along Valley Parkway and the heavily used Towpath Trail. Existing bike trails are located entirely within the Metroparks and National Park, and there are no existing on-street bicycle facilities such as bike lanes in Brecksville.

Without on-street bicycle facilities, bicyclists must ride in mixed traffic with cars. According to NOACA GIS data that describes streets by speed, width, and traffic, the streets in Brecksville vary in how safe they are for bicyclists in mixed traffic. While a large number of residential areas would be suitable for the average, recreational rider, most of the City's roadways are faster and have heavy traffic. This indicates they are geared more towards the intermediate rider or the experienced rider.

The City also continues to be an advocate for active transportation. "Bike Brecksville" is local chapter of "Bike Cleveland," which is a 501(c)3 advocacy non-profit for people on bikes in the Greater Cleveland area. Currently, there are over nine-hundred (900) paying members enrolled in the "Bike Cleveland" initiative and they have worked to achieve a number of significant accomplishments for the biking community in the Greater Cleveland area.

Figure 49
Biking Suitability Level Examples



VALLEY PKWY: ALL PURPOSE TRAIL, SEPARATE FROM ROAD



BARR RD: AVERAGE RIDER, 25MPH



SNOWVILLE RD: INTERMEDIATE RIDER, 35MPH

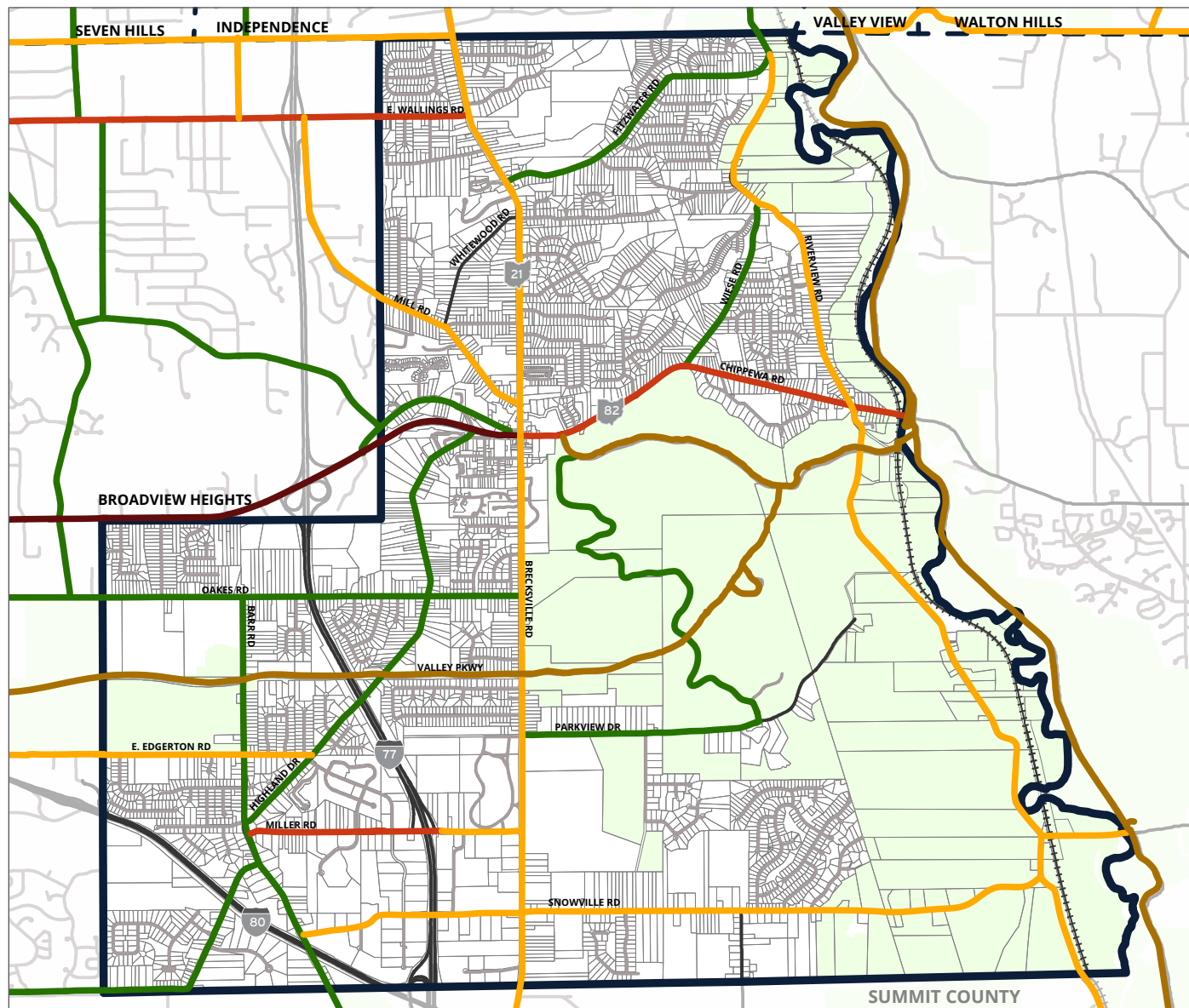


CHIPPEWA RD: EXPERIENCED RIDER, 25 - 35MPH



ROYALTON RD: NOT SUITABLE FOR BIKING, 25 - 35MPH

MAP 20 BIKE ROUTES



LEGEND

Existing Bicycle Facilities

— All Purpose Trail

On-Road Bike Suitability Based on Rider Experience

— Average Rider

— Intermediate Rider

— Experienced Rider

— Not Suitable for Biking

— Cleveland Metroparks & CVNP

2.4 TRANSPORTATION & INFRASTRUCTURE PROFILE

CONNECTIVITY ANALYSIS

Connectivity is a broad term often used to describe how people are physically connected to an area and its amenities by sidewalks, bikeways, and other non-motorized connections. At its most basic, connectivity helps to describe whether a person can walk or bike to the places they want to go, such as a coffee shop, grocery store, or their job.

AMENITIES

To determine connectivity in Brecksville, County Planning first identified those places and amenities people would like to reach. In Brecksville that included the following:

- Downtown Brecksville (the Gazebo at the corner of Brecksville Road and Royalton/Chippewa Road)
- Public Schools
- Community Facilities and Amenities (Brecksville Community Center, civic structures, parks, and trail heads)
- Transit Stops

These places are generally locations people visit for shopping, recreation, culture, or work.

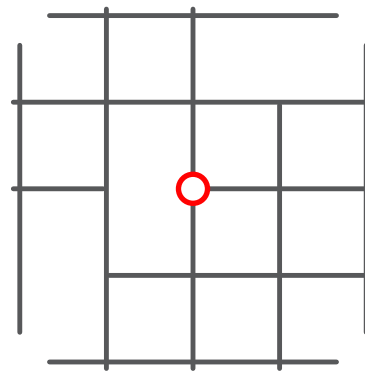
WALKSHEDS

While many of these places may be at the center of the community, that does not mean that residents can easily walk to them. While a community facility may be only a half mile away from a resident's home, winding or disconnected streets can hinder connections.

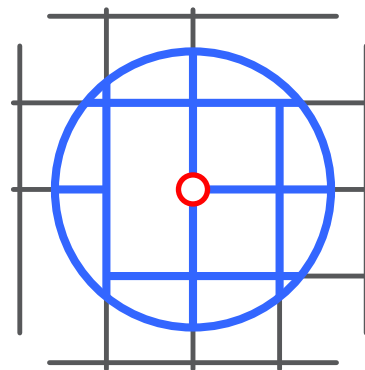
Rather, the maps on the following page shows the walk shed for each amenity. A walk shed shows the distance someone can walk when following a road or path. In a well-connected network, a walk shed can be roughly equivalent to a direct line; however, in a disconnected network, walk sheds might be much shorter—for instance, getting from one cul-de-sac neighborhood to another can be cumbersome even though they may be physically close.

The maps on the following page demonstrate 1/4, 1/2, and 1 mile walk sheds to major destinations in the community.

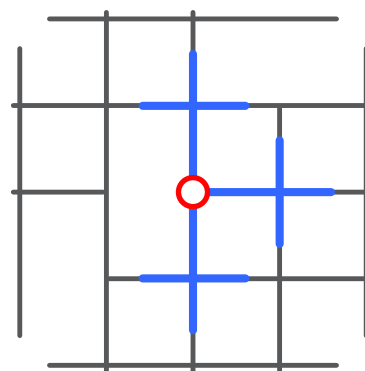
Example Street Network



Half Mile Radius from Starting Point

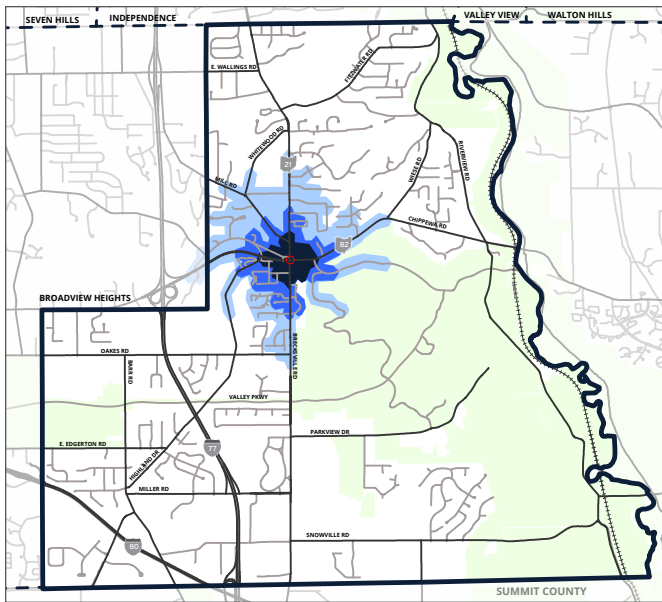


Actual Half Mile Walk Shed from Starting Point

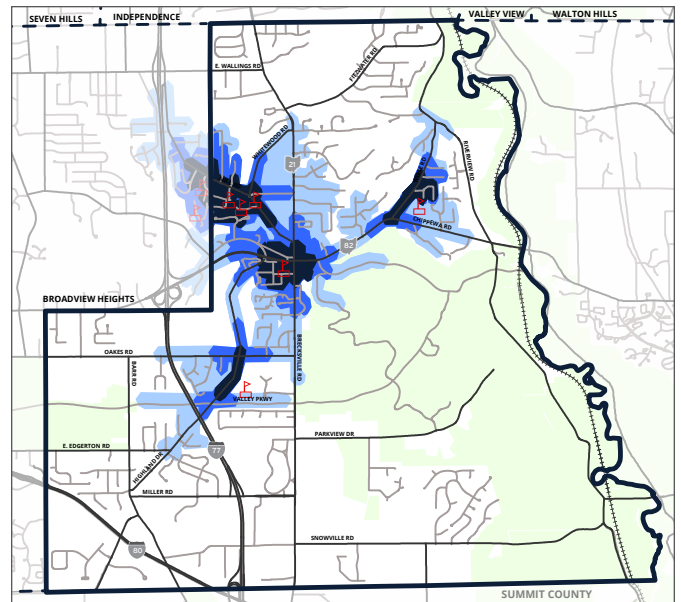


- Street Network
- 1/2 Mile
- Starting Point

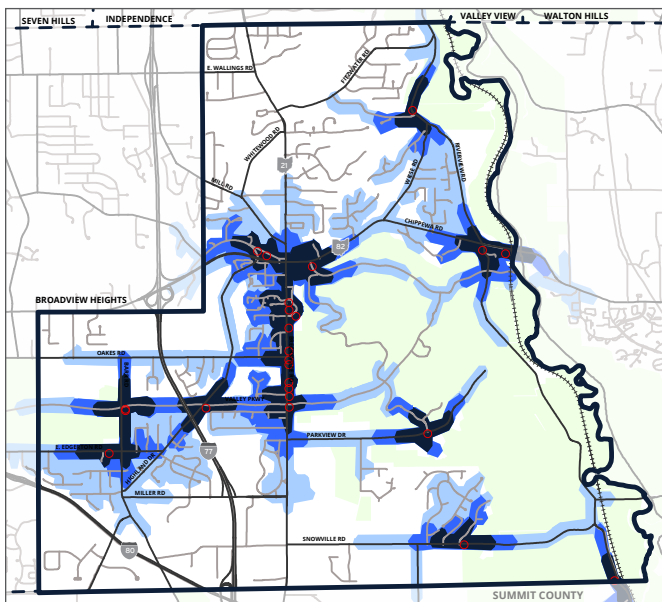
DOWNTOWN



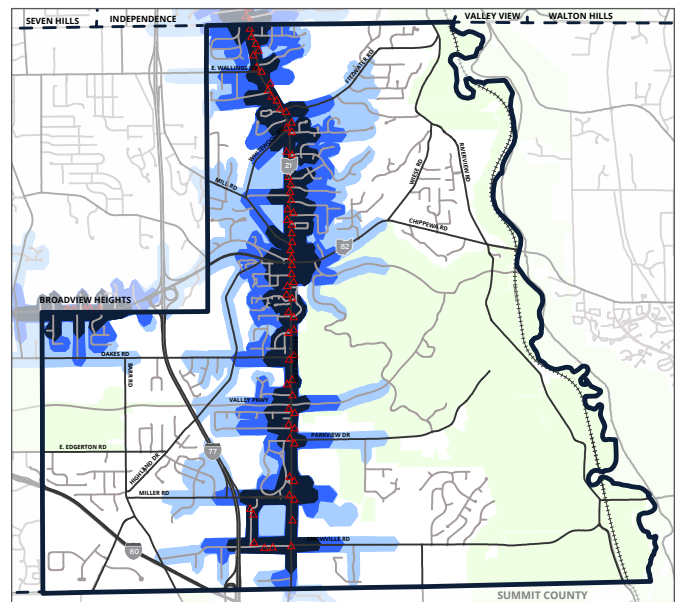
PUBLIC SCHOOLS



COMMUNITY FACILITIES & AMENITIES



TRANSIT STOPS

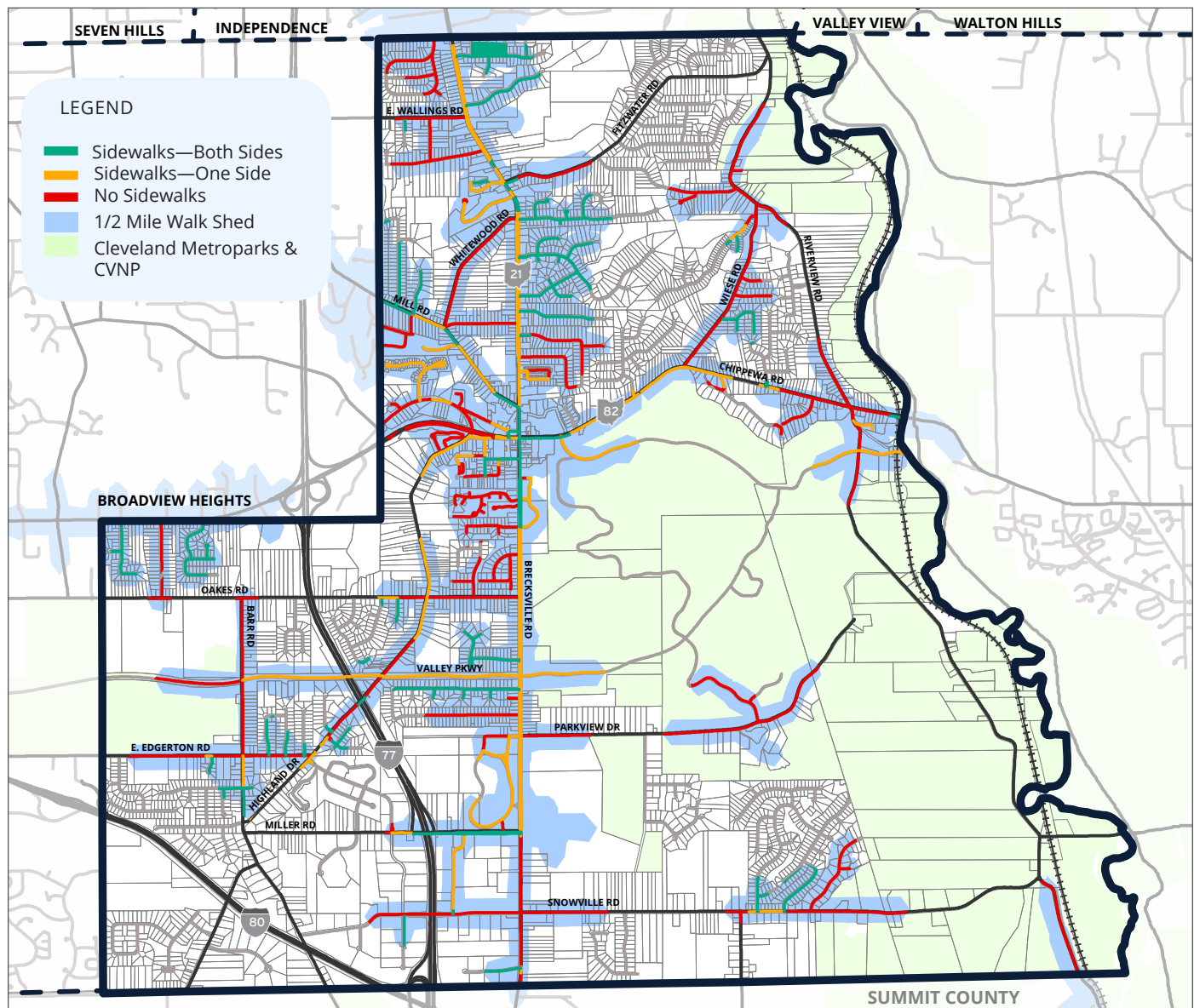


*Community facilities and amenities include the community center, City Hall, the police station, the fire station, civic structures, parks, golf courses, and trail heads

- 1/4 Mile Walk Shed
- 1/2 Mile Walk Shed
- 1 Mile Walk Shed

2.4 TRANSPORTATION & INFRASTRUCTURE PROFILE

MAP 21 SIDEWALK CONNECTIVITY ANALYSIS



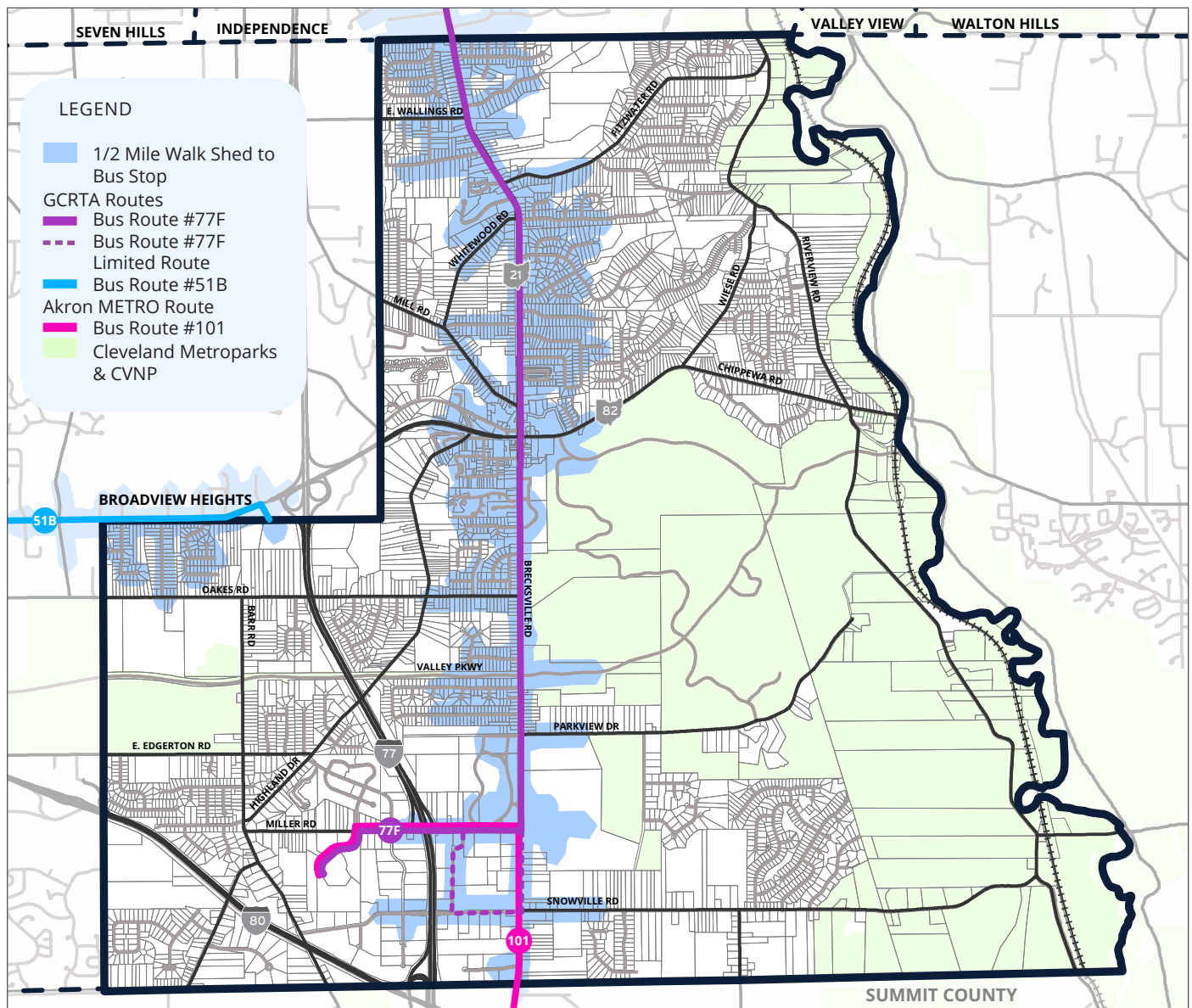
SIDEWALK CONNECTIVITY

The map above shows, in blue, the 1/2 mile walk shed for all four amenity categories: downtown, schools, community amenities, and transit stops. These are the top places that people are most interested in walking to and the top distance residents would be likely to walk to reach them.

Clipped to that 1/2 mile walk shed is the presence of sidewalks in Brecksville. This shows the presence of sidewalks in areas that people are most likely to walk. This can help the City to determine the locations that would most benefit from the addition of sidewalks.

Major roadways such as Brecksville Road, Royalton/Chippewa Road, and Snowville Road are key arterial roadways that are lacking critical sidewalk connections within the City. All three of these roadways have access to various amenities, but can be difficult and unsafe to get to by means other than a personal vehicle.

MAP 22 TRANSIT CONNECTIVITY ANALYSIS



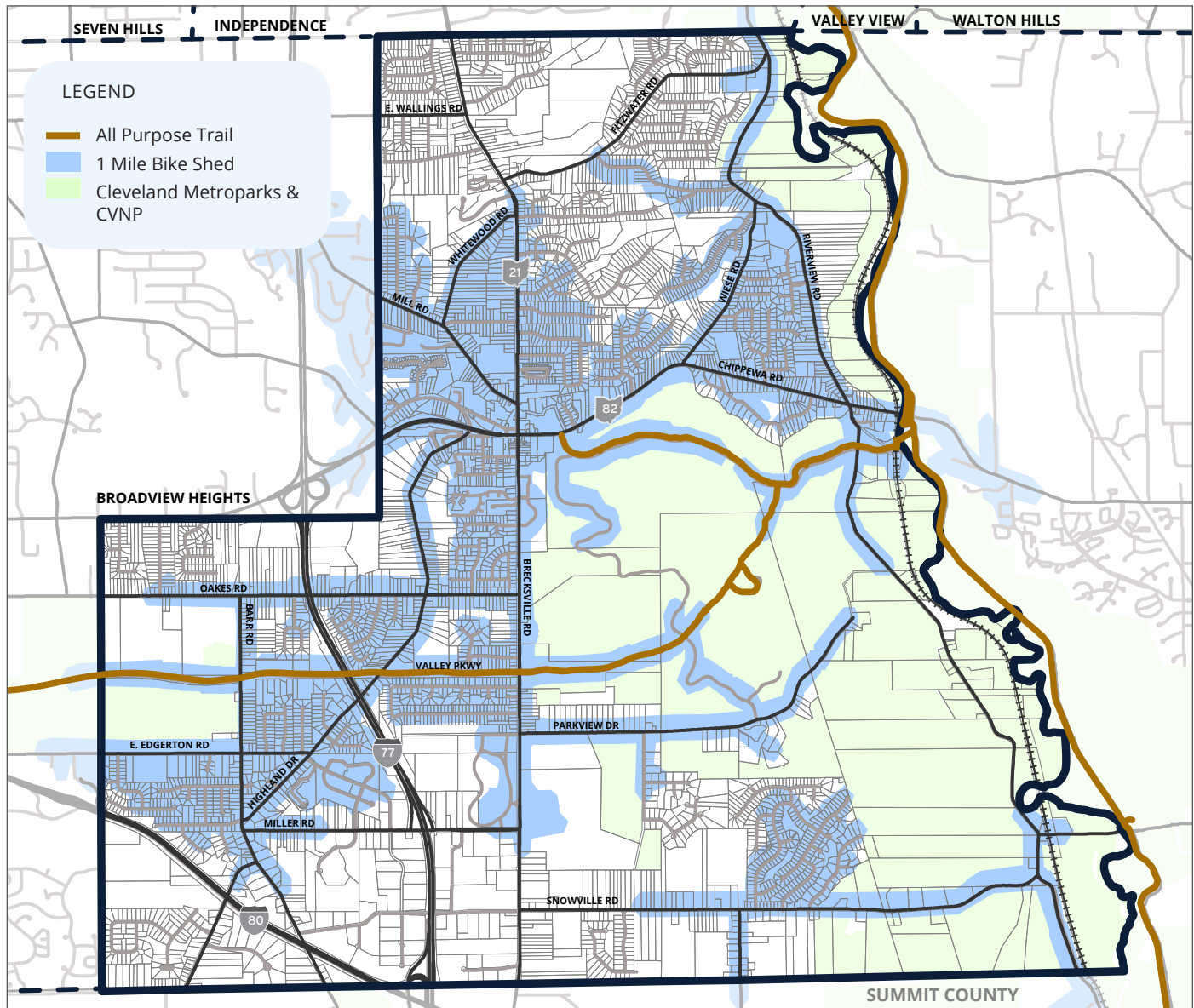
TRANSIT CONNECTIVITY

The map above shows, in blue, the 1/2 mile walk shed from GCRTA and METRO transit stops in Brecksville. A 1/2 mile walk is usually the maximum a person is willing to go to walk to a bus stop.

With only three bus lines running along roads in Brecksville, the majority of residents and residential areas in the City do not have access to transit. This is especially true of areas west of I-77 in the southern half of the community, and in the northern residential areas closer to the National Park.

2.4 TRANSPORTATION & INFRASTRUCTURE PROFILE

MAP 23 BIKEWAY CONNECTIVITY ANALYSIS



BIKEWAY CONNECTIVITY

The map above shows, in blue, a one (1) mile bike shed for all four amenity categories: downtown, schools, and community amenities such as trail heads. These are locations that residents would be most likely to bike to.

On top of that bike shed are existing trails, which run entirely within the Cleveland Metroparks Brecksville Reservation and the Cuyahoga Valley National Park. The map shows that there are few bike connections that get people to those park entrances or to amenities within the community. This information can assist the City in determining what locations would best connect residents to the places they wish to go via bike.

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2.5 LAND USE PROFILE

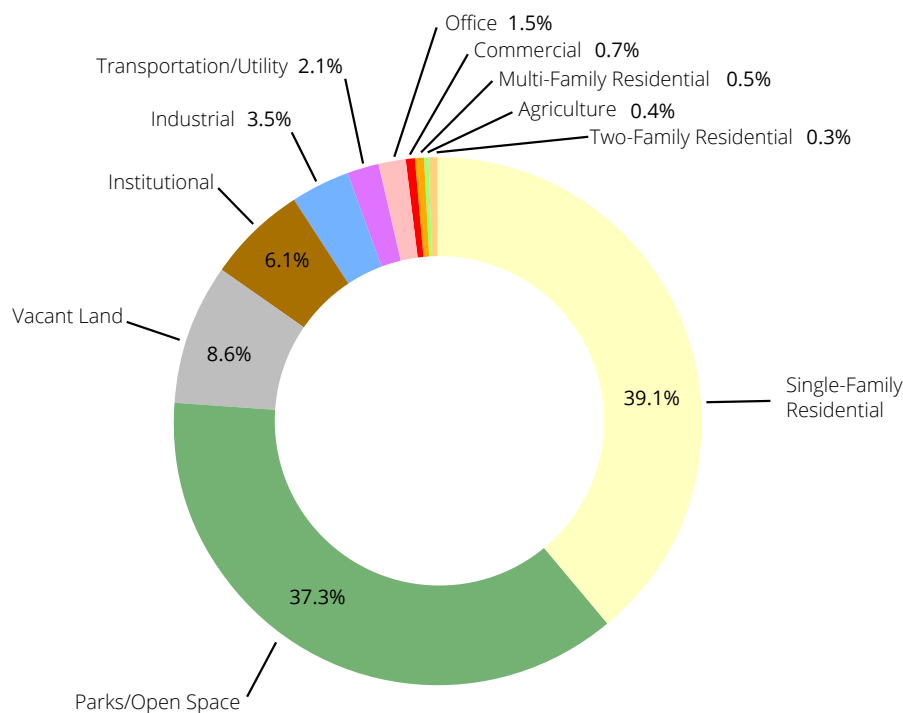
LAND USE

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.

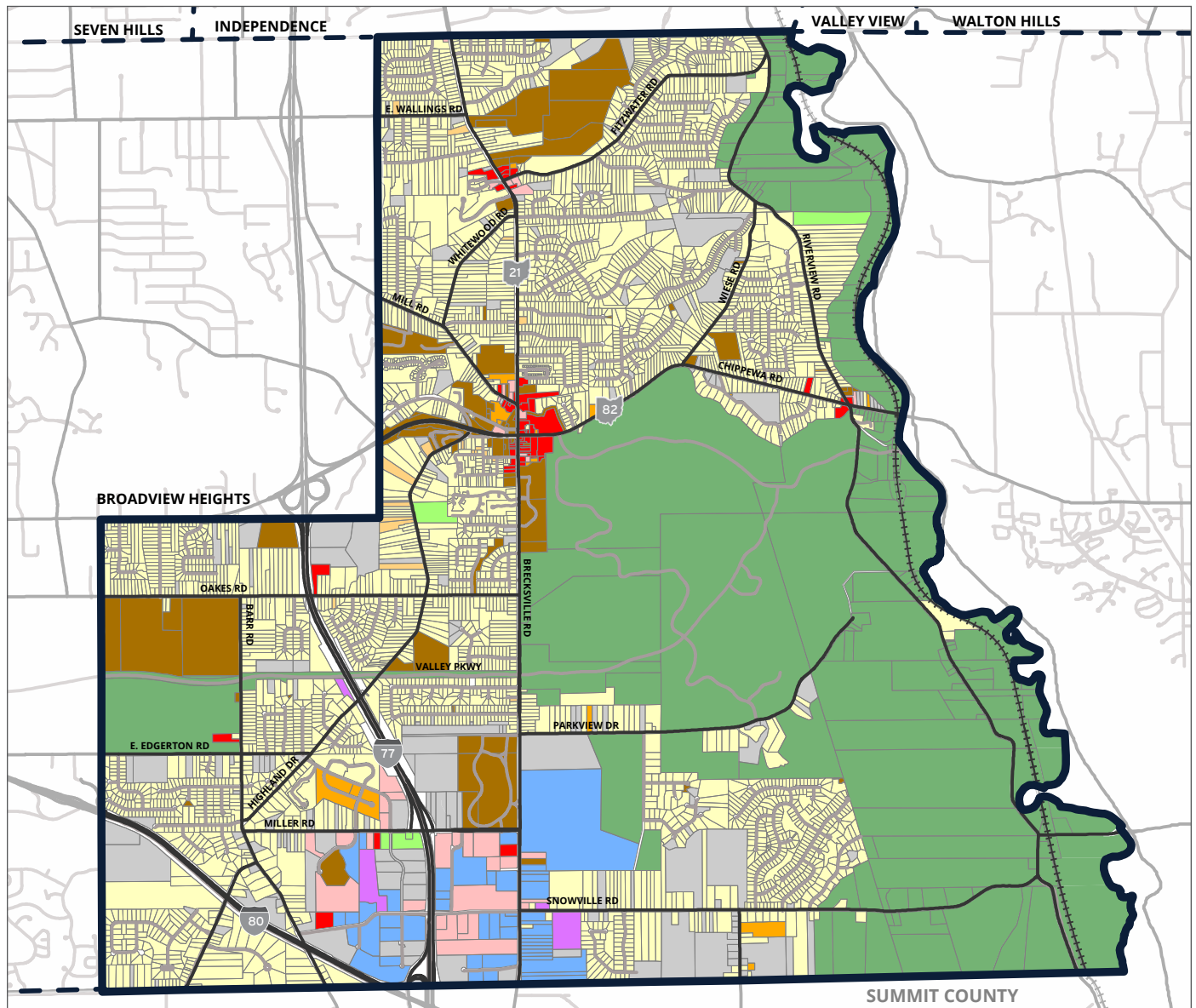
As determined by land use categories from the Cuyahoga County Auditor's tax information and updated with City data, Brecksville's highest percentage of land use is Single-Family Residential at 39.1%. The City's next highest percentage of land uses are Parks/Open Space at 37.3%, followed by Vacant Land (8.6%) and Institutional (6.1%). The broad land use composition is clear: Brecksville is a community dominated by single-family homes in large tracts of parks and open space.

The remaining land uses in the City make up only 8.9% of the City's total area. The City's lowest percentage of land uses includes Industrial (3.5%), Transportation/Utility (2.1%), Office (1.5%), Commercial (0.7%), Multi-Family Residential (0.5%), Agriculture (0.4%), and Two-Family Residential (0.3%).

Figure 50
Land Use Coverage Percentage



MAP 24 CURRENT LAND USE



LEGEND

- | | |
|--|---|
| Single-Family Residential | Transportation / Utility |
| Two-Family Residential | Institutional |
| Multi-Family Residential | Parks / Open Space |
| Office | Agriculture |
| Commercial | Vacant Land |
| Industrial | |

2.5 LAND USE PROFILE

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. These regulations can vary in definition and restrictiveness, but they all serve to protect property values and to ensure that communities are planned and function in a safe, predictable, and suitable manner. The current zoning for the City of Brecksville can be seen in Map 25.

RESIDENTIAL ZONING

R-60, R-40, R-30, R-20, R-16, R-8, R-8A, R-A: The City of Brecksville has a total of eight (8) residential zoning districts and land designations. The main goals of these areas are to regulate bulk and building locations appropriate for land so zoned throughout the community, to regulate residential density, to preserve natural elements, and to protect desirable, existing residential character. All eight of these residential zoning districts share nearly identical regulations and characteristics, with the exception of minimum lot area per dwelling and minimum setbacks or yard sizes. Each residential zoning district is identified by a number, which corresponds to the minimum lot area. For example, in an R-60 district, the minimum acceptable lot area is 60,000 square feet, while in an R-20 district, the minimum lot area is 20,000 square feet. There are additional standards set aside for the R-A district, or apartment district, that must also be met if land is so zoned. For more information, please see Chapter 1151: Residential Districts of the Planning and Zoning Code of the City of Brecksville.

COMMUNITY FACILITIES ZONING

C-F: The main goals of the C-F zoning district are to provide areas for civic and recreational uses, protect institutional land uses from encroachment of non-compatible uses, and to provide an environment for public facilities. Typical uses permitted within these areas include some residential uses, parks, recreational facilities, schools, religious facilities, hospitals, and civic buildings. The C-F zoning district organizes permitted uses into five (5) categories, A-E, and each has its own set of criterion and development standards. For more information, please see Chapter 1153: Community Facilities District of the Planning and Zoning Code of the City of Brecksville.

BUSINESS DISTRICT ZONING

O-B, L-B, S-C, C-S, M-S, O-P: The City of Brecksville has a total of six (6) zoning district classifications that fall under the “Business District” category; Office Building, Local Business, Shopping Center, Commercial Services, Motorist Services, and Office Park. The main goals of the various business districts are to provide convenient and

appropriate locations to promote economic development, protect adjacent residential and commercial properties, and to promote desirable and beneficial use of land within the community. Each of the six “Business District” categories have their own permitted uses, regulations, and development standards. Currently, there is no land zoned as Office Park (O-P) or Commercial Services (C-S). For more information, please see Chapter 1155: Business Districts of the Planning and Zoning Code of the City of Brecksville.

PLANNED DEVELOPMENT OVERLAY ZONING

PDA: The main goals of the PDA district are to ensure compatibility with surrounding development, to provide an appropriate transition from commercial to residential development, and to encourage compatible mixed-use development. A PDA district can have a combination of land uses permitted within a proposed and approved development. Planned development areas can include: retail planned development, office planned development, industrial planned development, residential planned development, other planned development, or a mixed-use planned development. For more information, please see Chapter 1156: Planned Development Overlay District of the Planning and Zoning Code of the City of Brecksville.

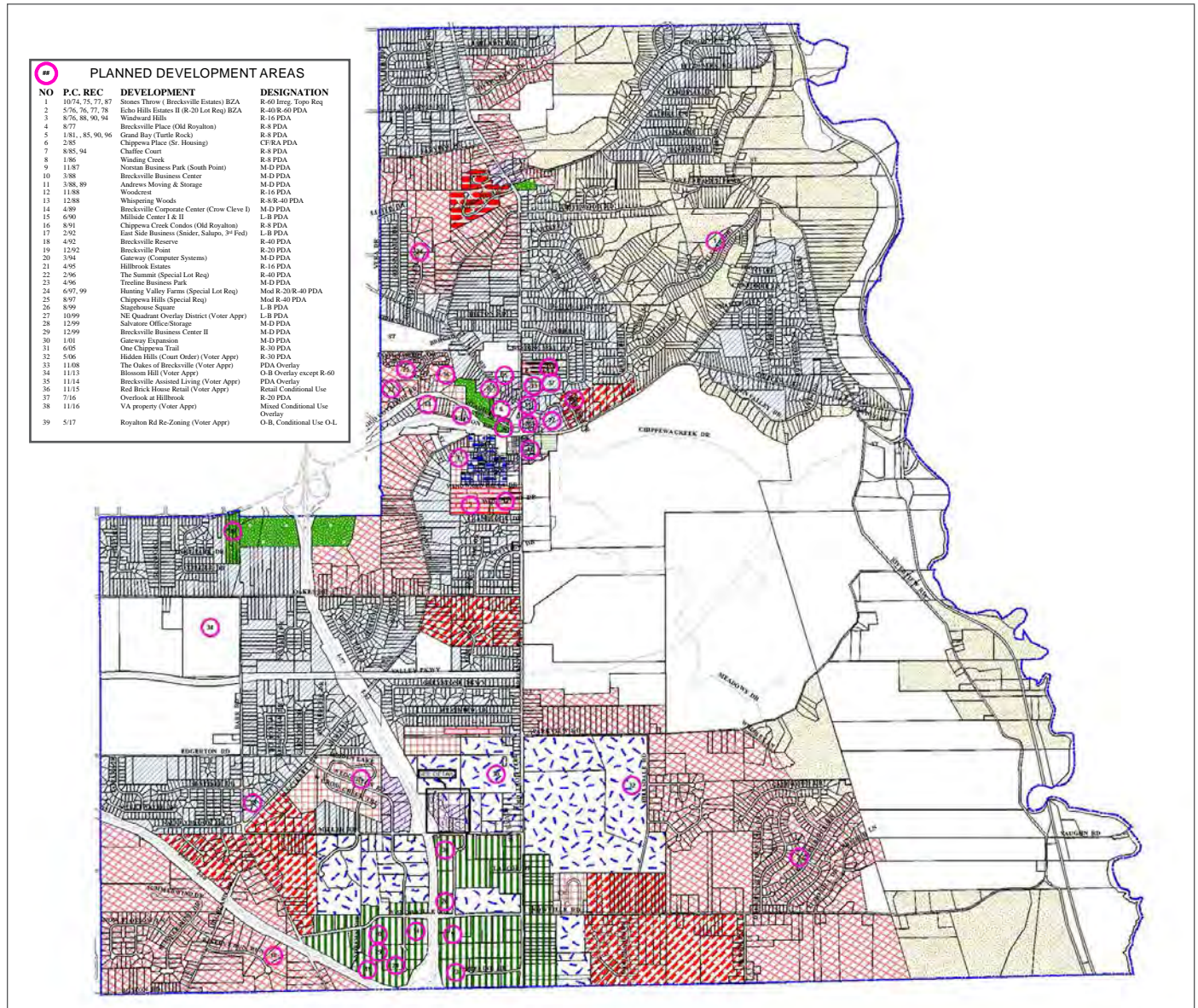
INDUSTRIAL ZONING

O-L, M-D: The City of Brecksville has two (2) industrial zoning districts; Office-Laboratory and Manufacturing-Distribution. The main goals of the “Industrial Districts” are to provide convenient and sufficient areas for research facilities and for the production or distribution of goods, protect nearby residential areas as to not create negative influences, and to promote a desirable use of land and building scale. Both the O-L and M-D zoning districts each have their own use regulations, development standards, and performance regulations that will need to be considered for land so zoned. Additionally, an “Industrial Park Planned Development Area” may be considered as a conditional use within an industrially zoned area. For more information, please see Chapter 1157: Industrial Districts of the Planning and Zoning Code of the City of Brecksville.

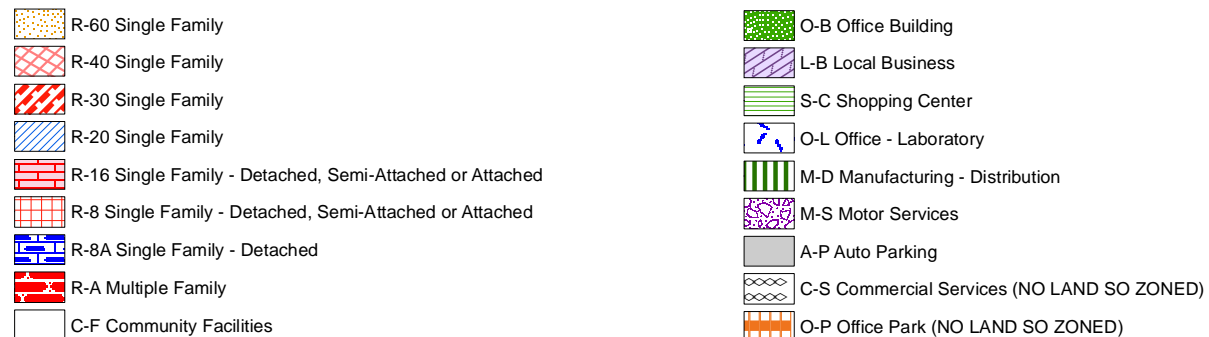
AUTOMOTIVE PARKING ZONING

A-P: The main goals of the A-P district are to provide sufficient off-street parking, promote economic development, protect transitional spaces where open land uses are more appropriate than buildings, and to protect residential development from commercial encroachment. The only uses permitted within an A-P zone district are vehicle parking and unloading or loading vehicles. There are specific design and performance regulations that must be met within land so zoned. For more information, please see Chapter 1158: Automotive Parking Districts of the Planning and Zoning Code of the City of Brecksville.

MAP 25 EXISTING CITY ZONING

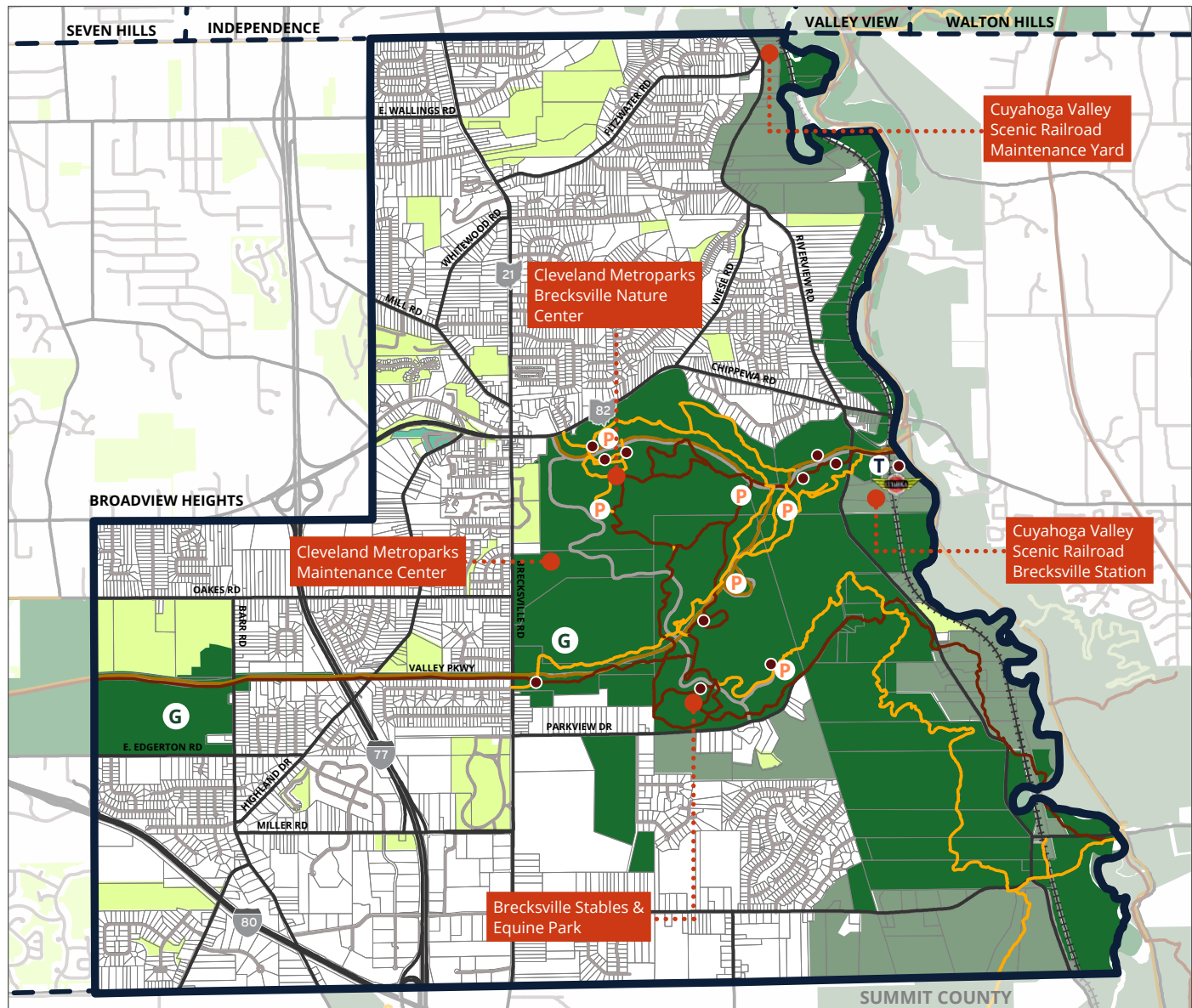


LEGEND



2.5 LAND USE PROFILE

MAP 26 PARKS, OPEN SPACE, & AMENITIES



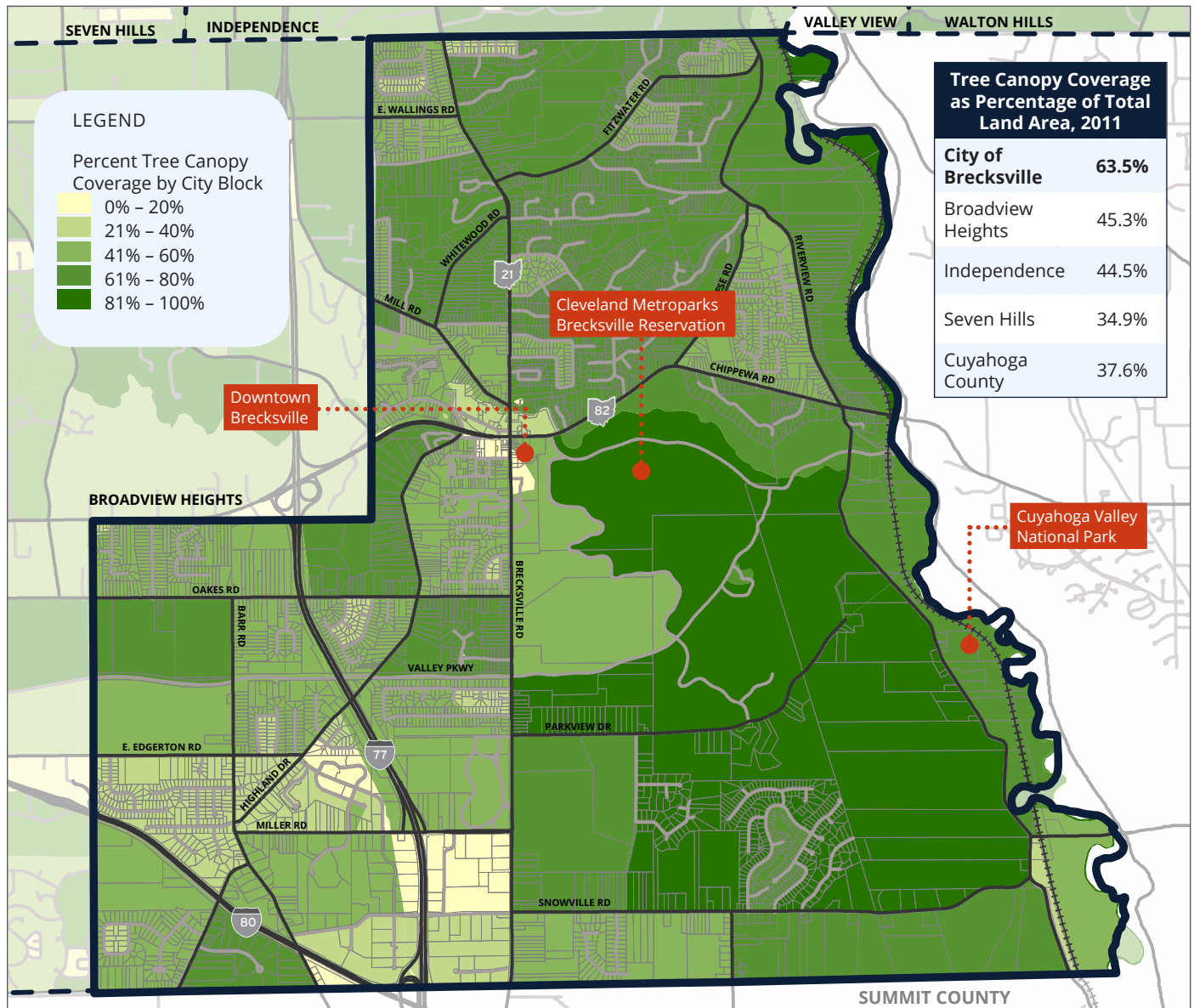
PARKS & OPEN SPACE

Parks and open spaces provide places for active and passive recreation, community interaction, and physical activity. The City of Brecksville is fortunate to have bountiful open space dedicated for recreational purposes. The City contains not only the Cleveland Metroparks' Brecksville Reservation, but also portions of the Cuyahoga Valley National Park. These areas in particular offer a large number of amenities, including paved all-purpose trails, bridle trails, nature centers, educational resources, exercise stations, and much more that attract many visitors from outside the area. Also located within the community are several golf courses, small farms, and large open spaces.

LEGEND

- Cleveland Metroparks Brecksville Reservation
- Cuyahoga Valley National Park
- Cemetery
- Open Space
- All Purpose Trail
- Hiking Trail
- Bridle Trail
- P Picnic Area
- T Trailhead
- Parking/Trail Access
- G Golf Course
- Bridle Trail

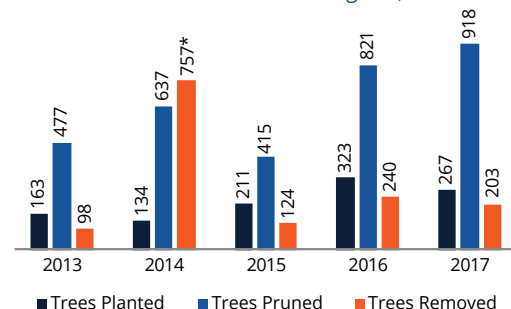
MAP 27 TREE CANOPY COVERAGE



TREE CANOPY

Tree Canopy is a term used to describe the amount of ground covered by trees and their leaves when viewed from above. A healthy tree canopy can provide benefits such as cleaner air, heat reduction, and increased property values. When compared to the County and its COG communities, Brecksville has the highest tree canopy at 63.5% of its total land area, with the largest concentration in the Cuyahoga Valley National Park and Brecksville Reservation. The lowest concentration of tree canopy is centered around "Downtown Brecksville," Grand Bay of Brecksville, and commercial development near the corner of Brecksville Road and W. Snowville Road. The chart at right shows the results of Brecksville's tree maintenance program for plantings, pruning, and removals since 2013.

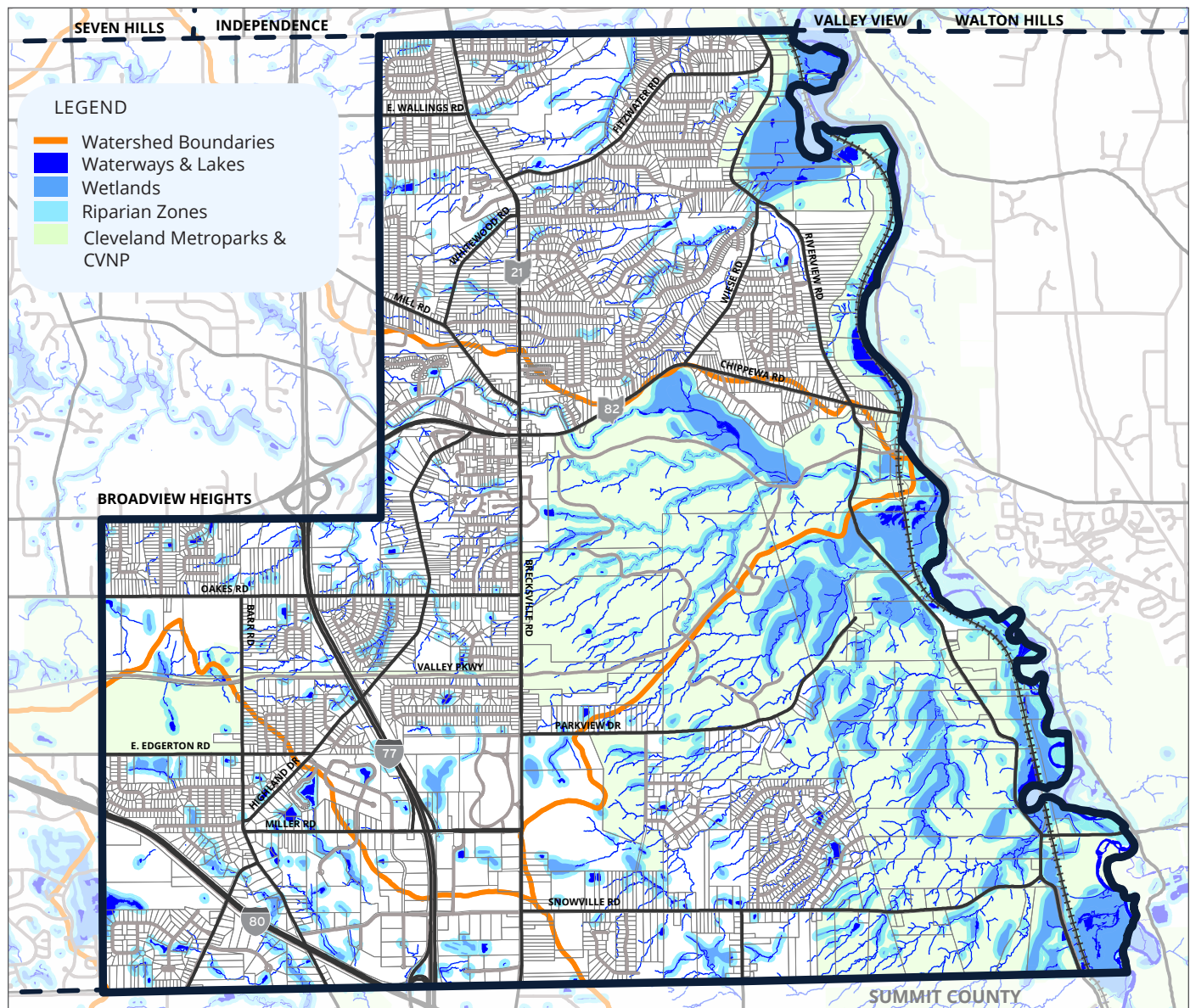
Figure 51
City of Brecksville Tree Maintenance Program, 2013-2017



*The trees removed in the year 2014 were predominantly Ash trees as a proactive step towards reducing the Emerald Ash Borer.

2.5 LAND USE PROFILE

MAP 28 WATERWAYS



WATERWAYS

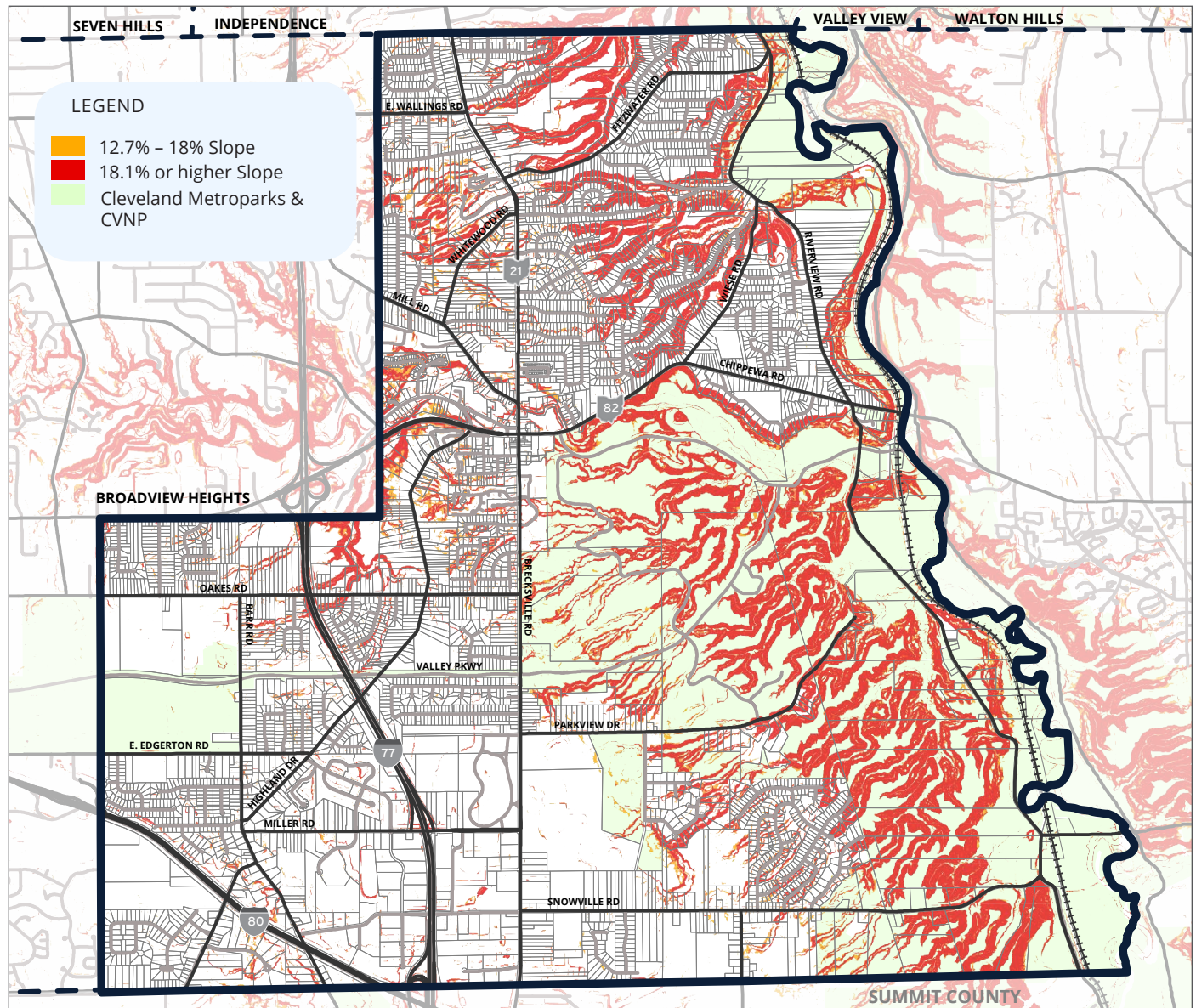
Waterways are rivers and streams running through a community, while Riparian Zones are vegetated lands alongside rivers, streams, wetlands, and shorelines that are susceptible to flooding. These areas are sensitive environmental features that exist to reduce flooding in neighborhoods, clean water, and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

The City of Brecksville has a significant number of Wetlands and Riparian Zones within the community. These areas are primarily concentrated along the eastern half of the City and are contained within the Cuyahoga Valley National Park and the Cleveland Metroparks' Brecksville Reservation. There are, however, many waterways that

extend into neighborhoods and create the potential for flooding issues.

The City has taken these natural elements into account and there have been a number of man-made drainage features constructed to better direct runoff within the community as well as Zoning Code changes to require larger lots in environmentally sensitive areas. However, due to the City's topography and natural features, flooding continues to be an ongoing issue.

MAP 29 STEEP SLOPES



STEEP SLOPES

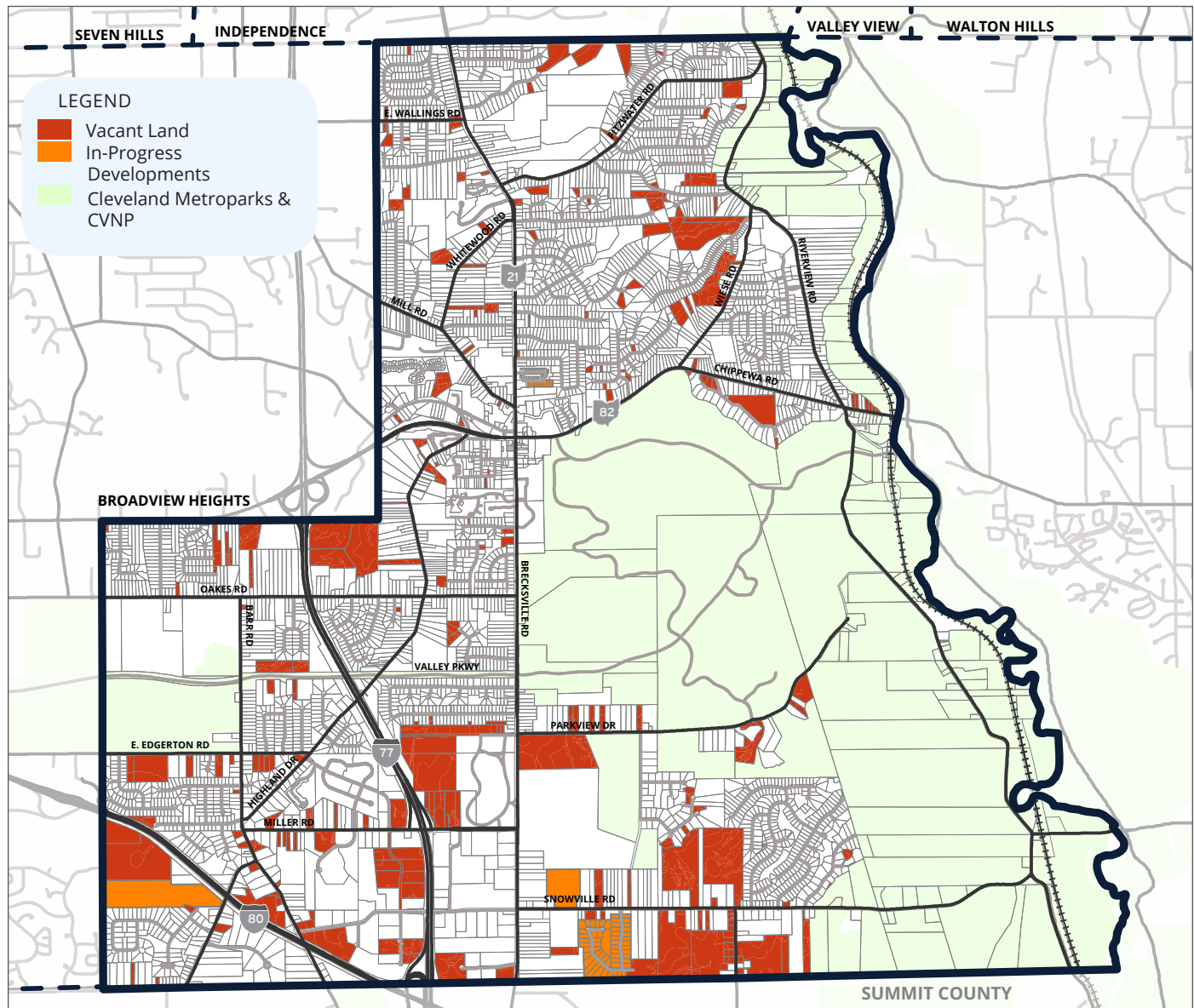
Steep slopes are classified as land with a general slope of 12% or greater. This is a land feature that tends to be very difficult to develop and is often very costly to build upon. Additional work such as filling, erosion control, and slope reinforcement are common engineering tasks that are typical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

The City of Brecksville's steep slopes are primarily concentrated within the Cuyahoga Valley National Park and Brecksville Reservation in the eastern and southeastern parts of the City. They tend to follow the routes of rivers and streams that flow into the Cuyahoga Valley.

With such a large number of steep slopes, hillside failures and ground slippage continue to be areas of concern for both new developments and existing homes and businesses.

2.5 LAND USE PROFILE

MAP 30 VACANT LAND



VACANT LAND

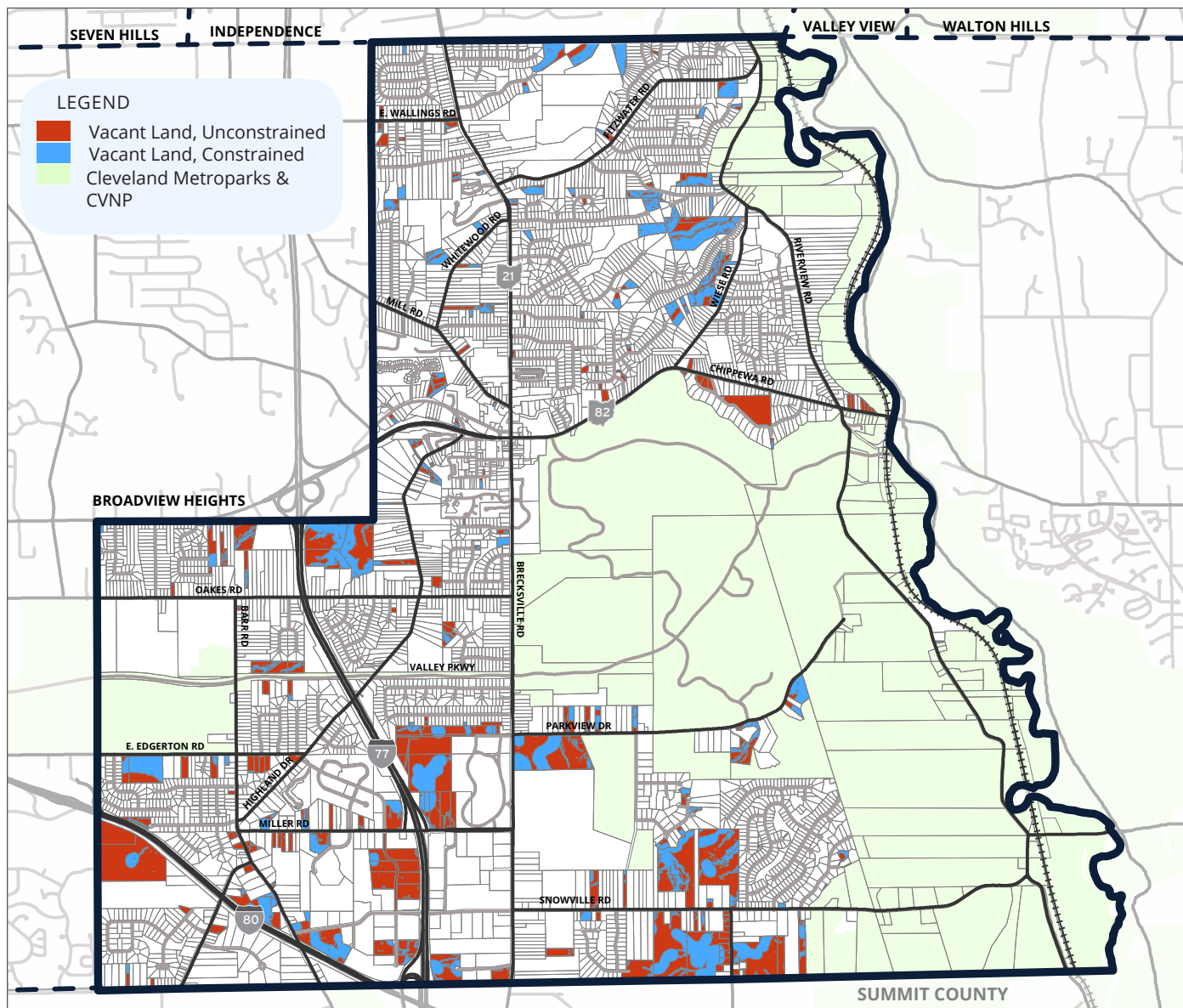
Vacant Land, as defined for the purposes of this Master Plan, is a parcel that has had a structure demolished or that has never been built upon. Vacancy is derived from a variety of sources including Case Western Reserve University's Northeast Ohio Community and Neighborhood Data for Organizing (NEOCANDO) system, the County Auditor, the City of Brecksville, and a County Planning assessment.

According to the data, the City of Brecksville is largely built out and has minimal available land for new development. Of the 11,829 acres in the City of Brecksville, 1,023 or 8.6% are considered vacant. Many of these are small,

single parcels in subdivisions that were never completed. However, there are several large, vacant parcels that are primarily greenfields, which have not been developed. The available vacant parcels are scattered across the City, but the largest concentration of available land is located within the southern portion of the community along Snowville Road and near both I-77 and I-80.

Also shown on the map are several large parcels that have already been subdivided and are in the process of being cleared and developed. Most of these parcels are located in the southern half of the City.

MAP 31 VACANT LAND AND CONSTRAINTS



VACANT LAND CONSTRAINTS

The City of Brecksville has difficult terrain challenges for the currently vacant parcels within the community. There has been a significant investment in man-made infrastructure to redirect stormwater runoff, but available vacant parcels contain large amounts of wetlands, streams, and in some cases, steep slopes.

The map above shows both unconstrained vacant land and vacant land that is constrained by these environmental features. The data shows a large portion of available vacant land becomes difficult to develop due to topographic constraints and the possibility of very costly infrastructure, such as retaining walls. The largest land constraints are

concentrated in the vacant parcels surrounding Snowville Road and east of I-77. In total, 588 acres or 57.5% of all vacant land is free from environmental constraints.

While development may not be impossible within constrained areas, it will pose an expensive undertaking for developers. Additionally, any new construction may yield new environmental issues such as flooding due to the loss of trees and environmentally sensitive features that are disturbed during construction.

2.6 COMMUNITY SERVICES PROFILE

POLICE DEPARTMENT

The City of Brecksville Police Department plays a key role in keeping the community safe. The City was voted as one of the safest in the United States (#81 out of the top 100, Safewise Report, 2017) and it is also among the top ten safest cities in Ohio (#7 out of the top 20, Safewise Report, 2017).

CALL VOLUMES & DISPATCH

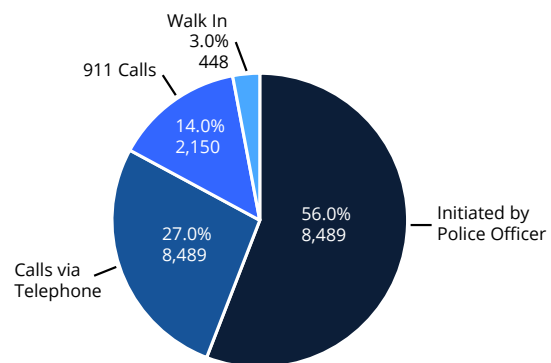
In reviewing the volume of calls made to Brecksville Police Dispatch in the past three years, the Department has seen a large increase in the number of calls. From 2015 to 2016, the City saw an increase of 872 total calls or a 6.9% increase over the previous year. Likewise, from 2016 to 2017, the City saw an even larger 1,683 increase in calls or a 12.5% increase. In 2017, the total number of calls received by dispatch was 15,198.

Figure 52
Brecksville Police Call Volumes and Change, 2015-2017

Year	Call Volume	Change from Previous Year	Percent Change from Previous Year
2015	12,643	—	—
2016	13,515	+872	+6.9%
2017	15,198	+1,683	+12.5%

Among the calls made to dispatch, over half (56.0%) were initiated by a police officer and 41.0% were calls made via telephone or a 911 call. The remaining dispatch activity was handled by walking into the department (3.0%). According to interviews with the City's Police Chief, the primary source of calls were related to traffic and traffic accidents near I-77, along SR-82, and SR-21.

Figure 53
Brecksville Police Dispatch by Call Types, 2017



POLICE PROGRAMS

The Police Department schedules a number of community presentations throughout the year and also assists with outreach programs that keep residents engaged and allows the opportunity for interaction with officers. The following are various programs offered throughout the year by the City of Brecksville Police Department.



Members of the Brecksville Police Department have participated in DARE since 1992.

Source: City of Brecksville

DARE (DRUG ABUSE RESISTANCE PROGRAM)

The DARE program has been a tool used for educational purposes since 1983, and the City has been utilizing the program since 1992. DARE is targeted to students from kindergarten through 5th grade and also to 7th graders. The program's aim is to prevent or reduce drug abuse and related violence. This program is focused on self-esteem building, consequence recognition, risk analysis, and strengthening a child's overall decision-making skills.

HALLOWEEN SAFETY PATROL

During the fall, local HAM radio operators volunteer to assist the Police Department by patrolling local neighborhoods and watching for any suspicious activity.

HOME GUN SAFETY & GUN LOCKS

The City of Brecksville Police Department in collaboration with Project Childsafe offers a program that provides free gun locks to residents in the community. Firearm safety and responsible gun ownership is very important, and the Police Department will provide as many gun locks as someone may need.

SAFE EXCHANGE ZONE

The Safe Exchange Zone program provides two (2) designated parking locations at the Police Department where residents can safely make a child custody exchange or when buying and selling goods. These areas are available 24-hours a day, but are only on a first come, first served basis.

SAFETY TOWN

The Brecksville Police Department began one of the very first "Safety Town" programs in northeast Ohio in 1972.

The program is an early childhood initiative targeted to children just about to enter kindergarten. During the program, children will learn about various safety topics and participate in a number of craft projects, videos, exercises, and meet-and-greets with firemen, police, nurses, park rangers, and lifeguards.

SHOP WITH A COP

The Shop with a Cop program was created in 1996 and the City of Brecksville Police Department has participated every year since its founding. The program consists of police officers and volunteers taking children in need on a holiday shopping spree, followed by a pizza party.

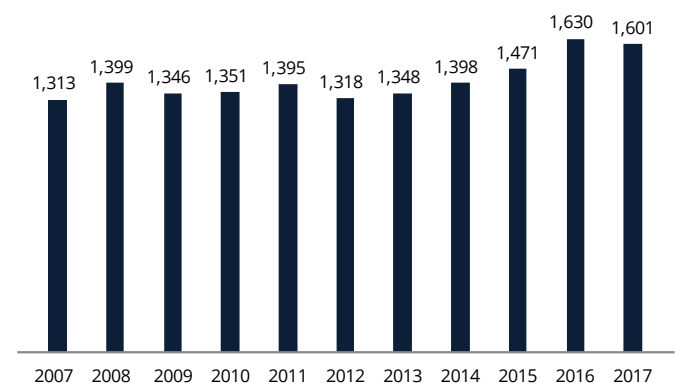
FIRE & EMERGENCY SERVICES

The City of Brecksville Fire Department is a full-time department that provides a variety of services, including fire protection and suppression, EMS, rescue, public safety education, and fire prevention. The Department covers a nineteen (19) square mile area and maintains mutual aid agreements with neighboring communities in the event more staffing or equipment is needed.

CALL VOLUMES & TRANSPORT

In terms of call volume over the past decade, there was little fluctuation in total calls between 2007 and 2012, with the total number of calls between 1,300 and 1,400. Since 2012, calls have increased substantially from a low of 1,318 in 2012 to a high of 1,630 in 2016. The Fire Department saw a slight decrease in total calls in 2017, the first annual decrease in calls since 2012.

Figure 54
Brecksville Fire Department Call Volumes, 2007-2017



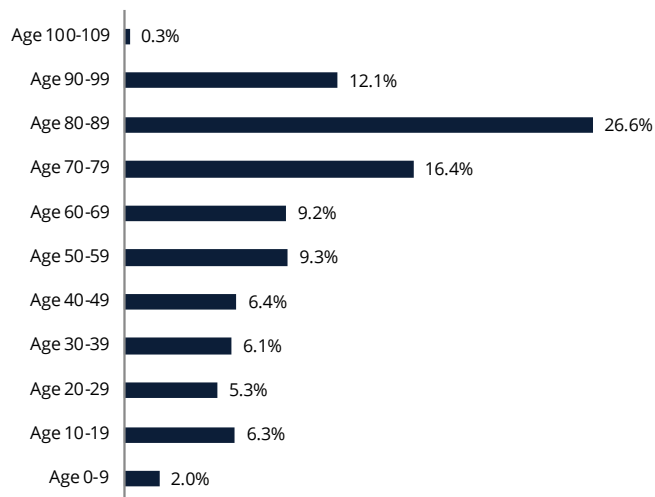
2.6 COMMUNITY SERVICES PROFILE

Figure 55
Brecksville Fire Department Call Volumes and Change, 2012-2017

Year	Call Volume	Change from Previous Year	Percent Change from Previous Year
2012	1,318	—	—
2013	1,348	+30	+2.3%
2014	1,398	+50	+3.7%
2015	1,471	+73	+5.2%
2016	1,630	+159	+10.8%
2017	1,601	-29	-1.8%

In reviewing the total EMS transports by age, the majority of calls were to assist the City's senior residents. Over half (55.4%) of all EMS transports were made to assist patients 70 years and older. Given the correlation between age and EMS calls, the aging population and addition of new assisted senior living facilities in the City have yielded additional EMS calls for the Brecksville Fire Department.

Figure 56
City of Brecksville EMS Transport By Age, 2017



FIRE & EMERGENCY SERVICES PROGRAMS

The Brecksville Fire Department undertakes a number of initiatives to maintain its high level of service, preparedness, and community outreach. The following are various programs offered throughout the year by the City of Brecksville Fire Department.

EMS

The Fire Department has twenty-two (22) paramedics and twelve (12) EMTs on staff; all firefighters are required to also be certified EMTs. The Department is under the medical direction of Marymount Hospital, but patients can be transported to Marymount, Parma General, St. Michael's, St. Vincent Charity, Metro General, Marymount South, and Sagamore Medical Center.

RESCUE & SERT

The Brecksville Fire Department has a diverse staff with skills in a number of technical rescue specialties and heavy rescue. These include rope, river, ice, confined space, trench, vehicle extraction, and other areas of specialized rescue. The City of Brecksville is one of nineteen member communities that make up the Southwest Emergency Response Team (SERT). SERT is a community organization that provides specialized teams to assist in hazardous materials issues, technical rescue, and fire investigation. The Department currently has eight (8) firefighters that contribute to the SERT efforts.

HAZMAT

The Fire Department not only handles everyday calls and EMS runs, but members are also fully trained and prepared to address a variety of hazardous materials threats as small as a residential spill to an industrial sized release of chemicals. In the event that more a technical intervention is required, the Brecksville Fire Department can call on the SERT-HazMat team for assistance. The SERT-HazMat team serves 19 communities and the City of Brecksville currently has one active member on this team. Overall, the City's Fire Department is very well equipped to handle a wide range of emergencies and disasters.

CERT

In addition to being a member of SERT, the City also has its own community volunteer response team. The Community

Emergency Response Team (CERT) is a group of trained, citizen volunteers that provide assistance to safety officials during large-scale emergencies and provide first aid services at many of the City's community events. Currently, the CERT program has roughly fifty (50) community volunteers. Since joining the program in 2005, the Brecksville-Broadview Heights CERT has planned, trained for, and executed six (6) major drills to plan for different types of emergencies.

SIMULATION (SIM) LAB TRAINING

The Fire Department undergoes continued education and training. In September 2016, the Department hosted the Cleveland Clinic Mobile SIM unit and members of both the Brecksville and Independence Fire Departments participated in realistic scenarios through advanced technology.

CLEVELAND CLINIC MOBILE STROKE UNIT

This specialized ambulance carries a number of stroke specific drugs, a CT scanner, and teleconferencing equipment for in-the-field consultation with doctors and specialists. The unit is staffed with a paramedic, a critical care nurse, and a CT technician. The City of Brecksville Fire Department coordinates and trains with the mobile stroke unit staff to ensure timely and cutting-edge stroke care for patients.



Brecksville's Engine 143 is one of multiple vehicles in the Fire Department fleet.

Source: City of Brecksville

LUCAS

The LUCAS system is a device that provides efficient and uninterrupted chest compressions to assist paramedics in the life saving treatment needed for patients having a sudden cardiac arrest. In June of 2013, the Fire Department received a LUCAS device that has been used on a number of emergency calls.

KINGVISION

The KingVISION is a revolutionary device that provides paramedics with a high-performance method of opening an airway for patients when they are unable to breathe. The device is a portable video laryngoscope that gives paramedics an immediate view of the patient's vocal chords to ensure accurate intubation. The Fire Department has two (2) of these devices on their ambulances at the frontlines of emergencies.

PUBLIC EDUCATION

The City of Brecksville Fire Department offers and assists with a number of classes available to the public. These classes include CPR training, fire extinguisher training, car seat inspections, Safety Town, and an "Explorer Program" as a partnership with Boy Scouts of America. .

PARKS & RECREATION ACTIVITIES

Parks are an important component to any community as they can lead to happier, healthier, and more active residents; and the City of Brecksville has numerous nearby park amenities and recreation opportunities. The City contains portions of the Cuyahoga Valley National Park, the Cleveland Metroparks' Brecksville Reservation, and a number of eighteen (18) hole golf courses. The Cuyahoga Valley National Park offers a large selection of activity options; from walking and biking to kayaking and hiking, there are activities for all ages and activity levels. Visitors can also purchase tickets for a historic train ride through the National Park. The Cleveland Metroparks' Brecksville Reservation also has many walking, biking, and hiking options, in addition to nature talks, summer programs, and a nature center.

The City of Brecksville also operates their own facilities with various programs and classes; which include a large

2.6 COMMUNITY SERVICES PROFILE

community center, wellness services, fitness classes, child care, aquatics, youth and adult sports, and a field house.

SCHOOLS

The City of Brecksville is serviced primarily by the Brecksville-Broadview Heights City School District. However, there are some private and parochial schools in the area for families looking for alternatives to public education. The Brecksville-Broadview Heights City School District continues to be a top performing district, and contains one high school, one middle school, and four elementary schools.

The Ohio Department of Education gave the Brecksville-Broadview Heights City School District the following grades for the 2016 - 2017 school year:

- **Achievement: A**
This grade reflects the number of students that passed the state tests and how well they performed overall.
- **Gap Closing: B**
This grade reflects the district's performance in assisting the area's most vulnerable populations in English language arts, mathematics, and graduation.
- **K-3 Literacy: C**
This grade reflects how well the district has been at identifying readers that are not on-track per the Third Grade Reading Guarantee and then getting them on track to proficiency in third grade and throughout the rest of the education careers.
- **Progress: B**
This grade reflects the growth of students within the district based on past performances.
- **Graduation Rate: A**
This grade reflects the percentage of students whom successfully graduate within four or five years with a high school diploma.
- **Prepared for Success: B**
This grade reflects the district is preparing students for all future opportunities.

Currently, the Brecksville-Broadview Heights City School District is in discussions with the City of Brecksville about constructing a single, centralized school campus on the Blossom Hill site. This scenario is possible through a negotiated land swap, whereby the School District would donate two properties—the Central School property and Stadium Drive Athletic Field—to the City in exchange for

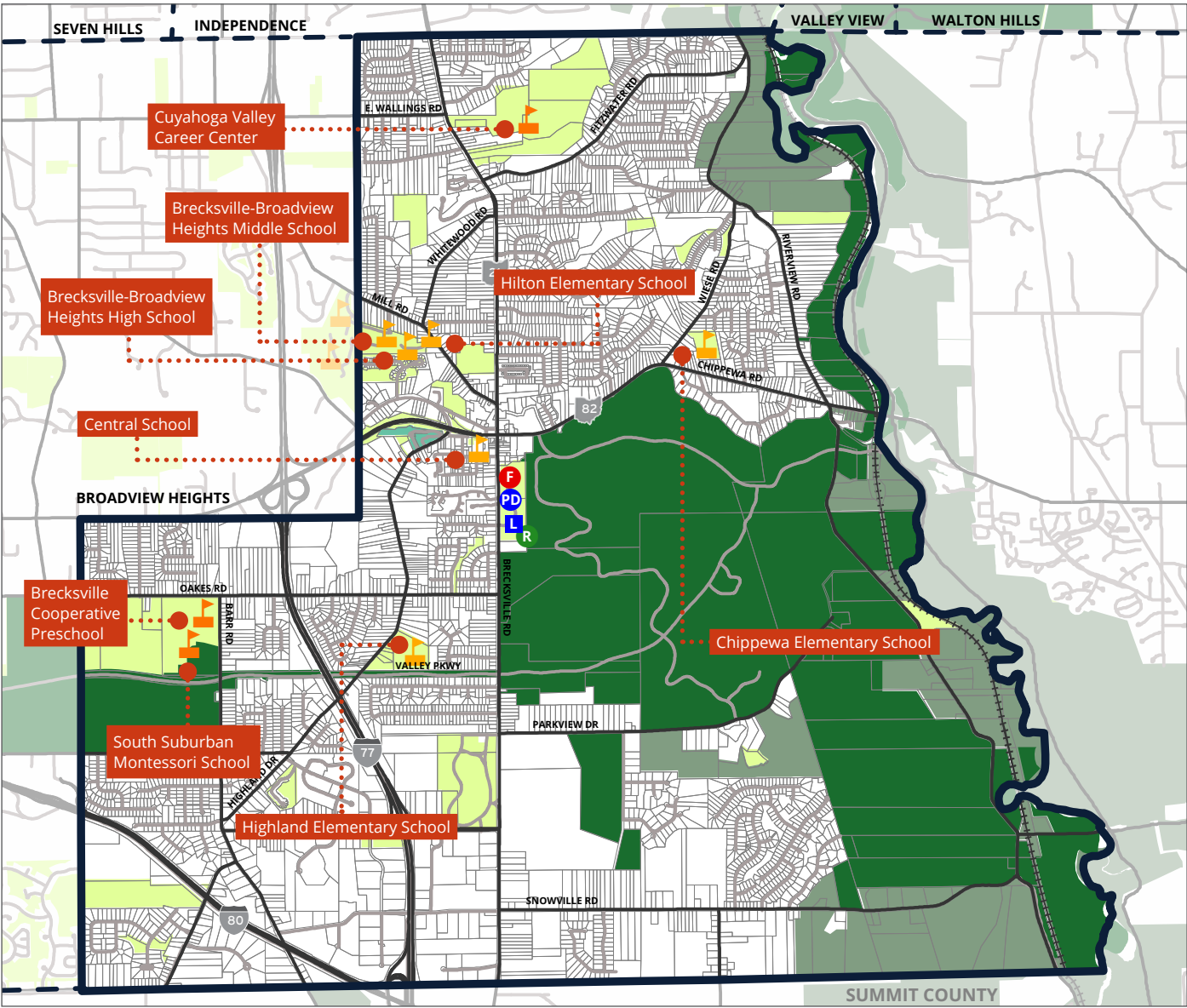
land at the Blossom Hill site. Additionally, bond Issue 3 was officially passed by voter approval on the May 8, 2018 election; hereby granting the Brecksville-Broadview Heights City School District the power to move forward with the Blossom Hill PreK-5 combined elementary campus.

LIBRARY

The Brecksville Branch of the Cuyahoga County Public Library system is conveniently located along Brecksville Road, adjacent to the Brecksville Community Center and in close proximity to shopping, restaurants, and walking trails. The Cuyahoga County Public Library system has been rated as the nation's top-rated library system for eight (8) consecutive years by Library Journal. This rating is based on its population, circulation per capita, visits, program attendance, and computer access.

The Brecksville Branch offers a wide variety of technology, classes, story times for children, and book discussions for adults. During the library system's most recent facilities master plan completed in 2009, the Brecksville Branch was rated in good condition relative to other branch locations.

MAP 32 COMMUNITY SERVICES



LEGEND

-  Private School
-  Public School
-  Cleveland Metroparks
-  Brecksville Reservation
-  Cuyahoga Valley National Park
-  Cemetery
-  Open Space
-  PD Police Department
-  F Fire Department
-  R Community Rec Center
-  L Library