



Source: County Planning

2.0 CURRENT CONDITIONS | SIGNIFICANT FINDINGS

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 Village of Woodmere.

This section of the Master Plan outlines a series of profiles that define the Village 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. The Current Conditions data will be used to inform goals, policies, and actions in the next phases of the Master Plan.

HOW DO I USE IT?

The Current Conditions section gives a baseline understanding of the community. This data was used to inform the Master Plan's various goals and strategies. You can use this information to get a better understanding of important community issues and opportunity areas for improvement.

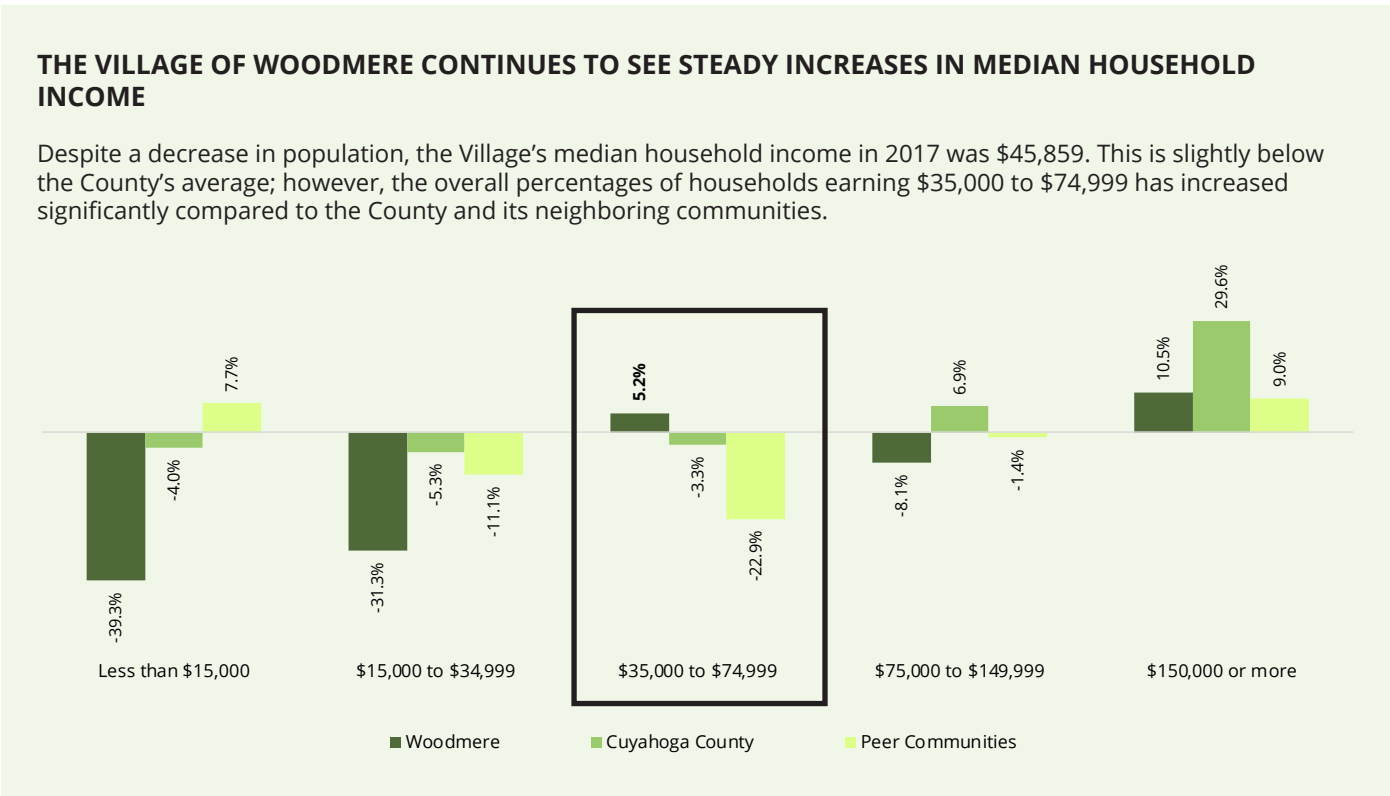
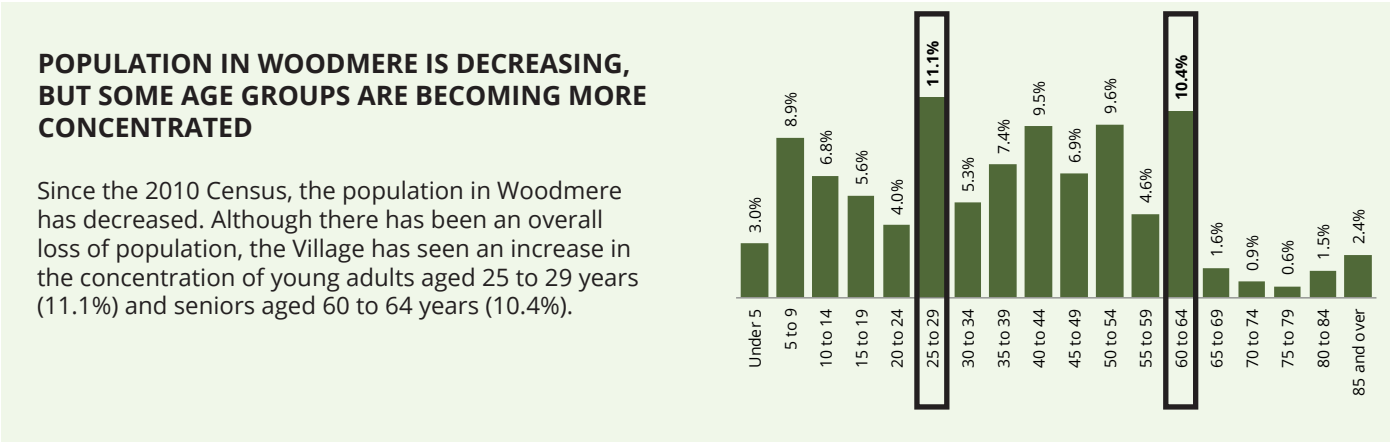
The full Current Conditions findings are available in Appendix A, but an overview of significant findings is provided on the following pages.

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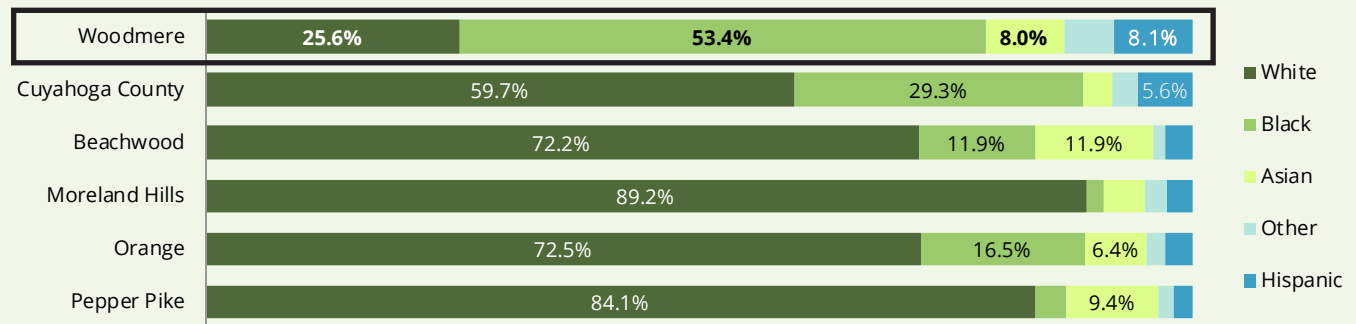
2.1 SIGNIFICANT FINDINGS

The Current Conditions section includes six (6) profiles and covers more than three dozen topics including demographics, housing, land use, and transportation data. The full Current Conditions findings are available in Appendix A, but an overview of significant findings is provided here.



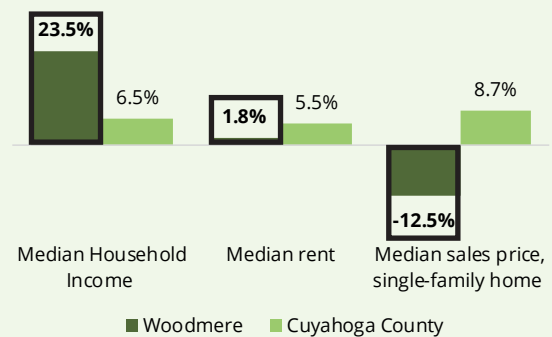
WOODMERE'S RESIDENTS ARE COMPRISED OF DIVERSE RACIAL AND ETHNIC GROUPS AND HERITAGE

In the Village, 53.4% of residents identify as black, while a range of 3% to 29% identify as black in neighboring communities. Within the County, 29.3% of residents identified as black. Although there are 25.6% of Woodmere residents that identify as white, there are nearly 8.0% of residents that identify as Hispanic and 8.1% as Asian. That is more than Cuyahoga County for all residents that identify as Asian (2.8%) or Hispanic (5.6%), and for its neighboring communities where residents identified as Hispanic.



THE VILLAGE OF WOODMERE IS AN AFFORDABLE OPTION FOR FIRST TIME HOME BUYERS

Woodmere's Median Household Income (MHI) is increasing at such a drastic rate. Additionally, the slow increase of median rent prices and dropping median sales prices for single-family homes within Woodmere, can indicate that the community is showing signs of more disposable income and that it may be a good time to invest in the community.



THE HOUSING MARKET IN WOODMERE IS BEGINNING TO IMPROVE

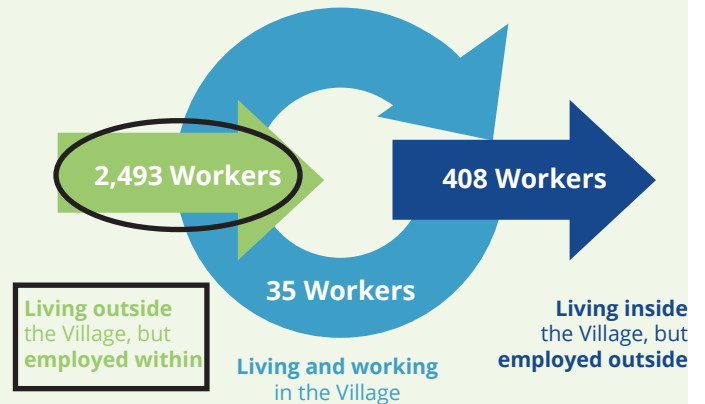
The strength of Woodmere's housing market is rated slightly below average. Most of its neighboring communities have a combination of above average or healthy markets. This difference in ratings could be due to a number of factors, but could also largely be due to Woodmere's small size and population numbers. However, in 2018 the community saw its largest increase in single-family home sales since 2009, indicating a probable upward swing in the Woodmere housing market.

Year	Number of Home Sales	Median Sales Price
2018	5	\$196,400
2017	1	\$91,108
2016	2	\$135,250
2015	2	\$227,000
2014	3	\$54,000
2013	1	\$36,000
2012	2	\$104,156
2011	1	\$188,000
2010	3	\$255,000
2009	5	\$110,000
2008	2	\$157,938
2007	6	\$140,000

2.1 SIGNIFICANT FINDINGS

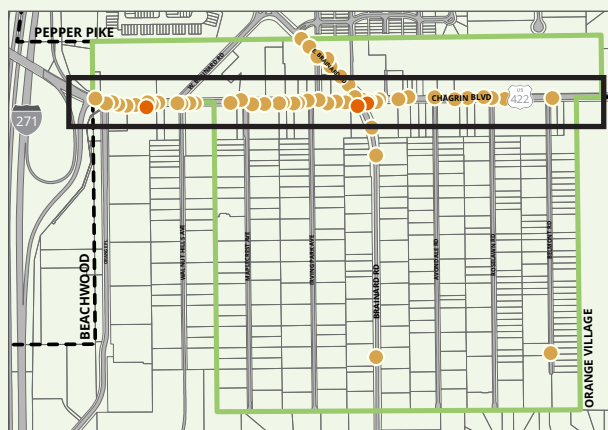
WOODMERE MORE THAN TRIPLES ITS POPULATION DURING THE DAY AS COMMUTERS TRAVEL INTO THE VILLAGE FOR WORK

The Village of Woodmere's workforce consists of 443 residents; of which 35 live and work within the community, while 408 live in the community, but work in other parts of the region. However, on an average work day, nearly 2,500 workers (2,493) commute into Woodmere and are employed within the community.



NEARLY ALL VEHICLE COLLISIONS OCCUR ALONG CHAGRIN BOULEVARD

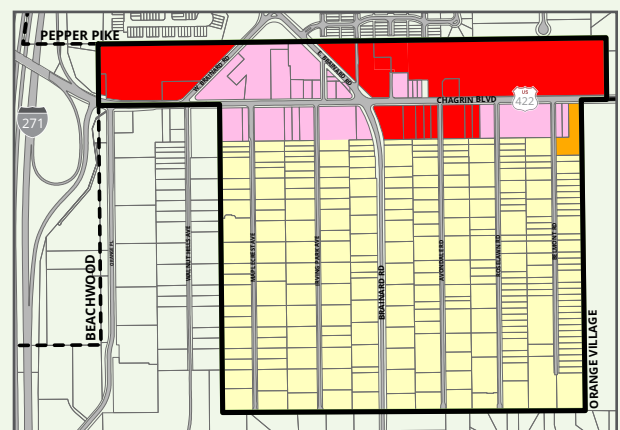
There were a total of 227 vehicle collisions in Woodmere in 2017 and of those collisions, 208 occurred along Chagrin Boulevard. Additionally, of these 227 collisions only three (3) involved pedestrians, none involved bicyclists, and nearly all (197) reported no injuries resulting from minor accidents.



- Crashes Involving Pedestrians (3)
- All Other Crashes (224)
- Crashes Involving Bicyclists (0)

CURRENT ZONING ORDINANCES HAVE BEGUN TO HINDER RESIDENTIAL DEVELOPMENT

The Village of Woodmere has four (4) zoning districts. However, the zoning associated with single-family residential currently does not allow for appropriate development on buildable vacant lots due to setback and dimensional regulations. The Zoning Code has not been updated in over ten years and this could be a hindrance to future development in the Village.



U-1 Single-Family Residence

- U-2 Apartment House
- U-3 General Business
- U-4 General Office Building

VACANT LAND CAN PROVIDE DEVELOPMENT OPPORTUNITIES

Vacant land can provide several opportunities for economic revitalization, development, or civic opportunities. In the residential areas south of Chagrin Boulevard, the Village of Woodmere has a total of 92 parcels or 29.9 acres of vacant land that could be used in the development of additional residential units, be utilized to create a series of linear parks and trails, or be used as other types of development opportunities within the Village.

