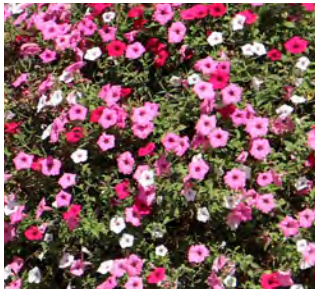# 6.0 APPENDIX A | COMPLETE CURRENT CONDITIONS ANALYSIS

Source: County Planning

6.0 APPENDIX A | 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 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.

DATA SOURCES

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

- 2017: American Community Survey, 2013-2017 Five Year Estimates
- Case Western Reserve University Center of Urban Poverty and Community Development
- Chagrin Valley Dispatch
- Chagrin Valley Engineering Ltd.
- Cleveland Metroparks
- Cuyahoga County Fiscal Office
- Cuyahoga County GIS
- Cuyahoga County Board of Health
- 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
- Orange City School District
- Regional Income Tax Agency
- Village of Woodmere

CONTENTS

6.1 UNDERSTANDING THE DATA

DATA GATHERING & METHODOLOGY

County Planning has utilized various resources and data base platforms to provide a better understanding of the Woodmere community and to give a clearer picture of how the Village compares to other areas within the region. While much of this comparable data is readily available for most communities within the region, smaller communities with populations below 1,000 residents may not be available or may be skewed with relatively large margins of error.

It is important for readers of this Current Conditions section to understand that due to Woodmere's small population size, margins of error may be large in some cases, but the data still represents sound results and provides a reliable, overall snapshot of the community as it is today. This primarily affects data gathered from the US Census Bureau's 2013-2017 Five-Year American Community Survey (ACS) data source.

INTERPRETING CENSUS DATA

Throughout this Current Conditions section, charts, graphs, and tables will be displayed with various data points from, at times, several different sources. The US Census Bureau provides a wealth of community data, but can sometimes be challenging to interpret.

This section utilizes several US Census Bureau datasets. These include:
- 1950-2010 Decennial Censuses
- 2008-2012 Five-Year American Community Survey
- 2013-2017 Five-Year American Community Survey

For example, when a chart or graph uses the year "2012," this is referring to the 2008-2012 Five-Year American Community Survey (ACS) estimates. Additionally, when a chart or graph uses the year "2017," this is referring to the 2013-2017 Five-Year American Community Survey (ACS) estimates. At many points within this section, comparisons are made between these two sets of data and it is important to understand that it is a comparison between two different sets of numbers.

Please refer to the information on the next page as a guide to best understand and interpret the data charts and graphs represented within this Current Conditions section.
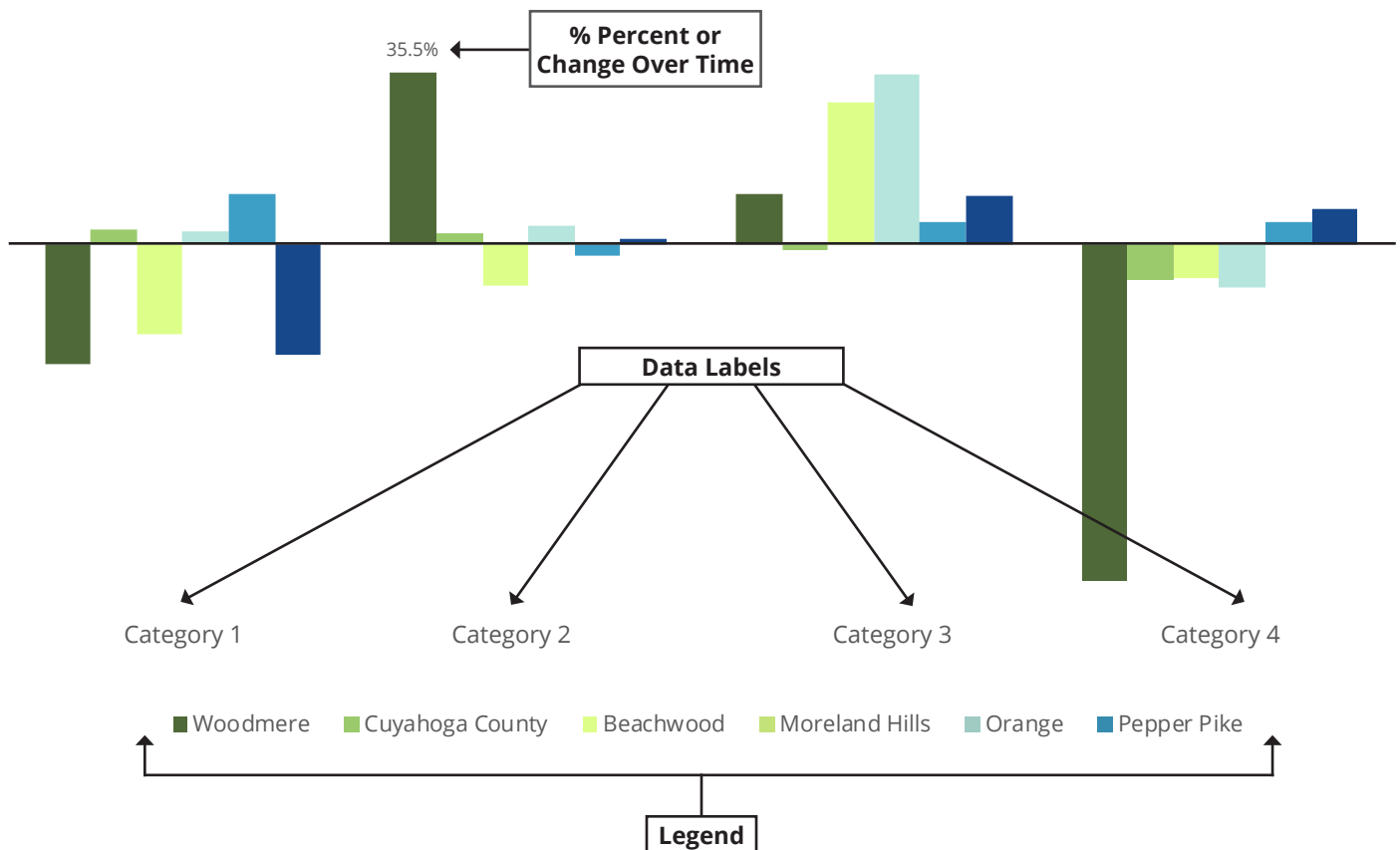
HOW TO INTERPRET THE DATA

WHERE DO I START?

The data represented in graphs throughout this section is meant to provide a clear, concise, and accurate vantage point of current trends to the reader. Various data points are distinctly color coded with legends and contain data labels to best understand what the data is representing. Descriptions of the graphs and trends with probable causes and outlooks are also included.
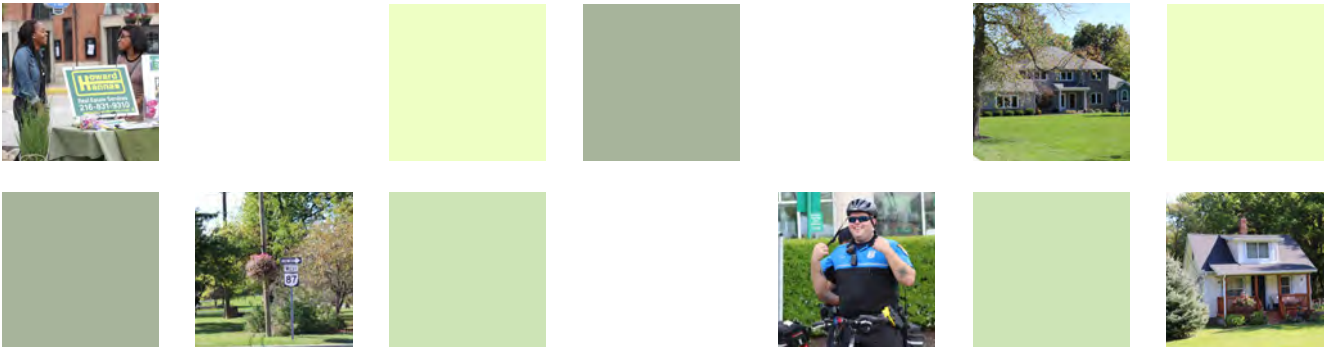
Throughout the section, comparisons will also be made between Woodmere, Cuyahoga County as a whole, and its neighboring communities of Beachwood, Moreland Hills, Orange Village, and Pepper Pike. This will help to give a larger context to data trends and possible causes to certain increases or decreases in specific areas.

Please see the example graph below to help navigate this Current Conditions section.

GRAPH EXAMPLE

35.5%   **% Percent or Change Over Time**

Data Labels

Category 1   Category 2   Category 3   Category 4

■ Woodmere ■ Cuyahoga County ■ Beachwood ■ Moreland Hills ■ Orange ■ Pepper Pike

Legend

6.2 COMMUNITY PROFILE

Source: County Planning & Village of Woodmere

WHAT IS THE COMMUNITY PROFILE?

Woodmere is unique and plays a pivitol role in anchoring the region as the "Gateway to the Chagrin Valley." The Community Profile will look closely at what makes Woodmere the Village it is today.

Since its incorporation in 1944, the Village has seen significant changes and robust commercial growth that out-paces even communities ten times its size. With such significant retail expansion in a relatively short amount of time, it is important to take a step back and look closely at the community itself: its residents, household sizes, housing stock, and relative demographics. This will help to better establish the current state of the community.

Overall, the Community Profile will focus on the characteristics of Woodmere's residents and neighborhoods, and how these findings compare to its surrounding neighbors of Orange Village, Pepper Pike, Beachwood, and Moreland Hills.

COMMUNITY PROFILE COMPONENTS

- Population, page 130
- Population Density, page 131
- Population Projections, page 132
- Households, page 134
- Race & Ethnicity, page 135
- Educational Attainment, page 136
- Income, page 137
- Property Tax, page 138
- Income Tax, page 139
- Employment, page 140
- Employment by Sector, page 141
- Employment Centers, page 142
- Labor Force, page 143
- Unemployment, page 143
- Closer look | The State of Retail, page 144

AT A GLANCE COMMUNITY PROFILE

POPULATION IN WOODMERE IS DECREASING, BUT YOUNG ADULTS AND SENIORS ARE FLOCKING TO THE VILLAGE

Since the 2010 Census, the population in Woodmere has decreased. Although there has been an overall loss of population, the Village has seen an increase in young adults aged 25 to 29 years (11.1%) and seniors aged 60 to 64 years (10.4%).

AVERAGE HOUSEHOLD SIZES INCREASED WHILE TOTAL NUMBER OF HOUSEHOLDS DECREASED IN WOODMERE

Between 2012 and 2017, the total number of households decreased by 16%; however, two-person households increased by nearly 36% during that same time span.

THE VILLAGE OF WOODMERE CONTINUES TO SEE STEADY INCREASES IN MEDIAN HOUSEHOLD INCOME

Despite a decrease in population, the Village's median household income in 2017 was $45,859. This is slightly below the County's average; however, the overall percentages of households earning $35,000 to $74,999 has increased significantly compared to the County and its neighboring communities.

EMPLOYMENT GROWTH IN WOODMERE HAS BEEN STEADY

The Village of Woodmere saw a steady decrease in employment from 2006 through 2010, but significantly rebounded to steady growth from 2010 to 2013 and again in 2015 when there were 2,528 jobs in Woodmere.

LABOR FORCE PARTICIPATION IN THE VILLAGE OF WOODMERE IS MUCH HIGHER THAN BOTH CUYAHOGA COUNTY AND ITS NEIGHBORING COMMUNITIES

The Labor Force participation rate for Woodmere's working age adults 25 to 59 years old is above 73%. That is much higher than Cuyahoga County and the neighboring communities which have labor force participation rates between 55.5% and 64.4%. Even seniors between the ages of 60 and 74 years old are still in the labor force despite projections that show a rapidly increasing senior population that are likely to leave the labor force in the near future.

6.2 COMMUNITY PROFILE
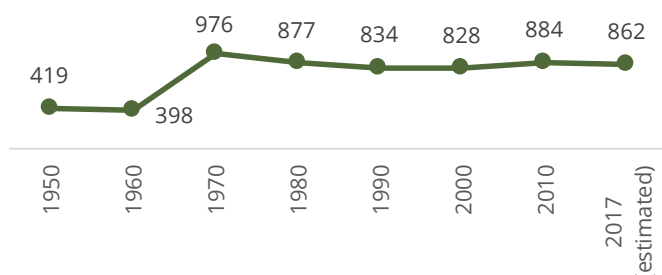
Figure 41
Population Over Time, Woodmere, 1950-2017
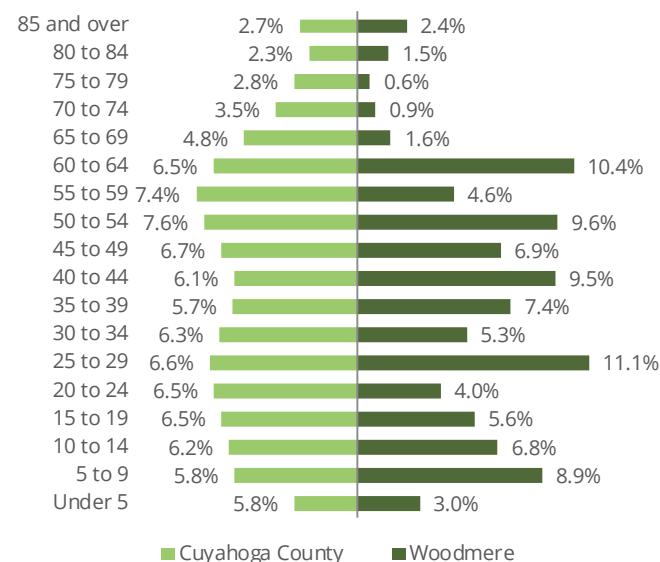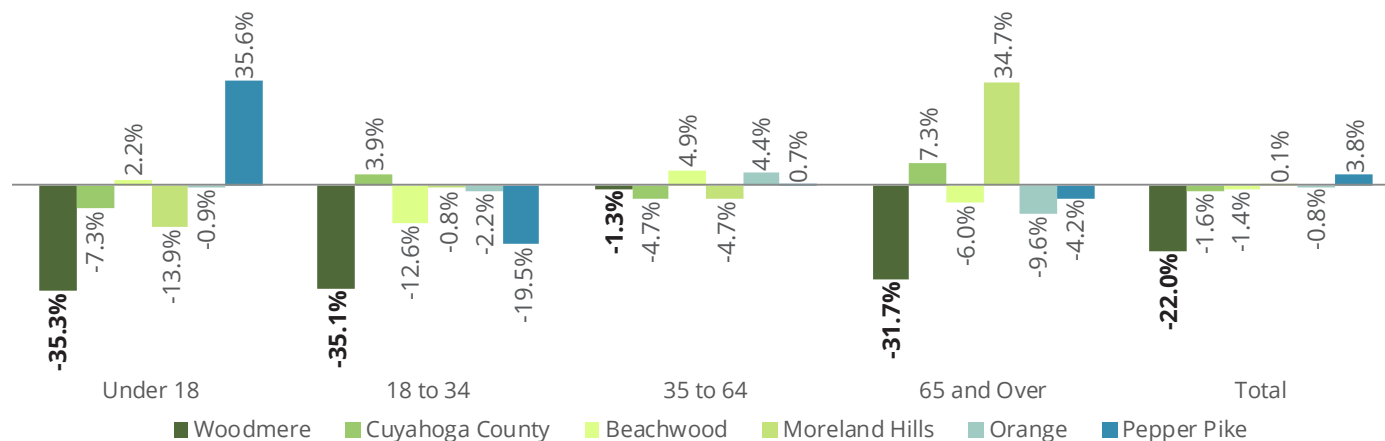

Figure 42
Population Pyramid, 2017

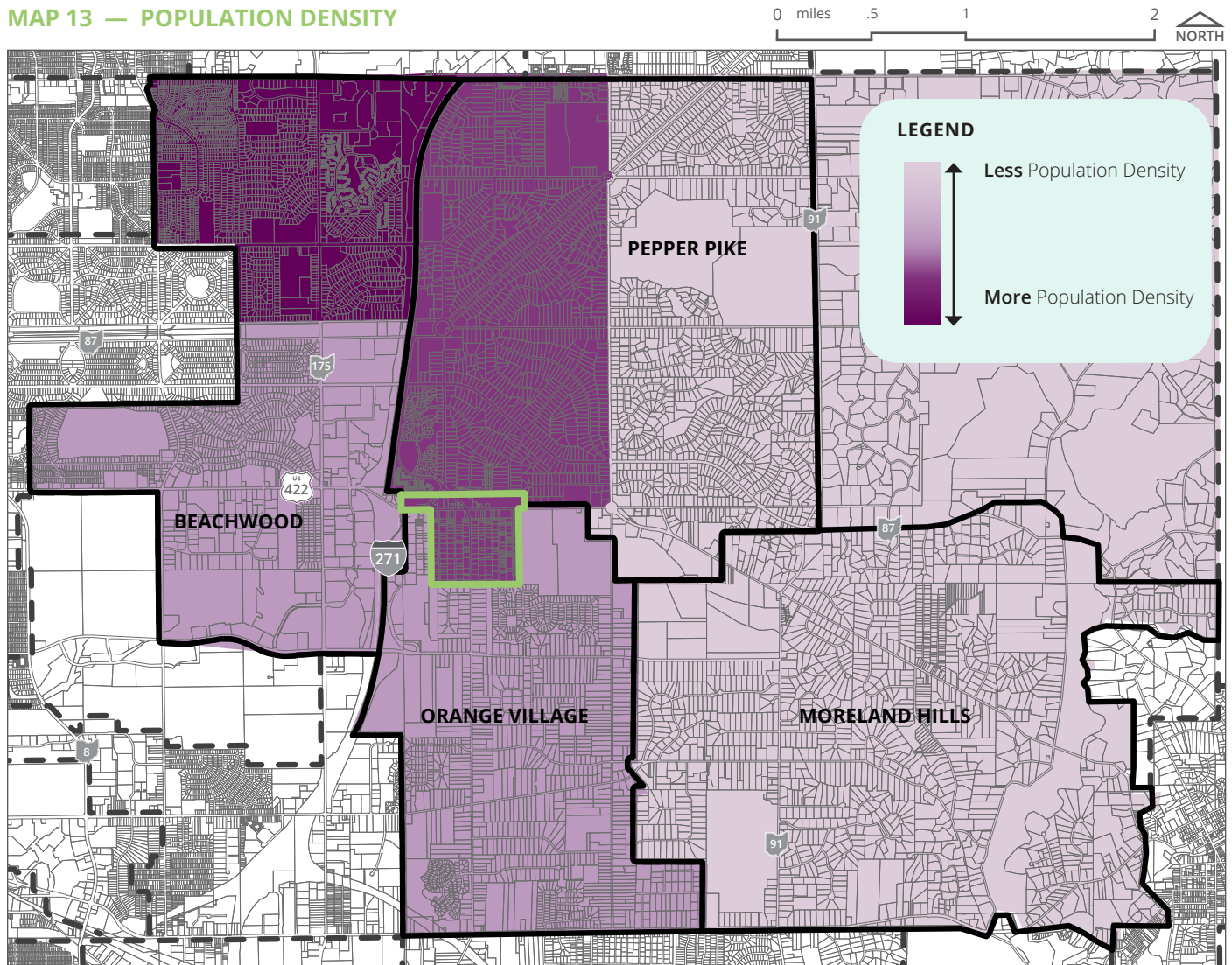|	Cuyahoga County	Woodmere
85 and over	2.7%	2.4%
80 to 84	2.3%	1.5%
75 to 79	2.8%	0.6%
70 to 74	3.5%	0.9%
65 to 69	4.8%	1.6%
60 to 64	6.5%	10.4%
55 to 59	7.4%	4.6%
50 to 54	7.6%	9.6%
45 to 49	6.7%	6.9%
40 to 44	6.1%	9.5%
35 to 39	5.7%	7.4%
30 to 34	6.3%	5.3%
25 to 29	6.6%	11.1%
20 to 24	6.5%	4.0%
15 to 19	6.5%	5.6%
10 to 14	6.2%	6.8%
5 to 9	5.8%	8.9%
Under 5	5.8%	3.0%

POPULATION

Land use and municipal service needs are influenced by population size and growth trends. Growing populations can require additional services, but also mean additional income tax collections while shrinking populations affect housing prices and the need for retail, among other issues. Additionally, the age of residents can determine many of the housing and social needs within a community.

While the Village of Woodmere has seen an overall decrease in population, the population pyramid for Cuyahoga County and Woodmere shows a relatively even distribution among residents between 10 to 14 years of age, 45 to 49 years of age and residents 85 and over. There is a drop-off among young children aged 5 and under, teenagers to adults in their mid-twenties, residents aged 30 to 34, working older adults 55 to 59 years of age, and seniors aged 65 to 84. Overall, Woodmere has a larger distribution of ages compared to the County with a slightly higher percent of children aged 5 to 9 years, adolescents aged 10 to 14 years, and working adults aged 35 to 54 years. However, the age ranges that saw the greatest increases were adults aged 25 to 29 years (11.1%) and seniors aged 60 to 64 years (10.4%).

In looking at change in population by age group, Woodmere is losing population across all age groups from children to seniors. Between 2012 and 2017 the Village of Woodmere lost a total of 227 residents. Of those residents, 108 were children under 18 years of age and 88 residents were Millennials aged 18 to 34 years.

Figure 43
Percent and Numeric Change in Population by Age Group, 2012 to 2017

MAP 13 — POPULATION DENSITY

0 miles .5 1 2

NORTH

LEGEND

Less Population Density

More Population Density

PEPPER PIKE

BEACHWOOD

ORANGE VILLAGE

MORELAND HILLS

POPULATION 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.

Data for Woodmere and its surrounding neighboring communities show the most densely populated area is the northern portion of Beachwood. This area has a population density between 2,412 and 4,484 persons per square mile. The Village of Woodmere itself has a population density similar to the western half of the Village of Pepper Pike at 1,043 to 2,411 persons per square mile. The least dense

areas are concentrated towards the eastern boundary of Woodmere going into the eastern Chagrin Valley along Chagrin Boulevard.

For a better understanding of population trends and future County-wide projections, please see Closer look | Population Projections, page 132.

CLOSER LOOK | POPULATION PROJECTIONS

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 projections in the figure below are 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 Woodmere 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 the figure on the next page 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, although 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 potential 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 44
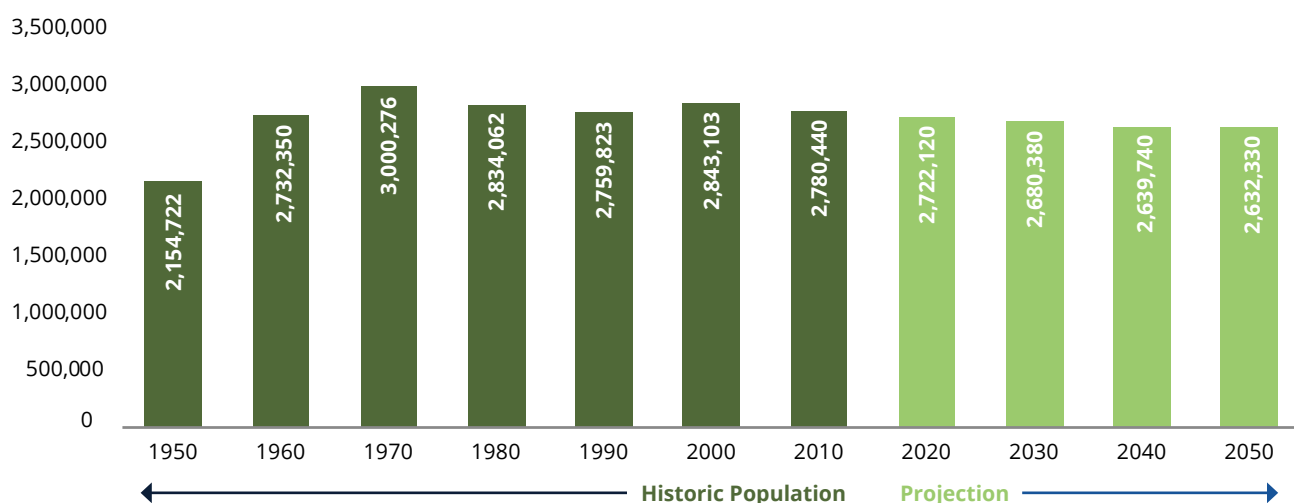Historic and Projected Population, Northeast Ohio Region, 1950-2050
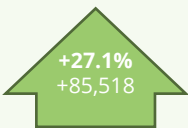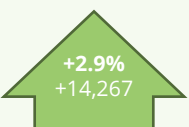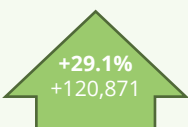
Figure 45
Projected Change in Population by Age Group, 2010 to 2050

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 the Village of Woodmere.

6.2 COMMUNITY PROFILE

HOUSEHOLDS

Like population, households are another key indicator of a community's profile and needs. The U.S. Census defines a household as any person or group of people living together in a residence regardless of relationship. A household may consist of a person living alone or of multiple related and/ or unrelated individuals living together.

The total number of households in Woodmere decreased from 442 households in 2012 to 371 households in 2017. That number correlates to a 16.06% decrease in total households. However, the average household size increased during that same time-period, with huge decreases in very small and very large households. The Village saw an increase by 35.5% in two-person households and 10.5% in three-person households, but they also saw the biggest loss in four-person and more households at 68.9% when compared to its surrounding communities and the County. One-person households saw significant decreases in neighboring communities and across the County, with the Woodmere experiencing the largest decrease at 24.4%.

Figure 46
Total Households, Woodmere, 1980-2017
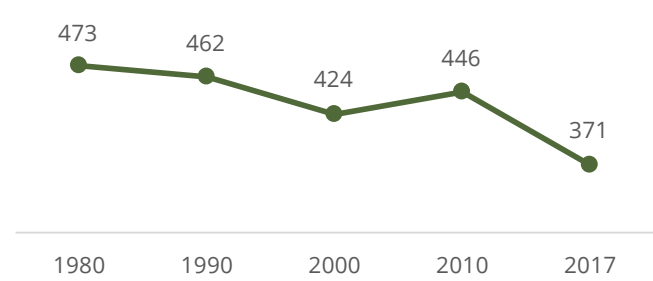
Figure 47
Average Household Size, 2000, 2012, & 2017
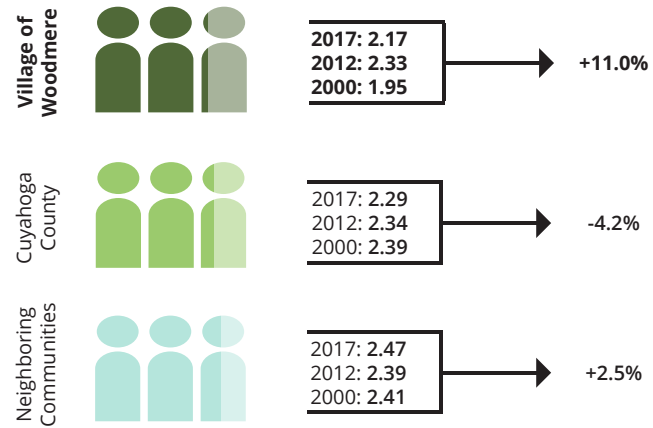
Figure 48
Percent and Numeric Change in Number of Households by Size, 2012 to 2017
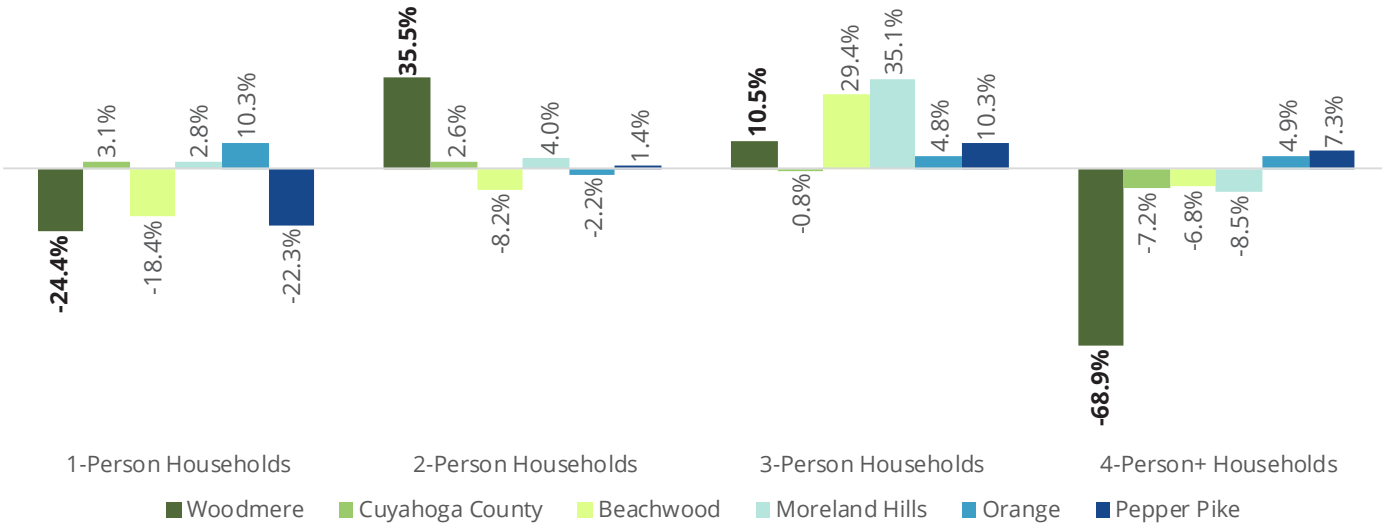
RACE & ETHNICITY

The racial and ethnic background of a community can help to inform policy and program decision. When compared to its neighboring communities and Cuyahoga County as a whole, Woodmere is just as diverse, and in some cases more diverse, than its neighbors. However, Woodmere is exactly the opposite in terms of the diversity for residents that identify as black or white when compared to Cuyahoga County as a whole. 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 identity 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. However, residents that identify as Asian in neighboring communities varied from 6to11%, with a couple of communities having more Asian residents than Woodmere. Overall, between the years 2012 and 2017, Woodmere lost about 22.0% of its population regardless of race or ethnicity, which was more than both its neighboring communities and Cuyahoga County as a whole. However, the size of the Village should be taken into consideration.

Figure 49
Race & Ethnicity, 2017
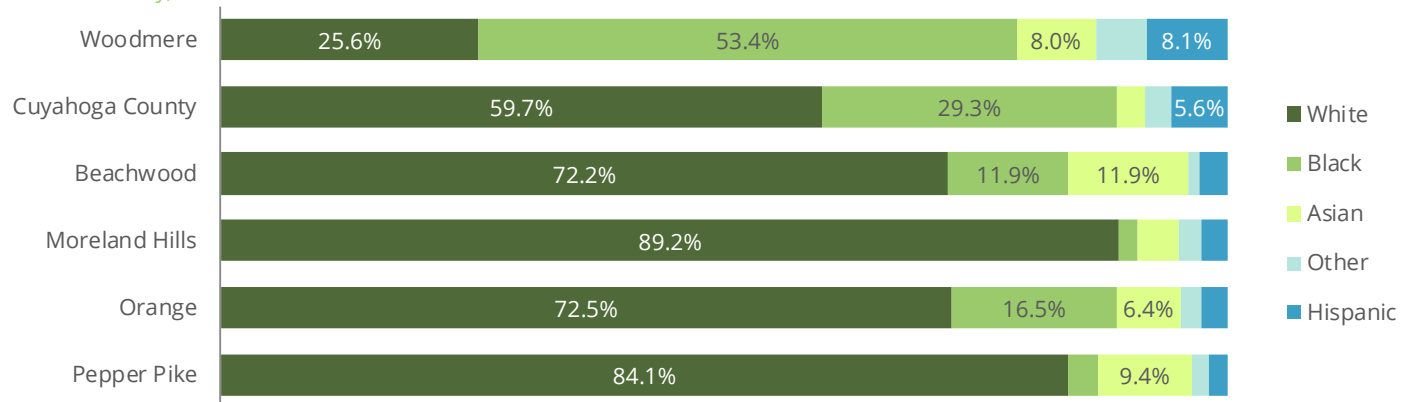
Figure 50
Percent and Numeric Change in Population by Ethnicity, 2012 to 2017
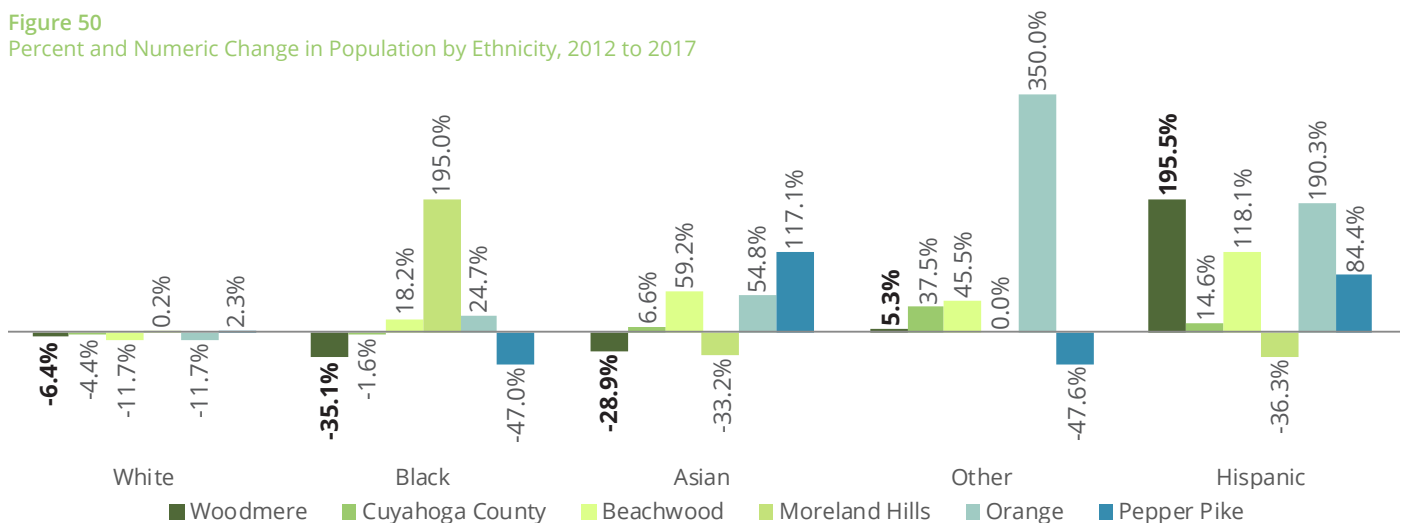
6.2 COMMUNITY PROFILE

EDUCATIONAL ATTAINMENT

Higher educational attainment often indicates higher income levels, which can in turn strengthen a community's overall economy. The Village of Woodmere's residents that are a High School Graduate (26.1%) is slightly lower than Cuyahoga County (28.2%), but more than double that of its neighboring communities (11.8%). At least 27.0% of Woodmere's residents have a Bachelor's or Associates degree, and 23.9% have obtained a Master's degree or higher. However, 2.4% of the community has less than a high school diploma, which is significantly lower than

both the County as a whole (10.9%) and its neighboring communities (3.2%).

From 2012 to 2017, those individuals with less than a high school diploma have decreased within both the Village of Woodmere and Cuyahoga County. From 2012 to 2017, Woodmere saw its largest increase of residents with a Master's or Higher (42.7%). Overall, the Village is attracting and retaining workforce talent that in terms of educational attainment is equal to or exceeds its regional neighbors.

Figure 51
Educational Attainment, 2017
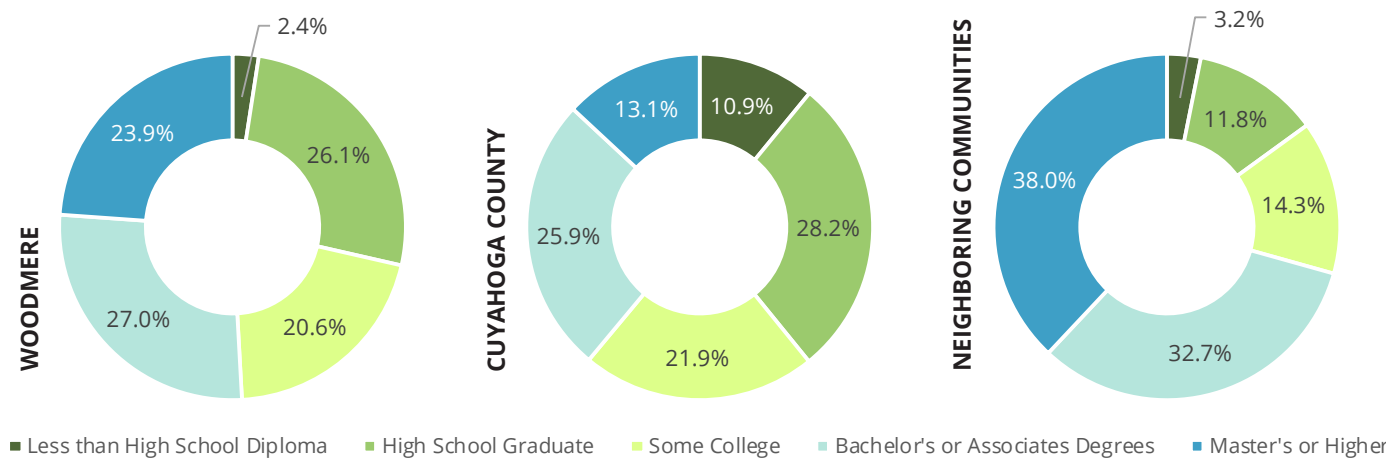
Figure 52
Percent and Numeric Change in Educational Attainment, 2012 to 2017
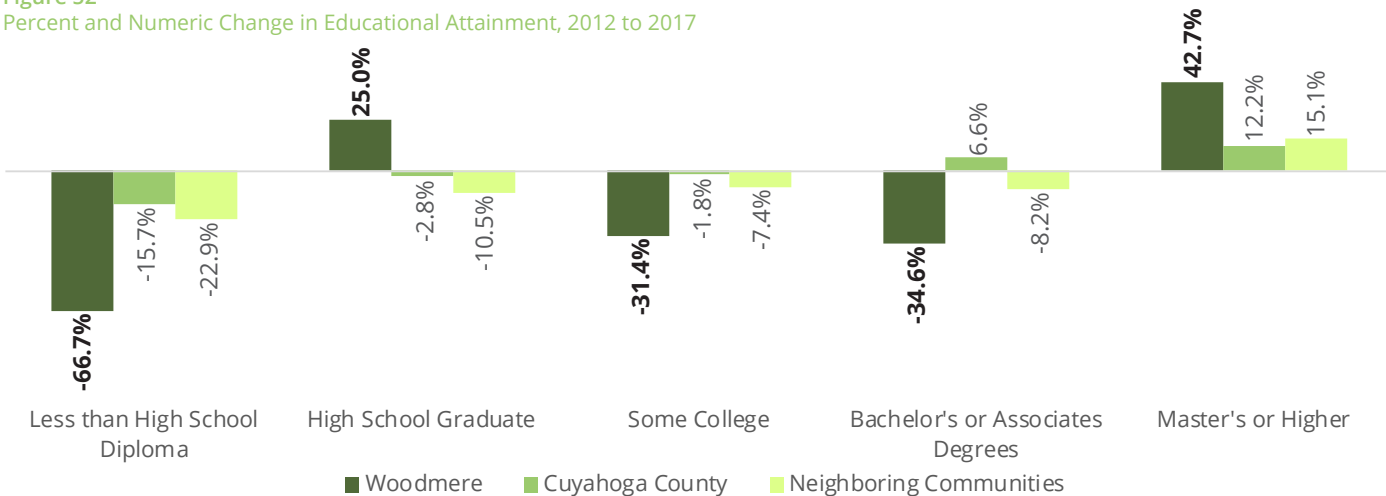
INCOME

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 Village's median household income in 2017 was $45,859, which was slightly less than the County ($46,720). Despite a decrease in population, the Village of Woodmere continues to see a steady increase in its median household income.

When compared to the County as a whole and its neighboring communities, the Village maintains the highest percentage of households earning between $35,000 to $74,999 annually (38.0%), but amongst the lowest percentage of households earning more than $150,000 annually (5.7%).

When compared to the County as a whole and to its neighboring communities, the Village saw the largest increase in households earning between $35,000 and $74,999 annually (5.2%) from the years 2012 to 2017. Additionally, the Village also saw the largest decrease in households earning less than $15,000 (39.3%) during the same time period.

Figure 53
Median Household Income, 2012 & 2017

Figure 53 — bar chart: Woodmere $38,650 (2008-12 inflation adjusted), $45,859 (2013-17); Cuyahoga County $45,641 (2008-12 inflation adjusted), $46,720 (2013-17). Legend: 2008-12 (inflation adjusted), 2013-17
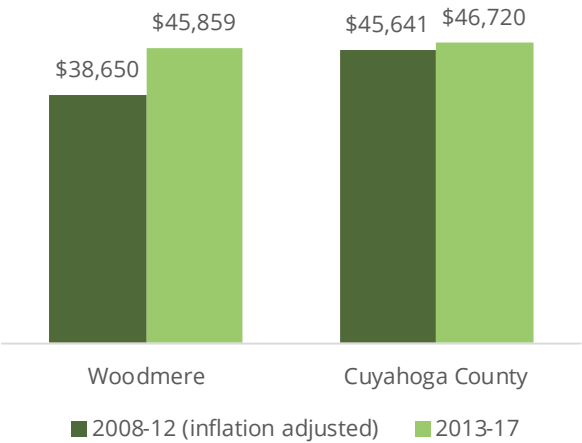
Figure 54
Households by Income Category, 2017

Figure 54 — stacked bar chart. Woodmere: 13.7%, 24.3%, 38.0%, 18.3%, 5.7%. Cuyahoga County: 16.6%, 22.4%, 30.0%, 22.1%, 8.9%. Neighboring Communities: 6.6%, 10.0%, 17.2%, 28.1%, 38.1%. Legend: Less than $15,000; $15,000 to $34,999; $35,000 to $74,999; $75,000 to $149,999; $150,000 or more
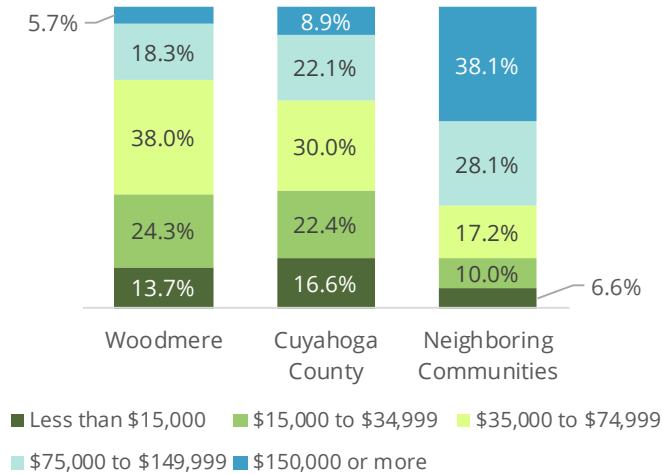
Figure 55
Percent and Numeric Change in Households by Income, 2012 to 2017

Figure 55 — chart showing percent change:

Less than $15,000: Woodmere -39.3%, Cuyahoga County -4.0%, Neighboring Communities 7.7%
$15,000 to $34,999: Woodmere -31.3%, Cuyahoga County -5.3%, Neighboring Communities -11.1%
$35,000 to $74,999: Woodmere 5.2%, Cuyahoga County -3.3%, Neighboring Communities -22.9%
$75,000 to $149,999: Woodmere -8.1%, Cuyahoga County 6.9%, Neighboring Communities -1.4%
$150,000 or more: Woodmere 10.5%, Cuyahoga County 29.6%, Neighboring Communities 9.0%

Legend: Woodmere, Cuyahoga County, Neighboring Communities

6.2 COMMUNITY PROFILE

Figure 56
Percent Residential Millage Dedicated to Taxing Jurisdictions, 2017

- County
- Local School
- Library
- City

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 Village of Woodmere has a voted real estate tax rate of 73.98 mills per $1,000 of assessed value. Additionally, the Village is one of eight (8) taxing districts that make up the Orange City School District (OCSD). A large portion of property tax revenues go to the OCSD (62.2%) and the remainder of the property tax revenues go to the County (28.7%), and the Village (5.8%). There is also a portion of the funds that go to the library (3.3%). In 2018, the OCSD reported that approximately 82.0% of the tax valuation comes from Commercial/Industrial land with 16.5% of the tax valuation coming from Residential/Agricultural land, indicating the importance of the retail/commercial tax base to the Village of Woodmere.

Figure 57
Orange City School District Assessed Property Values, 2018

Tax District	Residential/Agriculture	Commercial/Industrial	Public Utility	Total Tax Valuation
Pepper Pike	$409,399,540	$38,037,750	$8,510,090	$455,947,380
Moreland Hills	$203,809,300	$6,197,380	$2,016,520	$212,023,200
Orange Village	$169,747,490	$21,363,200	$1,981,790	$193,092,480
Hunting Valley	$143,322,160	$69,100	$931,680	$144,322,940
Woodmere	**$9,794,140**	**$48,809,360**	**$891,220**	**$59,494,720**
Bedford Heights	$0	$25,646,160	$914,770	$26,560,930
Solon	$12,725,410	$10,832,140	$408,720	$23,966,270
Warrensville Heights	$42,840	$7,983,160	$258,440	$8,284,440
Grand Total	**$948,840,880**	**$158,938,250**	**$15,913,230**	**$1,123,692,360**

Figure 58
Tax Valuation by Property Type, 2018

- Agricultural
- Residential
- Commercial & Industrial
- Public Utilties
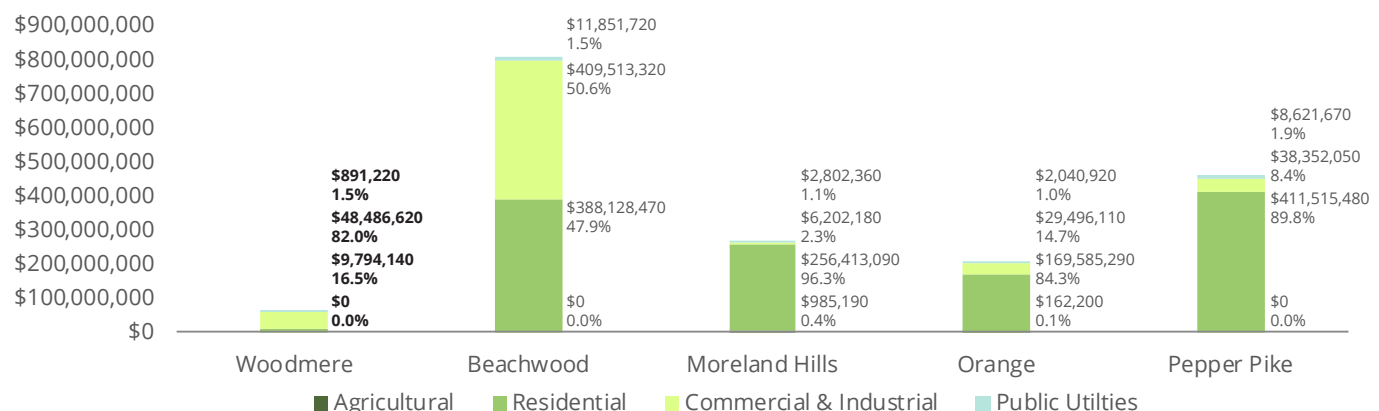
Agriculture valuation may not be visible due to small value

INCOME TAX

Income tax is the largest revenue stream for the Village and is drawn from three sources: taxes from employee withholdings, taxes from individuals, and taxes on net profits. Woodmere has a tax rate of 2.5% which is higher than its neighboring communities. The Village's annual income tax collection is approximately $3.5 million, and on a per capita basis, Woodmere collects $4,042 per resident. This is higher than what its neighboring communities collect. As an example, the City of Beachwood's income tax collection is ten-times that of Woodmere. However, Beachwood has a lower per capita collection, but still has the highest income tax collection when compared to Woodmere and its neighboring communities. In the past ten years, Woodmere's income tax revenues have risen considerably since a low point in 2009. The Village's neighboring communities, while seeing varying increases and decreases over the same time span, did not see the largest change in income tax revenues as Woodmere did.

Figure 59
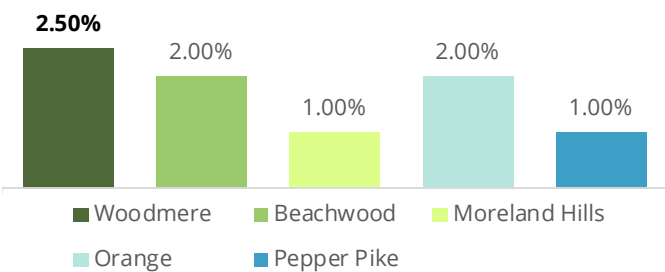Collected Municipal Income Tax Revenues by Jurisdiction, 2017
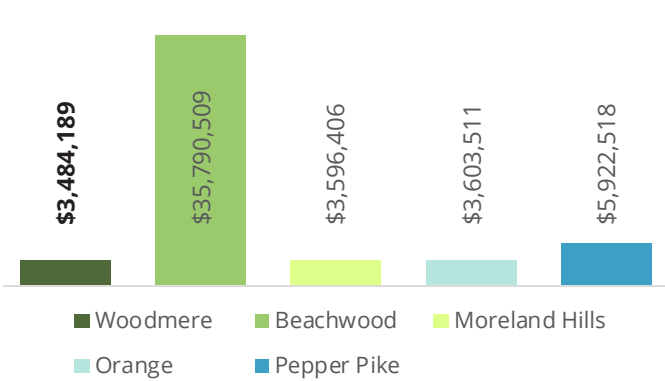
Figure 60
Collected Municipal Income Tax Revenues Per Capita, 2017

Figure 61
Income Tax Rates, 2017

Figure 62
Collected Municipal Income Tax Revenues, 2008-2017
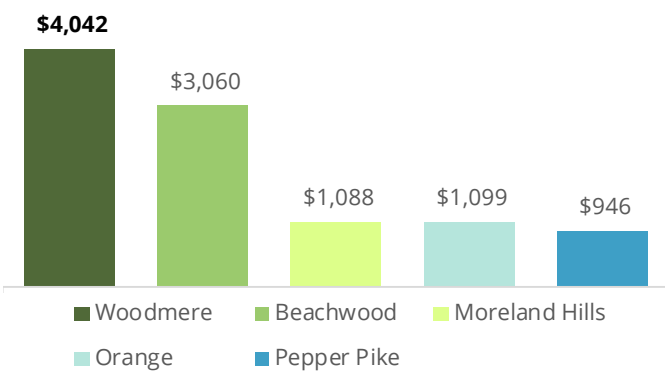
6.2 COMMUNITY PROFILE

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, Woodmere saw similar but more pronounced trends in employment when compared to both the County as a whole and its neighboring communities. The Village saw a steady decrease in employment from 2006 through 2010, but rebounded with steady growth from 2010 through 2013 and again in 2015.

Since 2011, the Village of Woodmere, its regional neighbors, and the County have all seen relatively steady increases in employment with the exception of 2014 when there was a decrease of employment for the Village, County, and its neighboring communities. In 2015, Woodmere had 2,528 jobs located in the Village.

Figure 63
Percent and Numeric Change in Employment Compared to 2005

Woodmere   Cuyahoga County   Neighboring Communities

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.

The Village of Woodmere's most common type of employment is in the Retail Trade sector (27.3%), but this is closely followed by Accommodation and Food Services (24.0%) and then by Other Services (excluding Public Administration) (9.8%) sectors. The Village's employment is more concentrated in these areas than its neighboring communities and the County as a whole.

Woodmere's top six employment sectors comprise 80.6% of total jobs in the Village, while these sectors only comprise 38.7% of total County jobs, as shown in the Figure to the right. This indicates that the Village has specialties in these areas and could be further marketed within the region.

"Other Services" includes: Automotive Services and Technicians; First-Line Supervisors/Managers of Mechanics, Installers, and Repairers; Hairdressers, Hairstylists, and Cosmetologists; and Laundry and Dry-Cleaning Workers.

Figure 65
Employment by Sector in Woodmere, 2015

Sector	Jobs	%
Retail Trade	689	27.3%
Accommodation & Food Services	607	24.0%
Other Services (Not Public Administration)*	248	9.8%
Professional, Scientific & Technical Services	168	6.6%
Administration & Support/Waste Management	164	6.5%
Finance & Insurance	162	6.4%
Health Care & Social Assistance	154	6.1%
Real Estate & Rental and Leasing	142	5.6%
Wholesale Trade	75	3.0%
Public Administration	54	2.1%
Manufacturing	35	1.4%
Educational Services	10	0.4%
Construction	8	0.3%
Utilities	7	0.3%
Transportation & Warehousing	3	0.1%
Information	2	0.1%
Grand Total	**2,528**	**100%**

Figure 64
Employment by Top Sectors, 2015

- Retail Trade
- Accommodation and Food Services
- Other Services (excluding Public Administration)
- Professional, Scientific, and Technical Services
- Administration & Support, Waste Management and Remediation
- Finance and Insurance
- Health Care and Social Assistance
- All other sectors
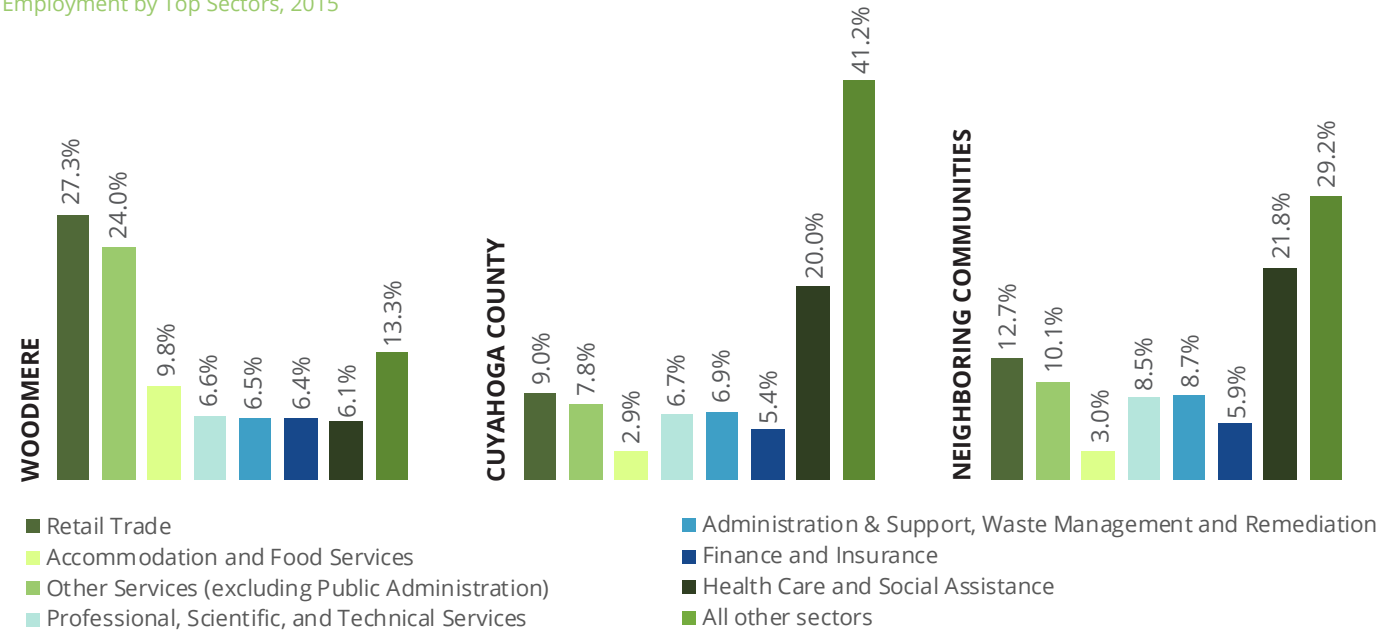
6.2 COMMUNITY PROFILE

MAP 14 — EMPLOYMENT CENTERS
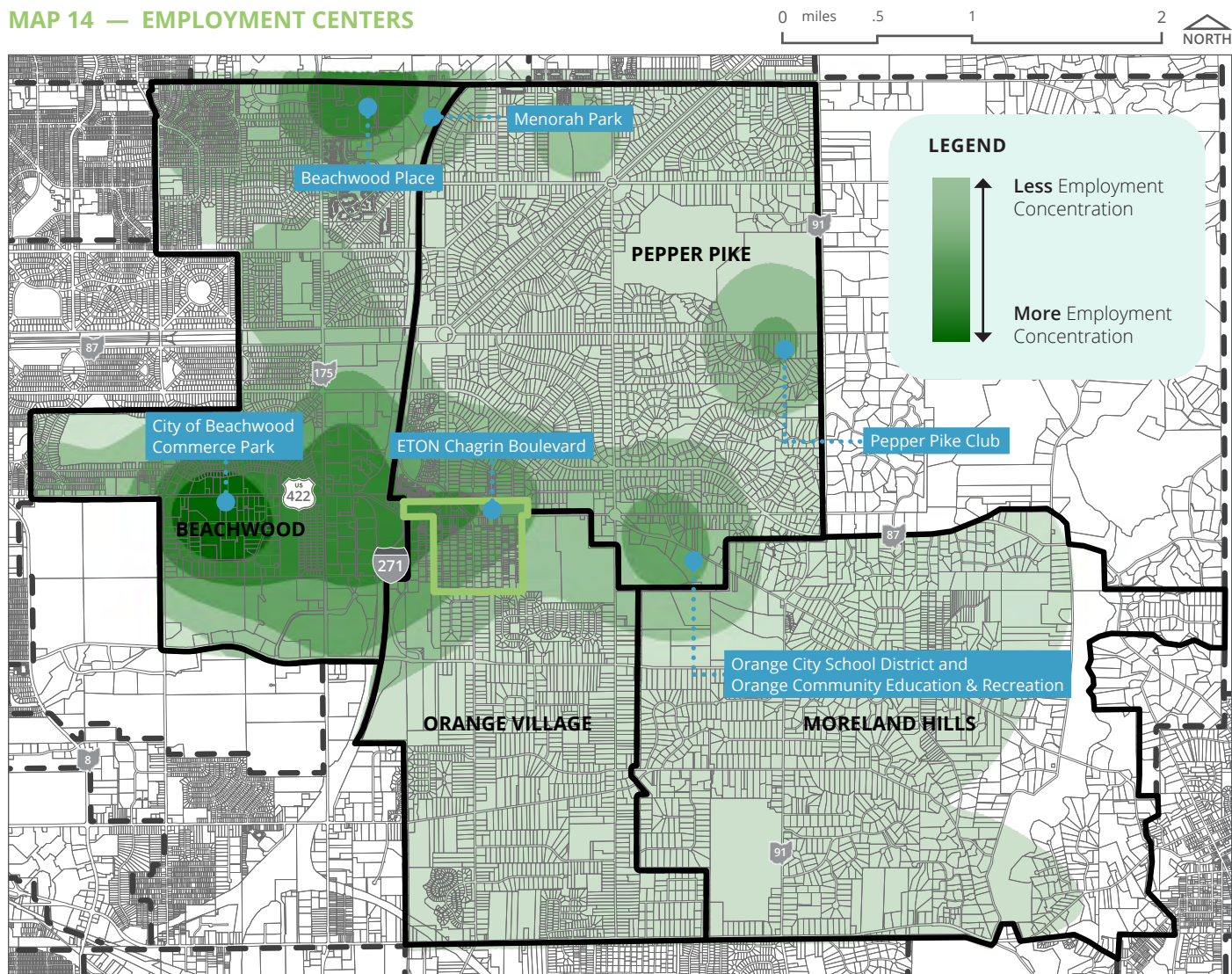
EMPLOYMENT CENTERS

Although largely commercialized, there is one main area in particular within Woodmere that has a higher concentration of employment: Eton Chagrin Boulevard near Woodmere's eastern most border. Eton acts as a gateway into the Village and accounts for thousands of jobs within the Woodmere community. Additionally, the Orange City School District and Orange Community Education & Recreation are located within both Pepper Pike and Moreland Hills, but also account for a high concentration of employment in the area.

Just outside of Woodmere, some of the highest concentrations of employment are located to the west in Beachwood. The Beachwood Commerce Park is a light-industrial area and includes a diverse range of employers.

Businesses ranging from exercise facilities and activity centers to technology and laboratory uses can all be found at this location. The single largest employer within the City of Beachwood is the Cleveland Clinic, followed closely by University Hospitals (Ahuja Medical Center). Additionally, Beachwood is home to several large retail destinations such as Beachwood Place and senior living facilities such as Menorah Park, which accounts for high concentrations of employment near Beachwood's northern border.

For a better understanding about the current trends of commercial employment, please see Closer Look | The State of Retail, page 144.

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 Village income tax receipts and resident purchasing power.

According to the United States Census Bureau's 2013-2017 American Community Survey 5-Year Estimates, in 2017, the labor force participation rate in Woodmere is 76.9%, which is higher than the County average of 63.2% and significantly higher than its neighboring community's participation rate which is between 55.5% to 64.4%. 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 73%. As residents age, a significant number leave the labor force. However, in the Village of Woodmere residents between the ages of 60 and 64 have a labor force participation rate of 59% and residents between the ages of 65 to 74 years of age have a labor force participation rate of 70%.

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. When a community is at full capacity for employment, unemployment 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. In 2017, the unemployment rate in Woodmere was 7.7%, which was significantly higher than its neighboring communities, but lower than that of Cuyahoga County (8.9%). This level of unemployment shows that most residents in the labor force have some difficulty in finding long-term employment and the employment options available within the community have a relatively high turnover rate.

Figure 66
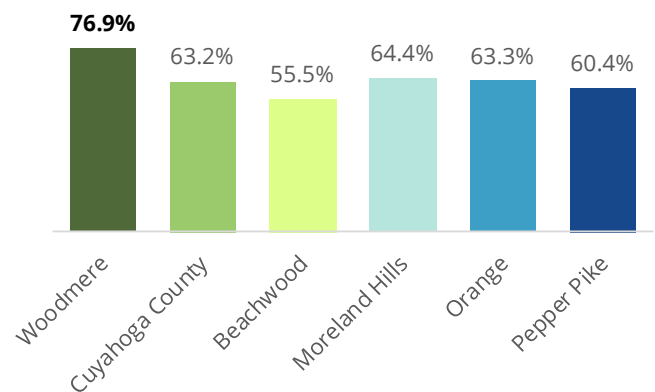Labor Force Participation Rate, 2017

Figure 67
Labor Force Participation Rate by Age Group, Woodmere 2017
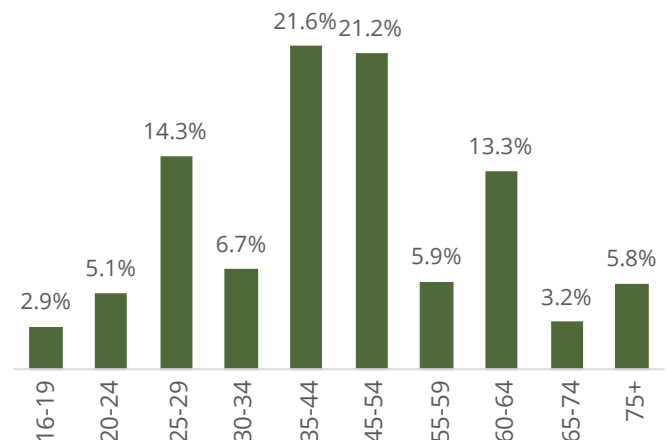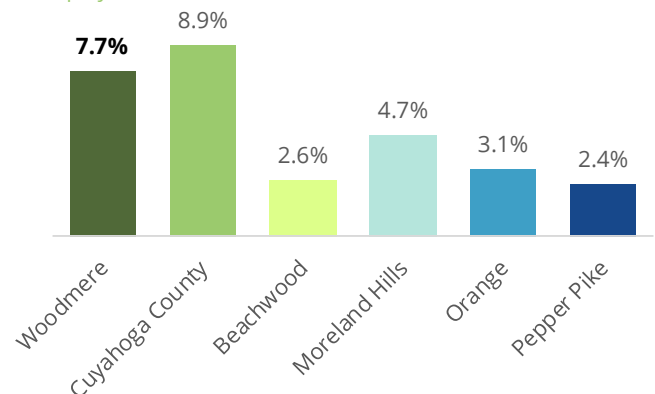

Figure 68
Unemployment Rate, 2017

CLOSER LOOK | THE STATE OF RETAIL

The current national conversation paints a bleak picture of the future of brick-and-mortar retail in the United States—one of vacant storefronts, underutilized downtowns, and increasing online shopping. While the retail market is undergoing a substantial transition, due in large part to changing consumer preferences, physical retail is adapting alongside it.

RETAIL TRENDS

The retail industry is in a transitional period characterized by widespread big-box and department store closures, and increasing e-commerce sales. While the impacts of these trends are far-reaching, the retail market is still expanding.
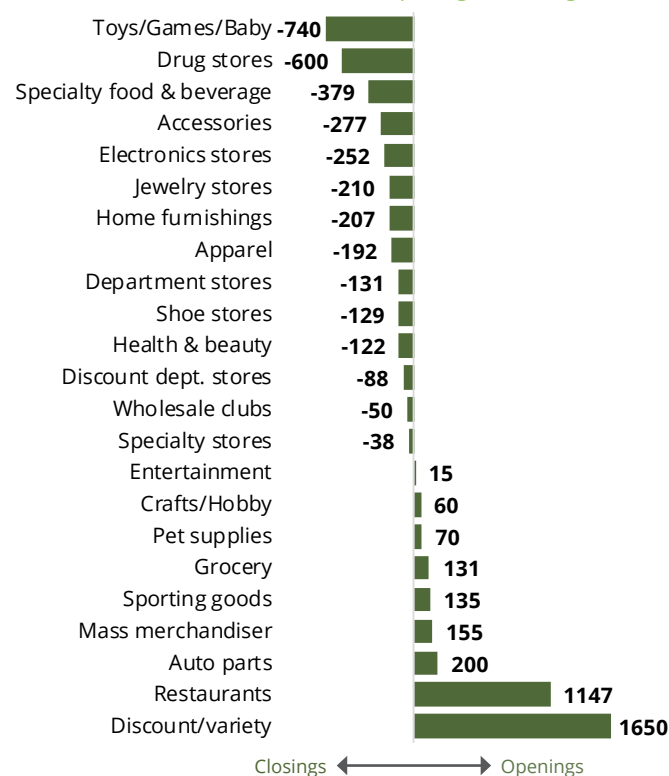
In the United States, consumer confidence is high, total retail sales are increasing at a rate of 2-3% per year, and shopping mall occupancy rates remain steady[1]. In addition, approximately 50,000 retail jobs have been added per month in 2018. This presents a stark contrast to the "retail apocalypse" often discussed on the national stage, when in reality, retail is undergoing a restructuring of industry dollars and key players[2].

While 2017 did set a record for announced store closings, these closings have been heavily concentrated in big-box electronics stores, apparel-based department stores, and clothing and footwear specialty stores[1]. Thus, the seemingly alarming volume of retail space being closed is due to large-footprint department store closures[3]. In addition, the majority of national retail closures are occurring in rural areas where there is not enough buying power to support them[4]. These large store closures are a natural response to the 1 billion square foot oversupply of retail in the United States, which has 40% more retail space per person than Canada, and 5 times more per person than the United Kingdom[1]. The Cleveland metro area has the third highest proportion of retail space per person nationwide, at 29.9 square feet[5].

The rise of e-commerce is significant in retail, with sales increasing an average of 15% per year since 2010; however, e-commerce sales still only accounted for 8.5% of total retail sales in 2017[6]. That said, brick-and-mortar sales growth has been strongest for retail with minimal e-commerce competition, particularly in the food and beverage and furniture sectors[6]. Grocery-anchored retail centers continue to be an attractive investment opportunity[7], and grocers, warehouse clubs, and dollar and discount stores

are adding physical locations, with Dollar General leading the pack at over 1,000 store openings in 2017[1]. In 2018, the number of total retail store openings across all categories actually exceeded the number of total retail store closures[8].

Figure 69
2018 Quarter 1 Net Announced Store Openings & Closings

Category	Value
Toys/Games/Baby	-740
Drug stores	-600
Specialty food & beverage	-379
Accessories	-277
Electronics stores	-252
Jewelry stores	-210
Home furnishings	-207
Apparel	-192
Department stores	-131
Shoe stores	-129
Health & beauty	-122
Discount dept. stores	-88
Wholesale clubs	-50
Specialty stores	-38
Entertainment	15
Crafts/Hobby	60
Pet supplies	70
Grocery	131
Sporting goods	135
Mass merchandiser	155
Auto parts	200
Restaurants	1147
Discount/variety	1650

Closings ← → Openings

Source: U.S. Quarter 1 2018 Retail Outlook

CONSUMER PREFERENCES

Consumer preferences play a significant role in shaping the future of retail. The two most prominent consumer trends in retail are a desire for convenience and a preference for experiences over goods.

Consumers consistently cite convenience as the top reason they shop online, and, similarly, cite long lines and inadequate parking as the top reason they avoid brick-and-mortar stores[9]. These preferences have implications for "commodity" retailers, which provide primary household goods and comprise the majority of brick-and-mortar

retail, such as drugstores, grocery stores, big-box stores, and warehouse clubs[10].

Consumers today, particularly millennials, also increasingly find time to be a more precious commodity than physical goods, and as such are more interested in creating shared memorable experiences than making purchases[11]. These preferences have implications for "specialty" retailers, such as open-air lifestyle centers, mixed-use districts, and entertainment centers, all of which are designed to offer an emotionally appealing retail environment for the delivery of aspirational goods and services[10].

Another important consumer trend is the growing consumption of food service. Consumer spending on food services has surpassed that of in-home and grocery spending, and all other retail spending combined[11]. In addition, 40% of consumers base their choice of shopping center primarily on the available dining options[11]. The share of shopping center space dedicated to food service has increased from 5% to 20%, and contributes to increased shopper traffic, higher dwell time, and greater spending[11]. Thus, restaurants can serve the purpose of experiential and destination retail[11].

RETAILER RESPONSES

The way retailers respond to changing market trends and consumer preferences will determine their future success. Retailers are adapting to the changing market through advances in technology, enhancing omnichannel strategies, providing unique customer experiences, and updating store design and layout.

To address consumers' concerns regarding convenience, retailers are adopting rapid checkout technologies, including mobile payment and checkout-free concepts[7].

Retailers are also adopting omnichannel strategies that integrate technology into the traditional brick-and-mortar experience to provide seamless, unified coordination between online, mobile, and physical store platforms[6]. For example, Target and Walmart use omnichannel strategies to allow customers to place orders online for curbside pickup, and many retailers allow customers to return online purchases in-store[2].

Omnichannel retail also includes bringing online strategies into physical stores to enhance the consumer experience.

Technology is being used to collect and manage consumer data through the use of geofences, which are virtual boundaries drawn around a store or shopping center that connect with shoppers' smartphones to track their movement and send tailored online promotions[12].

Retailers are adapting to consumers' desires for experiential retail by changing design elements of physical stores, recognizing that experience is one of the core competitive advantages that physical retail has over online shopping[13]. New retailers are setting up shop in historic buildings, or incorporating exposed brick, fine marble, artwork, and quality rugs into their stores and displays to convey an atmosphere of luxury[14]. Others are rolling out apparel stores with stylists to help customers put together ensembles using tablets, sporting goods stores with golf-stroke simulators, or cookware stores with cooking classes, to allow customers to test products and become fully engaged in new experiences[14].

To combat the oversupply of retail space, national retailers are creating smaller-footprint grocery stores, kiosks, and other small-format concepts, particularly for urban settings and mixed-use projects[1]. To reduce vacant retail space, landlords are repurposing former retail space into coworking space, which presents a viable solution to both decrease vacancy and drive additional foot traffic with a guaranteed daytime population that can revitalize the center and attract new tenants[15]. New leases in former department store space have been primarily smaller apparel and accessories stores, dining and food, craft and hobby, and entertainment, representing tenants that both address vacancy concerns and accommodate consumers' desire for experiences[16].

The retail transformation that is currently underway is a natural response to changing consumer preferences and advancements in technology. The next few years will likely bring continued closures and market adjustments among many national chains, but these closures will create space in the market for new, innovative retailers. Consumers are driving demand now more than ever, and in order to survive the shift and remain competitive, retailers must continue to adapt to consumers' needs.

6.3 HEALTH PROFILE
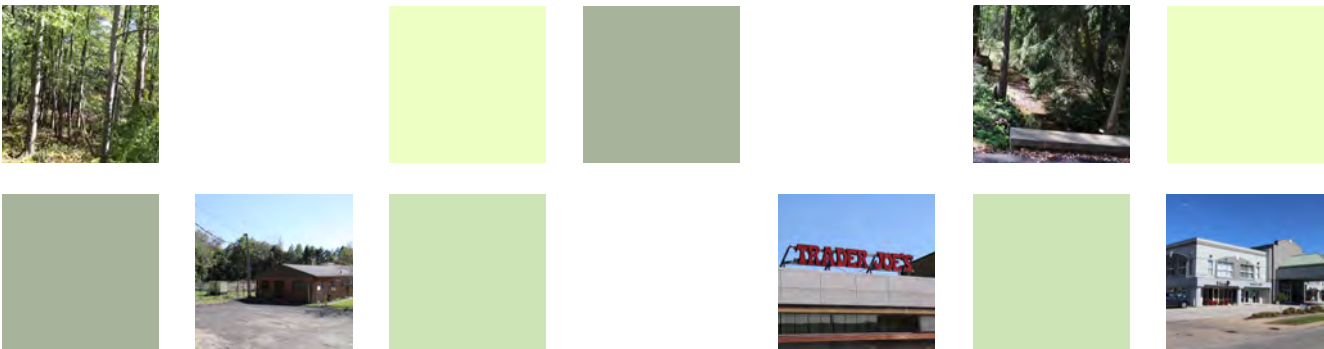
Source: County Planning

WHAT IS THE HEALTH PROFILE?

The Village of Woodmere has limited options for medical care and grocery stores directly within the community. However, just across its borders residents have access to hundreds of options for intensive care, emergency services, routine care and specialists, and grocery stores.

Overall, the Health Profile will not only discuss community health services and availability to residents, it will also look closely at food access and the health of the natural environment.

HEALTH PROFILE COMPONENTS

- Health Services, page 148
- Food & Nutrition, page 150
- Environmental Health, page 152

AT A GLANCE HEALTH PROFILE

THERE ARE AMPLE HEALTH SERVICES AVAILABLE TO RESIDENTS BOTH WITHIN AND AROUND SURROUNDING COMMUNITIES

Residents in the Village of Woodmere have access to many Human and Health Services within and surrounding the Village. In the Village of Woodmere, there is a CVS Pharmacy that provides acute service via its MinuteClinic, located within the store. Along with acute care, residents have access to ancillary care such as eyeglass providers and medical suppliers. In neighboring Beachwood, there are numerous hospital and medical care centers that provide emergency, acute, and chronic care.

EMERGENCY PREPAREDNESS IN THE VILLAGE OF WOODMERE IS ON PAR WITH CUYAHOGA COUNTY

The Village of Woodmere's Police and Fire Departments are part of the CodeRed™ emergency notification system. This system which is an upgrade to the County's ReadyNotify system, alerts all residents within the Village and County of emergencies via mobile devices.

FOOD ACCESS IN THE VILLAGE OF WOODMERE IS MUCH BETTER THAN THE COUNTY AS A WHOLE

More than 90% of Village residents live within one-half mile of the local Trader Joe's Grocery Store on Chagrin Boulevard. That is in part due to the small footprint of the Village and the location of the grocery store that provides easy access to most residents in the Village. The same cannot be said of most communities in the County.

THE WOODBRAN WASTEWATER TREATMENT FACILITY SERVICES THE VILLAGE OF WOODMERE AND PARTS OF ORANGE VILLAGE

Constructed and maintained privately since 1961, the Woodbran Wastewater Treatment Facility located on Belmont Road in Woodmere Village, services all commercial and residential areas for the Village and neighboring communities such as Orange Village.

SEPTIC TANK SYSTEM VERSUS WASTEWATER TREATMENT FACILITY IN NEIGHBORING ORANGE VILLAGE AND WOODMERE VILLAGE

A large portion of Orange Village residents have a septic permit, allowing them to be on a septic tank system. The neighborhoods of Orange Village that share a border with Woodmere utilize the Woodbran Wastewater Treatment Facility on Belmont Road in Woodmere. If there were ever a large-scale conversion, the capacity limitations and possible upgrades to the Woodbran Facility should be addressed.

6.3 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 or to be more active, to select healthier food choices, and be prepared for emergencies. The following are ways that the Village of Woodmere supports the health of residents.

HEALTH & HUMAN SERVICES

Through mutually shared services with Orange Village, Woodmere 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, congregate meals, senior transportation, and assistance with shopping and other errands. Many of the classes and programs are offered in Orange Village's Orange Community Education & Recreation Center.

For the Village of Woodmere's senior residents, the Orange Senior Center also serves as the Office on Aging and provides referral services for licensed counselors, who can answer questions, provide in-home visits, access information and make referrals to other organizations, as necessary. In addition to the referral services, the Orange Senior Center offers classes, lectures, workshops, clubs and groups, and other special events that provide opportunities for socialization, companionship, enrichment, and education. Other Center programs and offerings include: Senior Adult Van Transportation Services, Aging & Caregiver Resources, and a newsletter and activities calendar.

In addition to these services, there are several Health and Human Services facilities and providers in neighboring Beachwood, with approximately nineteen (19) medical providers and services within the Village of Woodmere itself. Those services include a CVS at Chagrin Boulevard and Brainard Road that provides acute, short-term services such as a MinuteClinic, Hearing Services, and a full pharmacy. Also, there are nearly fifteen (15) ancillary care facilities that provide services for eyeglasses, hearing devices, medical imagery, medical supplies, etc. within the Village.

PUBLIC SAFETY & SECURITY

The Village of Woodmere's Police Department and Fire and Emergency Services are among the finest in the County and in the State of Ohio. The Village is ranked in the top 93% of areas for livability and safety (Area Vibes, 2018).

The Village of Woodmere Police Department are highly trained first responders that are committed to serving the community by providing quality services that include safety and law enforcement for all residents, visitors, and merchants to the Village. The Department's officers are a part of the Valley Enforcement Group (VEG), which are specialized units that comprise of: VEG SWAT; Accident Investigation and Control; Criminal Investigation; and Hostage Negotiation.

The Village of Woodmere is one of sixteen (16) municipalities that employs the services of the centralized emergency services communication center, Chagrin Valley Dispatch. The Chagrin Valley Dispatch was ranked number two (2) in the national for top dispatch centers in 2015 (911 DispatcherEDU.org). Both the police and fire stations utilize the dispatch center to respond to emergency calls from residents in Woodmere and aid surrounding communities as necessary.

The Village of Woodmere's Fire Department are first responders that are highly trained in both fire safety and prevention, Advanced Life Support (ALS) emergency response, and community risk reduction.

Both the police and fire stations are located within the Village Hall building located on Chagrin Boulevard.

EMERGENCY PREPAREDNESS

The Village of Woodmere Fire Department has a diverse staff with skills in technical rescue specialties and heavy rescue. Woodmere's Fire and Police Departments participate in Code Red™, an emergency notification system that is accessible through mobile devices. Additionally, the Woodmere Fire Department provides complimentary installation of Smoke Detectors to all residents of the Village and offers many programs on Community Risk Reduction.

MAP 15 — HEALTH & HUMAN SERVICES

0   miles   .5   1   2

NORTH

PEPPER PIKE

BEACHWOOD

ORANGE VILLAGE

MORELAND HILLS
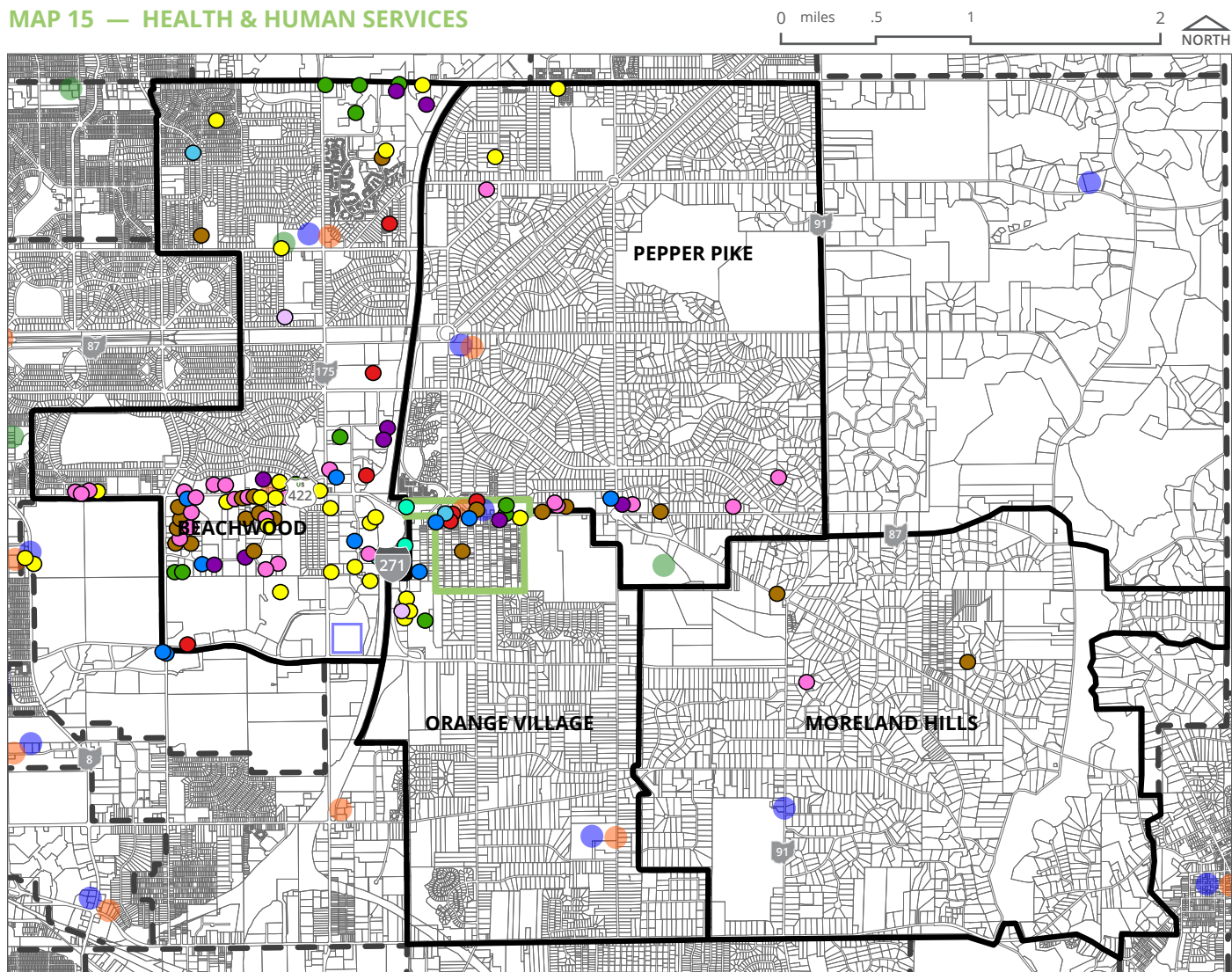
LEGEND

● Police Department

● Fire Department

● Community Rec Center

☐ Major Hospital

Health Services
● Chiropractic Services
● Dental Services
● Dermatology Services
● Optometry Services
● Psychological/Counseling Services
● Physical Therapy/Rehabilitation Services
● Social Work/Therapy Services
● Medical Facility/Clinic Services
● Podiatry Services
● Pharmacy

6.3 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.

In 2018, the Cuyahoga County Board of Health and County Planning updated their Food Access and Assessment report and map for Cuyahoga County and found the following key data about health in the County as a whole:

- Nearly 36% of the population lives in an area that is considered a food desert;
- 30% of adults in Cuyahoga County are obese;
- 1 out of 4 adults in the County have insufficient physical activity; and
- In Cuyahoga County, only 19.5% of adolescents in the 9th-12th grades reported that they consume 5 or more fruits and vegetables per day

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 one half mile from a supermarket or large grocery store.

The United States Department of Food and Agriculture (USDA) states that food environmental factors – such as store/restaurant proximity, food processing, food and nutrition assistance programs, and community characteristics—interact to influence food choices and diet quality. In order to understand how food deserts affect those living in Cuyahoga County, the Cuyahoga County Board of Health and County Planning developed a food desert analysis. The USDA defines a food desert as a "low-income census tract where a substantial number or share of residents has low access (a healthy food retail outlet is more than 1 mile from a supermarket or large grocery store, 10 miles in a rural area) to a supermarket or large grocery store."

While the Village of Woodmere does not qualify as a food desert because there are no low-income areas or low-income residents, some residents, especially seniors may still have difficulty accessing healthy foods. Most of the residents, ninety percent (90%), live within one-half (½) mile of the local Trader Joe's on Chagrin Boulevard. These residents have food accessibility and do not live in a food desert. Additionally, due to the small footprint of the Village, many residents are within the one-mile proximity to the Wholefoods grocery store that relocated to Orange Village in 2018. However, there is ten percent (10%) of the Village that is more than one-half (½) mile from the nearest grocery store and therefore do not have food accessibility and are technically considered a food desert. These areas may be classified as vacant parcels, but not enough data is available to confirm.

Source: Trader Joe's, ETON Chagrin Boulevard, www.etonchagrinblvd.com

MAP 16 — FOOD ACCESS

0   miles   .5   1   2

NORTH

PEPPER PIKE

Giant Eagle

Trader Joe's

Heinen's

BEACHWOOD

Whole Foods Market

ORANGE VILLAGE

MORELAND HILLS

ALDI
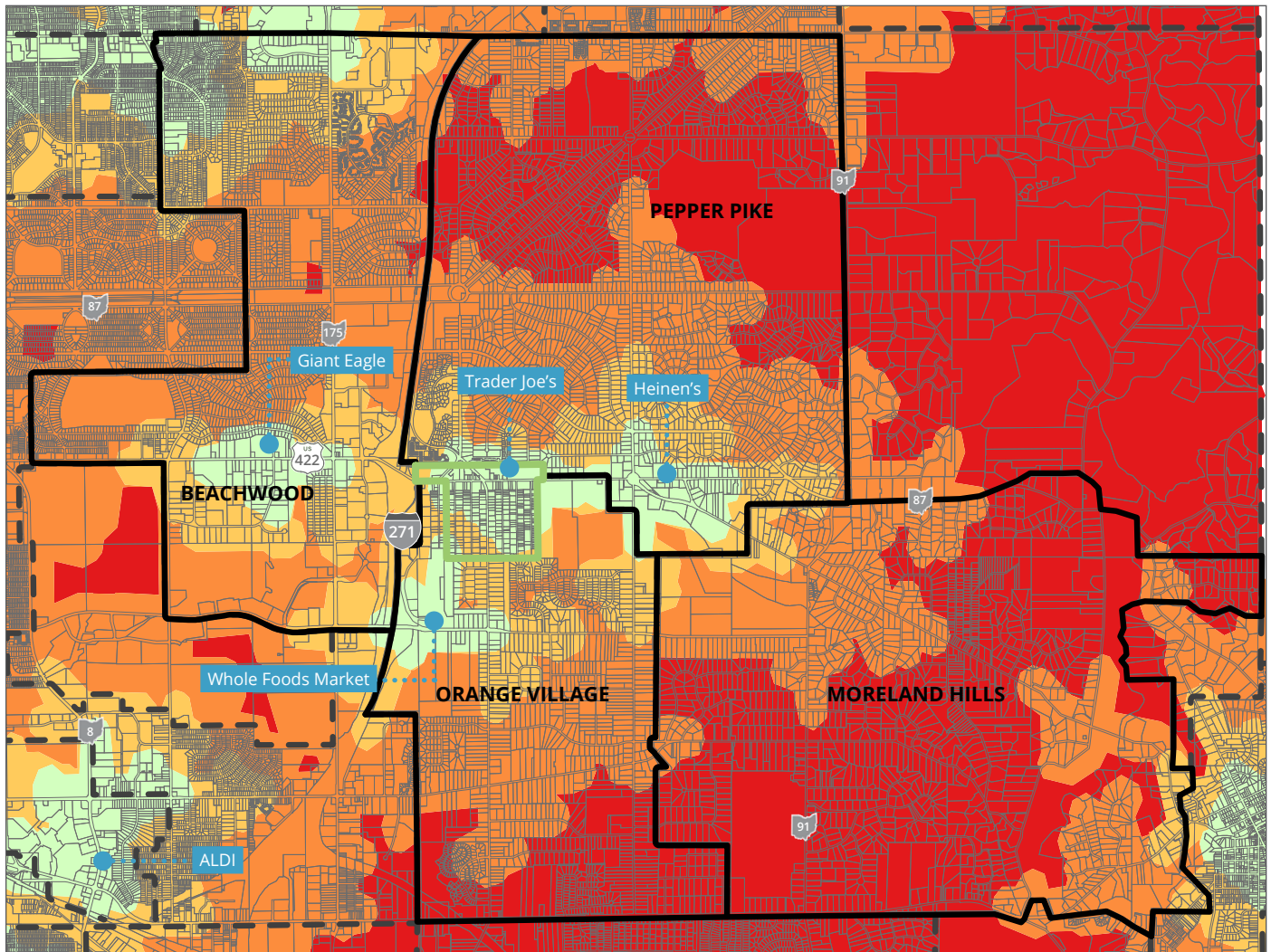
LEGEND

Proximity to Supermarket
- 0.0-0.5 Miles
- 0.6-1.0 Miles
- 1.1-2.0 Miles
- 2.1 or More Miles

Village of Woodmere Boundary

6.3 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.

The United States Environmental Protection Agency (USEPA) defines a brownfield as "property that through expansion, redevelopment, or reuse may contain or has the potential to contain hazardous substances, pollutants or contaminants." The Village of Woodmere has a rural past and never had a large-scale, heavy manufacturing history. However, there is a small possibly that septic tanks remain on some vacant properties. Septic tanks are a primary environmental concern because of the potential for tanks to leak and thereby contaminate waterways and drinking water.

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 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.

There are no records of brownfields present in the Village of Woodmere.

UNDERGROUND STORAGE TANKS IN WOODMERE (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 Village of Woodmere has two (2) BUSTR sites. These sites are found along Chagrin Boulevard in the northern corridor of the Village. One of the sites is a gas station that has underground petroleum gas tanks and the other is owned by the Village of Woodmere and is the location of the Village Hall, Police, and Fire Stations. These sites do not pose a threat to the community as they are being maintained; however, if redevelopment were to occur on these sites, the potential for contamination should not be ignored.

WASTEWATER TREATMENT

The Village of Woodmere treats its own wastewater by means of the Woodbran Wastewater Treatment Facility located in the southeastern most quadrant of the community at the end of Belmont Road. Since 1985, the facility has been providing its services to residents and business owners within the area.

The Woodbran Facility not only services all of the commercial and residential areas in Woodmere, it also serves a large portion of Orange Village, which primarily utilizes private septic systems. Currently, Woodbran is up to date with its Ohio EPA discharge permits through July 31, 2021. The facility discharges into Willey Creek, located to the east of Woodmere and eventually meets with the Chagrin River to the southeast near the South Chagrin Reservation.

Additionally, most of Woodmere's neighboring communities are serviced by the Northeast Ohio Regional Sewer District (NEORSD) and the Woodbran Wastewater Treatment Facility is nearing capacity. Any additional tie-ins to the existing Woodbran system or large-scale conversions may exceed its capacity and conversations with NEORSD may play an important role for securing a continued source for reliable wastewater treatment.

MAP 17 — ENVIRONMENTAL HEALTH

0 miles .5 1 2 NORTH

LEGEND

- BUSTR Site
- Woodbran Wastewater Treatment Facility
- NEORSD Service Area

PEPPER PIKE

BEACHWOOD

Willey Creek

ORANGE VILLAGE

MORELAND HILLS

Chagrin River
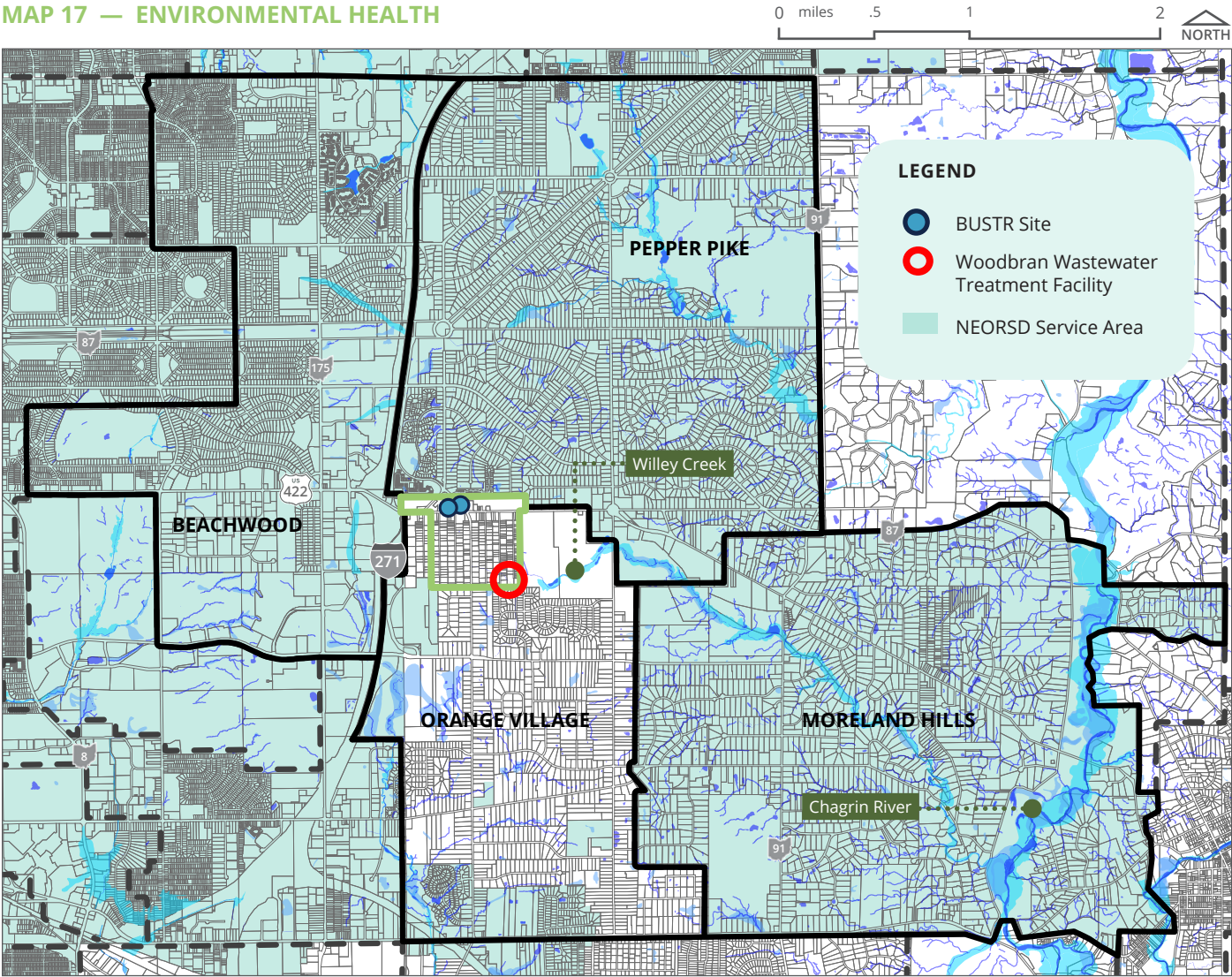
Source: County Planning, existing Woodbran Wastwater Treatment Facility

Source: County Planning, existing Woodbran holding tank

6.4 HOUSING PROFILE

Source: County Planning

WHAT IS THE HOUSING PROFILE?

The Village of Woodmere has a very small municipal footprint with limited opportunity for larger, expansive residential developments. It is important to look at the community's existing housing stock and other relating factors to determine the market's strength and how this could be improved upon to attract prospective home buyers to the area.

Overall, the Housing Profile will take a close look at housing types and stock, sales, vacancy, and affordability of the Woodmere community and how these trends compare to those of the County and of its neighboring communities.

HOUSING PROFILE COMPONENTS

- Housing Units, page 156
- Housing Market Strength, page 157
- Home Sales, page 158
- Owner-Occupied Housing, page 159
- Occupancy & Vacancy, page 160
- Rent, page 161
- Affordability, page 161
- Senior Housing, page 162

AT A GLANCE HOUSING PROFILE

WOODMERE HAS A SLIGHTLY NEWER HOUSING STOCK THAN THE COUNTY AS A WHOLE AND ITS NEIGHBORING COMMUNITIES

Nearly a quarter (24.4%) of Woodmere's housing stock was constructed between 1960 and 1969. This is much more recent than the County, where over a third of its total housing stock was constructed prior to 1940 (30.4%), and still slightly newer than its neighboring communities. However, newer home construction has been slowing in the Village while its neighboring communities continue to expand new developments. No new homes have been built within Woodmere since 2009.

THE HOUSING MARKET IN WOODMERE IS SLIGHTLY BELOW THAT OF ITS NEIGHBORS, BUT 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.

WOODMERE'S HOMEOWNERSHIP RATE IS SMALLER THAN ITS NEIGHBORING COMMUNITIES

The Village of Woodmere has a relatively lower concentration of homeownership within the community when compared to its regional neighbors. Woodmere has approximately 26.4% to 33.4% rate of homeownership, while other neighboring communities have at least a 33.5% homeownership rate.
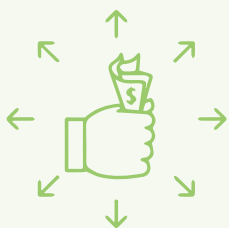
THE VILLAGE OF WOODMERE IS AN AFFORDABLE OPTION FOR FIRST TIME HOME BUYERS

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

THERE ARE NOT ANY SENIOR HOUSING OR CARE OPTIONS LOCATED WITHIN THE VILLAGE OF WOODMERE

The Village of Woodmere does not currently have any senior housing or senior home care options located within the community. However, many housing and care options are conveniently located in the neighboring community of Beachwood, where seniors can find a wide variety of assisted living facilities, senior communities, home care options, and medical facilities.

6.4 HOUSING PROFILE

HOUSING UNITS

A community's housing stock defines its neighborhoods and its character. Over 90.0% of Woodmere's housing stock was constructed prior to 1990 (91.2%), with only 8.8% of its current stock being built after 1990. This is similar to trends found within the County as a whole, but within the County about a third of homes were built prior to 1930, while only 6.0% of homes in Woodmere were constructed during the same time period. Additionally, when compared to its neighboring communities, Woodmere shows a similar trend of fewer homes being constructed in recent years. However, Woodmere still documents fewer new construction homes overall.

Though very small in size, the Village of Woodmere has more housing diversity than most of its neighboring communities. Woodmere has the lowest percentage of single-family homes when compared to the County and neighboring communities (41.0%), but has the highest percentages of 50 or more units (29.0%), 10 to 49 units (14.1%), and 5 to 9 units (6.9%). The City of Beachwood is the only neighboring community that shares a similar diversity in housing types, while others were made up of at least 93.0% single-family homes.

Figure 71
Year Built, 2017

	Cuyahoga County	Woodmere
1939 or earlier	**30.4%**	6.9%
1940 to 1949	9.5%	10.8%
1950 to 1959	20.1%	15.2%
1960 to 1969	13.8%	**24.4%**
1970 to 1979	10.0%	17.5%
1980 to 1989	5.5%	16.4%
1990 to 1999	5.7%	3.0%
2000 to 2009	4.3%	5.8%
2010 or later	0.8%	0.0%

■ Cuyahoga County   ■ Woodmere

	Neighboring Communities	Woodmere
1939 or earlier	5.0%	6.9%
1940 to 1949	4.7%	10.8%
1950 to 1959	**26.5%**	15.2%
1960 to 1969	16.3%	**24.4%**
1970 to 1979	15.7%	17.5%
1980 to 1989	12.3%	16.4%
1990 to 1999	10.5%	3.0%
2000 to 2009	5.2%	5.8%
2010 or later	3.7%	0.0%

■ Neighboring Communities   ■ Woodmere

Figure 70
Percent of Units by Number of Units in Structure, 2017

	Single-unit Detatched	Single-unit Attached	2 to 4 Units	5 to 9 Units	10 to 49 Units	50 or More Units	Other
Woodmere	41.0%		6.9%		14.1%	29.0%	
Cuyahoga County	58.9%	13.1%			8.2%	9.6%	
Beachwood	51.6%	6.6%			12.5%	27.1%	
Moreland Hills	93.5%						
Orange	79.3%	16.3%					
Pepper Pike	95.7%						

■ Single-unit Detatched
■ Single-unit Attached
■ 2 to 4 Units
■ 5 to 9 Units
■ 10 to 49 Units
■ 50 or More Units
■ Other

MAP 18 — HOUSING MARKET STRENGTH, 2015

LEGEND

- Healthy
- Above Average
- Average
- Below Average
- Weak
- Very Weak
- Village of Woodmere Boundary

PEPPER PIKE

BEACHWOOD

ORANGE VILLAGE

MORELAND HILLS

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 Village of Woodmere's housing market strength is rated as slightly below average. Its neighboring communities of Beachwood and Moreland Hills both have healthy housing markets, while Orange Village and Pepper Pike have a combination of above average and healthy. 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. A single mortgage foreclosure or a slight increase in the unemployment rate has a much larger effect on a community of Woodmere's size than it would on a much larger municipality.

6.4 HOUSING PROFILE

MAP 19 — TYPES OF SINGLE-FAMILY HOMES
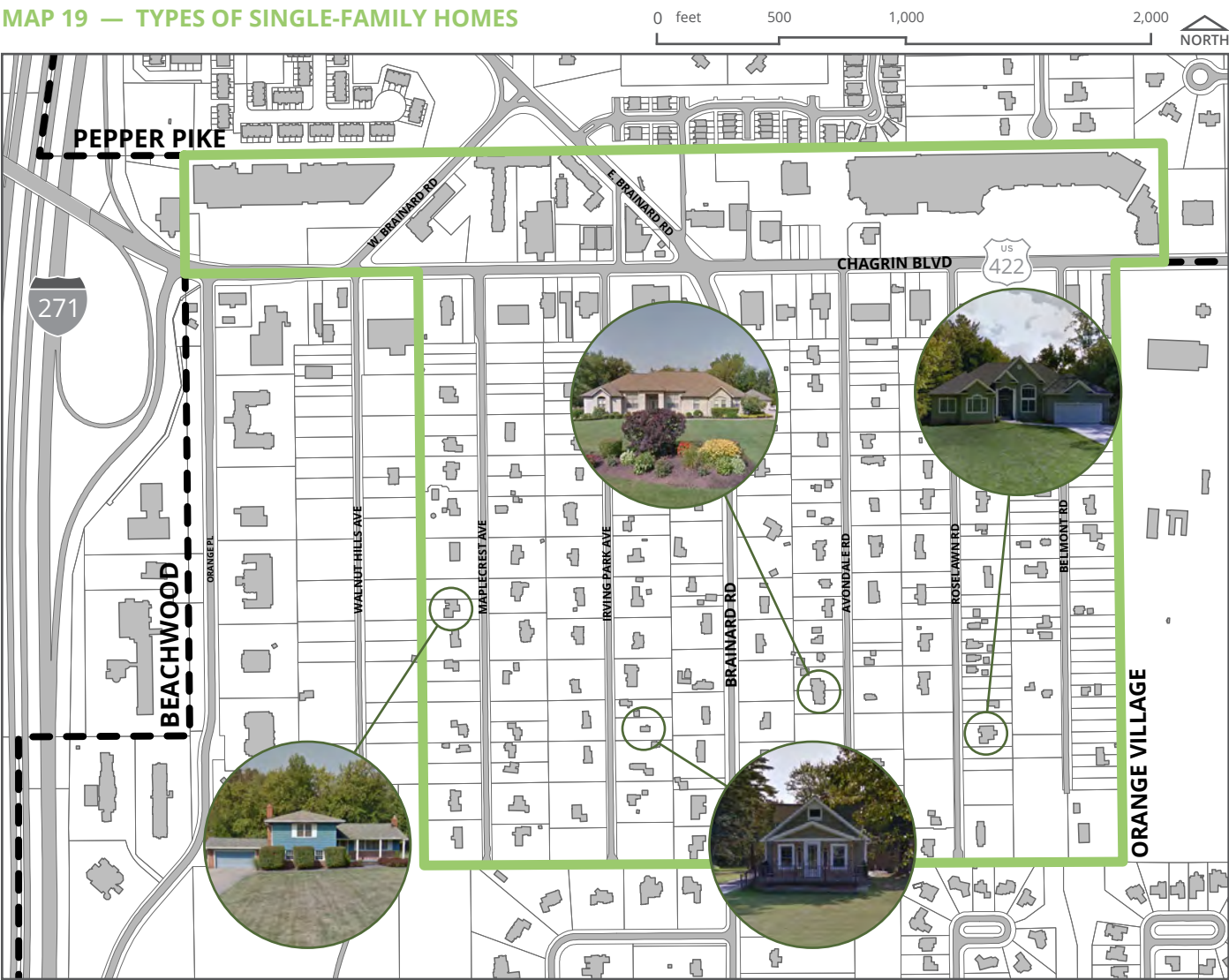
*Source: County Planning & Google Streetview, 2018*

HOME SALES

The Village of Woodmere has a limited physical community footprint, and while larger communities may have well over twenty or more homes sales a year, Woodmere has consistently seen far less due to its small size and available housing stock. Over the last ten year, from 2007 to 2018, the Village saw thirty-three (33) total home sales.

Overall, Woodmere's single family home sales have remained consistent over the last ten years. However, there were higher spikes in the number of sales prior to the 2010 housing market crash in the years 2007 and 2009, where the Village saw slightly higher sale volumes. Since the market crash, numbers have remained low, but in 2018 the numbers again spiked to similar sale volumes of those seen prior to the market crash, indicating a probable increase in homeownership rates.

Figure 72
Woodmere Single-Family Home Sales, 2007-2018

| 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

MAP 20 — OWNER-OCCUPIED HOUSING
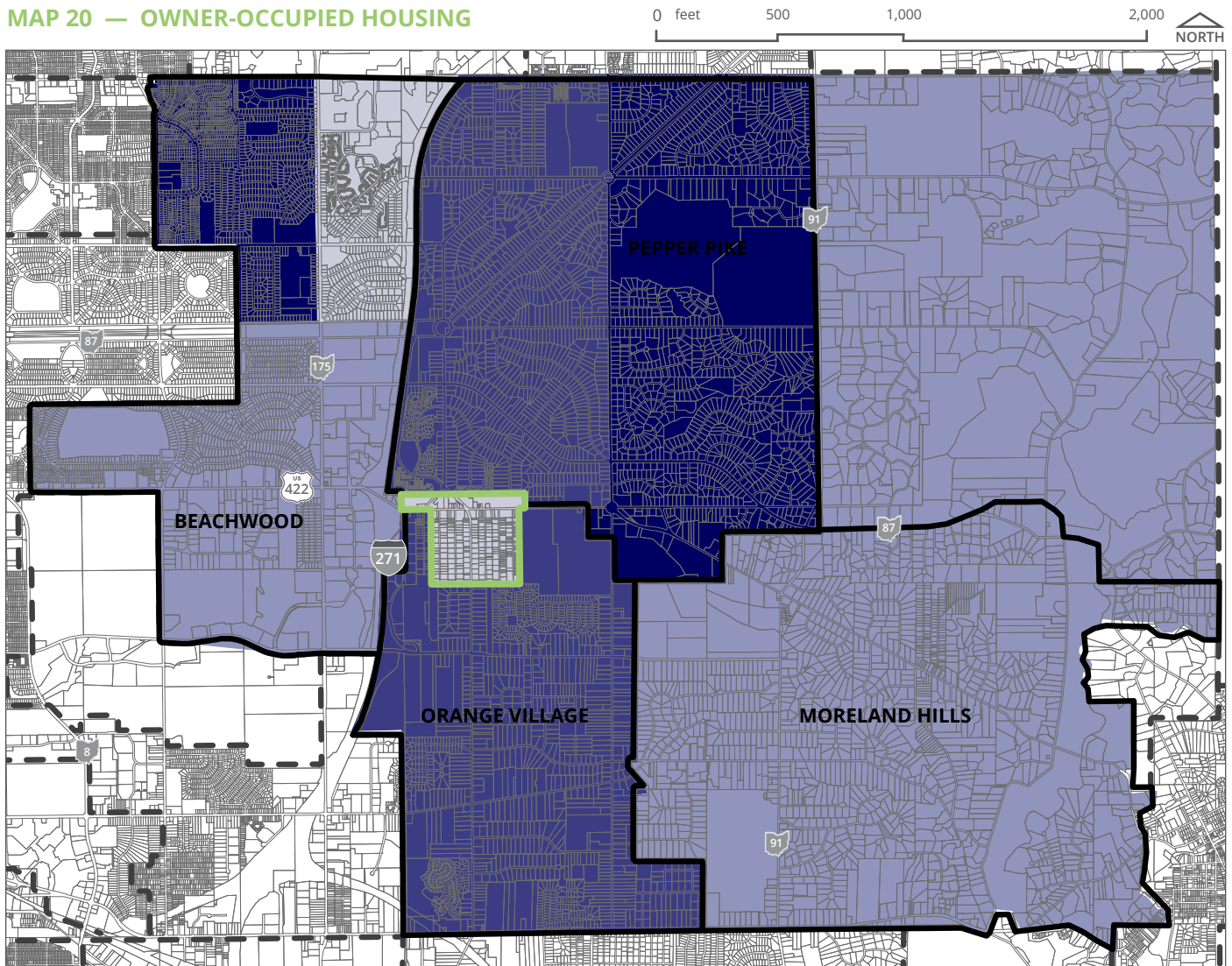
OWNER-OCCUPIED HOUSING

The Village of Woodmere has a relatively lower concentration of homeownership within the community when compared to its regional neighbors. Woodmere has approximately 26.4% to 33.4% rate of homeownership, while other neighboring communities have at least a 33.5% homeownership rate. The northeast quadrant of the City of Beachwood has similar trends to those seen within Woodmere.

The highest rates of homeownership within the area can be seen in the eastern portion of Pepper Pike and the northwestern portion of the City of Beachwood. This is followed by the western portion of Pepper Pike, Orange Village, and then by the community of Moreland Hills.

LEGEND

Less Home Ownership

More Home Ownership
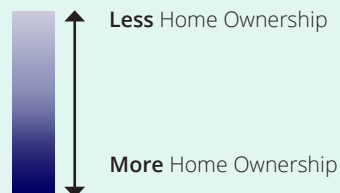
6.4 HOUSING PROFILE

Figure 73
Occupancy Rates, 2012 to 2017

OCCUPANCY & VACANCY

Occupancy rates display what percent of housing units within an area are currently occupied. Though still relatively high, at 85.5% the Village of Woodmere has the lowest occupancy rate among its neighboring communities and the County as a whole.

Among the 14.5% vacant housing units, most are considered "other vacant" (46%). "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 that is being used for storage, being foreclosed upon, or being repaired or renovated. No housing units were considered vacant due to being up for sale during the time data was collected.

The remaining vacancy types include: rented, but not occupied (27%); for rent (14%); and sold, but not occupied (13%).

Figure 74
Vacancy Type, 2017

- For rent
- Rented, not occupied
- Sold, not occupied
- Other vacant

TENURE

Tenure is a term used to describe whether a housing unit is owned or rented by its occupants. The Village of Woodmere saw a slight decrease in the number of renter-occupied housing units from 64.9% in 2012 to 60.9% in 2017. Pepper Pike was the only other community that saw a similar decreasing trend among renter-occupied housing units, while the County as a whole and the remaining neighboring communities all saw an increase in renter-occupied housing units. Additionally, when looking at the neighboring communities combined, there was an overall increase of about 1% in renter occupied housing (0.9%).

Figure 75
Percent of Renter-Occupied Housing Units, 2012 & 2017

2008-2012   2013-2017

RENT

Gross rent is a good indicator for overall affordability of housing within a community. Woodmere's rental market and rent distribution is quite different than trends found across the County as a whole and when compared to its neighboring communities. The Majority of rentable units in the Village of Woodmere are priced between $600 to $799 (60.2%), which is significantly higher when compared to its regional neighbors (0.4%). However, Woodmere does not have any rentable units priced below $600, but 4.3% of rentable units in neighboring communities are comprised of units listed below $600.

Additionally, Woodmere has similar trends in terms of units listed between $800 to $999 and units listed over $1,000 with those of the County as a whole. However, when compared to its neighboring communities, the Village of Woodmere has 17.4% more of its housing stock priced between $800 to $999 and nearly 75% less in the number of units listed above $1,000 (72.8%).

AFFORDABILITY

The Village of Woodmere's median household income (MHI) increased at a significantly faster rate than the County between the years 2012 and 2017. Additionally, the Village also saw a slight increase in median rental prices during the same time frame, but at a much slower rate than MHI and not as quickly as trends within the County as a whole. However, median sales prices for single family homes in Woodmere Village dropped 12.5%, while in the County as a whole, prices increased 8.7%.

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.

Figure 77
Change in Income, Rent, and Sales Price, 2012 to 2017

	Median Household Income	Median rent	Median sales price, single-family home
Woodmere	23.5%	1.8%	-12.5%
Cuyahoga County	6.5%	5.5%	8.7%
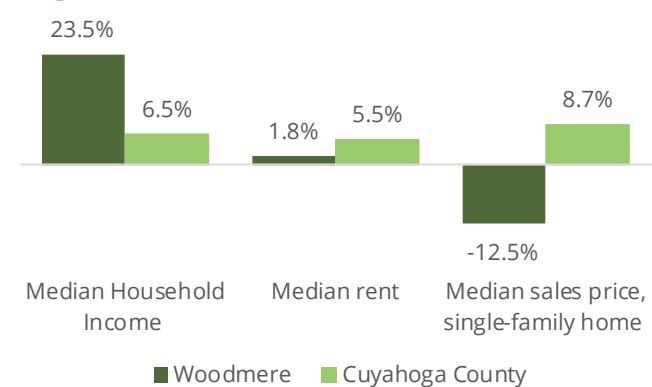
Figure 76
Percentage of Rental Units by Median Gross Rent, 2017

	Less than $600	$600 to $799	$800 to $999	$1000 or more
Woodmere		60.2%	18.1%	21.7%
Cuyahoga County	25.9%	28.7%	21.3%	24.1%
Neighboring Communities				94.5%
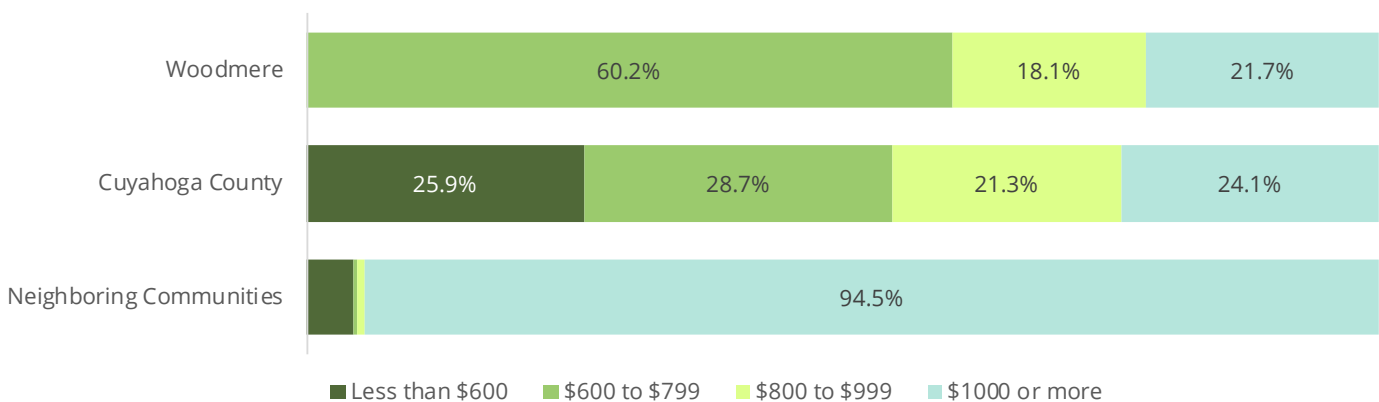
6.4 HOUSING PROFILE

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 Village of Woodmere does not currently have any senior housing or care facilities with resources within the community. However, there are many options just outside its borders in neighboring communities.

Independent living facilities typically 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 tend to provide various amenities and services, including interactive activities, group outings, dry cleaning, and more. Senior housing developments, such as independent living facilities, are a lot of times located near emergency services and medical facilities. This proximity to services—especially EMS services—is a benefit to seniors due to shorter response times and less of a distance to travel for emergency care.

Assisted living facilities often provide similar amenities to that of an independent living facility, but tend to also provide slightly more care for those living within the facility.

Overall, if a Woodmere resident was seeking senior housing alternatives, their closest options are located within the City of Beachwood, which has many different locations to choose from.

SENIOR HOME CARE

When seniors are able to stay in their homes, but still need additional care, home care is a great option. Typical home care services can include companionship, meal preparation, light housekeeping, grocery shopping, laundry, memory care, transportation, and more.

Similar to senior housing, there are no senior home care options within the Village of Woodmere and the closest locations are located within the City of Beachwood, which again has many options and alternatives for in-home care, and educational resources for seniors and their families to help make informed decisions about care giving.

Source: www.menorahpark.org, vibrant and engaging lifestyles for seniors, The Residences of Menorah Park in the City of Beachwood offers a wides variety of seniors communities in a single campus; which include apartments, assisted living, memory care, and skilled nursing care

Source: www.lifeservicesassistedliving.com/beachwood-commons/our-community, state of the art assisted living at Beachwood Commons provides deluxe studio, one bedroom, and two bedroom unit options for its residents to call home

MAP 21 — SENIOR HOUSING AND AMENITIES

0   miles   .5   1   2

NORTH

PEPPER PIKE

BEACHWOOD

ORANGE VILLAGE

MORELAND HILLS
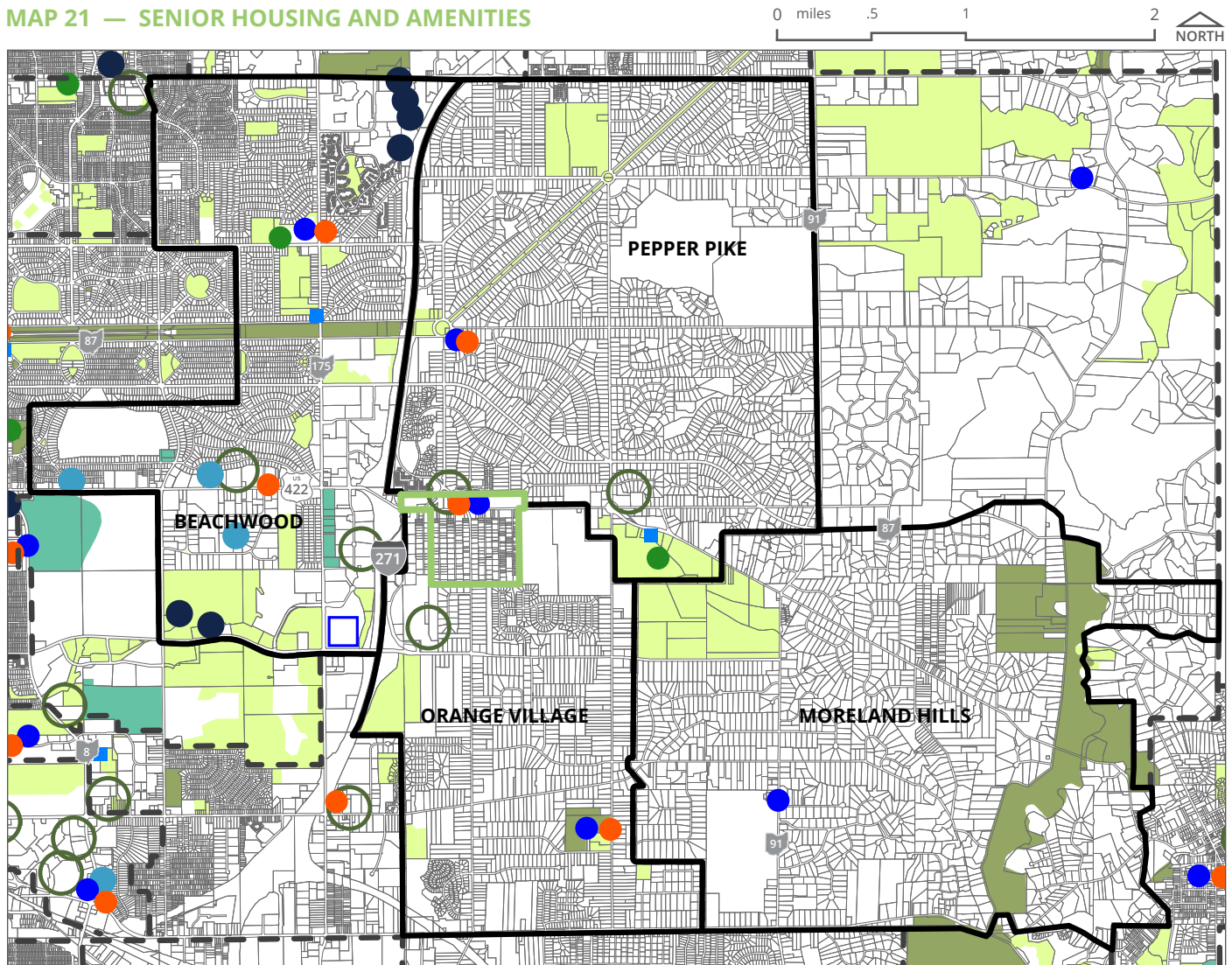
LEGEND

● Senior Housing Development*

● Senior Care Assistance**

● Police Department

● Fire Department

● Community Rec Center

○ Grocery Store

■ Library

□ Major Hospital

Parkland
Cemetery
Open Space
Village of Woodmere Boundary

*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.

6.5 TRANSPORTATION & INFRASTRUCTURE PROFILE
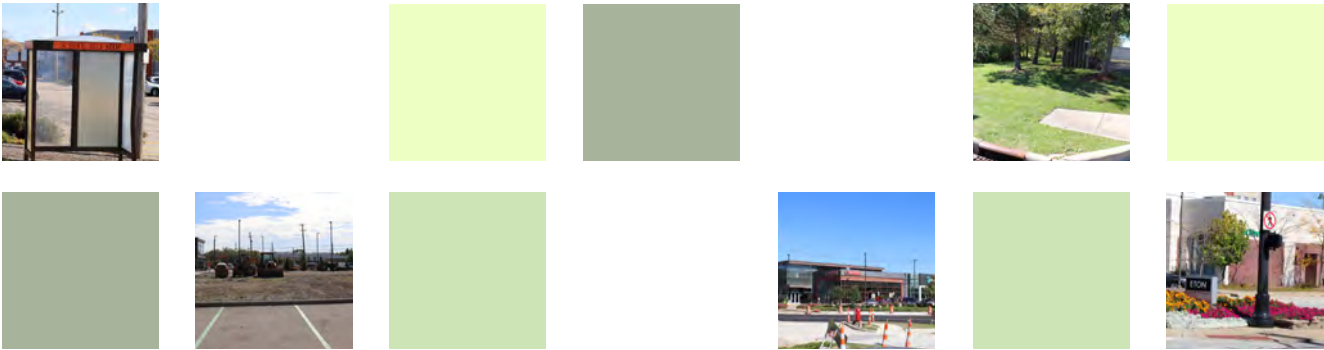
Source: County Planning

WHAT IS THE TRANSPORTATION & INFRASTRUCTURE PROFILE?

The Village of Woodmere has a wealth of opportunities to further enhance its regional impact. Located along several critical transportation networks and roadways, Woodmere is easily accessible, but in a sense is "land locked" from expanding its reach across community borders. The Village must then in turn rely on enhancing its existing infrastructure and working collaboratively with neighbors to better the lives of its residents.

Overall, the Transportation & Infrastructure Profile will take a close look at existing infrastructure, current and future capital improvements, and connectivity in and around the Village of Woodmere.

TRANSPORTATION & INFRASTRUCTURE PROFILE COMPONENTS

- Commuting, page 166
- Vehicle Ownership, page 168
- Regional Infrastructure Projects, page 169
- Roadway Crashes, page 170
- Traffic Counts, page 171
- Sidewalks, page 172
- Transit Routes, page 173
- Bike Routes, page 174
- Closer Look | Regional Trails Network, page 176
- Connectivity Analysis, page 178
- Closer Look | Connectivity Analysis, page 179
- Education Connectivity, page 180
- Transit Connectivity, page 181

AT A GLANCE

TRANSPORTATION & INFRASTRUCTURE PROFILE

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.

WOODMERE'S MAIN THOROUGHFARES ARE NOT FRIENDLY TO THE AVERAGE BICYCLE RIDER

Chagrin Boulevard and Brainard Road provide excellent connectivity for vehicles between communities. However, these roadways are not suitable for the average bicyclist. Brainard Road is suitable for an intermediate rider, while Chagrin Boulevard is suitable for an experienced rider. This limits the types of alternative transportation options available to residents trying to reach a local destination.

NEARLY 3/4 OF THE ROADWAYS IN WOODMERE DO NOT HAVE SIDEWALKS

There are 214.2 miles of roadway surfaces within the Village of Woodmere and of those roadways, 153.6 miles or 71.7% do not have sidewalks on either side of the road. This can make walking a challenge, pose safety risks to pedestrians, and create a hazardous environment for drivers having to look for pedestrians walking in a street.

WOODMERE RESIDENTS HAVE LIMITED ACCESS TO AMENITIES & SERVICES

Woodmere's single-family homes located to the south of Chagrin Boulevard have great difficulty reaching amenities and services located outside of their streets. Each of these roadways are about a 1/2 mile in length, meaning a resident located at the terminus of one of these streets must walk at least 1 mile to reach Chagrin Boulevard and then get back to their residence. Thus, if a resident has limited mobility or does not have a personal vehicle, daily trips may be very challenging.

6.5 TRANSPORTATION & INFRASTRUCTURE PROFILE

COMMUTING

The Village of Woodmere is a hub for commercial and retail activity that attracts not only shoppers, but also daily workers from the surrounding region for employment. While Woodmere's total population may be only 800 residents, workers that live outside the community and commute into Woodmere for work was nearly 2,500 (2,493). However, while 408 residents lived within Woodmere, but worked outside the community, only 35 Woodmere residents both lived and worked within the community. The majority of commuters drove alone, but Woodmere did have the highest percentage of residents that chose to carpool (9.2%), use public transit (5.3%), and walk (3.7%) to get to their place of employment. The number one commuting destination for Woodmere's workforce was the City of Cleveland, followed by Woodmere itself, Beachwood, Solon, and Pepper Pike.
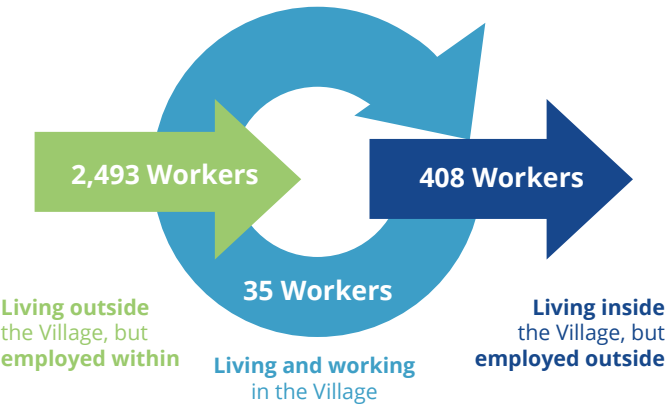
Figure 78
Commuting Direction, 2015

2,493 Workers

408 Workers

35 Workers

Living outside the Village, but **employed within**

Living and working in the Village

Living inside the Village, but **employed outside**

Figure 79
Top Commuting Destination, 2015

Destination	Number of Residents Employed at Destination
City of Cleveland	130
Woodmere	**35**
Beachwood	24
Solon	19
Pepper Pike	11
All Other Destinations	*224*

Figure 80
Commuting Method, 2017

	Drove alone	Carpooled	Public transit	Walked	Other	Worked at home
Woodmere	78.2%	9.2%	5.3%	3.7%	0.7%	3.0%
Cuyahoga County	80.2%	7.5%	4.8%	2.3%	1.2%	4.0%
Beachwood	84.1%	5.9%	3.5%	0.3%	0.3%	5.9%
Moreland Hills	78.1%	2.9%	1.9%	1.1%	1.5%	14.5%
Orange	87.4%	4.5%	0.0%	0.0%	1.3%	6.8%
Pepper Pike	84.3%	5.4%	0.6%	0.4%	0.4%	9.1%

MAP 22 — REGIONAL COMMUTING: RESIDENTS FROM WOODMERE TO WORK

LEGEND

- Highest concentrations of work destinations
- Woodmere Resident Work Destination (2015)
- ⭕ Village of Woodmere

Lake Erie

LAKE

ASHTABULA

GEAUGA

LORAIN

TRUMBULL

PORTAGE

MEDINA

MAHONING

SUMMIT

STARK

PENNSYLVANIA - OHIO BORDER

MAP 23 — REGIONAL COMMUTING: WORKERS FROM HOME RESIDENCE TO WOODMERE

LEGEND

- Highest concentrations of home residences
- Home residence of commuting workers (2015)
- ⭕ Village of Woodmere

Lake Erie

LAKE

ASHTABULA

GEAUGA

LORAIN

TRUMBULL

PORTAGE

MEDINA

SUMMIT

STARK

MAHONING

PENNSYLVANIA - OHIO BORDER

6.5 TRANSPORTATION & INFRASTRUCTURE PROFILE

VEHICLE OWNERSHIP

Much of modern communities today are still largely dominated by the automobile and infrastructure to support the high demand for personal vehicles. When compared to the County and its neighboring communities in 2017, the Village of Woodmere had the highest percentage of households only owning one vehicle (57.4%), but was among the lowest in terms of owning three vehicles (7.8%) and owning four or more vehicles (1.6%), and the lowest at 27.0% of households owning two vehicles.

When comparing the number of vehicles owned in 2012 to 2017, Woodmere saw an overall decrease in vehicle ownership in general, but saw its largest decrease in households owning one or no vehicles (-19.2%). This trend is similar to the County as a whole and its neighboring communities, but Orange Village saw a very large jump in households owning one or no vehicles, an increase of nearly 40.0% (39.3%). This could be due to a large "boomer" population becoming empty nesters or downsizing all at once.

Figure 81
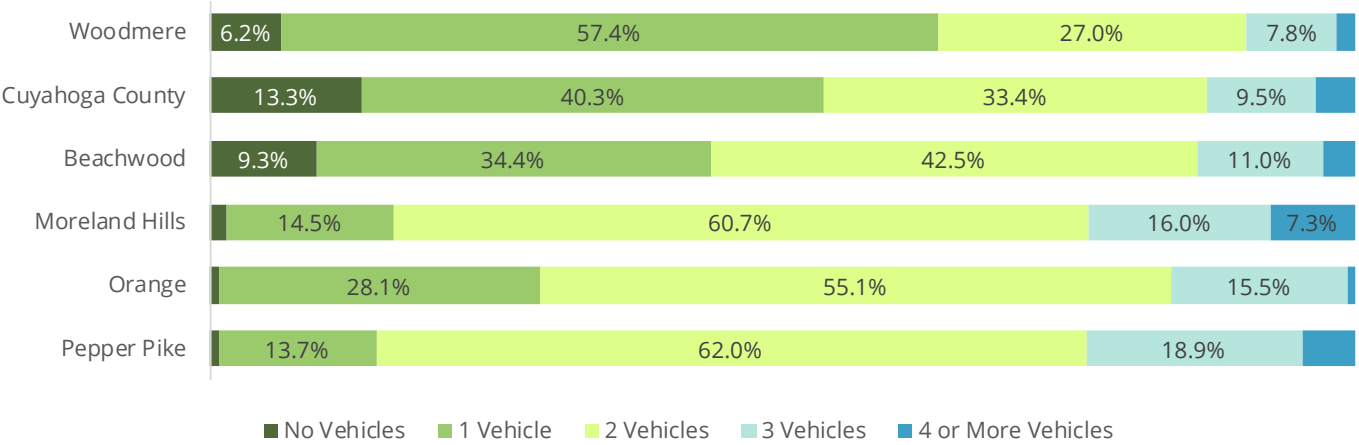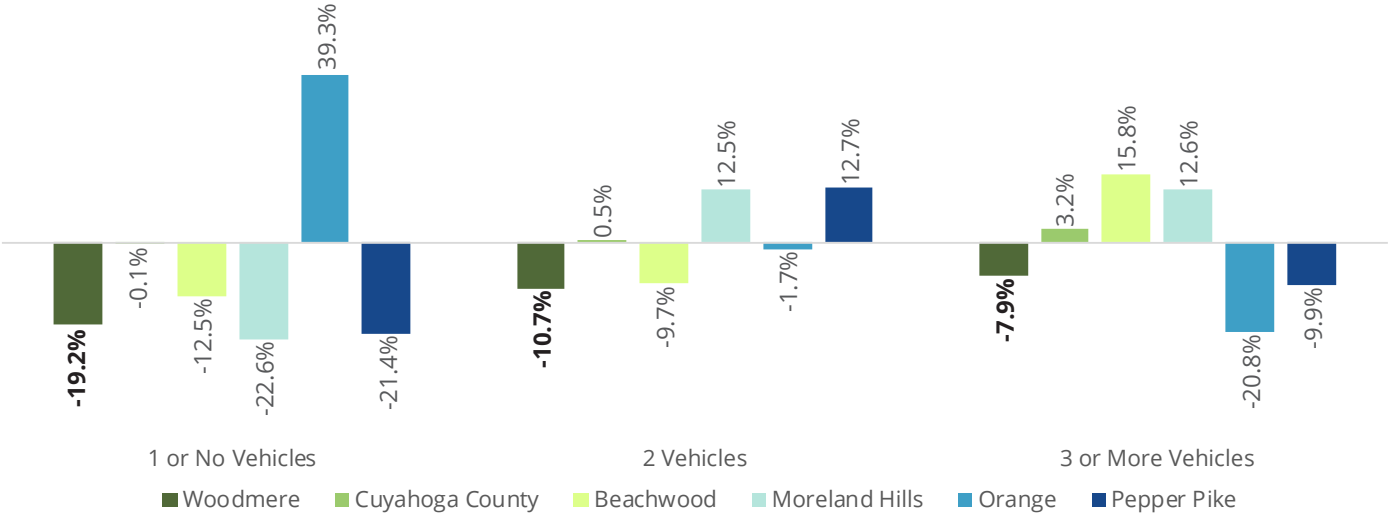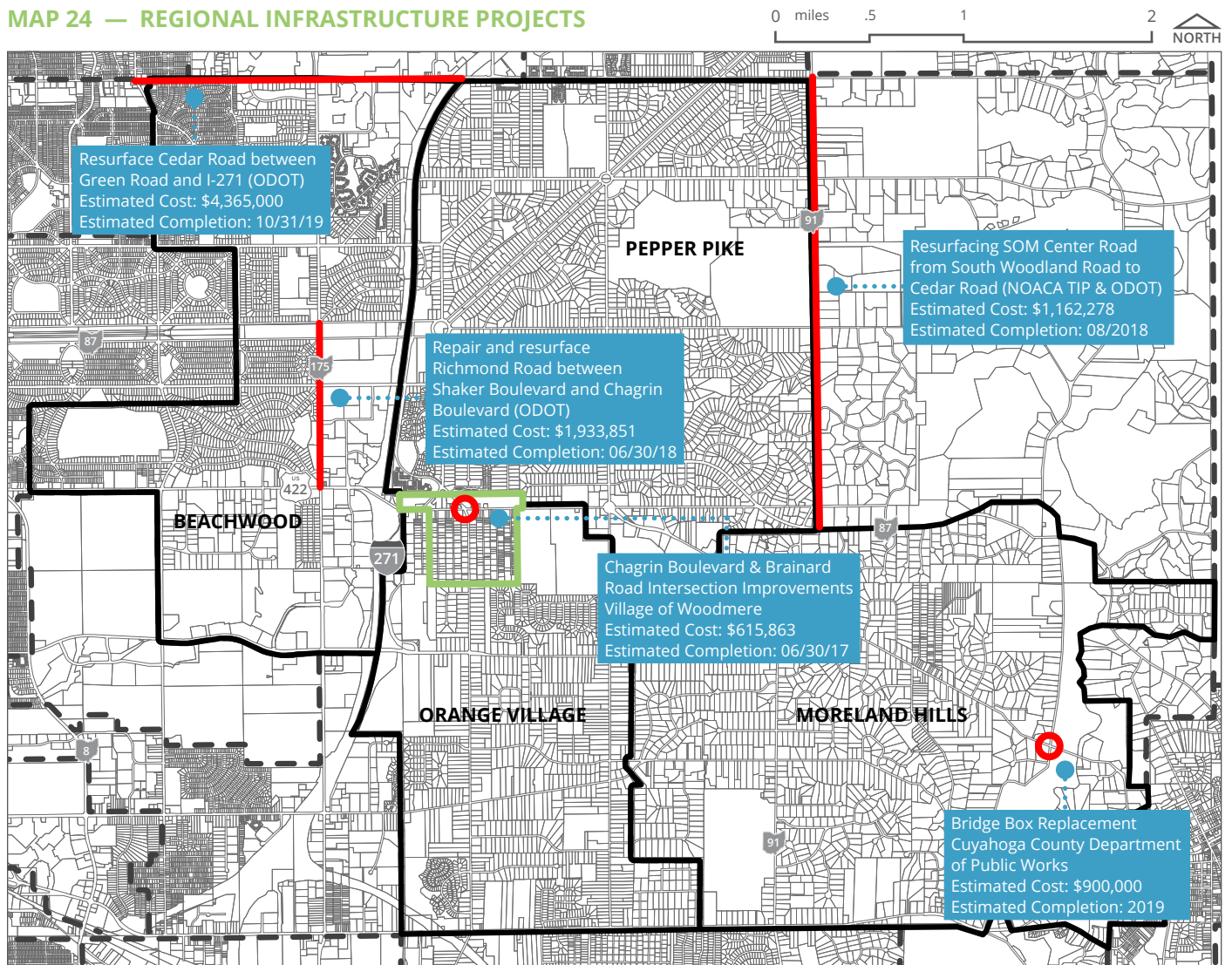Percent of Households by Number of Vehicles Owned, 2017

Figure 82
Percent and Numeric Change in Households by Number of Vehicles Owned, 2012 to 2017

MAP 24 — REGIONAL INFRASTRUCTURE PROJECTS

0   miles   .5   1   2

NORTH

Resurface Cedar Road between
Green Road and I-271 (ODOT)
Estimated Cost: $4,365,000
Estimated Completion: 10/31/19

PEPPER PIKE

Resurfacing SOM Center Road
from South Woodland Road to
Cedar Road (NOACA TIP & ODOT)
Estimated Cost: $1,162,278
Estimated Completion: 08/2018

Repair and resurface
Richmond Road between
Shaker Boulevard and Chagrin
Boulevard (ODOT)
Estimated Cost: $1,933,851
Estimated Completion: 06/30/18

BEACHWOOD

Chagrin Boulevard & Brainard
Road Intersection Improvements
Village of Woodmere
Estimated Cost: $615,863
Estimated Completion: 06/30/17

ORANGE VILLAGE

MORELAND HILLS

Bridge Box Replacement
Cuyahoga County Department
of Public Works
Estimated Cost: $900,000
Estimated Completion: 2019

REGIONAL INFRASTRUCTURE PROJECTS

The Village of Woodmere has made a number of
infrastructure improvements over recent years, such as
improvements to the Chagrin Boulevard and Brainard
Road intersection. In addition to these types of localized
enhancements, there are also many regional projects
underway. As seen in the map above, several regional
infrastructure projects are nearing completion, have
recently been completed, or are getting ready to begin.
While not located directly within the community, these
projects benefit the region as a whole by making the area
more accessible, safer, and easier to access amenities in
neighboring communities.

LEGEND

━━━ Infrastructure Projects

6.5 TRANSPORTATION & INFRASTRUCTURE PROFILE

ROADWAY CRASHES

The Village of Woodmere has two main thoroughfares that run through the community; Chagrin Boulevard that runs east and west, and Brainard Road that runs north and south. The vast majority of roadway crashes within the Village occur along Chagrin Boulevard and some along Brainard Road. Most of these incidents are minor and result in minimal injuries or no injuries from small accidents.

Nearly all 227 of the motorist crashes within the community from 2017 were car on car, only three (3) involved pedestrians, and none involved bicyclists. This could be due to low usership of available sidewalks in the area, lack of safe connections into existing residential areas, and Chagrin Boulevard not being a bicycle friendly roadway and more suited towards experienced riders only. Additionally, there were no fatal accidents, only one (1) serious injury, six (6) visible injuries, twenty-three (23) possible injuries, and another 197 that had no injuries reported.

Source: County Planning, approaching the intersection of Brainard Road and Chagrin Boulevard, looking North

MAP 25 — CRASHES BY SEVERITY, 2017
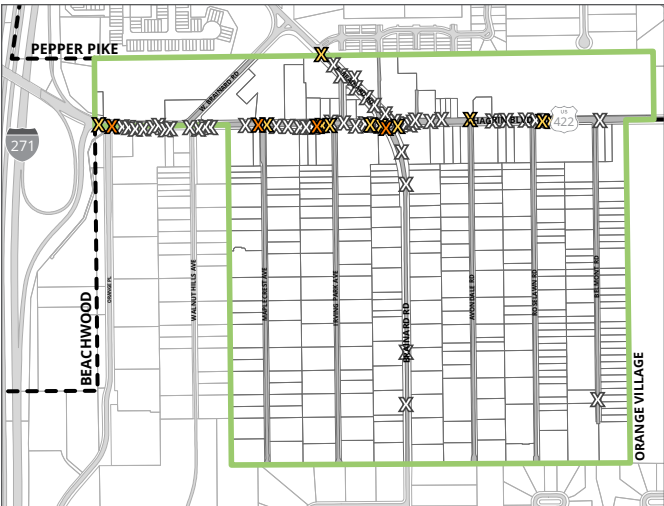
LEGEND

✖ Fatal Injury (0)
✖ Serious Injury (1)
✖ Visible Injury (6)
✖ Possible Injury (23)
✖ No Injuries Reported (197)
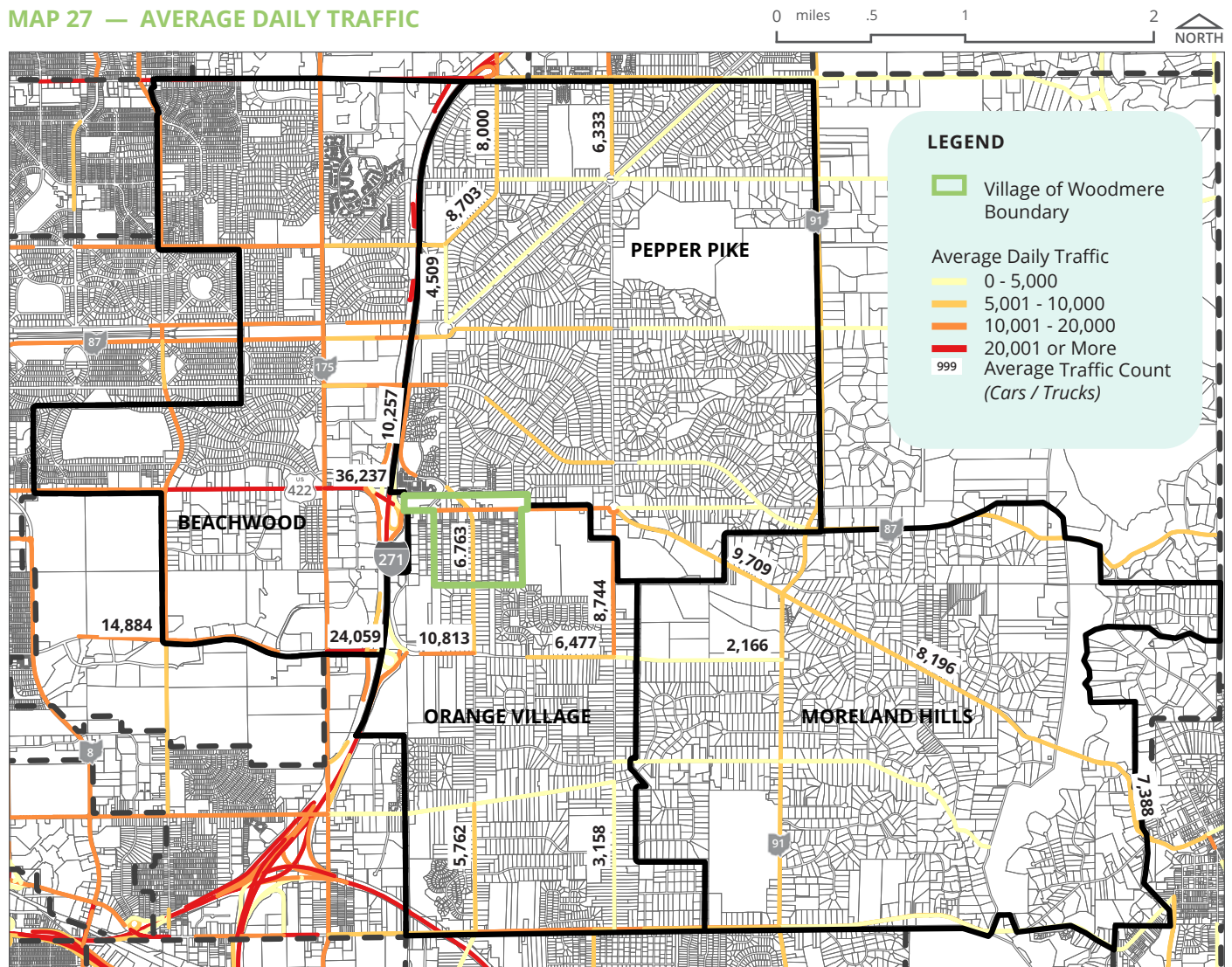
MAP 26 — CRASHES BY TYPE, 2017

LEGEND

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

MAP 27 — AVERAGE DAILY TRAFFIC

LEGEND

▢ Village of Woodmere Boundary

Average Daily Traffic
— 0 - 5,000
— 5,001 - 10,000
— 10,001 - 20,000
— 20,001 or More
999 Average Traffic Count
(Cars / Trucks)

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 2017. 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 most trafficked roadway through Woodmere is Chagrin Boulevard, followed by Brainard Road. The western portion of Chagrin Boulevard just outside of the Village's boundary in Beachwood can expect to see nearly 40,000 vehicles per day (36,237). Additionally, just one exit on I-271 to the south in Orange Village can expect to see nearly 25,000 vehicles per day (24,059) along Harvard Road. Woodmere is in a very advantageous position for pulling in business from these pools of traffic as many other retail hubs and medical facilities exist in neighboring communities that employ a large number of personnel.

6.5 TRANSPORTATION & INFRASTRUCTURE PROFILE

MAP 28 — SIDEWALKS
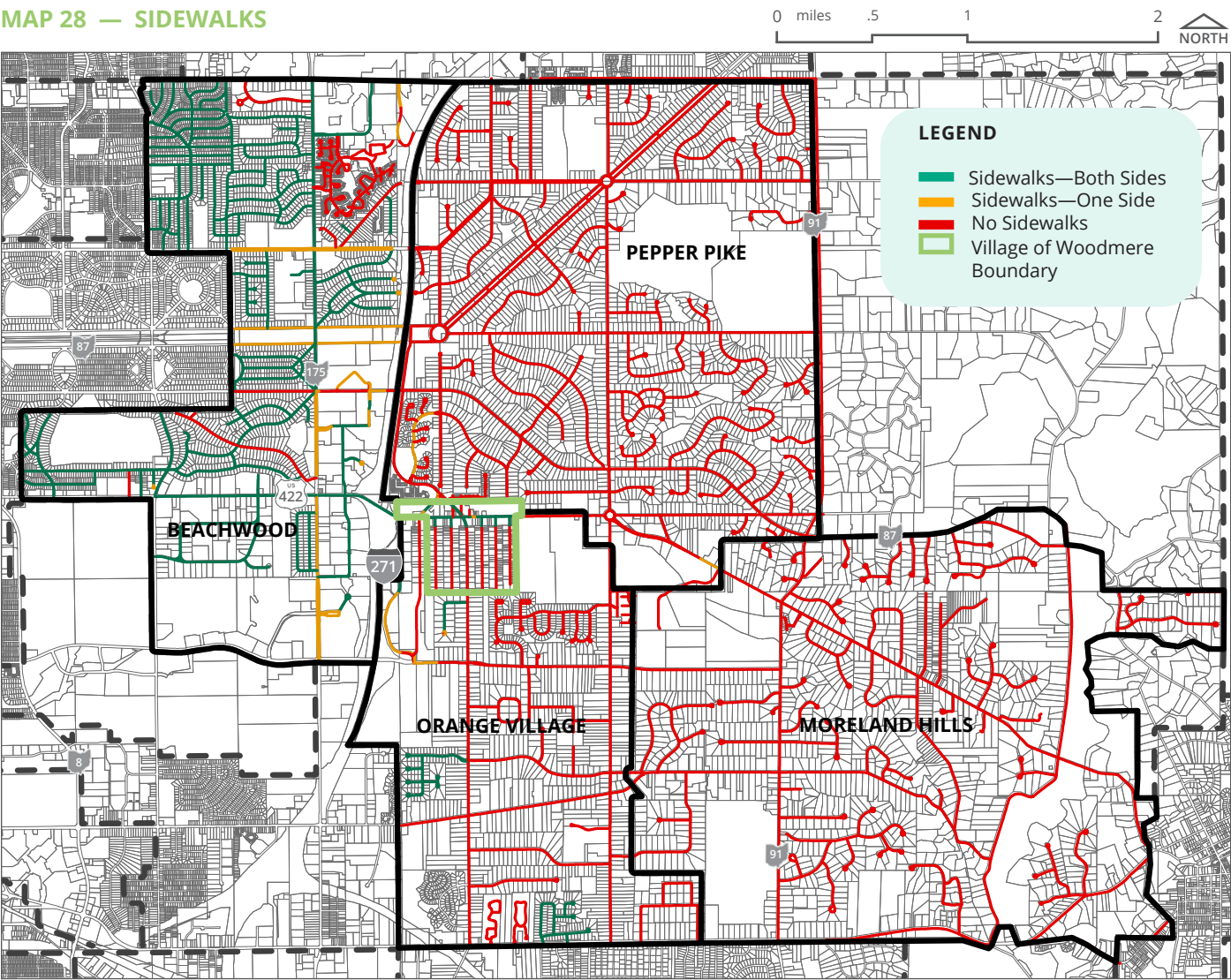
SIDEWALKS

The Village of Woodmere is in a prime location to position itself as a critical connector to communities east of I-271 and the rest of the Chagrin Valley. Currently, most of the community does not have sidewalks on either side of its roadways. Areas that do have sidewalks are primarily focused along Chagrin Boulevard and into retail destinations. However, there is a sharp disconnect of pedestrian accommodations from residential areas, which is a trend that continues throughout communities to the east of I-271.
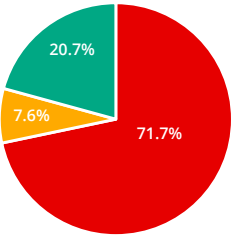
Of Woodmere and its neighboring communities, Beachwood far exceeds the amount of sidewalks on both sides of its roadways than Woodmere, Pepper Pike, Orange Village, and Moreland Hills combined. This is largely due to

these communities being more suburban in nature, and subject to sprawl. As a result, amenities such as shopping, parks, schools, or other community facilities tend to be further away. Thus, the likelihood of being able to walk to an amenity would not be as likely as a condensed, urban footprint with linear streetgrid systems.
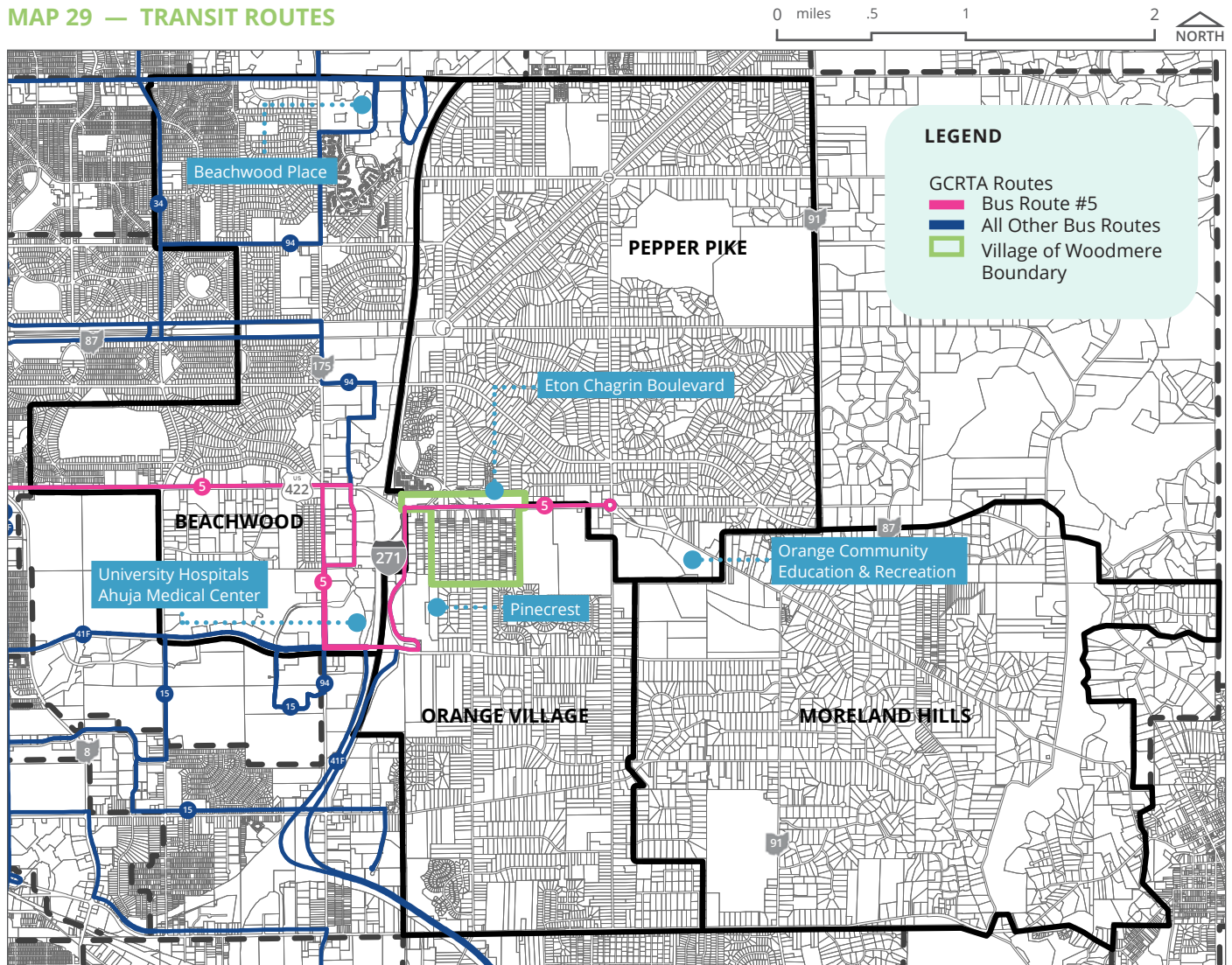
PERCENTAGE OF REGIONAL ROAD NETWORK WITH SIDEWALKS

Sidewalks - Both Sides: 44.4 miles
Sidewalks - One Side: 16.2 miles
No Sidewalks: 153.6 miles

TOTAL: 214.2 miles of road surface

MAP 29 — TRANSIT ROUTES

0 miles .5 1 2

NORTH

LEGEND

GCRTA Routes
- Bus Route #5
- All Other Bus Routes
- Village of Woodmere Boundary

PEPPER PIKE

Beachwood Place

BEACHWOOD

Eton Chagrin Boulevard

University Hospitals Ahuja Medical Center

Orange Community Education & Recreation

Pinecrest

ORANGE VILLAGE

MORELAND HILLS

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 personal vehicle.

The communities located to the east of I-271 tend to have fewer bus routes that run to them. This could pose as a significant transportation barrier to residents and workers alike that limits options for inter-County travel.

The Village of Woodmere is a retail hub that provides jobs to thousands of people across the region. However, with limited access to public transit, workers may need to seek

other means of transportation to get to work. Woodmere has direct access to the Greater Cleveland Regional Transit Authority (GCRTA) #5 Chagrin Line, which travels from the Warrensville-Van Aken Rapid Station, along Chagrin Boulevard, to Lander Circle in Pepper Pike.

While the #5 line provides critical access within the community, riders can connect to a number of other routes just outside the Village to easily access much further destinations across the County. However, there are not any Park-n-Rides or Transit Centers in the immediate area; the closet Park-n-Ride is located in Euclid (#1 & #39) and the closest Transit Center is located in Maple Heights (Southgate Transit Center, #40, #41, #76, #90F, PARTA).

6.5 TRANSPORTATION & INFRASTRUCTURE PROFILE

BIKE ROUTES

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 Woodmere, and the areas that immediately surround the community, are largely suited for intermediate or experienced riders only.

The vast majority of the Village's amenities are concentrated along Chagrin Boulevard. However, this roadway in particular is heavy with traffic only recommended for experienced riders, while other nearby roadways such as Brainard Road, Harvard Road, and Lander Road are suitable for intermediate riders. These roadways are main thoroughfares for moving residents around the community, but lack enough bicycle infrastructure to support riders of all skill levels.

There are only a small number of roadways that are suitable for the average rider that are not residential areas or developments, and only one dedicated multi-use path located in Beachwood. However, it is important to note that no roads within Woodmere, Orange Village, Pepper Pike, Beachwood, or Moreland Hills exist that are "not suitable" for bicycle ridership. This provides immense opportunity for a more efficient, safe, and complete bicycle network within the region.

Figure 83
Biking Suitability Level Examples

BEACHWOOD CITY PARK: MULTI-USE TRAIL

PINETREE RD: AVERAGE RIDER, 25MPH

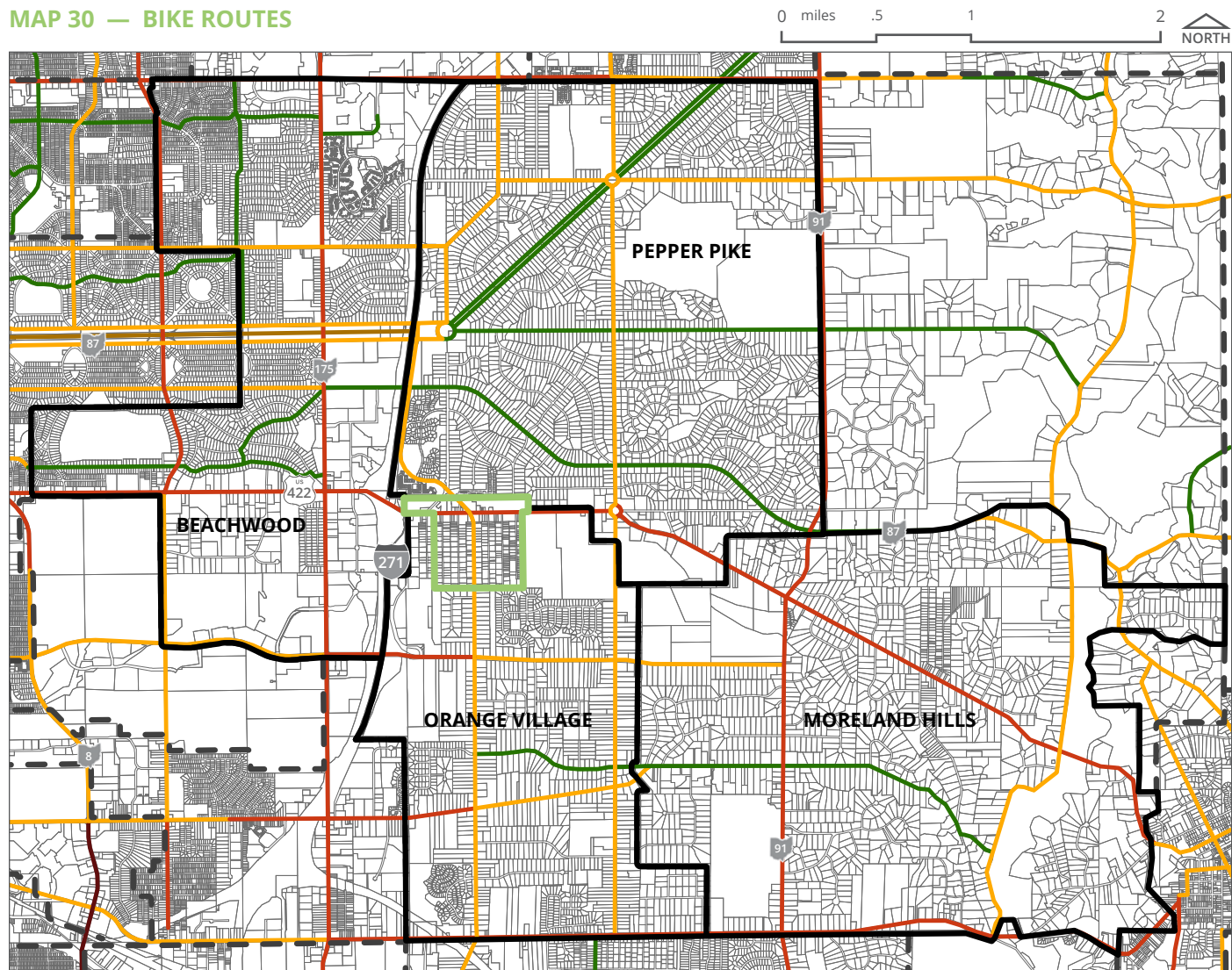**BRAINARD RD:** INTERMEDIATE RIDER, 35MPH


CHAGRIN BLVD: EXPERIENCED RIDER, 25 - 35MPH

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

MAP 30 — BIKE ROUTES

LEGEND

☐ Village of Woodmere Boundary

Existing Bicycle Facilities
━━ All Purpose Trail

On-Road Bike Suitability Based on Rider Experience (NOACA)
━━ Average Rider
━━ Intermediate Rider
━━ Experienced Rider
━━ Not Suitable for Biking

CLOSER LOOK | REGIONAL TRAILS NETWORK

"Cuyahoga Greenways is a joint effort between County Planning, Cleveland Metroparks, and NOACA to build an interconnected system of greenways and trails that link neighborhoods, parks, and public transportation, and create a comprehensive countywide active transportation network."

The greenway system will provide recreation opportunities and alternative transportation options for moving around the county on foot and by bike, and improving our communities' health, well-being, and economic vitality.

As a tool for improving transportation, the Cuyahoga Greenways system will provide more than just new links between the communities of Northeast Ohio. By taking the successes and lessons of the Eastside Greenway and applying them to all of Cuyahoga County, the Cuyahoga Greenways plan aims to develop an equitable transportation strategy that benefits all ages, abilities, and users. Whether walking a dog, pushing a stroller, or commuting to work, the Cuyahoga Greenways network is logical, well-connected, and accessible, providing unique experiences and a variety of benefits to the region. These benefits stretch beyond transportation to include: increasing quality of life by encouraging healthier lifestyles; boosting property values; positively impacting the local economy; improving storm water capture; and reducing carbon emissions. Cuyahoga Greenways can help shift the thinking about transportation countywide for a healthier and more sustainable future by highlighting the benefits of Greenways while also supporting communities with more accessible, affordable, and better connected multi-modal transportation options.

Funded by the Northeast Ohio Areawide Coordinating Agency (NOACA) through their Transportation for Livable Communities Initiative (TLCI), this active transportation project includes outreach and coordination with multiple organizations, municipalities, and the public to develop this robust greenways network. The project team is preparing this network of candidate routes connecting existing trails, parks, and points of interest throughout every community in Cuyahoga County. As part of this preliminary step, the project team prepared a series of maps showing natural land cover, existing and proposed bicycle lanes, and points of interest. The team also assembled an online mapping tool that displays a variety of layers for users to interact with.

BACKGROUND ANALYSIS

An extensive review process and data analysis took place to determine the best locations for trail connections and placement. The following is a brief overview of the main factors considered in these analyses.

For more information, please visit: www.cuyahogagreenways.org

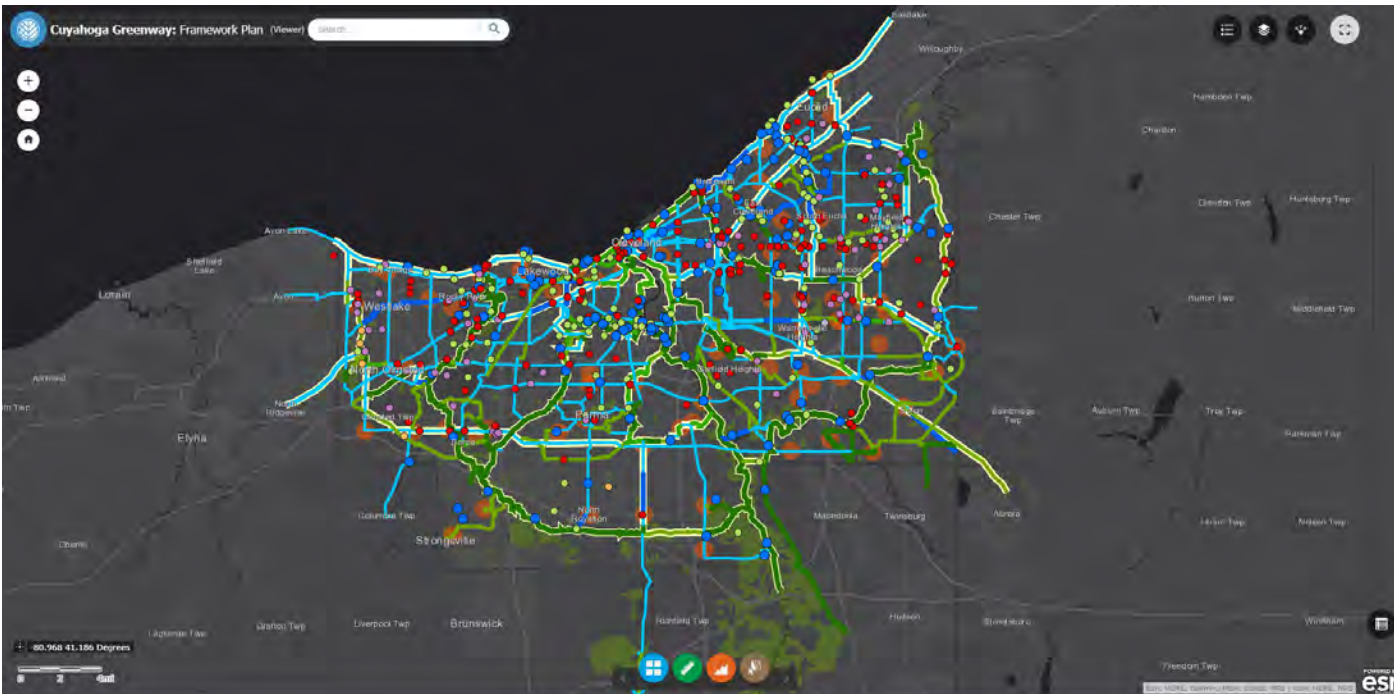········· **MAIN AREAS OF INTEREST** ·····················

EQUITY	CONNECTIVITY	ECONOMIC	ECOLOGY
Socioeconomics - Age - Household Income - Ethnicity	**Links to Existing Non-Motorized Facilities** - GAP analysis	**Connectivity to Assets** - Employment Centers - Retail / Entertainment - Cultural Centers - Schools/Universities - Institutions / Hospitals	**Habitat Protection** - Within existing natural land cover - Protected areas - Within floodplain - Within steep slope - Within riparian/wetland buffer zone
Mobility - Car Ownership - Types of commute	**Access to Transit Services** - Limited transit service vs. high transit service	**Regional Trails & Tourism**	**Restoration & Open Space Creation** - Proximity to existing natural features - % Tree Canopy Cover
Physical Safety - Crime - Bike/Pedestrian crashes	**Connectivity to Open Spaces** - Parks - Linear corridors - Natural Areas	**Property Value**	**Stormwater & Green Infrastructure**
Health & Wellness - Activity Levels - Fitness - Civic Engagement		**Visual Character** - Industrial - Large roadway - Tree canopy cover - Waterway and water body - Landmarks	

CUYAHOGA GREENWAY: FRAMEWORK PLAN (ONLINE VIEWER)

6.5 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.

WALKSHEDS

While many amenities and shopping destinations may be at the center of the community or just across municipal boundaries, 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.

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, dead end roadway, or residential street to another can be cumbersome even though they may be physically close.

For a better understanding of walksheds, please see Closer Look | Connectivity Analysis, page 179.
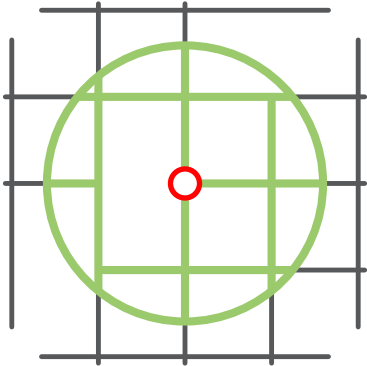
Source: County Planning, Image depicts a typical residential street looking north towards Chagrin Boulevard
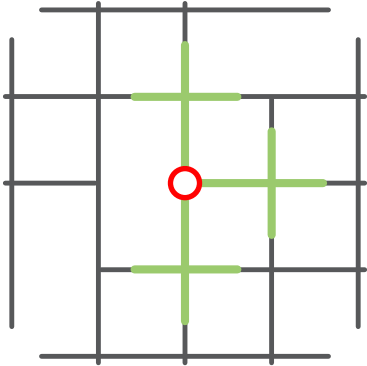
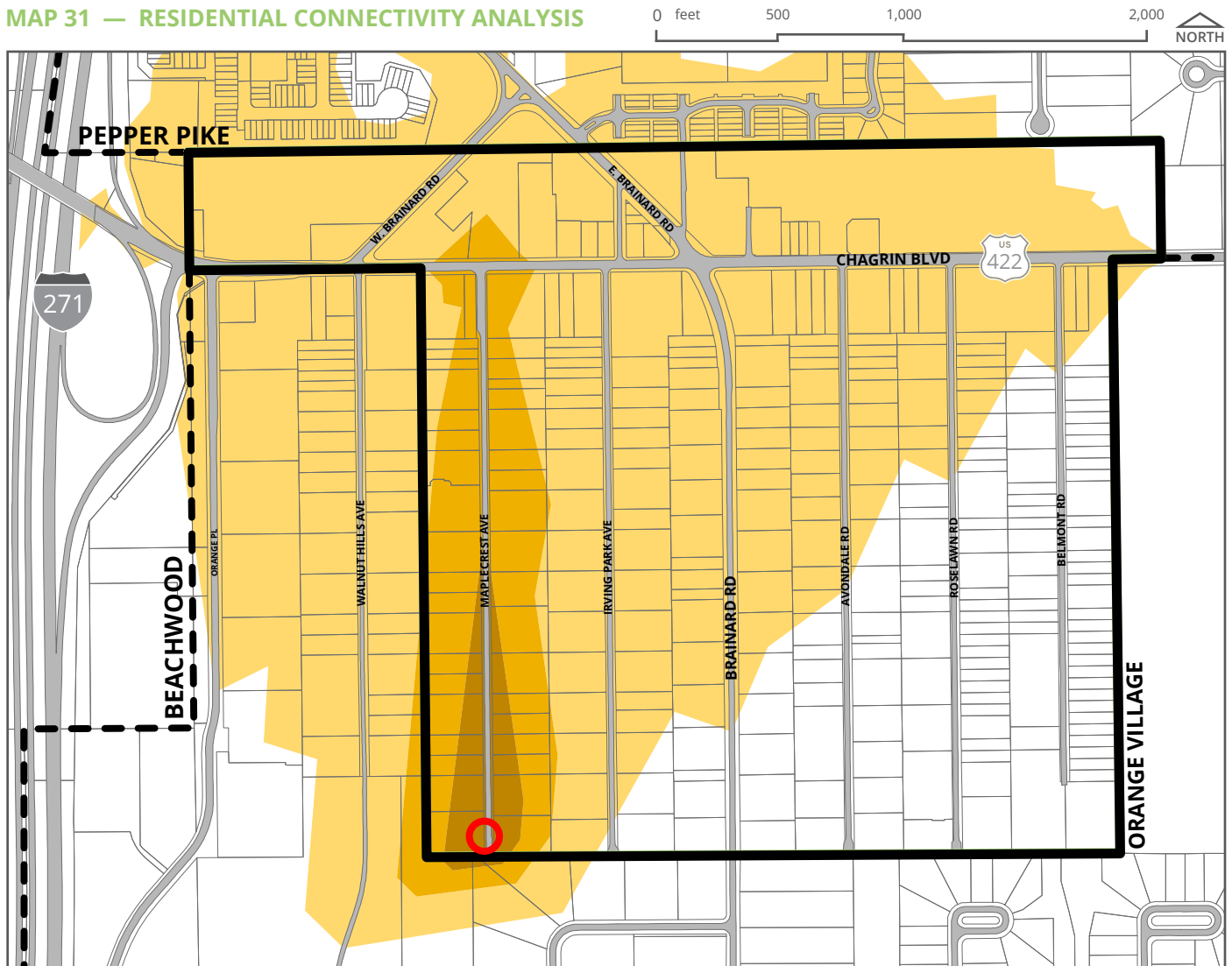**Example Street Network**
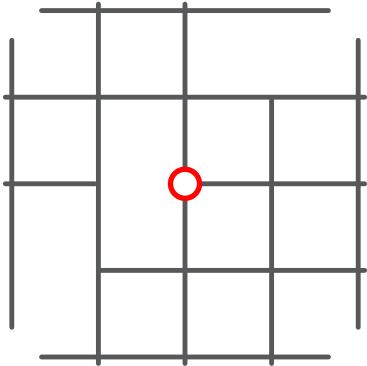
Half Mile Radius from Starting Point

Actual Half Mile Walk Shed from Starting Point

— Street Network
— 1/2 Mile
⭕ Starting Point

MAP 31 — RESIDENTIAL CONNECTIVITY ANALYSIS

UNDERSTANDING CONNECTIVITY

The Village of Woodmere has a very distinct and unique residential street layout. The residential areas within the Village are almost entirely located to the south of Chagrin Boulevard. There are a total of five (5) residential streets that dead end near the southern Woodmere community border and one (1), Brainard Road, that continues through the community both north and south.

Ideally, residents should have easy access to shopping needs, neighbors, services, and recreation options. However, Woodmere's residential streets lack inner-connectivity and a secondary street system to physically get to such access points to utilize these various amenities. The map above depicts the Village of Woodmere and it's street system. As demonstrated in the map, if a resident

LEGEND

- 1/4 Mile Walk from Starting Point
- 1/2 Mile Walk from Starting Point
- 1 Mile Walk from Starting Point
- ⭕ Residential Starting Point

lived in the southwestern most, residential area of the community, they would not be able to reach most amenities or services without walking at least a 1/2 mile. As each of the residential streets are of a similar layout and length, the majority of residents have limited access within the community if they do not own a personal vehicle.

6.5 TRANSPORTATION & INFRASTRUCTURE PROFILE

MAP 32 — EDUCATION CONNECTIVITY ANALYSIS
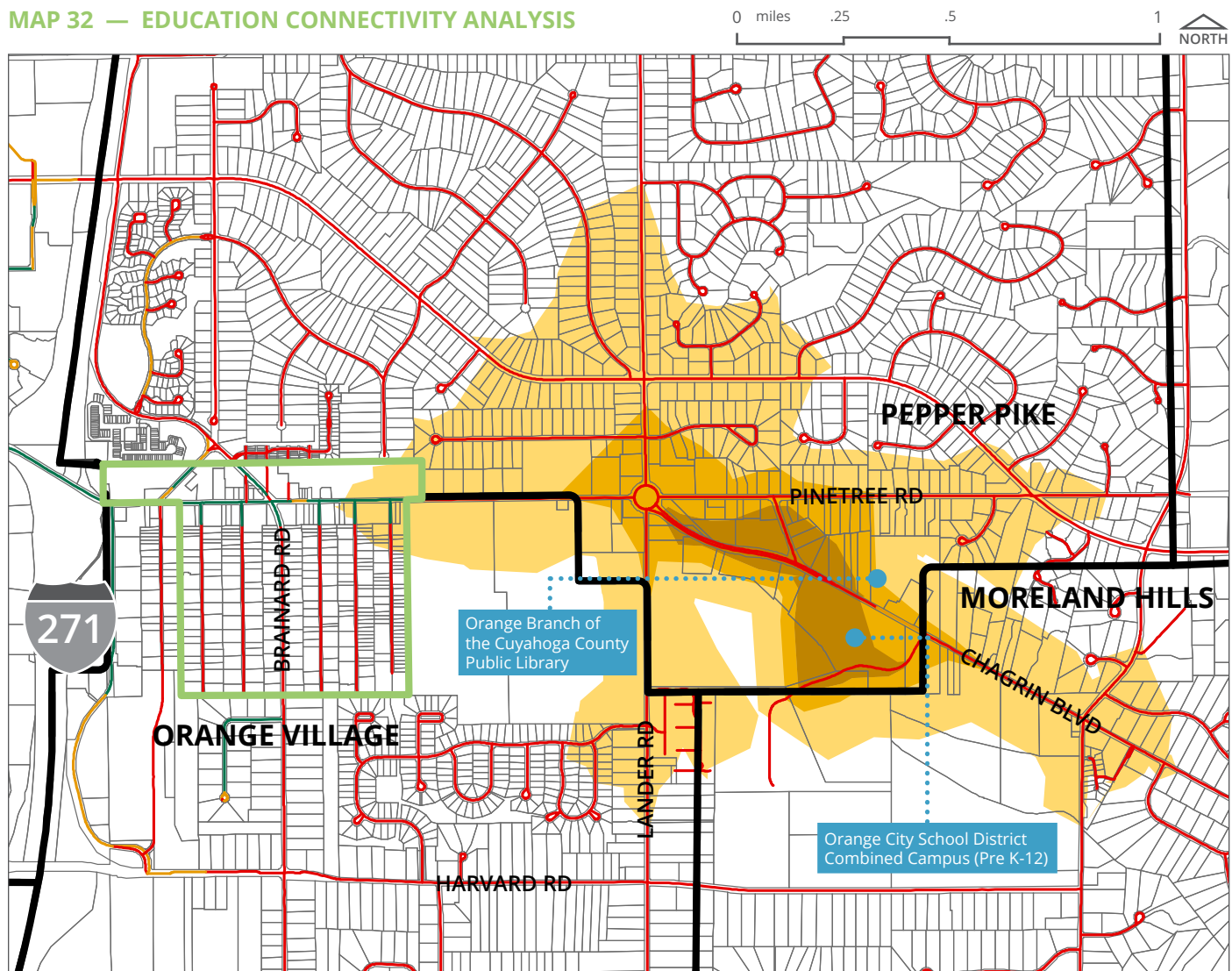
EDUCATION CONNECTIVITY

The Village of Woodmere is part of the Orange City School District and its closest library is the Orange Branch of the Cuyahoga County Public Library system. Both the OCSD education campus and library are located in very close proximity to each other and to residential neighborhoods on Chagrin Boulevard.

However, the majority of residential areas in close proximity to the school campus and library do not have sidewalks on either side of the road. In recent years and since the new library facility opening in 2015, sidewalk and connectivity improvements have been made for students to more safely cross Chagrin Boulevard and access the library.
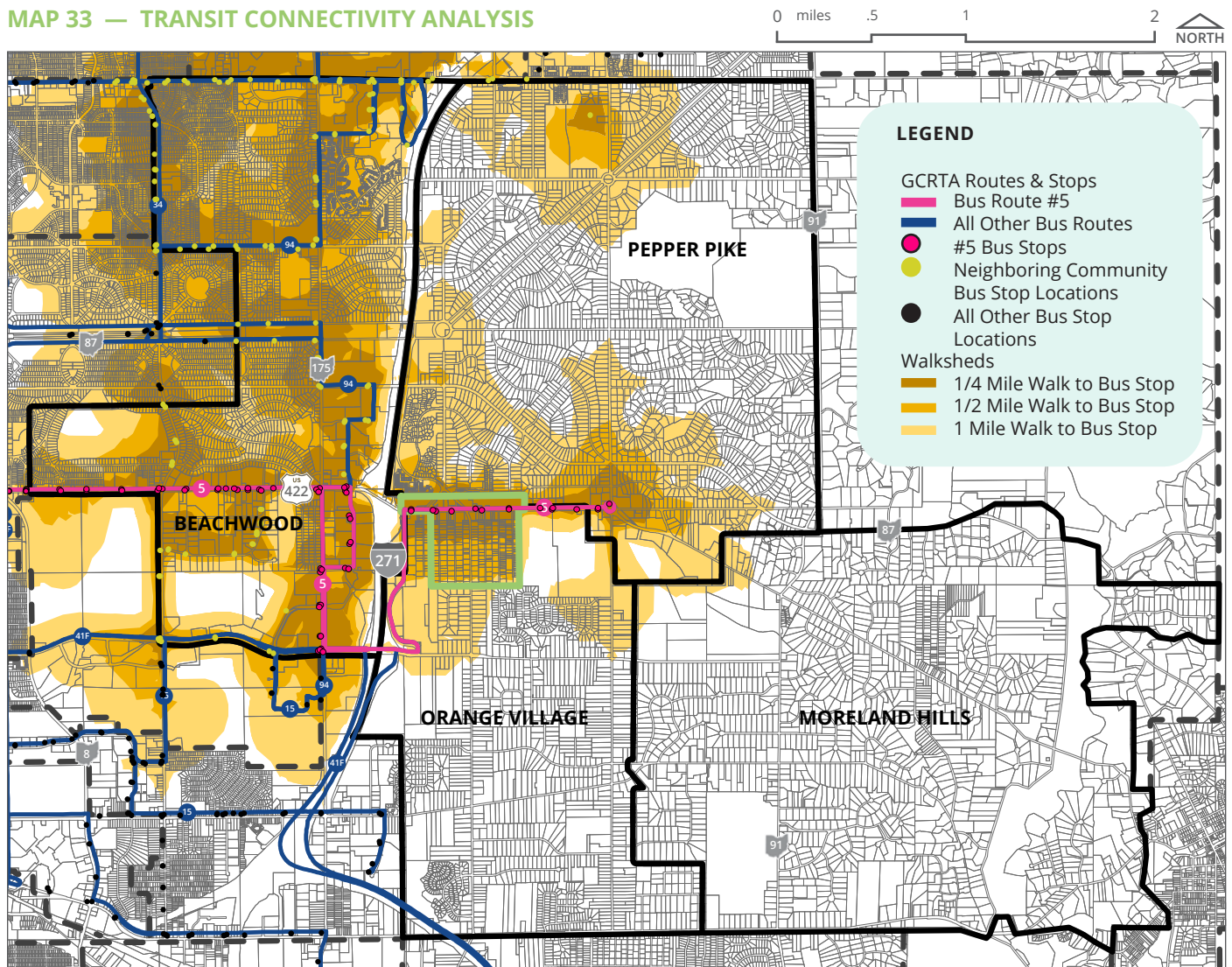
LEGEND

Sidewalks
- 🟩 Sidewalks - Both Sides
- 🟧 Sidewalks - One Side
- 🟥 No Sidewalks

Walksheds
- 🟫 1/4 Mile Walk to OCSD School/Library
- 🟧 1/2 Mile Walk to OCSD School/Library
- 🟨 1 Mile Walk to OCSD School/Library

MAP 33 — TRANSIT CONNECTIVITY ANALYSIS

LEGEND

GCRTA Routes & Stops
- Bus Route #5
- All Other Bus Routes
- #5 Bus Stops
- Neighboring Community Bus Stop Locations
- All Other Bus Stop Locations

Walksheds
- 1/4 Mile Walk to Bus Stop
- 1/2 Mile Walk to Bus Stop
- 1 Mile Walk to Bus Stop

TRANSIT CONNECTIVITY

The Greater Cleveland Regional Transit Authority (GCRTA) has a direct bus route that services Woodmere and connects residents to other lines and routes within the region. All residents within the Village are at a minimum within a 1/2 mile walk to a bus stop for the #5 GCRTA route. However, the #5 bus is very limited in its route and only takes riders along Chagrin Boulevard from the Warrensville-Van Aken Rapid Station to Lander Circle and back.

The route now has changed to include a southern loop through the Pinecrest development in Orange Village and University Hospitals Ahuja Medical Center in Beachwood. Ultimately, Woodmere residents will likely need to change buses several times before reaching a destination and will

need a personal vehicle or other means of transportation such as a ride share program or app to travel west as the GCRTA does not service as many communities to the east of I-271.

6.6 LAND USE PROFILE

Source: County Planning

WHAT IS THE LAND USE PROFILE?

The Land Use Profile discusses how a community is arranged, its mix of land uses and land use regulations, and the environmental features that support or constrain development that are essential to understanding how and where future development can and should take place.

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

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

LAND USE PROFILE COMPONENTS

AT A GLANCE LAND USE PROFILE

THE VILLAGE OF WOODMERE HAS A STRONG COMMERCIAL CENTER

Commercial land use in Woodmere accounts for 25.4% of the total land use. That is second behind residential land use, which accounts for 49.9% of all land within the community. In a community the size of Woodmere, commercial land provides significant property, income, and payroll tax revenue streams for the Village.

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.

WOODMERE DOES NOT HAVE ANY LAND CURRENTLY BEING USED AS PARKS OR OPEN SPACE

The Village of Woodmere has a total of 189.4 acres of land, of which none is currently being utilized for public open space or parks. There may be an opportunity within the Village's abundance of vacant land to make a connected "greenbelt" recreation network throughout the community's residential areas for neighbors to enjoy year round.

WOODMERE'S TREE CANOPY COVERAGE IS THE LOWEST AMONG NEIGHBORING COMMUNITIES

The percentage of Woodmere's land area that is under an intact tree canopy is 34.2%, which is ranked 33rd among the 59 communities of Cuyahoga County. The County's tree canopy average is 37.6%, and of Woodmere's neighboring communities, Beachwood did rank lower than the Village in terms of tree canopy density (24.6%).

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.

6.6 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.
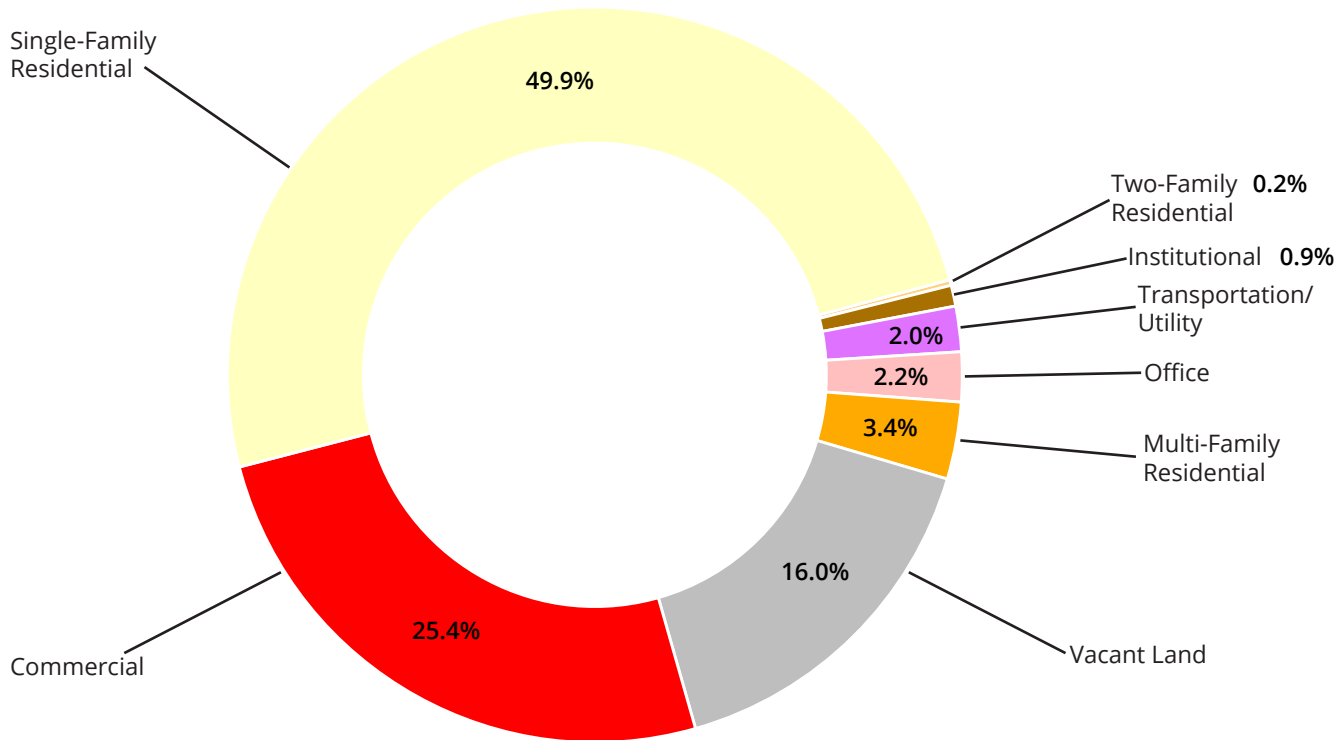
As determined by land use categories from the Cuyahoga County Auditor's tax information and updated with Village data, the majority of the Village of Woodmere is dedicated to residential land uses. Single-family land use comprises nearly half (49.9%) of the Village's total land, by far the largest land use in the Village. All 139 single-family parcels are located south of Chagrin Boulevard. There are six (6) separate residential parcels that make up the additional residential land uses categorized in the Village: Two-Family Residential (one parcel), located south of Chagrin Boulevard on Roselawn Road and Multi-Family Residential (five parcels), located north of Chagrin Boulevard between W. Brainard and E. Brainard Roads. These residential land

uses are not as robust as Single-Family Residential, as they combine for a total of 3.6% of the land use in the Village.

Retail Commercial uses are the second largest land use (25.4%) encompassing 47.3 acres of the Village. Retail and Commercial businesses such as a grocery store, local and national retail chains and restaurants, hardware stores, and hospitals are concentrated near the northern border of the Village, along both the northern and southern sides of Chagrin Boulevard.

The third largest land use which comprises of a total of 92 parcels or 29.9 acres of Village land is scattered throughout the Single-Family Residential areas. At 16.0% of the land use, the vacant land is mostly concentrated along the western border of the Village on Belmont, near the Woodbran Wastewater Treatment Facility.

Figure 84
Land Use Coverage Percentage, 2018

MAP 34 — CURRENT LAND USE

0 feet   500   1,000   2,000

NORTH

PEPPER PIKE

W. BRAINARD RD

E. BRAINARD RD

CHAGRIN BLVD

US 422

271

BEACHWOOD

ORANGE PL

WALNUT HILLS AVE

MAPLECREST AVE

IRVING PARK AVE

BRAINARD RD

AVONDALE RD

ROSELAWN RD

BELMONT RD

ORANGE VILLAGE
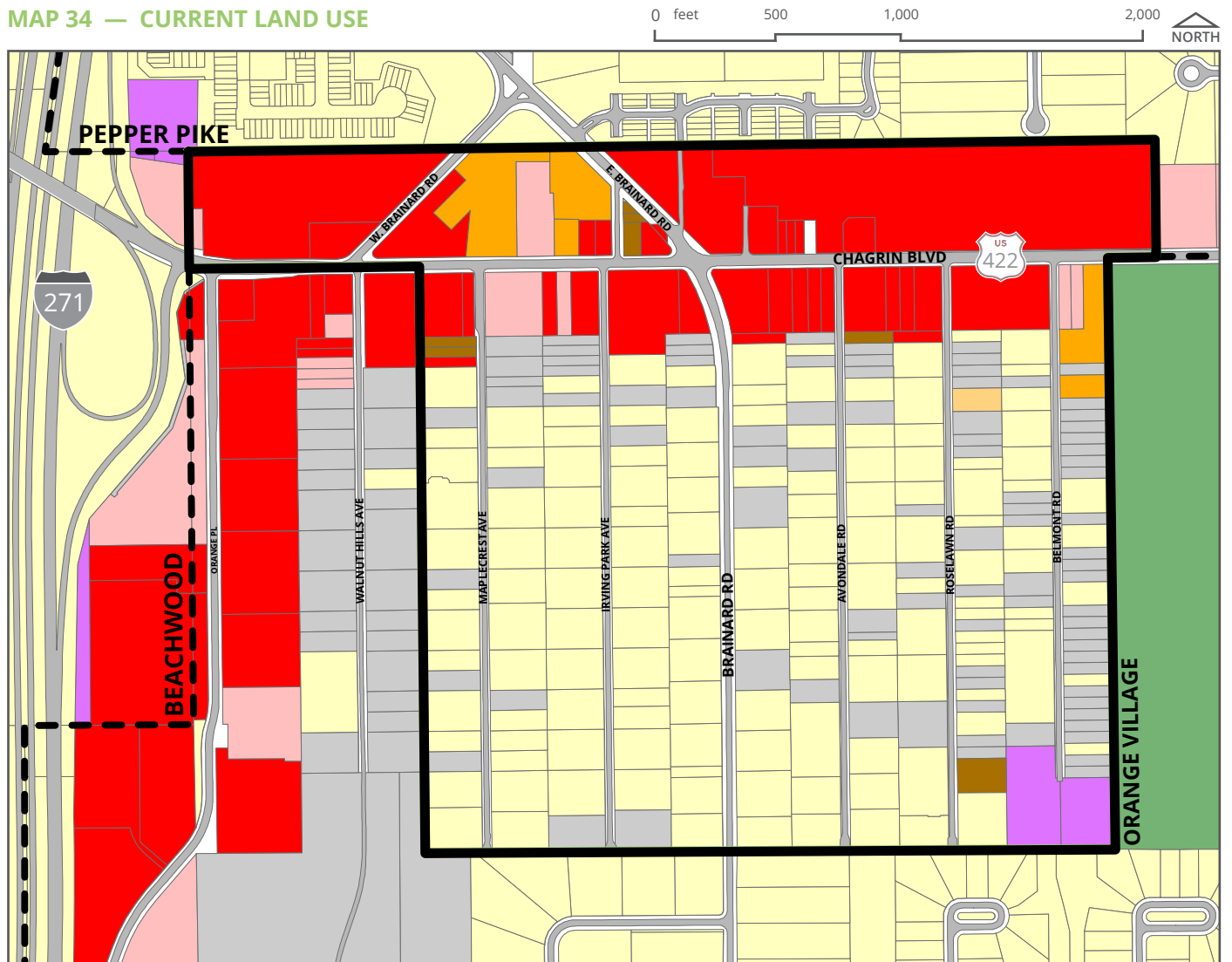
LEGEND

- Single-Family Residential
- Two-Family Residential
- Multi-Family Residential
- Office
- Commercial
- Industrial (None)
- Transportation / Utility
- Institutional
- Parks / Open Space (None)
- Agriculture (None)
- Vacant Land

6.6 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 sustainable manner.

Currently, the Village of Woodmere has four (4) established zoning districts and one (1) overlay district:

U-1, Single-Family Residence District: the U-1 district is limited to single-family, detached dwellings and public uses such as Village owned structures and land or other governmental units, utilities, and local school district. However, this zoning district does permit accessory buildings, including detached garages or other private structures, which allows smalls dwelling units, but these cannot be rented, sold, or leased.

Source: County Planning, Woodmere Service Department, 3636 Maplecrest Road

U-2, Apartment House District: the U-2 district is limited to multi-family units with a maximum height of three-stories. There are also specific standards for how structures relate to a lot and how main and secondary walls should be treated in terms of yard dimensions, minimum heights, and accessory buildings or uses.

U-3, General Business District: the U-3 district is open to a number of retail, commercial, and office uses, including, but not limited to grocery sales, clothing stores,

hardware stores, restaurants, and hospitals. This district strictly prohibits drive-in or fast food establishments and production or manufacturing of goods or food for sale off site.


Source: County Planning, Eton Chagrin Boulevard

U-4, General Office Building District: the U-4 district is limited to professional, administrative, executive, or showroom sales offices or banks. However, in a three-story building, the first floor may be utilized for retail stores as permitted within the U-3 district, provided that not more than 1/3 of the buildings gross space be devoted solely to retail space.

Community Office Business Overlay (COBO): the Community Office Business Overlay (COBO) was established to encourage the assemblage of contiguous parcels for creating areas of sufficient size and location for a combination of office uses with accessory commercial or retail uses. Within a COBO, creative design and the flexible mixing of land uses along major business corridors is highly encouraged to promote a pedestrian-oriented live-work-play environment for the maximized usage of space. This zoning district also has its own design standards, in addition to already established regulations, for signage, driveways, parking areas, buildings facades, and materials. Currently, there are not any COBOs established within the community.

MAP 35 — EXISTING VILLAGE ZONING
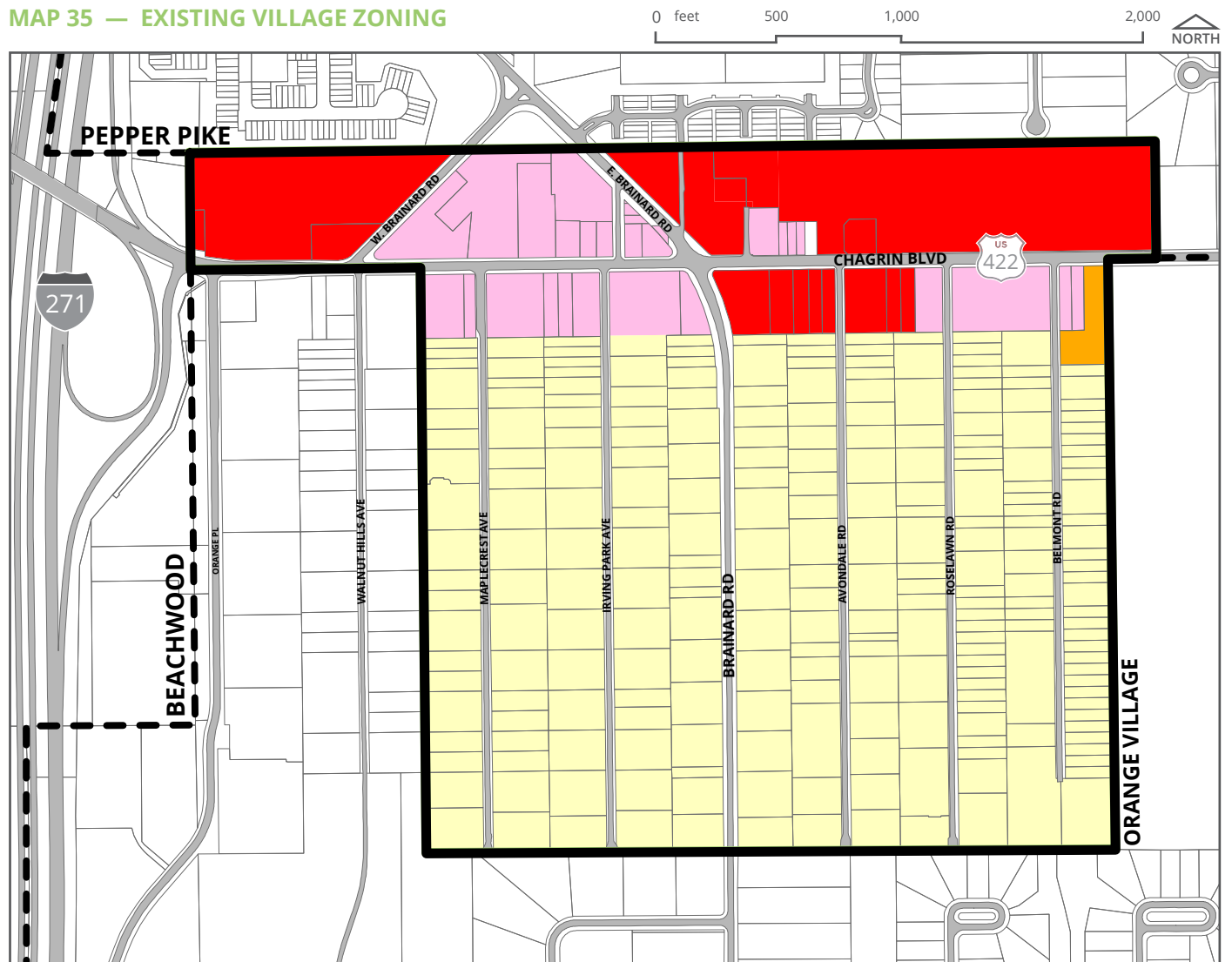
LEGEND

	Village of Woodmere Boundary
	Other Communities
	Roadways
	Parcels

Zoning Districts
- U-1 Single-Family Residence
- U-2 Apartment House
- U-3 General Business
- U-4 General Office Building

6.6 LAND USE PROFILE

PARKS & OPEN SPACE

Parks and open spaces provide space for active and passive recreation, community interaction, and physical activity.

The Village of Woodmere does not contain any Village parks. The open spaces near the Village are categorized as institutional and may be open space that surrounds a medical facility like the open space on the UH Ahuja Medical Campus, or the institutional open spaces that are Highland Park Cemetery and Cleveland Memorial Gardens Cemetery. However, there are usable parks and open spaces and amenities in neighboring communities. For example, through mutually-shared services, the residents in Woodmere have access to and can use the Orange Community Education & Recreation Center in the Village of Pepper Pike. Orange Village, the Villages of Moreland Hills, Pepper Pike, and Woodmere share recreational and school facilities. The Orange Community Education & Rec Center is located on the Orange Village School District Campus which is home to a football stadium, track, swimming pool, soccer fields, and tennis courts.

In addition to shared use of the Rec Center and School District facilities, Woodmere residents have access to multiple trail amenities outside of the Village. There are existing all-purpose trails on Shaker Boulevard in Beachwood and south of Moreland Hills near the South Chagrin Reservation. Also, in the South Chagrin Reservation, there are existing bridle trails for all to use.

Although, there are existing trails nearby for residents to use, there are a number of closer proposed trails that Woodmere residents will be able to utilize in the near future. For example, the Cuyahoga Greenways has proposed a future regional route and trail that would cut through Woodmere from the north on Brainard Road to Chagrin Boulevard where it would continue east into Pepper Pike connecting to the South Chagrin Reservation (to learn more about the Cuyahoga Greenways, see Closer Look | Regional Trails Network, page, page 164. Another proposed future trail is through the Orange Village Alternative Transportation Plan. This trail would take residents and visitors through Orange Village along a main route along Brainard Road at the Orange Village border.

Source: www.orangerec.com, sports programs at OCE&R

Source: www.facebook.com/Orange-Village-Ohio, new playground at OCE&R

MAP 36 — PARKS, OPEN SPACE, & AMENITIES

0   miles   .5   1   2

NORTH

Beachwood
City Park - East

PEPPER PIKE

GC

Beachwood
Jewish Cemetery

GC

GC

BEACHWOOD

Forest Ridge
Preserve

Highland Park
Cemetery

GC

Orange Community
Education & Recreation

ORANGE VILLAGE

MORELAND HILLS

South Chagrin
Reservation

Cleveland Memorial
Gardens Cemetery

GC
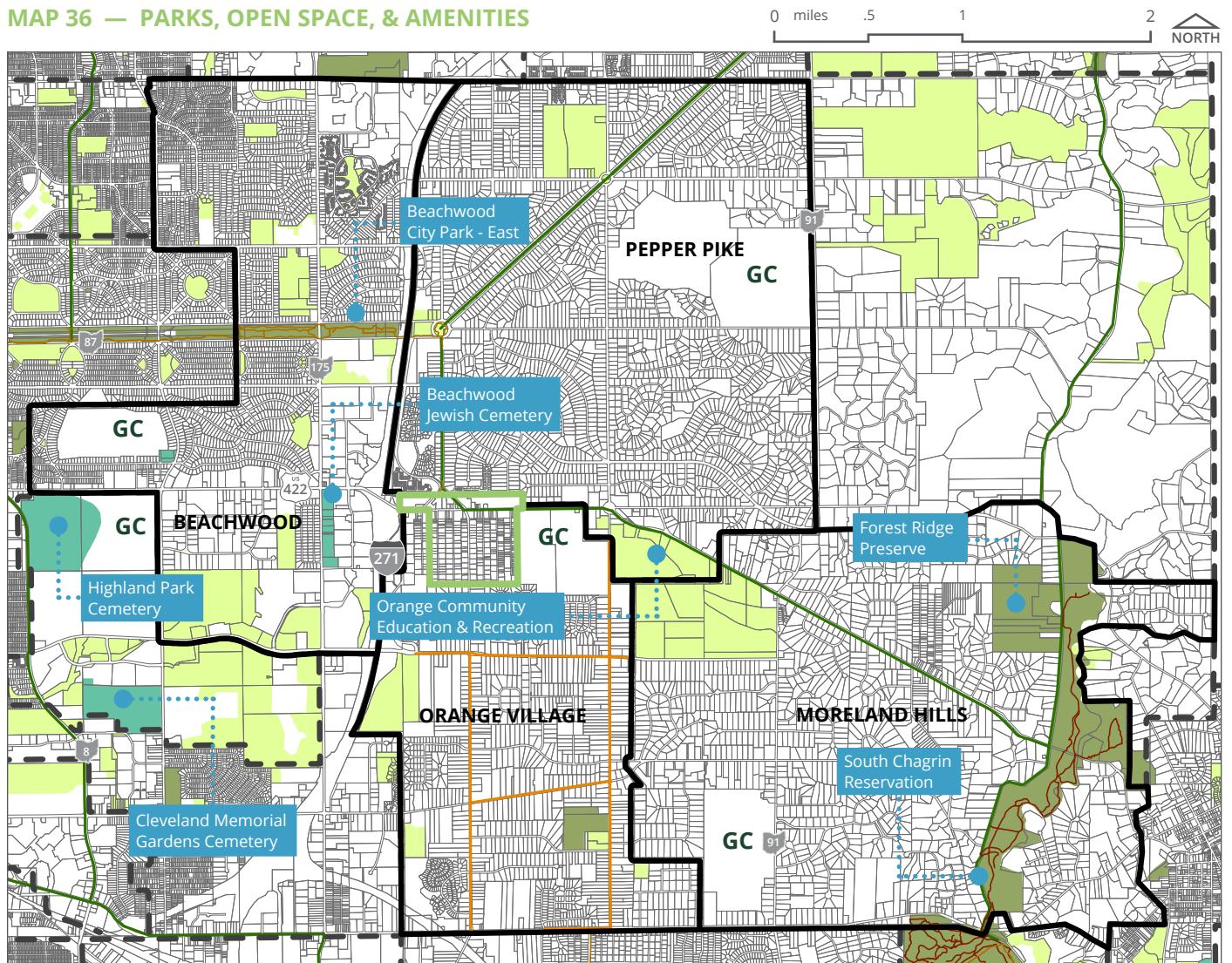
LEGEND

Village of Woodmere Boundary
Parkland
Cemetery
Open Space
GC Golf Course
All Purpose Trail (Existing)
Bridle Trail (Existing)

Cuyahoga Greenways Framework
Future Regional Routes

Orange Village Alternative Transportation Plan*
Future All Purpose Trails

Source: NOACA Priority Roadways, Orange Village Alternative Transportation Plan, 2014

6.6 LAND USE PROFILE

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 many benefits such as cleaner air, heat reduction, and increased property values.

The Village of Woodmere's tree canopy covers 34.2% of the Village's land area and ranks 33rd out of the 59 communities in Cuyahoga County. This coverage is slightly below the County average (37.6%) and among the lowest of the surrounding communities.

Within the Village, neighborhoods south of the commercial/retail district on Chagrin Boulevard, the residential area, have the greatest tree canopy coverage. The areas north of Chagrin Boulevard, in the commercial and retail areas, have the lowest coverage, with many places not having trees at all.

Source: County Planning, Woodmere residential streets south of Chagrin Boulevard

MAP 37 — TREE CANOPY COVERAGE
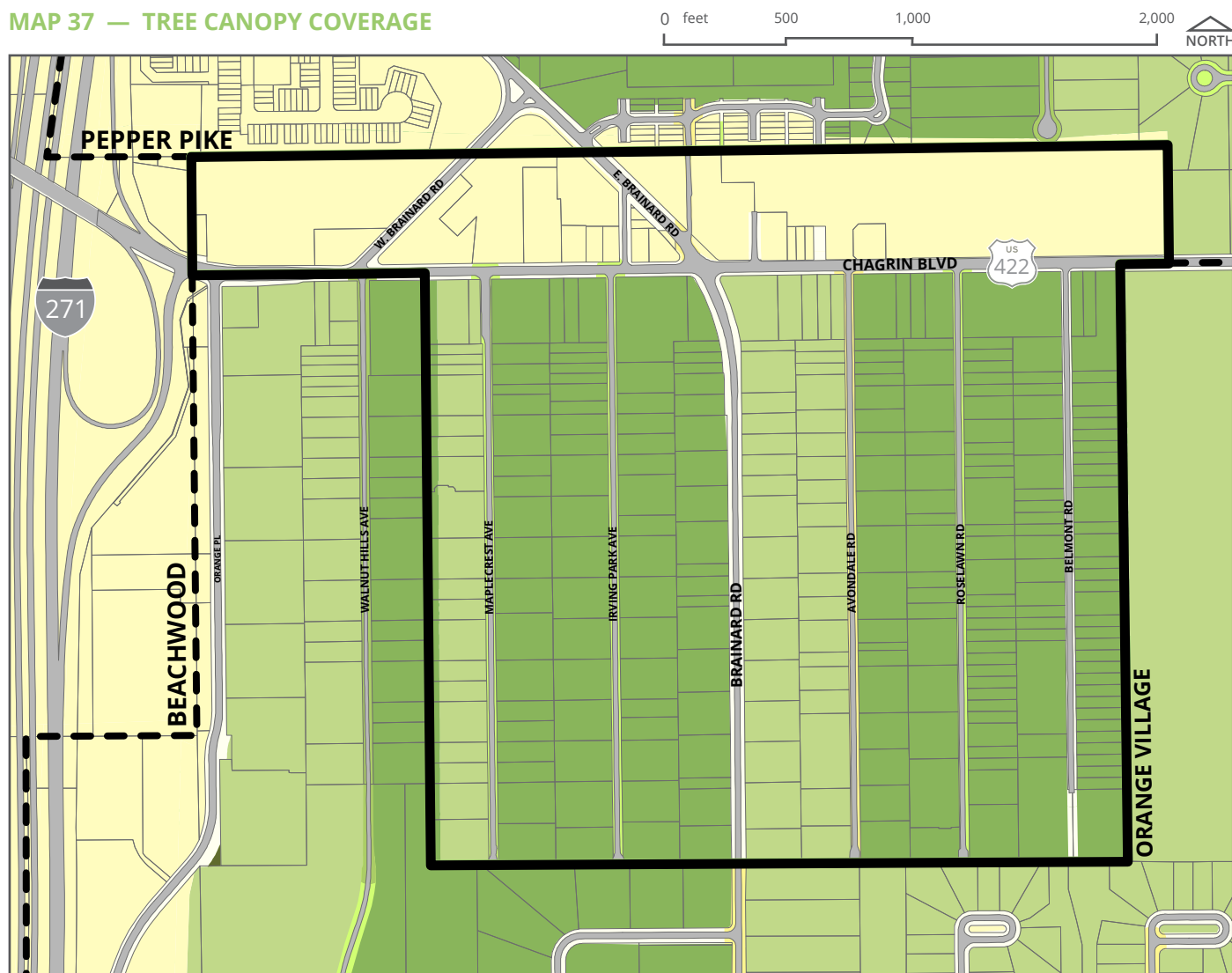
LEGEND

Percent Tree Canopy Coverage by Block Group
- 0% – 20%
- 21% – 40%
- 41% – 60%
- 61% – 80%
- 81% – 100%

Figure 85
Tree Canopy Coverage as Percentage of Total Land Area, 2011

Neighboring Municipality	Existing Tree Canopy %	Ranking Within Cuyahoga County
Moreland Hills	71.1%	4th
Orange Village	51.5%	10th
Pepper Pike	49.3%	11th
Woodmere	**34.2%**	**33rd**
Beachwood	24.6%	46th
Cuyahoga County	*37.6%*	----------------------

6.6 LAND USE PROFILE

MAP 38 — WATERWAYS

LEGEND
- Waterways & Lakes
- Wetlands
- Riparian Zones
- Watershed Boundaries
- Parks & Open Space
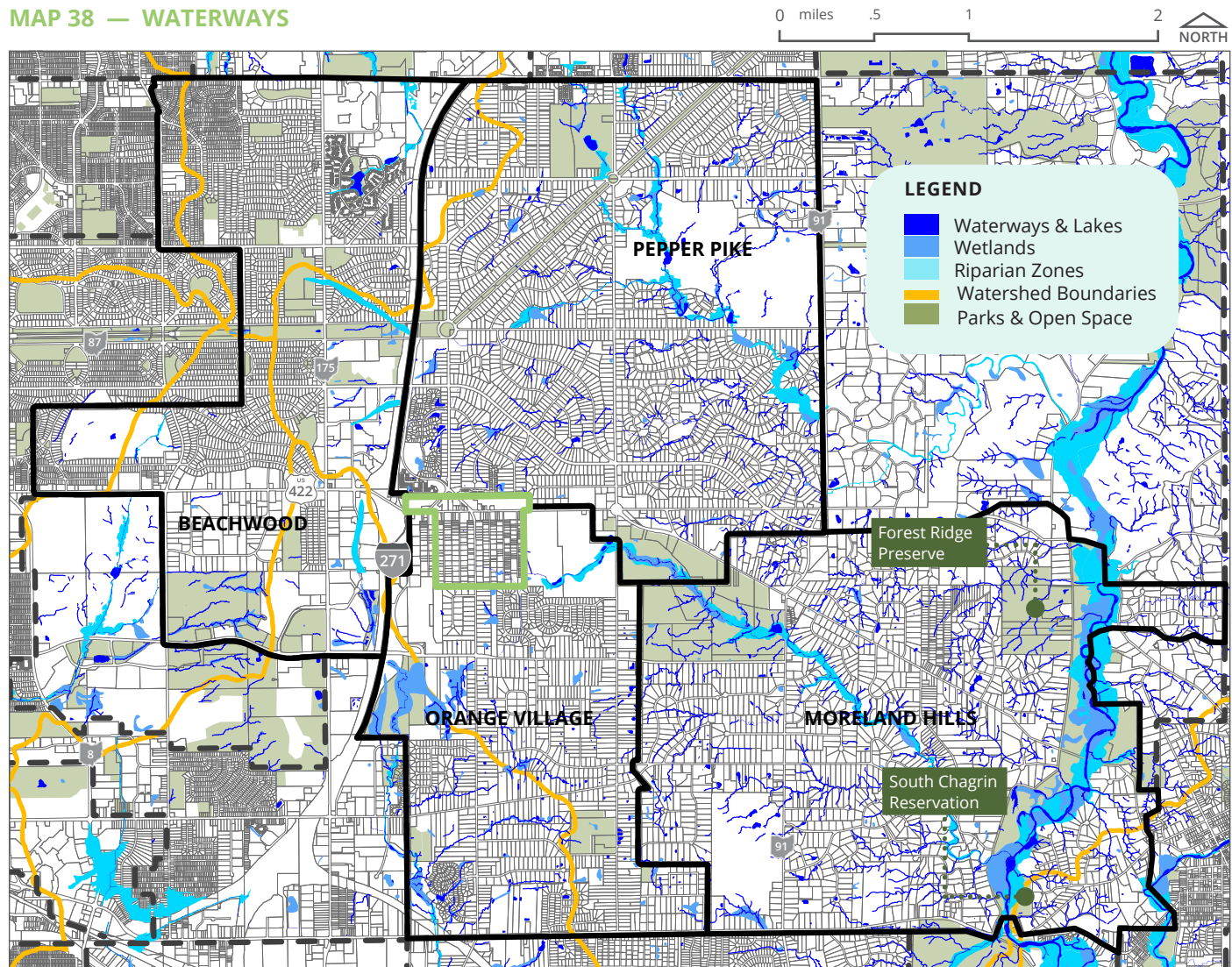
WATERWAYS

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 Village of Woodmere is located within the Chagrin Valley Watershed. However, it is in very close proximity to many other watersheds. For example, the City of Beachwood shares portions of five other watersheds: Doan Brook, Euclid Creek, Mill Creek, Nine Mile Creek, and Tinkers Creek. The Village of Woodmere does not have many naturally occurring water features within its boundaries; however, there is a small stream that runs through the southeastern portion of its residential areas

and it is a contributing source for headwaters of the Chagrin River Watershed.

CHAGRIN RIVER WATERSHED BALANCED GROWTH PLAN

The Chagrin River Watershed Balanced Growth Plan was completed between 2006 and 2009. The Plan called upon Chagrin River Watershed communities to adopt PDA (Priority Development Areas) and PCA (Priority Conservation Areas) maps and to implement the strategies outlined from this study. Woodmere was one of the twenty-eight communities that chose to endorse the Plan, which followed the overall vision and goals of the 1999 Woodmere Village Master Plan. Actions included riparian setbacks, comprehensive stormwater management regulations, and potential reductions in parking requirements to limit impervious pavement.

MAP 39 — HILLSIDES & SLOPES
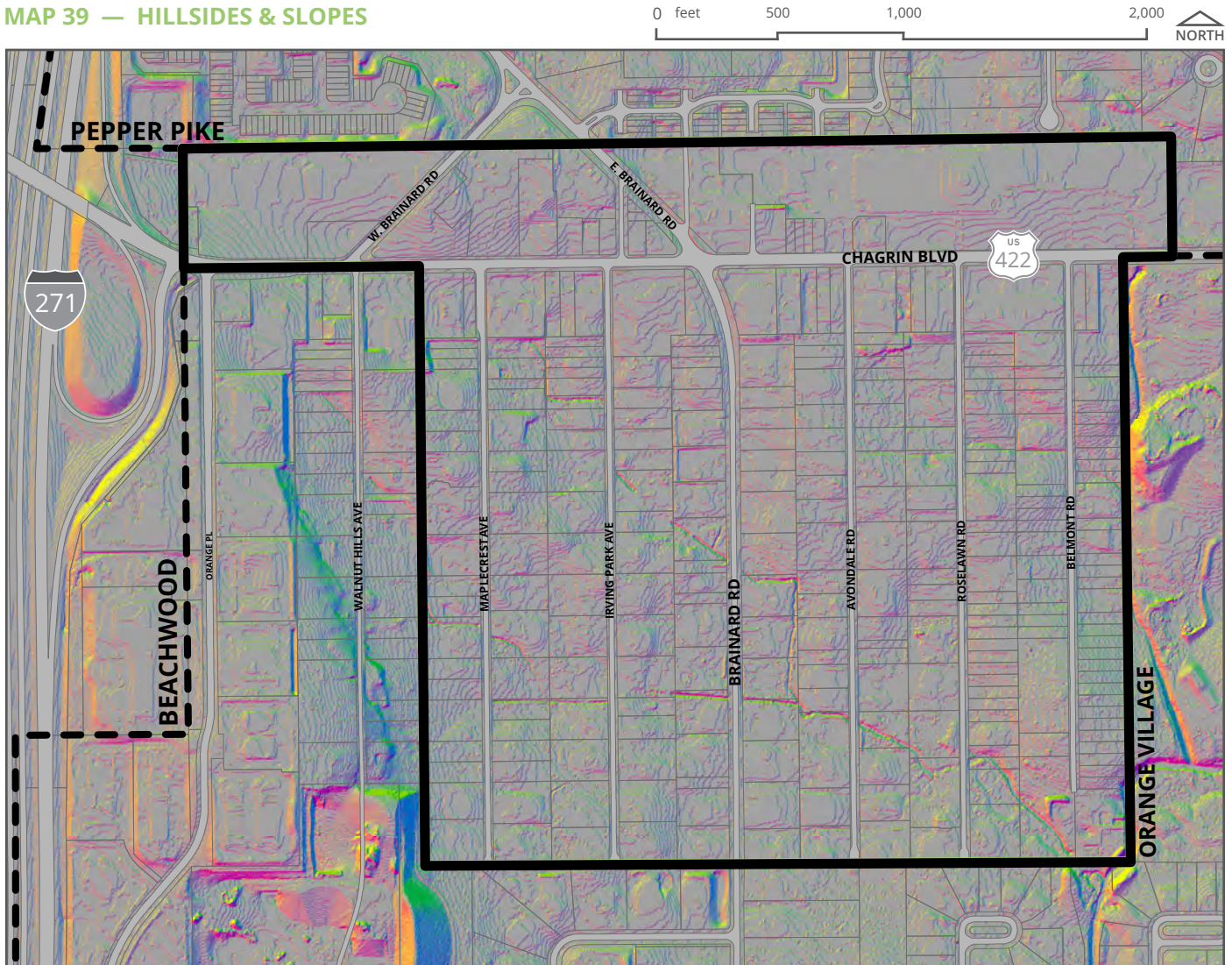
HILLSIDES & SLOPES

The Village of Woodmere is relatively flat in nature and has minimal natural features that could affect development. As seen in the map above, most of the Village's slopes follow gentle contours in the terrain and a shallow stream that runs through the residential areas primarily south of Chagrin Boulevard (US 422). However, there are much higher concentrations of slopes just outside the community in Orange Village within the Beechmont Country Club to the east and I-271 with the Pinecrest development to the west. This is significant because many of the slopes and hillside features associated with the Pinecrest development are man-made and the site is still only partially developed. It is likely that more movement of soil will occur as development moves forward.

LEGEND

Most Intense Slopes

Less Intense Slopes

Least Intense Slopes

> 40
20 ~ 40
5 ~ 20
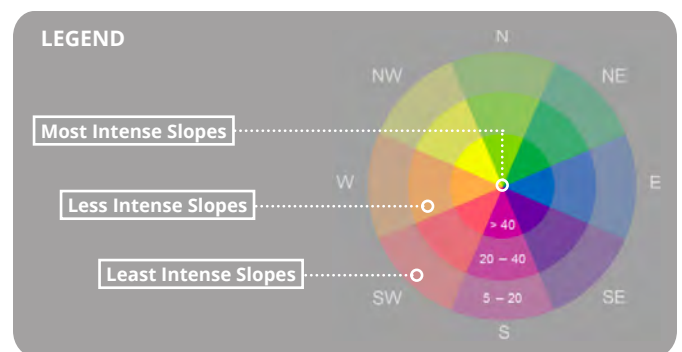
Darker, More Intense Shades = Steeper or Taller Slopes
Lighter, Less Intense Shades = Shallower or Shorter Slopes
Color = Indicates Direction of Slopes

6.6 LAND USE PROFILE

MAP 40 — VACANT LAND
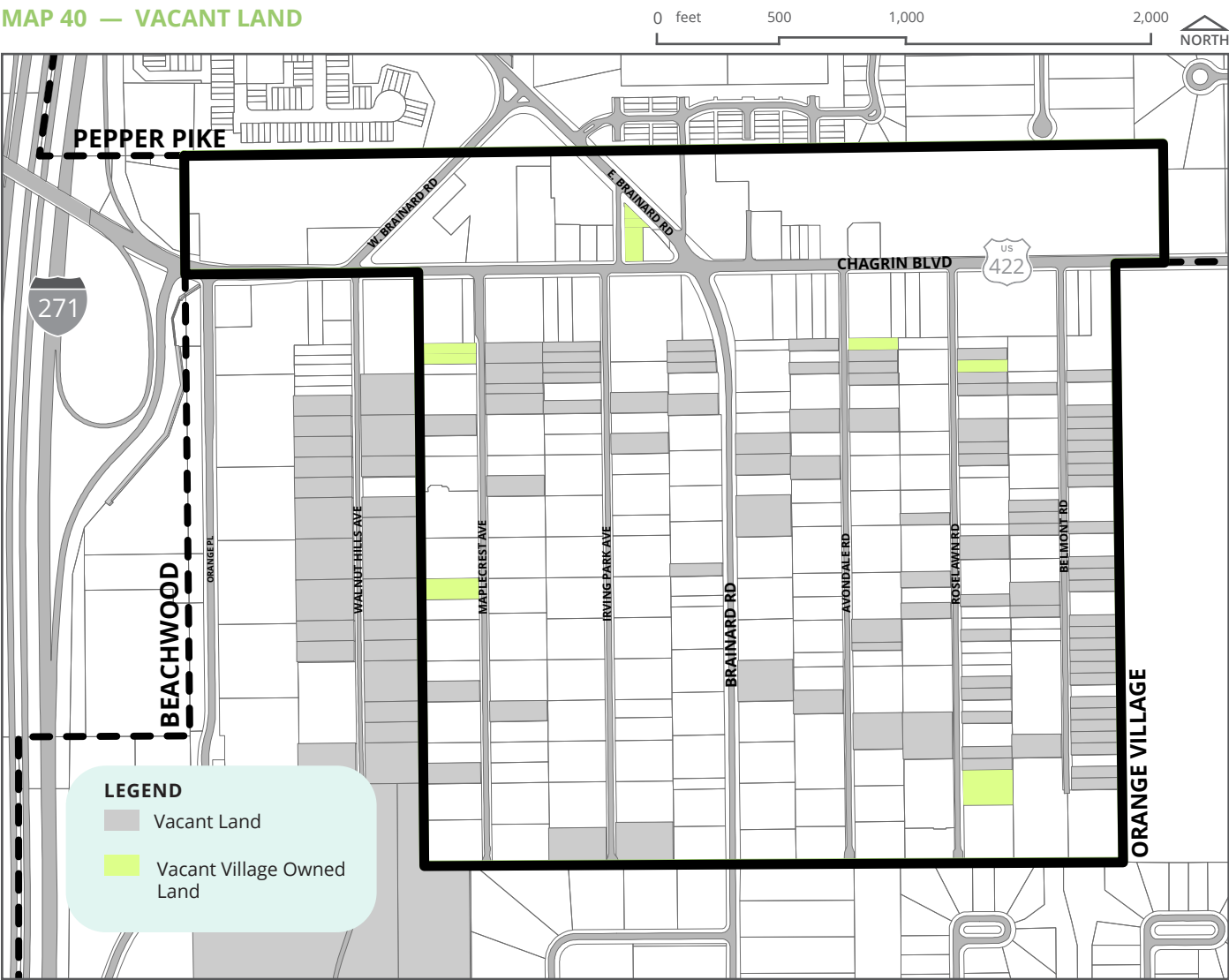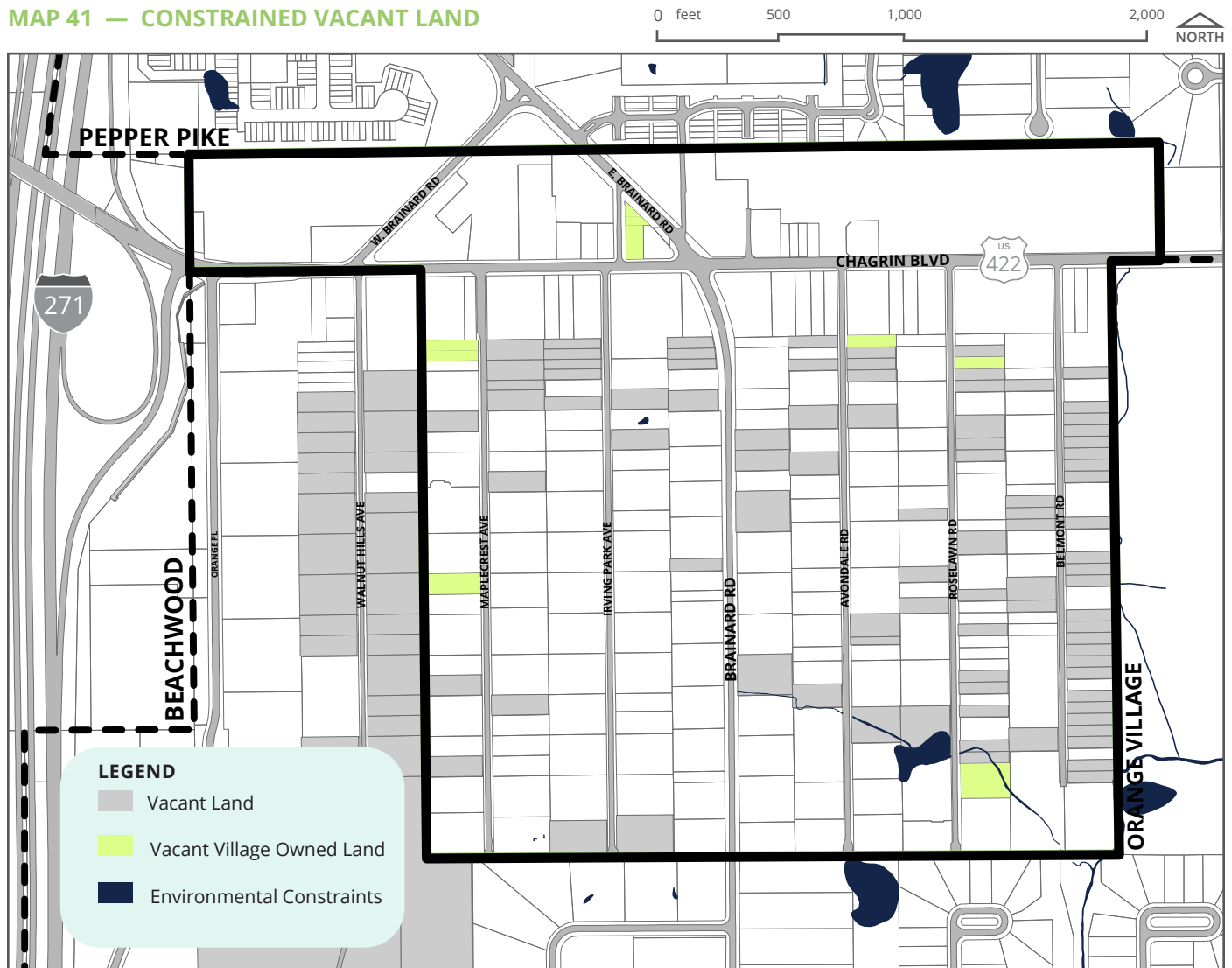

VACANT LAND

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 Village of Woodmere, and a County Planning assessment. The Village of Woodmere has about 29.9 acres of vacant land, or 16.0% of its total land area, which is nearly all located south of Chagrin Boulevard and have a Single-Family Residential land use and U-1 Single-Family Residence zoning associated with it. The Village does own some of this vacant land, but it is scattered and only accounts for about 2.4 acres, or 8.0% of all vacant land.

Figure 86
Vacant Land Percentages by Municipality, 2018

Neighboring Municipality	Vacant Land (acres)	Percentage of Total Land Area
Woodmere	**29.9**	**16.0%**
Orange Village	265.8	11.8%
Moreland Hills	305.6	7.0%
Pepper Pike	174.1	4.2%
Beachwood	110.5	3.7%

MAP 41 — CONSTRAINED VACANT LAND

LEGEND
- Vacant Land
- Vacant Village Owned Land
- Environmental Constraints

CONSTRAINED VACANT LAND

The Village of Woodmere's available vacant land is primarily located south of Chagrin Boulevard in the community's residential areas. The majority of this available is unconstrained by environmental features, such as waterways, wetlands, flood ways, or steep slopes, that could significantly hinder development.

There are very few parcels that are affected by the limited environmental constraints that do exist within the Village. As seen in the map above, most of these constraints are located in the southeast corner of the community and occupy portions of Village owned land.

Overall, nearly all of the vacant land available within the community have limited environmental constraints for development and should not pose any significant issues for developers.

6.7 COMMUNITY SERVICES PROFILE

Source: County Planning & Village of Woodmere

WHAT IS THE COMMUNITY SERVICES PROFILE?

The Village of Woodmere is very small in size, both geographically and in population. Regional collaboration is critical to ensuring high quality emergency services are delivered in a timely and efficient manner to residents. Additionally, recreational and educational offerings not only enhance the quality of life for residents, they can also lengthen and greatly improve the lives of those who call Woodmere home.

Overall, the Community Services Profile will take a close look at regional dispatch services and agreements, recreation activities and facilities, the school system, and libraries.

COMMUNITY SERVICES PROFILE COMPONENTS

- Chagrin Valley Dispatch, page 198
- Recreation Activities & Facilities, page 199
- Schools, page 200
- Libraries, page 200

CHAGRIN VALLEY DISPATCH IS CRITICAL TO REGIONAL COLLABORATION

The Village of Woodmere is one of sixteen municipalities that utilize Chagrin Valley Dispatch as its main source of dispatch and communication among emergency responders. This award winning, state of the art facility helps bridge the gap of regional collaboration in a consistent and functional manner.

RESIDENTS HAVE LIMITED OPPORTUNITIES FOR RECREATION OPTIONS WITHIN WOODMERE

There are currently no dedicated park or recreation facilities located within the Village of Woodmere. Residence must travel outside of the community if they desire such amenities as a gym, open community space, or recreational programs and activities.

ORANGE COMMUNITY EDUCATION & RECREATION OFFERS A WIDE VARIETY OF ACTIVITIES, EVENTS, AND PROGRAMS

The closest full service recreation center is the Orange Community Education & Recreation center, which is approximately 3.3 miles away from the western most portion of the residential areas within the community.

WOODMERE IS PART OF THE HIGHLY RATED ORANGE CITY SCHOOL DISTRICT

The Orange City School District consists of twenty-five (25) square miles, roughly a population of 14,000+ residents, and crosses eight (8) political jurisdictions, including the Village of Woodmere. The school system is a top performer and highly desired within the region.

WOODMERE RESIDENTS HAVE LIMITED ACCESS TO PUBLIC LIBRARIES

The Village of Woodmere does not have a public library within the community, but it is in very close proximity to other nearby library resources. However, the closest public library is the Orange Branch of the Cuyahoga County Public Library system, which is still roughly 3.5 miles away from the western most portion of the residential areas within the community.

6.7 COMMUNITY SERVICES PROFILE

CHAGRIN VALLEY DISPATCH

The Chagrin Valley Dispatch center is located in Bedford, Ohio and was completed in the fall of 2013. Chagrin Valley Dispatch (CVD) is the main communication center for sixteen (16) municipalities located within the Chagrin Valley and greater Cleveland Area. These include Bedford, Bentleyville, Bratenhal, Chagrin Falls Township, Chagrin Falls Village, Euclid, Glenwillow, Moreland Hills, Highland Hills, Hunting Valley, Gates Mills, North Randall, Orange Village, Solon, South Russell, and Woodmere.

Currently, this state-of-the-art facility provides dispatch services to over 125,000 people from the surrounding communities, but has the potential to accommodate more in the future.

Chagrin Valley Dispatch prides itself with their fully trained dispatch agents that all maintain certifications in Emergency Medical Dispatch (EMD), Cardio Pulmonary Resuscitation (CPR), and National Incident Management System (NIMS). The CVD center consists of thirty-eight (38) full time dispatchers, eight (8) full time dispatch supervisors, one (1) dispatch manager, one (1) dispatch director, and six (6) part time employees.

Additionally, CVD is among the top dispatch centers in the United States. In 2015, CVD was a winner of the national 911 Leadership Award from the Association of Public Safety Communication Officials, placing the facility as the second best dispatch center in the country.
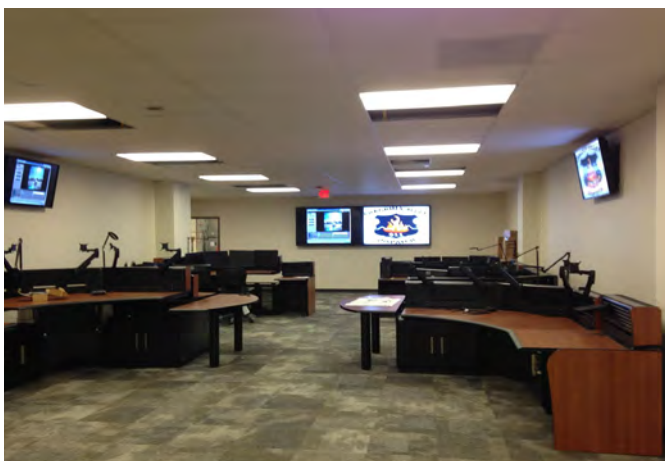
Source: www.facebook.com/ChagrinValleyDispatch/photos

POLICE DEPARTMENT

Chagrin Valley Dispatch handles all of the Village of Woodmere's Police Department calls. The Woodmere Police Department has ten (10) full-time officers, eight (8) part-time officers, a Police Chief, and recently secured funding for a K-9 unit. In 2018, Police Chief Sheila Mason was elected to the position of National Sergeant-At-Arms for the National Organization of Black Law Enforcement Executives. The Village of Woodmere is also part of the Valley Enforcement Group or VEG, which provides SWAT and other types of law enforcement control during accidents. Additionally, all participating VEG communities can come together to form a COG VEG or Council of Governments VEG to help pass special funding if needed.

Figure 87
Woodmere Police Call Volumes, 2018

SHIFT	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV
6A-2P	203	200	192	253	247	225	242	258	243	275	263
2P-10P	267	272	263	259	295	298	260	321	261	245	209
10P-6A	76	85	98	88	95	92	85	100	62	69	52

FIRE & EMERGENCY SERVICES

Chagrin Valley Dispatch handles all of the Village of Woodmere's Fire Department calls. The Woodmere Fire Department has thirty-one (31) part-time employees and one (1) full-time employee, which is the Fire Chief. Employees are scheduled in twelve-hour shifts and utilize the "Active 911" app for dispatch and emergency calls. The Fire department also advocates for community risk reduction, educating the public on available services, and for supplying seniors and other residents who may not be able to self rescue a resource list for emergency management.

Figure 88
Woodmere Fire Department Call Volumes, 2018

SHIFT	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV
6A-2P	9	15	4	11	4	12	11	15	10	4	10
2P-10P	7	7	9	8	7	8	8	9	5	5	15
10P-6A	4	1	2	4	3	4	4	4	1	3	1

RECREATION ACTIVITIES & FACILITIES

Parks are an important component to any community as they can lead to happier, healthier, and more active residents. The Village of Woodmere does not currently have a dedicated community park or recreation center, but residents do have access to a number of open spaces and recreation facilities just outside of the Village.

ORANGE COMMUNITY EDUCATION & RECREATION

The Orange Community Education & Recreation center is located in Pepper Pike near the school campus off of Chagrin Boulevard. The center provides residents of the greater Orange City School District an opportunity for a stronger sense of community through shared communication and jurisdictional cohesiveness.

The Orange City School District consists of twenty-five (25) square miles, roughly a population of 14,000+ residents, and crosses eight (8) political jurisdictions, including the Village of Woodmere. All of these areas located within the Orange City School District have access to the facility, which is open year round, and offers comprehensive enrichment, recreational opportunities, services, and programs and activities to residents of all ages, abilities, and interests.

The center also has a diverse senior adult program that not only hosts classes and events, but also provides aging and caregiver resources. Additionally, Senior Transportation Connections provides free shuttle services to Orange City School District residents ages 60 and over, and disabled adults. Each client may take 12 one-way trips or 6 round trips each month. This is an excellent resource to ensuring engaged seniors within the community.

Source: www.orangerec.com

OTHER RECREATION OPPORTUNITIES

The Village of Woodmere is surrounded by many nearby public access golf courses and private country clubs, community parks, and walking trails. Woodmere is approximately six (6) miles from both Acacia Reservation and the South Chagrin Reservation.

Located in Lyndhurst, Ohio, the Acacia Reservation offers 155-acres of public green space, a rentable building for events, and a 1.7-mile paved all-purpose trail.

Source: www.flickr.com, Tim Evanson, Cleveland Metroparks Acacia Reservation, Lyndhurst, Ohio

Located in portions of Bentleyville, Solon, and Moreland Hills, Ohio, the South Chagrin Reservation offers an abundance of activities and is rich with history. The Reservation has access to bridle trails, the Chagrin River, a Polo Field, and a number of historically significant sites and structures. These include the Burnett Historical House, Henry Church Rock, Quarry Rock, and the old Boy Scout Camp.

Source: https://www.clevelandmetroparks.com, South Chagrin Reservation, Henry Church Rock

6.7 COMMUNITY SERVICES PROFILE

SCHOOLS

The Village of Woodmere is part of the Orange City School District. The Orange City School District covers a number of communities, including Woodmere, Orange Village, Pepper Pike, Hunting Valley, Moreland Hills, and small areas of Solon, Bedford Heights, and Warrensville Heights. Public school facilities include one (1) elementary school, one (1) middle school, one (1) high school, and two (2) preschools. Students also have the opportunity to attend Excel TECC in Mayfield Village or Studio Art & Design (SAD) at Orange High School.

As seen in the figure below, the Orange City School District has seen a decrease in enrollment since 2014. However, this has recently begun to plateau and stabilize around 2,000 students annually.

Figure 89
Orange City School Enrollment, 2014-2019

Community	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019
Pepper Pike	857	846	794	817	839
Orange Village	500	493	492	487	475
Moreland Hills	399	388	368	345	339
Woodmere	**177**	**175**	**167**	**147**	**151**
Warrensville Hts.	129	121	124	109	109
Solon	67	74	72	70	69
Hunting Valley	21	27	26	27	24
Bedford Hts.	0	0	0	0	0
Grand Total	**2,150**	**2,124**	**2,043**	**2,002**	**2,006**

The Ohio Department of Education gave the Orange City School District the following grades for the 2017-2018 school year:

- **Achievement: B**
  This grade reflects the number of students that passed the state tests and how well they performed overall.
- **Gap Closing: A**
  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 successful the district is at improving at-risk K-3 readers.
- **Progress: A**
  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 how well prepared students are for all future opportunities.

Currently, the Orange City School District has an overall district grade of "B" and continues to be a highly desired education curriculum for families.
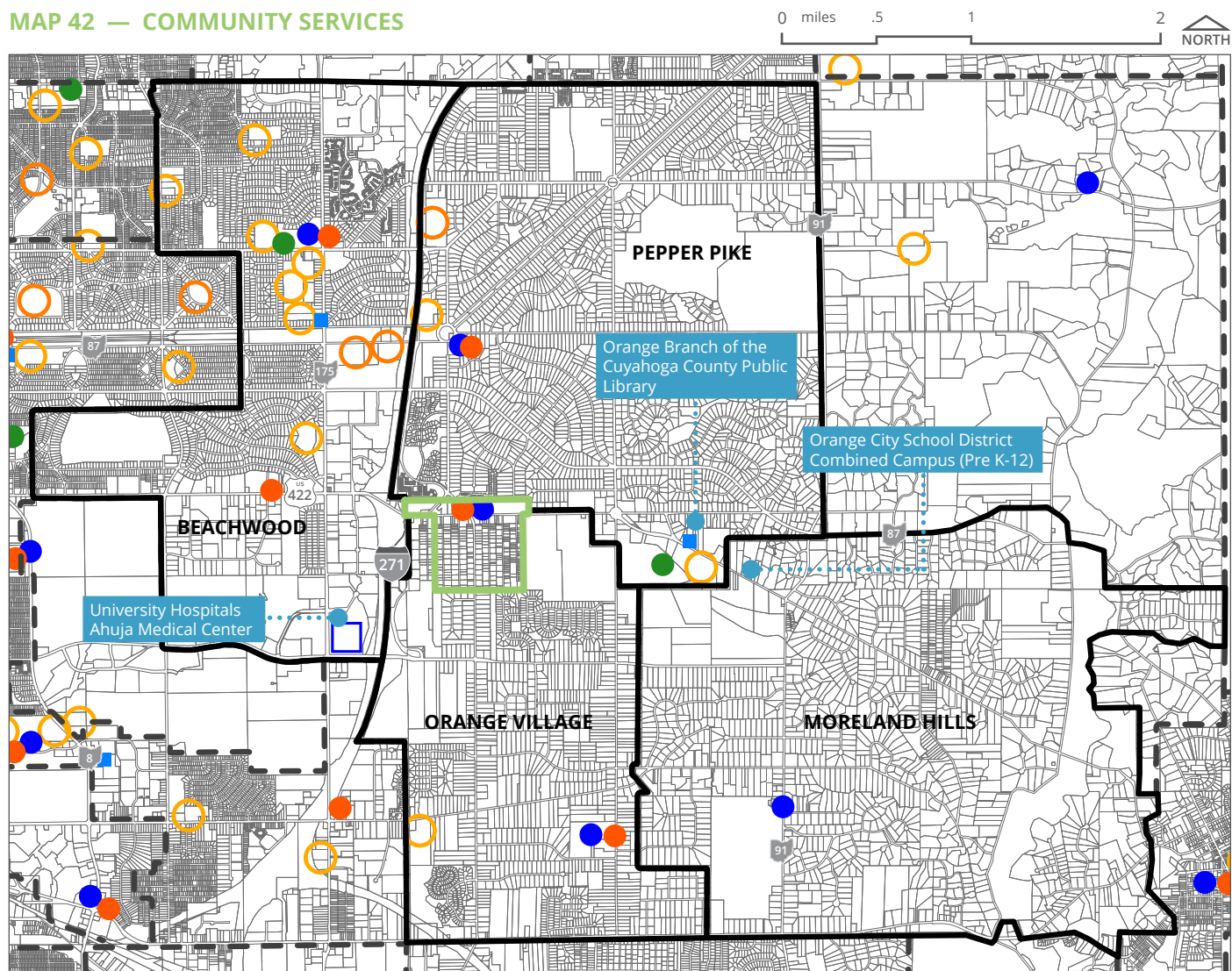
LIBRARIES

The Village of Woodmere does not have a public library within its community boundaries. However, there are a number of options close by in Beachwood, Pepper Pike, and further options to the north in Cleveland and to the west in Shaker Heights. The Orange Library is part of the Cuyahoga County Library System and is located on Chagrin Boulevard near the Orange City School District main campus. The Orange Branch is one of the newest additions to the County Library system and was opened in 2015. The facility has an eco-friendly design that can be easily adapted or modified in the future as the community changes over time. The building has an interactive children's "Play, Learn & Grow" area, flexible community space complete with audio and visual capabilities, full-service drive-up window, quiet study rooms, reading areas, public computers with high-speed broadband internet access, and a community fireplace.

Source: www.cuyahogalibrary.org, Orange Branch

MAP 42 — COMMUNITY SERVICES

0   miles   .5   1   2
NORTH

PEPPER PIKE

Orange Branch of the Cuyahoga County Public Library

Orange City School District Combined Campus (Pre K-12)

BEACHWOOD

University Hospitals Ahuja Medical Center

ORANGE VILLAGE

MORELAND HILLS

LEGEND

Village of Woodmere Boundary
Parkland
Cemetery
Open Space

Private School

Public School

Library

Police Department

Fire Department

Community Rec Center

Major Hospital

6.8 CURRENT CONDITIONS FIGURE & MAP DATA SOURCES

FIGURES

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- 2018 Quarter 1 Net Announced Store Openings & Closings, page 144 (US Q1, 2018 Retail Outlook)
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- Woodmere Police Call Volumes, 2018, page 198 (Village of Woodmere; Chagrin Valley Reginonal Dispatch, 2018)
- Woodmere Fire Department Call Volumes, 2018, page 198 (Village of Woodmere; Chagrin Valley Reginonal Dispatch, 2018)
- Orange City School Enrollment, 2014-2019, page 200 (Orange City School District, 2018)

All maps within the 2018 Village of Woodmere Master Plan have been produced by the Cuyahoga County Planning Commission (CCPC), unless otherwise specified below; data sources have been included.

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County Planning

FOR OUR COMMUNITY
FOR OUR REGION
FOR OUR FUTURE