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CITY OF BROOKLYN MASTER PLAN UPDATE 2025

ACKNOWLEDGMENTS



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OUR VISION

Inspiring all of our communities to thrive

OUR MISSION

To advance Cuyahoga County's social, economic, and environmental health through equitable community planning



CITY OF BROOKLYN

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INTRODUCTION

IMPLEMENTATION SUCCESS

The City of Brooklyn's current Master Plan was adopted in 2020, and the City immediately began implementing the recommended actions. The City's successful implementation strategy included the redevelopment of the Civic Center on Memphis Avenue that included a new City Hall/Police Station, renovations to the Recreation Center, a new branch of the Cuyahoga County Public Library, and a road diet with streetscaping along a portion of Memphis Avenue. The City has also implemented other recommendations such as adopting a new zoning code, creating a new website, updated branding, and installing new gateway and wayfinding signage.

Having completed many of the recommendations in the Master Plan, the City is undertaking this Strategic Master Plan Update to identify new recommended actions. Updated actions will allow the City to best prioritize its spending to address the desires and emerging issues residents are most concerned with. It will also allow the City to maintain the positive momentum it has achieved to this point

NEXT STEPS

The first step in identifying new action recommendations is to thoroughly review the actions accomplished to this point in order to identify the relevance of any remaining unfinished actions and potential follow-up actions to reinforce the work already completed. This will be accomplished through an Implementation Scorecard showing the progress made for each Goal from the 2020 Master Plan. This Plan will then also review and update the current conditions in Brooklyn to identify any significant local or regional trends that are impacting the community and will need to be addressed.

IMPLEMENTATION SCORECARD

WHAT IS AN IMPLEMENTATION SCORECARD?

The Implementation Scorecard provides a review of each action recommended in the 2020 Brooklyn Master Plan and identifies how much progress has been made towards completion. The Scorecard rates progress on actions as well as on each goal overall. It also provides a page highlighting the major projects and policies completed to address actions and goals.

This review provides an understanding of the City's progress towards meeting its stated goals. It also helps identify areas where progress is still required or where actions are no longer relevant.

NOTES ON THE SCORECARD

In the interest of clarity and format, actions may be slightly edited from how they appear in the 2020 Master Plan to allow them to fit better into the Scorecard; however, they still accurately represent the purpose and intent of the original action.

Also, actions that were deemed no longer pertinent for the City were not included on the Scorecard, however they were considered when ranking the overall progress on the Goal.

SCORECARD LEGEND

The following icons are used in the Scorecards to indicate the status actions and the extent to which they have been implemented by the City.

ACTION COMPLETED



ACTION IN PROGRESS



SIGNIFICANT



MODERATE



LOW

ONGOING ACTION*



SIGNIFICANT



MODERATE

* Ongoing Actions are open ended and reflect continual relevance toward approaching key areas of the city. Therefore, they will never actually be completed but can have significant impact on city decisions and projects.

GOAL 1: STRENGTHEN BROOKLYN'S IDENTITY

VISION STATEMENT:

Brooklyn will continue to refine its distinct identity to distinguish the City within the Region to maintain a strong community and a growing economy.

OVERVIEW

A new civic campus, new branding and signage, and a new website has refreshed the look and feel of the city. Leveraging this new look as well as regional assets and partners can help Brooklyn expand its regional recognition to draw business and visitors.

PLAN ACTIONS

UNDERTAKE A COMMUNITY BRANDING PROCESS THAT CAPTURES THE CITY'S UNIQUE CHARACTERISTICS AND DEVELOPS CIVIC DESIGN AND MARKETING ELEMENTS TO BE USED THROUGHOUT THE CITY

STATUS



ENHANCE EXISTING CORRIDORS, STREETSCAPES, AND GATEWAYS WITH MODERN INFRASTRUCTURE AND DESIGN ELEMENTS TO MAINTAIN ATTRACTIVE AND SAFE PUBLIC SPACES



CREATE ENGAGING AND INVITING PUBLIC GATHERING SPACES AROUND COMMUNITY ASSETS



REDEVELOP AND EXPAND THE CIVIC CAMPUS ON MEMPHIS AVENUE TO CREATE A VIBRANT COMMUNITY CENTER



KEY IMPLEMENTATIONS IN SUPPORT OF 2020 RECOMMENDED ACTIONS

NEW CIVIC CAMPUS

\$25 Million investment, including over \$1.8 Million in grant funding, to build a new City Hall and Police Station.

NEW CITY SIGNAGE

\$249,000 invested to update city signage at gateways, city facilities, and at other locations across the City.

MEMPHIS ROAD ENHANCEMENTS

\$1.4 Million road diet & beautification project funded by Tax Increment Financing from the opening of the Amazon Distribution Center.

PROJECT HIGHLIGHTS

NEW CITY BRANDING & SIGNAGE



OLD SEAL



NEW LOGO

TAGLINE USAGE - GRAPHIC

When used as a stand-alone graphic element the tagline should be set in all capital letters using the brand font Montserrat. Also, the word TOGETHER should be in a bolder font weight than MOVING FORWARD

MOVING FORWARD. **TOGETHER.**

TAGLINE USAGE - BODY COPY

When used in body copy the tagline should always be set with initial capital letters and include periods after "Forward" and "Together".

Moving Forward. Together.

Style guidance for the City tag line as part of their rebranding (City of Brooklyn.)



Signage standards developed by Guide Studio (GuideStudio.com.)



Gateway signage at Tiedeman Road (City of Brooklyn.)

In 2022, the City began its rebranding efforts by developing a new logo, a tagline, and branding standards that have since been applied to signage throughout the City. For example, the new branded signage has been installed at City parks, City buildings, and gateways such as the Tiedeman Road/I-480 interchange. Gateway signage has been accompanied with landscape beds, trees and other enhancements. Similar beautification projects are underway at other key gateways

NEW CIVIC CAMPUS



New City Hall/Police Station next to the Recreation Center (City of Brooklyn.)



Memphis Avenue after installation of road diet and beautification project (City of Brooklyn.)

A new City Hall/Police Station and Cuyahoga County Public Library building create a transformed civic campus along with a road diet on Memphis Avenue and in-progress updates to Veteran's Memorial Park and the recreation center's natatorium.

GOAL 2: ENHANCE PARKS & RECREATION

VISION STATEMENT:

Brooklyn will continue to be a city that values greenspaces by protecting and enhancing parks and recreational facilities.

OVERVIEW

The City has made significant enhancements to local parks and recreation facilities around the civic campus, with plans to improve the natatorium also currently underway. Strategies to better utilize the ice rink, especially for Brooklyn residents, is a needed next step. Long-term improvements for bicycle-pedestrian connections between city amenities is also important.

PLAN ACTIONS

CREATE A NEW PARK ON THE CITY-OWNED WOODED AREA BEHIND THE FIRE STATION

STATUS



ENHANCE MARQUARDT PARK TO IMPROVE ACCESSIBILITY AND RECREATIONAL OPPORTUNITIES



CONSIDER THE IMPLEMENTATION OF NEW AMENITIES WHEN ENHANCING EXISTING CIVIC SPACES OR CREATING NEW GREENSPACES



IMPLEMENT RECOMMENDED ACTIVE TRANSPORTATION ALIGNMENTS AND FACILITIES FROM THE CUYAHOGA GREENWAYS PLAN



CONTINUE TO MAINTAIN THE CURRENT ICE RINK AND INVEST IN PROGRAMMING WHILE FURTHER STUDYING THE COMMUNITY'S DESIRE AND ABILITY TO KEEP SUCH A FACILITY LONG-TERM



KEY IMPLEMENTATIONS: Impacts in support of recommended actions

KINGDOM TRAIL IMPROVEMENTS

Phase 1 of the Kingdom Trail has been completed. Phase 2 is underway, with \$100,000 in funding from State Capital Funds.

VETERANS MEMORIAL PARK

\$3 Million project, with \$500,000 from the State, to update the park including a pavilion, sports courts, playground, walking paths and other features.

NEW DOG PARK

The city has budgeted \$490,000 in its Capital Improvement Funds. Construction has begun and will be completed in 2025.

PROJECT HIGHLIGHTS

PARKS AND RECREATION ENHANCEMENTS

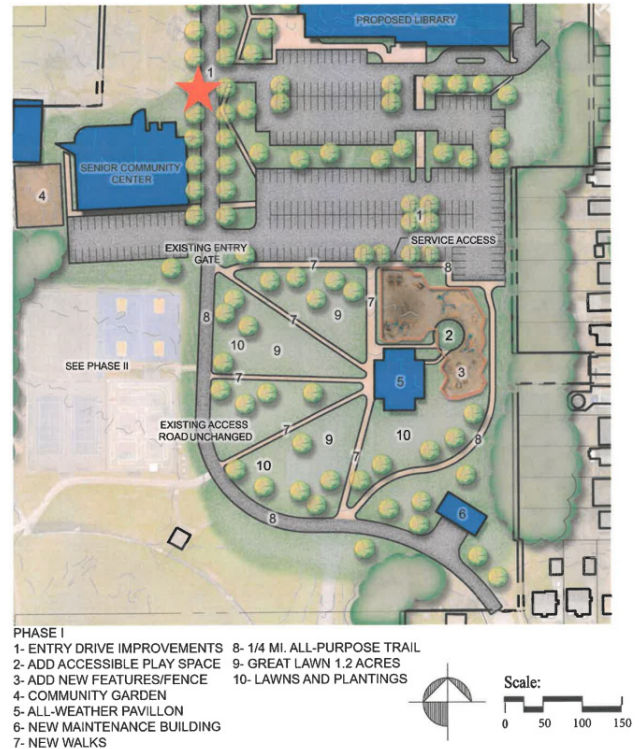
Brooklyn has prioritized improvements to its parks and recreation facilities. These include improvements to Veteran's Memorial Park, Marquardt Park, Brock Memorial Park, and the natatorium. They have also scheduled construction of new pools, splash pads, and a new dog park. Trail improvements in Veteran's Memorial Park and the adjacent Brooklyn Schools property, as well as realignment of Memphis Road to include bike lanes, has also increased bike and pedestrian connections to and through the civic campus.

TRAILS IN VETERAN'S MEMORIAL PARK



City of Brooklyn

VETERAN'S MEMORIAL PARK MASTER PLAN



City of Brooklyn, Behnke LA

VETERAN'S MEMORIAL PLAZA



City of Brooklyn

NEW PLAYGROUND AT MARQUARDT PARK



City of Brooklyn

GOAL 3: EXCEPTIONAL SERVICES & FACILITIES

VISION STATEMENT:

Brooklyn will build modern, functional facilities while providing excellent City services.

OVERVIEW

The City has maintained high quality services. With a new civic campus, new website, and increased tax revenue, opportunities for expanded services and amenities are available. However, flooding along Brookpark Road continues to be a concern and working with properties to address this issue remains a top priority for the city.

PLAN ACTIONS

CONTINUE TO INVEST IN THE POLICE & FIRE DEPARTMENTS

STATUS



BUILD NEW PUBLIC FACILITIES AS PART OF THE NEW CIVIC CAMPUS TO CREATE A VIBRANT COMMUNITY CENTER THAT PROVIDES MODERN AMENITIES AND EFFICIENT SERVICES



MAINTAIN HIGH-QUALITY SERVICES & EXPAND SERVICES WHERE POSSIBLE



CONTINUE WORKING WITH THE NORTHEAST OHIO REGIONAL SEWER DISTRICT TO ADDRESS FLOODING ISSUES OF BIG CREEK



CONTINUE TRANSPARENCY REGARDING CITY FINANCES WITH RESIDENTS



ENHANCE THE CITY'S ONLINE PRESENCE AND CAPABILITIES TO BETTER SERVE RESIDENTS AND BUSINESSES



INCORPORATE SUSTAINABLE BUILDING PRACTICES AND TECHNOLOGIES IN CITY FACILITIES TO REDUCE LONG-TERM MAINTENANCE COSTS



ASSIST THE CUYAHOGA COUNTY PUBLIC LIBRARY IN SUPPORT OF RELOCATING THE BROOKLYN BRANCH TO THE CIVIC CAMPUS



KEY IMPLEMENTATIONS: Impacts in support of recommended actions

SENIOR GRASS CUTTING SERVICE

Trial program for the year 2025. Available to 340 applicants at a cost of \$100 per applicant.

NEW SAFETY SERVICES STAFF

Hired 4 new police officers through a \$500,000 US Department of Justice grant. Also added 3 firefighter positions.

NEW CITY WEBSITE

New branding, newsletter, and use of CitizenServe for online services have all been added to the city website to improve functionality.

PROJECT HIGHLIGHTS

NEW PUBLIC LIBRARY

Cuyahoga County Public Library built an updated Brooklyn branch across the street from the new civic campus. The updated library includes an interactive children's play area, a makerspace, and a testing center.



City of Brooklyn newsletter

SENIOR GRASS CUTTING PROGRAM

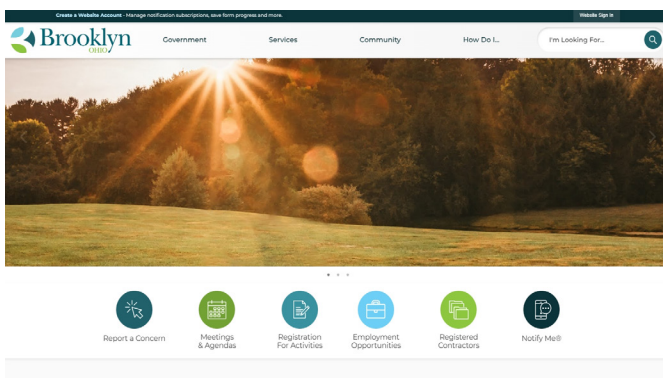
The City of Brooklyn has brought back the Senior Grass Cutting Program on a trial basis- 340 eligible applicants received weekly lawn cutting services from May 12 to August 19.



City of Brooklyn newsletter

STRENGTHENED ONLINE PRESENCE

Brooklyn has strengthened their online presence and communication with an upgraded website, a monthly newsletter, and a weekly podcast with the mayor.



City of Brooklyn website

CONTINUED INVESTMENTS IN SAFETY SERVICES

In addition to the new police station, there have been significant investments in the City's Police and Fire Departments, including updated police vehicles, repairs to the fire station, and updated equipment.



Cuyahoga County Planning Commission

GOAL 4: PROMOTE A STRONG LOCAL ECONOMY

VISION STATEMENT:

Brooklyn will pursue economic development strategies to strengthen local businesses and improve existing commercial properties.

OVERVIEW

A new zoning code and “Future Character Areas” map help to guide new development. Analyzing its effectiveness over its first few years can identify key improvements. Addressing traffic along Ridge Road at I-480 and Brookpark Road is an ongoing concern, as is addressing the amount of paved, impervious surfaces, which cause flooding issues.

STATUS

PLAN ACTIONS

ENSURE COMMERCIAL BUILDINGS ARE WELL MAINTAINED AND ATTRACTIVE



CONTINUE EFFORTS TO ACQUIRE UNDERUSED AND CONSTRAINED PROPERTIES TO HELP FOSTER AND GUIDE DEVELOPMENT



UPDATE THE CITY'S ZONING CODE AND ZONING MAP TO CREATE MODERN AND EASILY UNDERSTOOD DEVELOPMENT REGULATIONS



ADOPT A “FUTURE CHARACTER AREAS” MAP IDENTIFYING WHERE REDEVELOPMENT COULD OCCUR AND THE NATURE OF REDEVELOPMENT



CODIFY DESIGN GUIDELINES FOR COMMERCIAL CENTERS TO HELP GUIDE REDEVELOPMENT OF FUTURE DEVELOPMENT IN THOSE AREAS



WORK WITH THE CITY OF CLEVELAND AND THE OHIO DEPARTMENT OF TRANSPORTATION TO IMPROVE THE RIDGE ROAD/I-480 INTERCHANGE



INCORPORATE GREEN INFRASTRUCTURE, ACTIVE TRANSPORTATION, SEWER, AND OTHER INFRASTRUCTURE INTO CAPITAL IMPROVEMENT PROJECTS TO REDUCE CONSTRUCTION AND MAINTENANCE COSTS



KEY IMPLEMENTATIONS: Impacts in support of recommended actions

NEW ZONING CODE

The city adopted a new zoning code in 2023, replacing their previous code adopted in 1992.

MEDICAL MUTUAL HEADQUARTERS

Medical Mutual moved its HQ into the former American Greetings building in 2022 and has invested over \$30 Million in improvements.

AMAZON FACILITY

An Amazon Distribution Center was built on 15 acres of land with an investment of \$30 Million.

PROJECT HIGHLIGHTS

ZONING CODE UPDATE

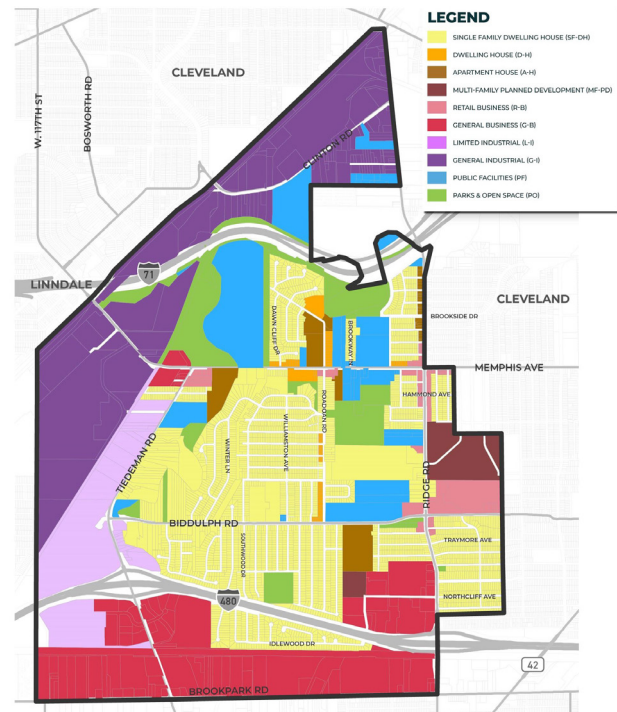
In 2023, the City of Brooklyn updated its zoning code and map. The prior zoning code had dated back to the 1990s.

Changes to the zoning code included:

- The creation of Parks and Open Space and Public Facilities Districts.
- The expansion of the General Business District along Brookpark Road.
- New bicycle parking, buffering, and landscaping requirements.
- Reductions in parking, setback, and minimum lot size requirements.

RENEWED INDUSTRIAL CAMPUS

After American Greetings Corp. moved out of Brooklyn in 2015, the facility was replaced by Medical Mutual, Progressive, an Amazon distribution facility, and several industrial tenants, bringing hundreds of jobs to Brooklyn.



City of Brooklyn



Cuyahoga County Planning Commission



Cuyahoga County Planning Commission

GOAL 5: A LIVABLE COMMUNITY

VISION STATEMENT:

Brooklyn will be a city for all ages and abilities where you can grow, raise a family, and retire with access to housing, services and amenities that provide an excellent quality of life.

OVERVIEW

The City has implemented many quality of life improvements for neighborhoods such as speed tables to control traffic and improved park spaces. Continued focus on improving pedestrian and bicyclist safety on major corridors is important. Expanding housing options and opportunities remains a significant community need.

PLAN ACTIONS

CONTINUALLY PROMOTE PROGRAMS AND POLICIES THAT PROVIDE ASSISTANCE FOR UPDATING AND/OR EXPANDING EXISTING HOUSING STOCK

STATUS



IDENTIFY POTENTIAL AREAS FOR TOWNHOMES OR CONDOS IN EXISTING COMMERCIAL AREAS TO MODERNIZE AND DIVERSIFY THE HOUSING STOCK



IDENTIFY OPPORTUNITIES FOR THE DEVELOPMENT OF SENIOR-FRIENDLY HOUSING



IMPLEMENT PEDESTRIAN SAFETY IMPROVEMENTS ALONG MAJOR CORRIDORS TO PROMOTE SAFE AND ACTIVE TRANSPORTATION



MAINTAIN DIALOGUE WITH THE BROOKLYN LOCAL SCHOOL DISTRICT TO IDENTIFY AND COLLABORATE ON COMMUNITY DEVELOPMENT ISSUES



PRIORITIZE INVESTMENTS IN PARKS, TRAILS, COMMUNITY FACILITIES, AND PUBLIC SPACES



CONTINUE TO INVEST IN AND PROTECT LOCAL NEIGHBORHOODS



KEY IMPLEMENTATIONS: Impacts in support of recommended actions

NEW HOUSING

60+ new townhome units are planned for three locations on Rabbit Run & along Memphis Avenue

TRAFFIC CALMING

Infrastructure to calm local traffic is being added on Southwood & Idlewood Avenues and the neighborhoods east of Ridge Road

HOUSING MAINTENANCE

The City hired a Housing Manager position to focus enforcement of building maintenance violations.

PROJECT HIGHLIGHTS

NEW TOWNHOMES ON MEMPHIS AVENUE

The City of Brooklyn is working with a local developer to build 62 townhomes on three lots totaling over four acres along Memphis Avenue and Rabbit Run Drive. This is the first major residential construction in Brooklyn in decades which will introduce new housing options to the City.



City of Brooklyn Newsletter

TRAFFIC CALMING MEASURES INSTALLED

Responding to speeding complaints, the City developed a Traffic Calming Plan in 2023 and installed traffic collecting equipment to identify problem areas. The City is now in the process of installing traffic calming interventions such as speed tables along Idlewood Drive and Archmere Avenue and chicanes along streets east of Ridge Road.



City of Brooklyn

EXTERIOR HOME REPAIR GRANT

Since 2019, Brooklyn has helped homeowners make exterior repairs and improvements through an annual grant. Homeowners who qualify can receive up to \$7,500 in funding.



City of Brooklyn Newsletter

CURRENT CONDITIONS UPDATE

WHAT IS A CURRENT CONDITIONS UPDATE?

The Current Conditions Update provides a brief overview of regional and local trends affecting Brooklyn, providing a necessary context for the Master Plan Update. Understanding how Brooklyn has changed since the adoption of the 2020 Master Plan helps inform and lay the groundwork for updated recommendations.

WHERE DOES THE DATA COME FROM?

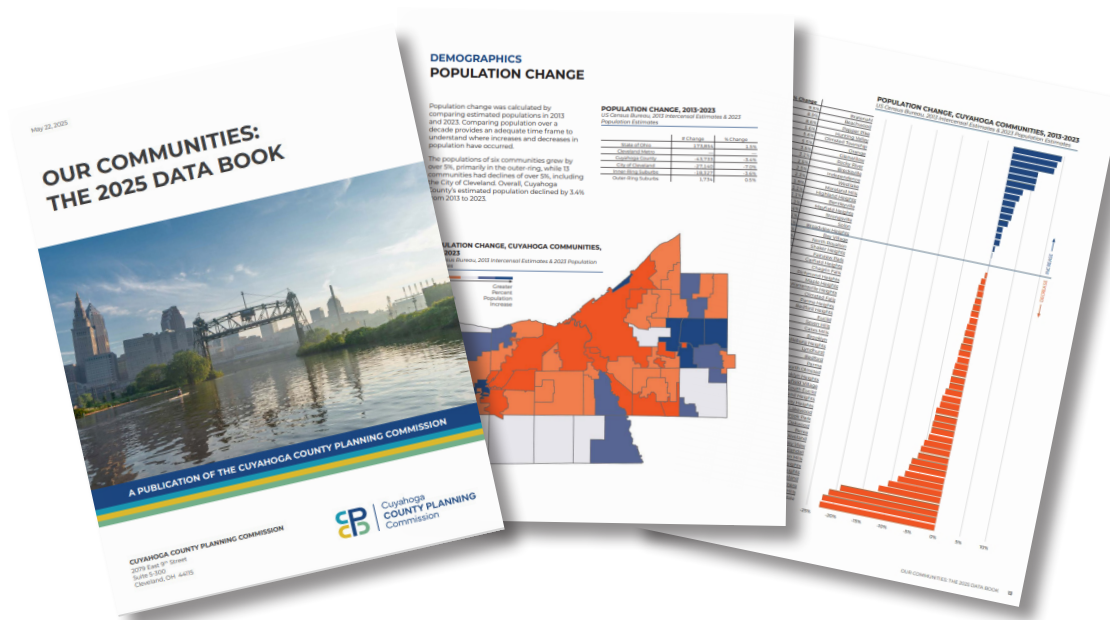
The Current Conditions Update is based on variety of local, regional and national data sources. Sources are listed at the bottom of each section. All tables, charts, and maps are produced by the Cuyahoga County Planning Commission unless cited otherwise.

Several findings in the Current Conditions Update were sourced from the Community Data Book Series. The Data Book Series is published annually by the Cuyahoga County Planning Commission, making city and regional-level information on a variety of relevant topics easily accessible. The complete Data Book Series and interactive community tables and maps can be found on our website: www.countyplanning.us/databook.

Findings sourced from the Data Book Series include:

- Population size
- Median household income
- Number of jobs
- Employment by sector
- Median home sales price and rent

Annual reports produced by the City of Brooklyn's Department of Buildings and Department of Finance were also referenced to inform the Current Conditions Update.



REGIONAL KEY TRENDS



DECREASING POPULATION

Greater Cleveland's population has **decreased by 0.6%** since 2020. With the largest population loss in the Greater Cleveland region, Cuyahoga County's population is projected to **decrease by 18% by 2050**. Influxes of international immigration in recent years have slowed population decline in the region.

Source: US Census Bureau, March 2025; State of Ohio Population Projections Report 2023



RISING HOME PRICES AND RENTS

Housing sales prices and rents continue to rise across the region. The region had one of the **highest yearly increases** in home sales prices nationally in March 2025. As households move out of Cuyahoga County, traditionally affordable counties are seeing rising home prices and rents.

Source: Ohio Capital Journal, September 2024



EMPLOYMENT SEEING MODERATE GROWTH

Northeast Ohio total employment is projected to remain stable, with moderate growth in the next 5 years. The region's fastest growing employment sectors are **Education/Health Services**, and **Professional/Business Services**.

Source: Team NEO Competitive and Prosperous Report, 2023; US Bureau of Labor Statistics, 2025



TRANSIT-ORIENTED DEVELOPMENT (TOD)

In 2024, **\$298 million** was invested in development along Cuyahoga County's most frequent transit corridors, a record since 2019. However, only **8% of development** was located outside the city of Cleveland. TOD is necessary in a region where currently **fewer than one-third** of all jobs are accessible within a 90-minute one-way transit trip.

Source: Cuyahoga County Planning Commission, 2025; Federal Reserve Bank of Cleveland, 2021



POST-COVID OFFICE VACANCY RECOVERY

Post Covid, the Cleveland metro area's office market is showing signs of recovery with falling vacancy rates from 27.8% in 2024 to 22.7% in 2025. However, there has been minimum new office construction since 2024, suggesting a shrinking office foot print from demolitions and office conversions.

Source: Newmark, 2021, 2025; JLL, 2024



RENEWABLE ENERGY PROJECTS

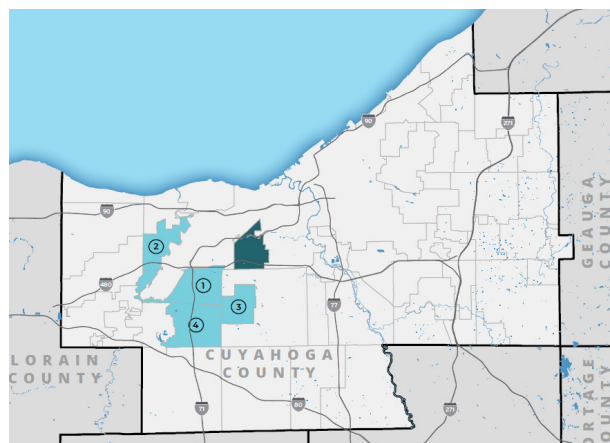
In 2024, Cuyahoga Green Energy (CGE) received a **\$129 million federal grant** to remediate brownfield sites and develop solar energy farms in the Greater Cleveland area. Municipalities throughout the region, including Cleveland, Painesville, and Brooklyn, received funding to develop solar energy resources.

Source: Cuyahoga County, 2024

BROOKLYN KEY TRENDS

Brooklyn is a suburb on the west side of Cuyahoga County, right outside the city of Cleveland.

In this Current Conditions, Brooklyn is compared to four neighboring communities: Brook Park (1), Fairview Park (2), Parma Heights (3), and Middleburgh Heights (4). These communities were chosen due to their comparable location and size.



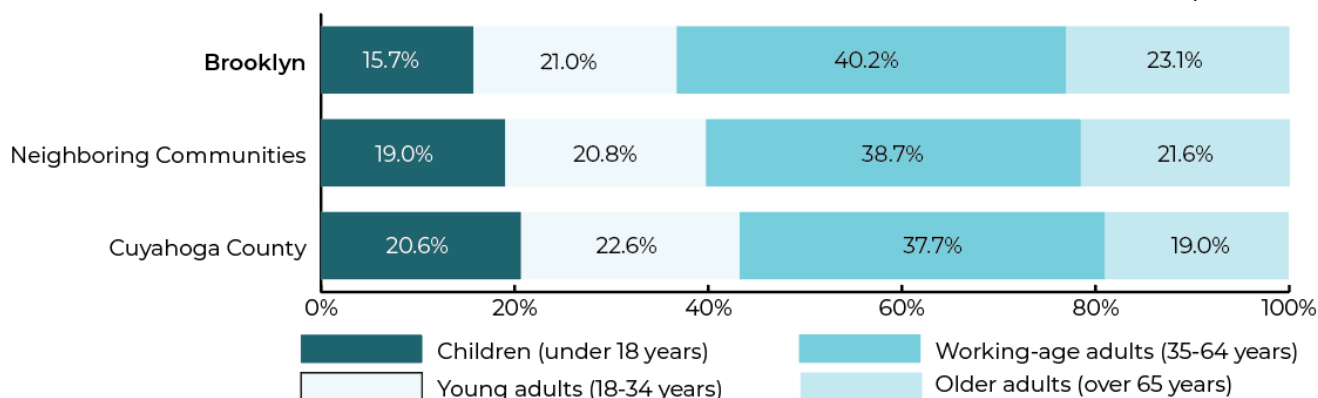
POPULATION DEMOGRAPHICS

Small population loss: Brooklyn's population, as of 2023, was **11,074**. Brooklyn's population had a 2.3% decrease between 2020 and 2023. Neighboring communities' populations decreased between 1.4-2.4% in the same period.

Rising median household income: In 2023, Brooklyn's median household income was \$69,535. The city's median income grew by 19.4% since 2018, a significant increase compared to neighboring communities, where median income changed by an average of 6%.

Aging population: In 2023, the median age of Brooklyn's population was 46.1, compared to 40.5 in Cuyahoga County. Between 2018 and 2023, Brooklyn's younger age groups slightly decreased in size while older age groups increased slightly.

FIGURE 1 AGE OF POPULATION IN BROOKLYN AND NEIGHBORING COMMUNITIES, 2023



Source: City and Town Population Totals, US Census Bureau, 2020-2024; ACS 2019-2023 5-Year Estimates, US Census Bureau.

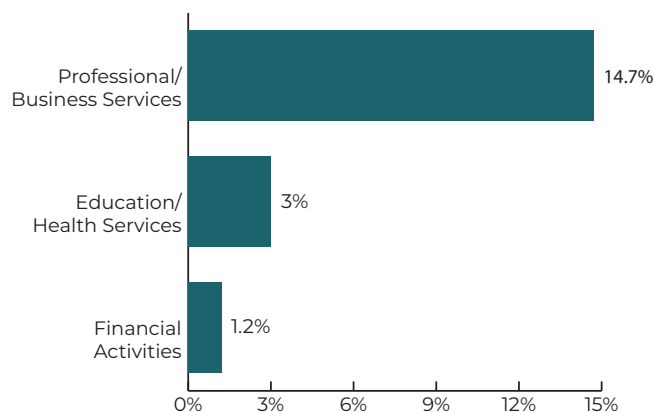
ECONOMY

Brooklyn's job market: In 2022, the total number of jobs in Brooklyn was 12,528. Following American Greetings Corp.'s move out of Brooklyn in 2015, the total number of jobs decreased by 17% up until 2020, when the downward trend began to reverse. Between 2020 and 2022, the number of jobs has increased by 12% as new office and industrial tenants moved into Brooklyn. Many of Brooklyn's jobs are concentrated in the city's southwest corner.

Tax revenue growth: Brooklyn's income tax revenue has increased along with increases in number of jobs. Between 2022 and 2023, Brooklyn's income tax revenue grew by 18.4% and its property tax revenue grew by 24%. In 2023, Brooklyn's total income tax and property tax revenues were \$18.7 million and \$2.46 million respectively.

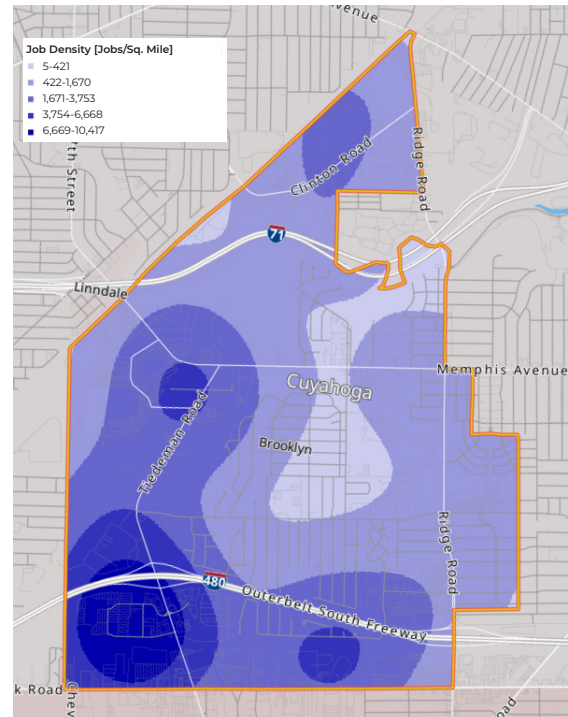
Resident occupation: Between 2019 and 2022, residents' occupations in Brooklyn shifted towards white-collar work. Resident occupation sectors with the largest percent increases were professional and business services, educational and health services, and financial activities.

FIGURE 4 RESIDENT OCCUPATION SECTORS WITH LARGEST PERCENT INCREASE, 2019-2022



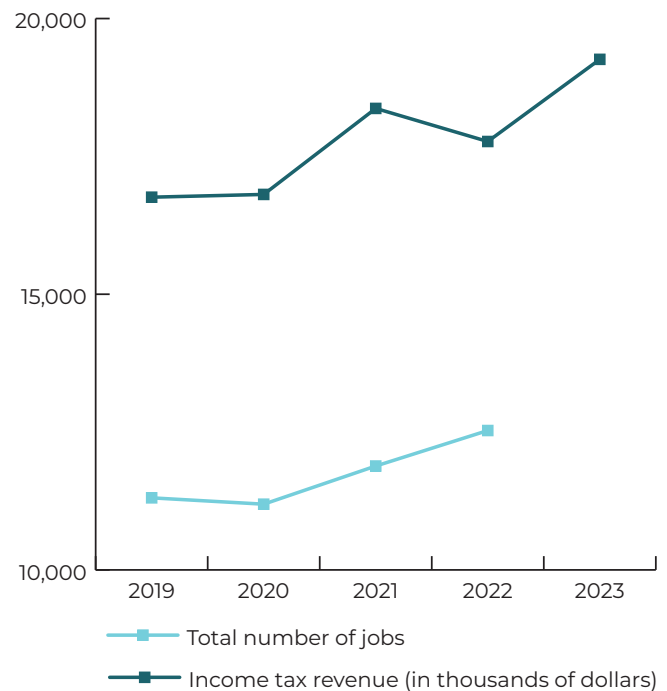
Source: On The Map, LEHD, 2019-2022

FIGURE 2 JOB CONCENTRATION MAP



Source: On The Map, LEHD, 2022

FIGURE 3 TOTAL INCOME TAX REVENUE AND NUMBER OF JOBS, 2019-2023



Source: Annual Comprehensive Financial Report, City of Brooklyn, 2023; LEHD, OnTheMap, US Census Bureau, 2019-2022.

VACANCY & CONSTRUCTION

Brooklyn's vacancy rates in 2025 are:

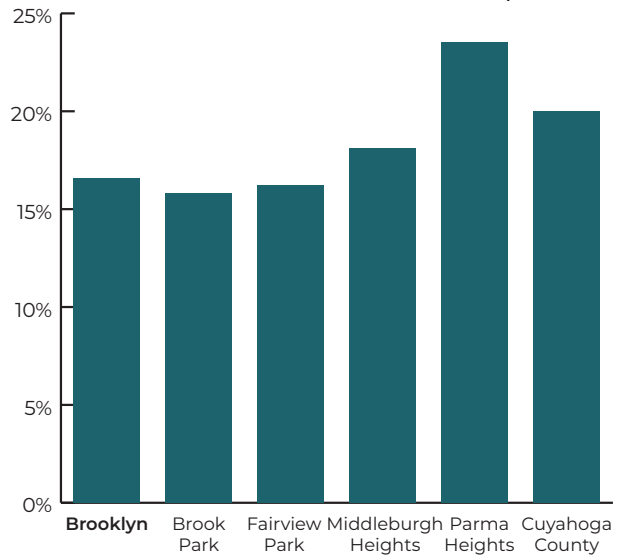
- Office space: 15%
- Retail space: 2%
- Industrial space: 2%

Between 2019 and 2025, office vacancy increased from 5.1% to 15.8%. However this increase is explained by Key Bank listing space for lease within its Tiedeman Road building, not the loss of any businesses. Also, the City's office vacancy remains in-line with its peer communities while retail vacancies decreased over 5% and industrial vacancies remained stable in the same period.

High construction activity: Between 2020 and 2024, a total of 4,236 building permits were issued by the City of Brooklyn. In particular, 2021 was a record year for building, with a total of 1,086 building permits issued. Between 2020-2024, Brooklyn had the sixth highest added taxable building value among all municipalities in Cuyahoga County, with a total of \$80.6 million.

Source: Historical Property Records, Costar, 2019-2024; USPS Administrative Data, 2025 Q2; Annual Report, City of Brooklyn Building Department, 2024; Cuyahoga County Fiscal Office, 2020-2024.

FIGURE 5 OFFICE VACANCY RATES IN BROOKLYN AND NEIGHBORING COMMUNITIES, 2025



HOUSING

As **sales prices and rents increased** across the region, Brooklyn's housing costs rose at a similar rate compared to neighboring communities. Brooklyn's total number of housing units increased by 174 units between 2018-2023, with a 1% decrease in the city's residential vacancy rate.

Brooklyn's median home sales price increased by 40.5% (\$91,800) between 2019 and 2024. Median rent increased by 7% (\$138) between 2018 and 2023.

FIGURE 6 MEDIAN HOME SALES PRICE IN BROOKLYN AND NEIGHBORING COMMUNITIES

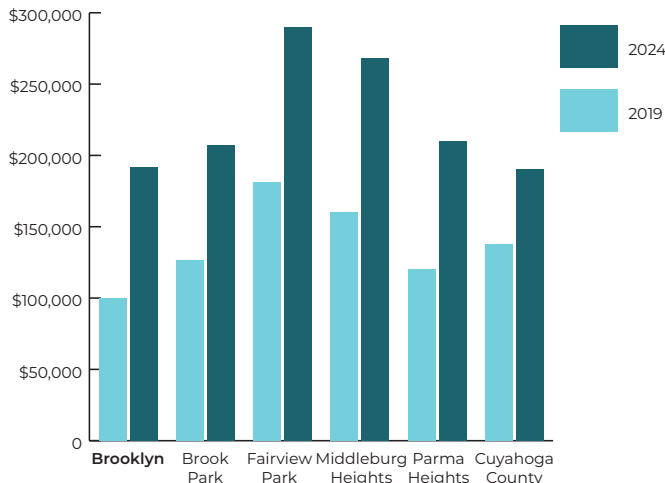
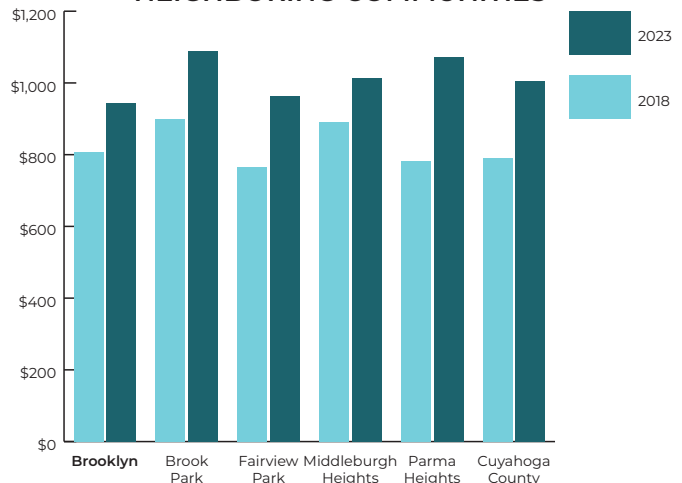


FIGURE 7 MEDIAN RENT IN BROOKLYN AND NEIGHBORING COMMUNITIES



Source: NEOMDR, 2019-2024; ACS 2018, 2023 5-Year Estimates, US Census Bureau.

TRANSPORTATION

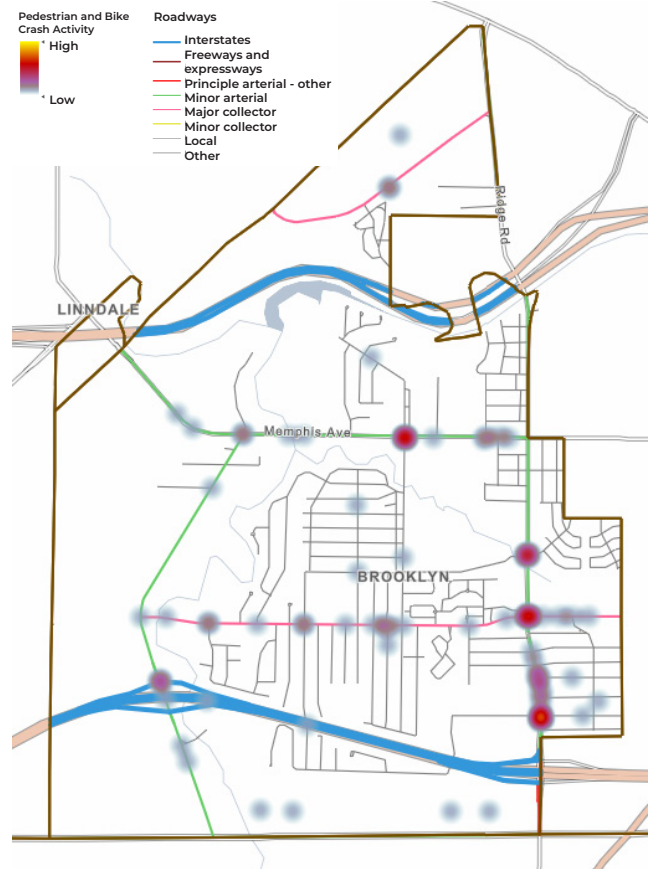
Traffic counts: Following drastic changes in traffic during the Covid-19 pandemic, traffic counts on most of Brooklyn's main roads have returned to normal levels with 1-2% annual growth in 2023 and 2024. Ridge Road has had the largest change in traffic, with a 24% decrease in average traffic counts between 2019 and 2023. This change is likely the result of NOACA's Signal Timing and Optimization Program (STOP), which was implemented along Ridge Road in 2021.

Annual crashes: The average number of annual automobile crashes on Memphis Avenue decreased by 25.5 between 2019 and 2023, while northern Ridge Road and Tiedeman Road experienced increases of 7.5 and 28 annual crashes respectively.

According to the heat map, pedestrian and bicycle crashes were most common along Ridge Road and the intersection of Memphis Avenue and Westbrook Drive between 2020-2022.

Source: Traffic Viewer, ODOT; Community Safety Report, NOACA; TIMS Rest Services, ODOT.

FIGURE 8 PEDESTRIAN AND BICYCLE CRASH HEAT MAP, 2020-2022



The Critical Gap: The Cuyahoga County Greenways Plan, completed in 2019, envisions a comprehensive, county-wide network of pedestrian and bike-friendly trails that connect neighborhoods, parks, Lake Erie, the Cuyahoga River, and public transit.

Critical gaps are missing sections of the existing regional trail network that typically connect to existing trails or other non-motorized facilities at both ends. Currently, Brooklyn presents a critical gap between existing and future regional trails in the Greenways Plan. A challenge in removing Brooklyn's critical gap is the obstruction of Interstate 480.

Source: Cuyahoga Greenways Framework Plan; Cuyahoga County Planning Commission

FIGURE 9 CUYAHOGA COUNTY GREENWAYS PLAN

