



2025 COMMUNITY MASTER PLAN

ACKNOWLEDGEMENTS



CUYAHOGA COUNTY PLANNING COMMISSION

2079 East 9th Street
Suite 5-300
Cleveland, OH, 44115
216.443.3700
www.CountyPlanning.us

CONTRIBUTING STAFF

Mary Cierebiej, AICP | *Executive Director*
Patrick Hewitt, AICP | *Planning Manager, Strategy & Development*
Daniel Meaney, GISP | *Manager, Research & Information*
Rachel Novak, AICP | *Senior Planner*
Maureen Riley, AICP Candidate | *Planner*
Kevin Leeson | *Research & Information Specialist*
Liam Leveto | *GIS Technician*
Bianca Camarano | *Planning Intern*

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



VILLAGE OF VALLEY VIEW

Mayor Matthew March
6848 Hathaway Road
Valley View, Ohio 44125
216.524.6511
www.valleyview.net

PROJECT TEAM

Matthew March | *Mayor*
Lindsay Wissman | *Executive Assistant/Digital Media Manager*
Larry Ellis | *Building Commissioner*
Todd Sciano | *Village Engineer*
Jim Spieth | *Council President*
David Niro | *Police Chief*
David Zemko | *Police Lieutenant*
Ken Papesh | *Fire Chief*
Todd Von Ville | *Recreation Director*
Tim Harter | *Service Director/Street Commissioner*
Maria Eder | *EDG Committee Member, Cuyahoga Heights School Board Member*

2025 VILLAGE COUNCIL MEMBERS

James Spieth | *Council President*
Chuck Wilson | *Council Member*
Julie Jakubczak | *Council Member*
Jeff Wyatt | *Council Member*
Tina Paulson | *Council Member*

CONTENTS



INTRODUCTION..... 4

CURRENT CONDITIONS 8

COMMUNITY VISION 40

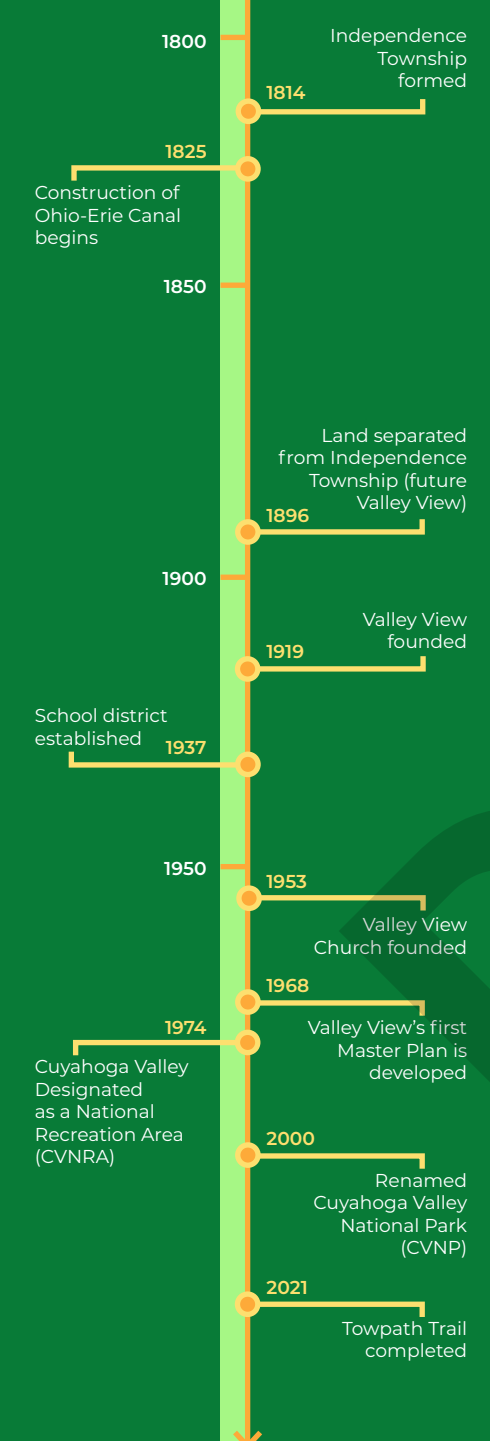
RECOMMENDATIONS 42

IMPLEMENTATION 44

APPENDIX A: IMAGES & SOURCES 46

COMMUNITY OVERVIEW & STUDY AREA

VALLEY VIEW TIMELINE



VALLEY VIEW QUICK FACTS

5.6 SQMI

in overall size (SQMI = square miles)

2 TRAILHEADS

to the Towpath trail and one CVSR Station

27 MILES

of roadways



11 MILES

from Downtown Cleveland (CLE)

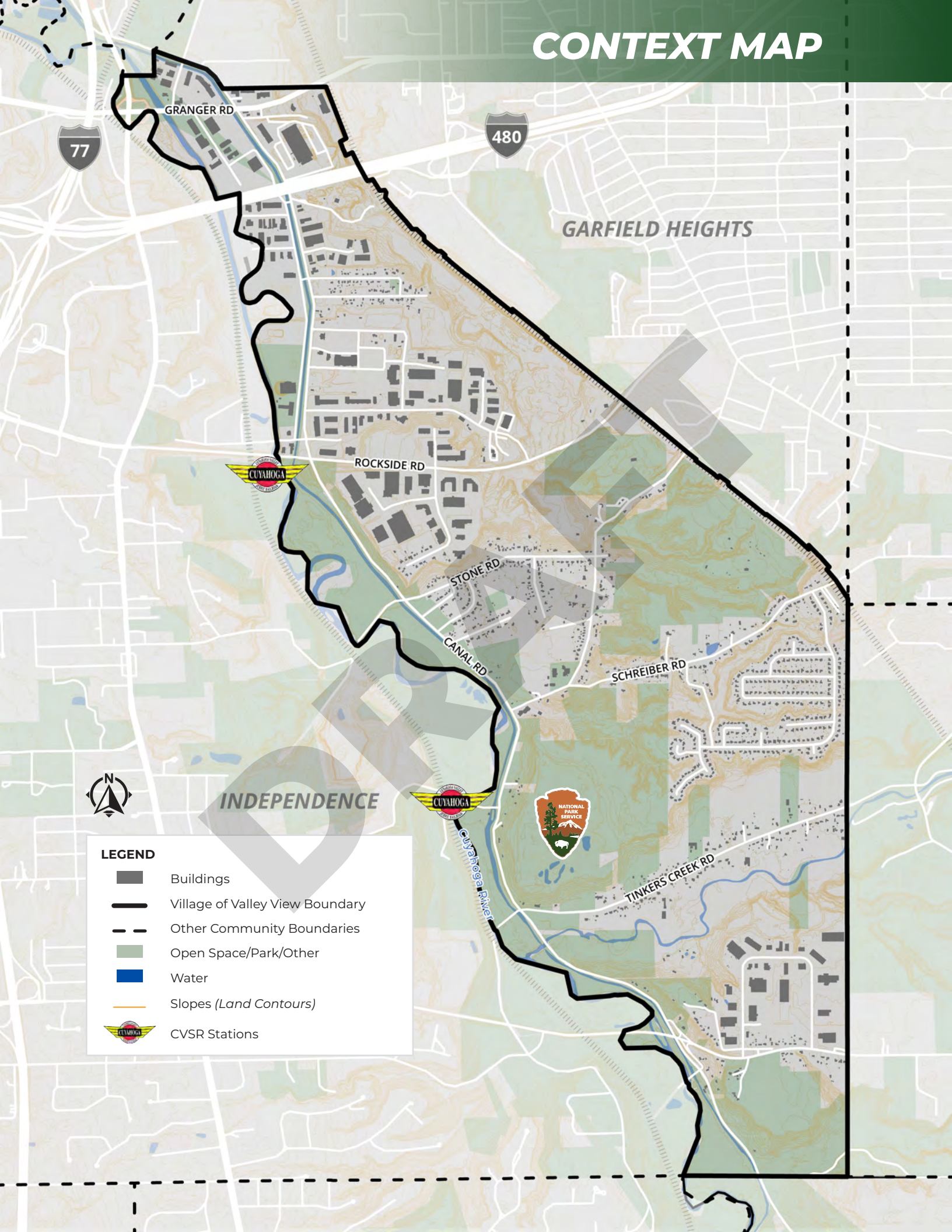
Prior to the arrival of the Europeans, several indigenous tribes occupied the Cuyahoga Valley—including the Hopewell and Whittlesey tribes. In the early 1800s, the first European settlers arrived in the Valley. The Frazee House, the oldest remaining house in the Valley and a historical landmark in Valley View, illustrates the village's early days.

The Village of Valley View was officially founded in 1919. Originally a small farming community with close proximity to the Ohio-Erie Canal, the village's economy slowly shifted to light industry over the forty years after its founding.

In 1974, Cuyahoga Valley National Park (CVNP) was established, and the National Park Service (NPS) began acquiring land along the Cuyahoga River—including a large swathe of land in Valley View south of Rockside Road.

Today, the Village of Valley View maintains its small community feel while retaining a strong industrial economic base. The village also provides visitors and residents direct access to many natural and recreational amenities—including the 100-mile Towpath Trail, Cuyahoga Valley National Park, Cuyahoga Valley Scenic Railroad (CVSR), and Cleveland Metroparks expansive emerald necklace trail system.

CONTEXT MAP



POPULATION & HOUSEHOLD TRENDS

Between the years 1970 and 2000, Valley View experienced moderate population growth—increasing by 53% from 1,422 to 2,179 residents, and reaching its peak population in the year 2000. Since then, its population has declined by approximately 15%, or 330, with a current total of 1,849 residents. This trend can indicate fewer housing opportunities, shrinking households, or shifts in employment patterns.

In addition to a decreasing population, the median age of Valley View's residents has increased by five years over the past decade. As of 2023, the median age was 54 years old, making Valley View the 5th oldest community in Cuyahoga County. Additionally, coupled with an aging population, a significant portion of Valley View's households are financially supported by fixed sources. Nearly half (45%) of households receive social security as a portion of their monthly income—a 7% increase between the years 2013 and 2023. These trends could indicate a growing need for more age-friendly amenities, such as flexible housing options, health care services, and accessible transportation.

Over the past decade (2013 - 2023), the village's median household income has increased by 28% (\$21,786), reaching \$100,179 in 2023. However, when adjusted for inflation, median household incomes actually decreased in value slightly from \$102,988 to \$100,179 between that same timeframe (value of a dollar in 2023). In general, Valley View has a relatively high median household income and a low poverty rate of just 5%, demonstrating strong residential and community stability.

VALLEY VIEW TODAY

801 TOTAL HOUSEHOLDS

as of 2023. Over the past decade, the number of households within the village has increased by 14%.

MEDIAN HOUSEHOLD INCOME IS \$100,179

and is approximately 59% higher than Cuyahoga County's Median Household Income of \$62,823.

63.5% OF HOUSEHOLDS ARE COMPRISED OF 1 OR 2 PEOPLE

—reflecting Valley View's small average household size of 2.4 people



45% OF HOUSEHOLDS

rely on social security as their primary source of monthly income—which represents a 7% increase between the years 2013 and 2023.

15% POPULATION DECREASE

since the year 2000. A decreasing population can indicate various challenges like workforce shortages, an aging population, or shrinking households.

58% ARE LONGTERM RESIDENTS

having moved into Valley View prior to the year 2000. This showcases strong communities ties and a sense of identity and loyalty.

1,849 RESIDENTS

call Valley View home. Since 2000, the same year Valley View's last Master Plan was completed, the village's population has fallen by 15%—a total loss of about 330 people.

54 YEARS OLD

is the median age of Valley View's residents—making it the 5th oldest community in Cuyahoga County. This is older than the County's overall median age of 40 years old.

5% OF RESIDENTS LIVE IN POVERTY

—indicating that the majority of the village's residents are living above the poverty line. The poverty rate in Cuyahoga County stands at 8%, while the State of Ohio's is just over 13%.

HOUSING TYPOLOGIES, TENURE, & SALES TRENDS

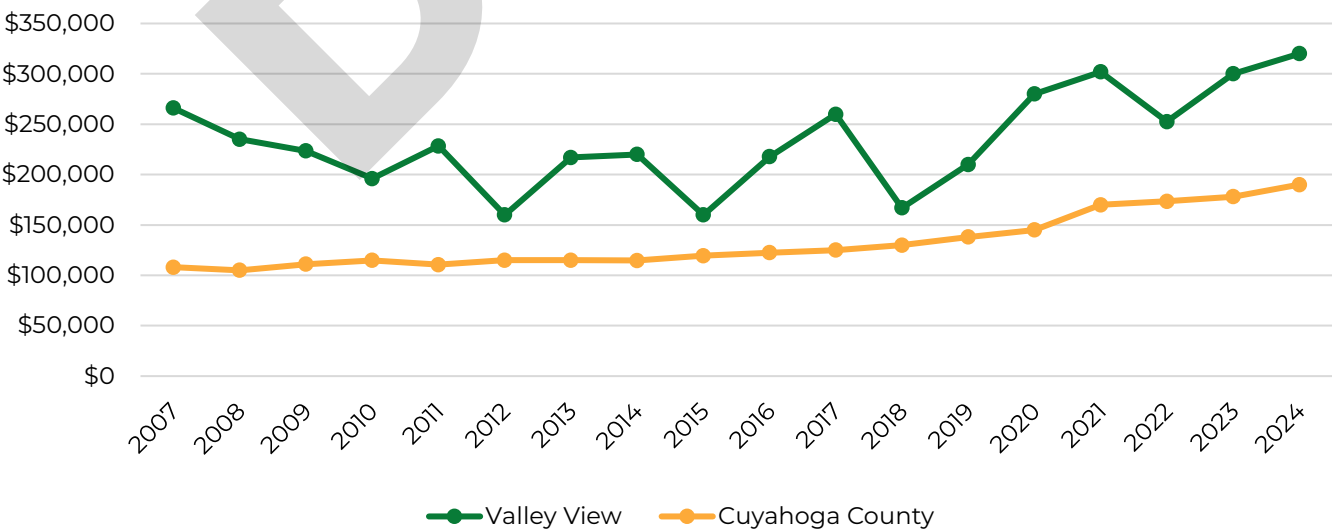
The Village of Valley View’s housing stock is overwhelmingly single-family and owner-occupied. As of 2023, 94.1% of homes in the village are owner-occupied, which is significantly higher than Cuyahoga County as a whole, where 59.1% of homes are owner-occupied. However, only 5.9% of homes are renter-occupied in Valley View, compared to 40.9% in the county as a whole. Additionally, about 98% (826 units) of the village’s total housing stock consists of single-family homes, compared to only 65% countywide. This underscores the village’s predominately low-density, residential character. However, the dominance of single-family, owner-occupied housing may limit options for younger families, renters, or those seeking more affordable or diverse housing types in the community.

As of 2023, Valley View had a total of 843 housing units—an increase of 8% or 64 units over the past decade (2013-2023).

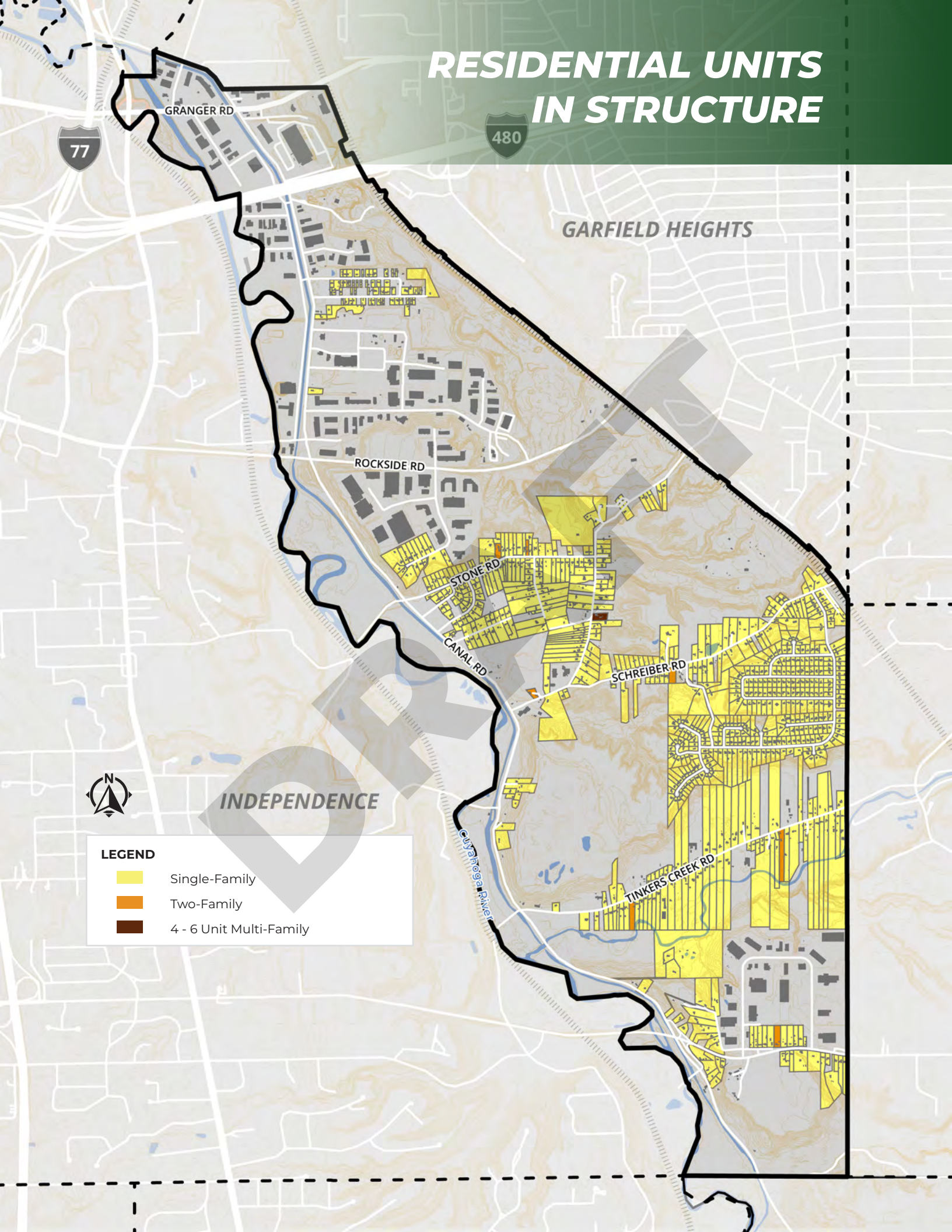
Despite this modest growth, the village has had limited in-migration. Approximately 58% of residents moved into their homes prior to 2000. This is the single highest share of long-term residents among all the communities in Cuyahoga County. In contrast, only 7.5% of residents have moved into the community since 2018. This pattern reflects strong community commitments and long-term residency; however, this also suggests there are few opportunities for new residents to move into Valley View.

Lastly, the median sales price for a single-family home in Valley View was \$320,000 in 2024—which is about 68% higher than that of Cuyahoga County as a whole at \$190,000. However, due to the village’s relatively small population size and availability of dwelling units, larger fluctuations in median sales prices can be expected; especially given Valley View’s limited opportunities for constructing new homes throughout the community.

MEDIAN SINGLE-FAMILY SALES PRICE, 2007-2024



RESIDENTIAL UNITS IN STRUCTURE



BUILDING AGE

The median year of construction for buildings in Valley View is 1958—highlighting the village’s long-established development pattern and its mid-20th-century suburban character. Much of the village’s existing neighborhoods, commercial areas, and public facilities were built during the post-WWII era, resulting in a built environment that has remained relatively stable for several decades. Since most of the village’s building stock is now more than 60 years old, many structures may be approaching a point where significant reinvestment is needed—such as mechanical upgrades, energy efficiency, accessibility, and overall modernization.

Additionally, a predominately mid-century building era also suggests that there has been limited, new development in recent years. However, there has been some recent investment along Canal Road, particularly north of Rockside Road and south of Granger Road—mostly consisting of industrial businesses and associated facilities. This pattern reflects the strength of Valley View’s industrial sector and signals Canal Road as a key economic corridor.

The concentration of newer industrial development also highlights the contrast between areas experiencing significant reinvestment while others remain largely untouched. For example, some of the village’s oldest buildings are located in the southern portion of the community along Tinker’s Creek and Canal Roads—areas characterized by aging industrial and commercial structures as well as several underutilized parcels. These locations are well positioned for adaptive reuse and infill development.

EXAMPLES OF EXISTING BUILDINGS

COMMERCIAL STRUCTURE



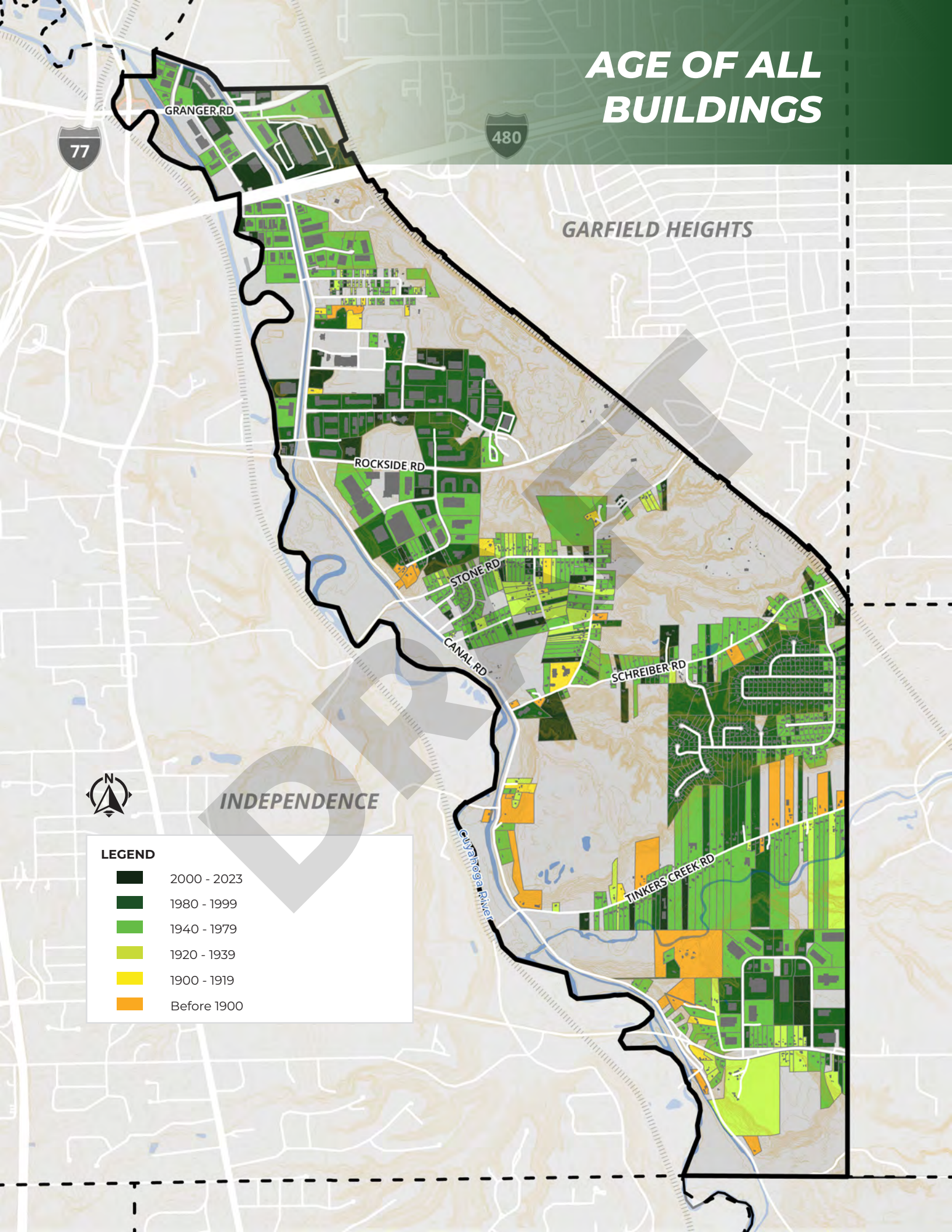
INDUSTRIAL/MANUFACTURING STRUCTURE



RESIDENTIAL STRUCTURES



AGE OF ALL BUILDINGS



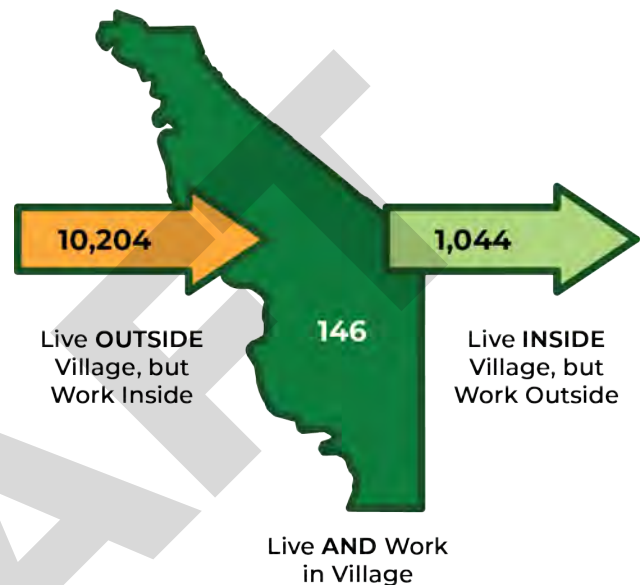
LABOR FORCE PARTICIPATION & EMPLOYMENT TRENDS

Valley View experiences a substantial inflow of workers commuting into the village daily. With a total of 10,350 people working in Valley View daily, 99% of workers (10,204) live outside the village but are employed within—only 146 workers both live and work within the village. This is compared to an outflow of 1,044 residents who leave the village daily for employment elsewhere. This highlights Valley View's large employment base relative to its resident labor force.

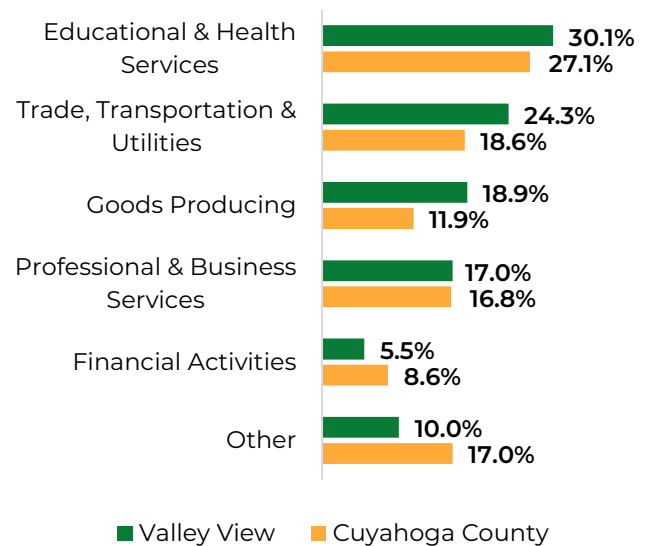
More than half of the those working in the village have completed some college education or hold at least a bachelor's or advanced degree (52.5%)—indicating a well-educated labor force. The educational profile of those working in the village aligns with the village's concentration of jobs—30% of jobs are in Educational & Health Services, 17% in Professional & Business Services, and 5% are in Financial Activities—all of which typically require higher levels of education and specialized training.

Lastly, the strong presence of Trade-, Transportation-, and Utilities-focused jobs, as well as Goods Producing industries, corresponds to a large proportion of workers holding technical or associate degrees, as well as those with high school or vocational training—many of which are located in commercial and industrial areas between Rockside and Granger Roads. Together, these patterns indicate that Valley View benefits from a balanced and skilled workforce capable of supporting a mix of industrial and professional employment.

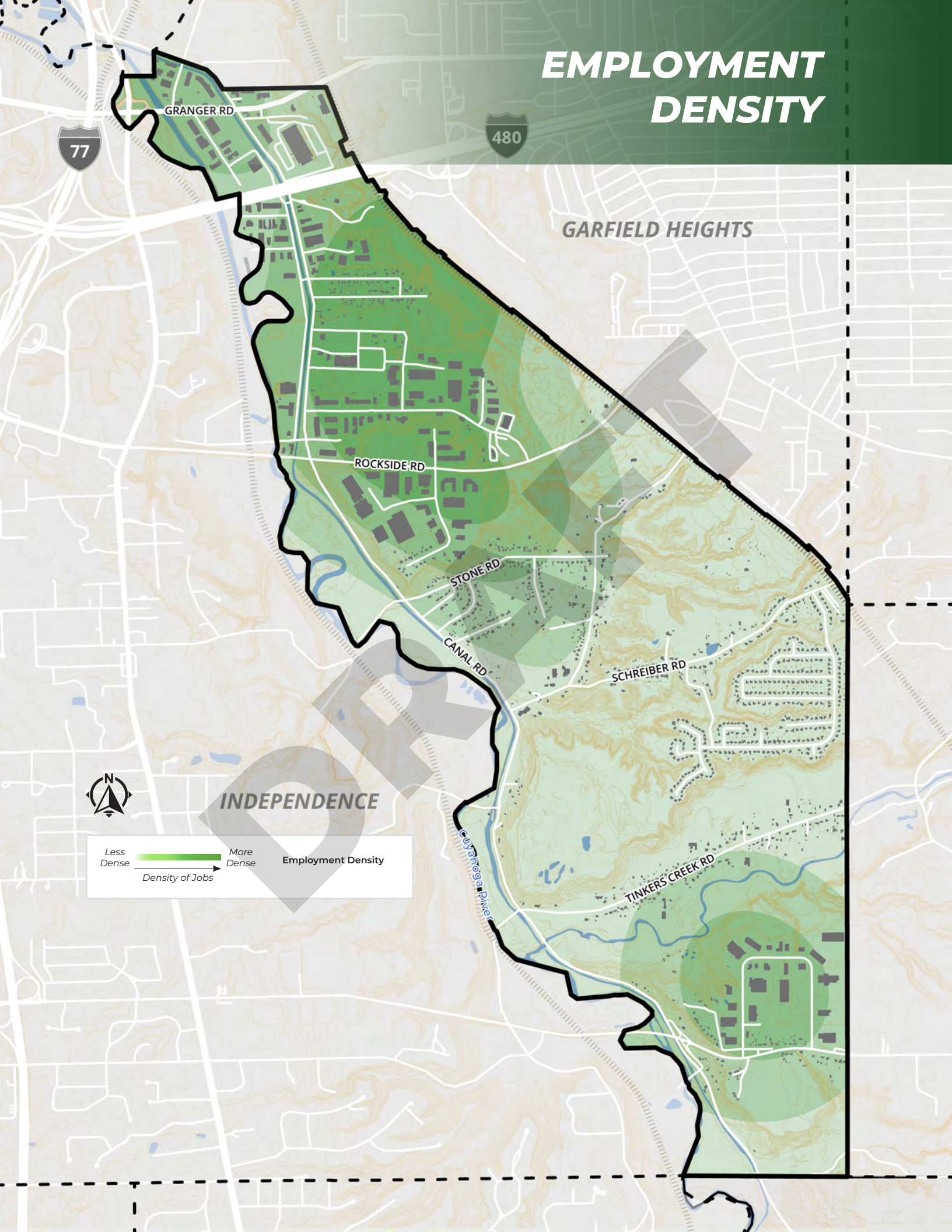
INFLOW/OUTFLOW ANALYSIS, 2022



JOBS BY SECTOR, 2022



EMPLOYMENT DENSITY



GRANGER RD

480

GARFIELD HEIGHTS

ROCKSIDE RD

STONE RD

CANAL RD

SCHREIBER RD

TINKERS CREEK RD

Cummins River

INDEPENDENCE

Less
Dense

More
Dense

Density of Jobs

Employment Density

RECENT INVESTMENTS & BUILDING VALUES

Between the years 2018 and 2024, Valley View saw over \$50 million in investments—most significantly along Canal Road north of Rockside Road—reinforcing this area as a key economic corridor. The single largest investment was an Amazon warehouse/distribution center, completed in 2023, which added over \$29 million in taxable building improvements within Valley View.

Other major investments included Ferguson HVAC and Plumbing Supply (\$7.8 million), Event Source (\$3.4 million), and Caps Fieldhouse (\$2.6 million). Investments like these demonstrate that a combination of industrial, commercial, and recreational businesses and uses are continuing to invest and successfully grow within the village. While these investments have strengthened the Village of Valley View's economy overall, they can also pose some challenges, including increased traffic, infrastructure strain, and environmental impacts.

TOP 5 LARGEST INVESTMENTS MADE IN VALLEY VIEW BETWEEN 2018 & 2024*

Company	Amount
Amazon	\$29,319,100
Ferguson HVAC Supply	\$4,038,600
Ferguson Plumbing Supply	\$3,783,900
Event Source	\$3,396,200
Caps Fieldhouse	\$2,641,500

**Data comes from the Cuyahoga County Fiscal Office, which maintains a complete historical record of all property transactions; maintains records of property ownership, valuation, and taxation; and collects special assessments for public improvements.*

Specifically, this document uses the Fiscal Office's Delta Track data, which shows the change in valuation data from one year to the next.

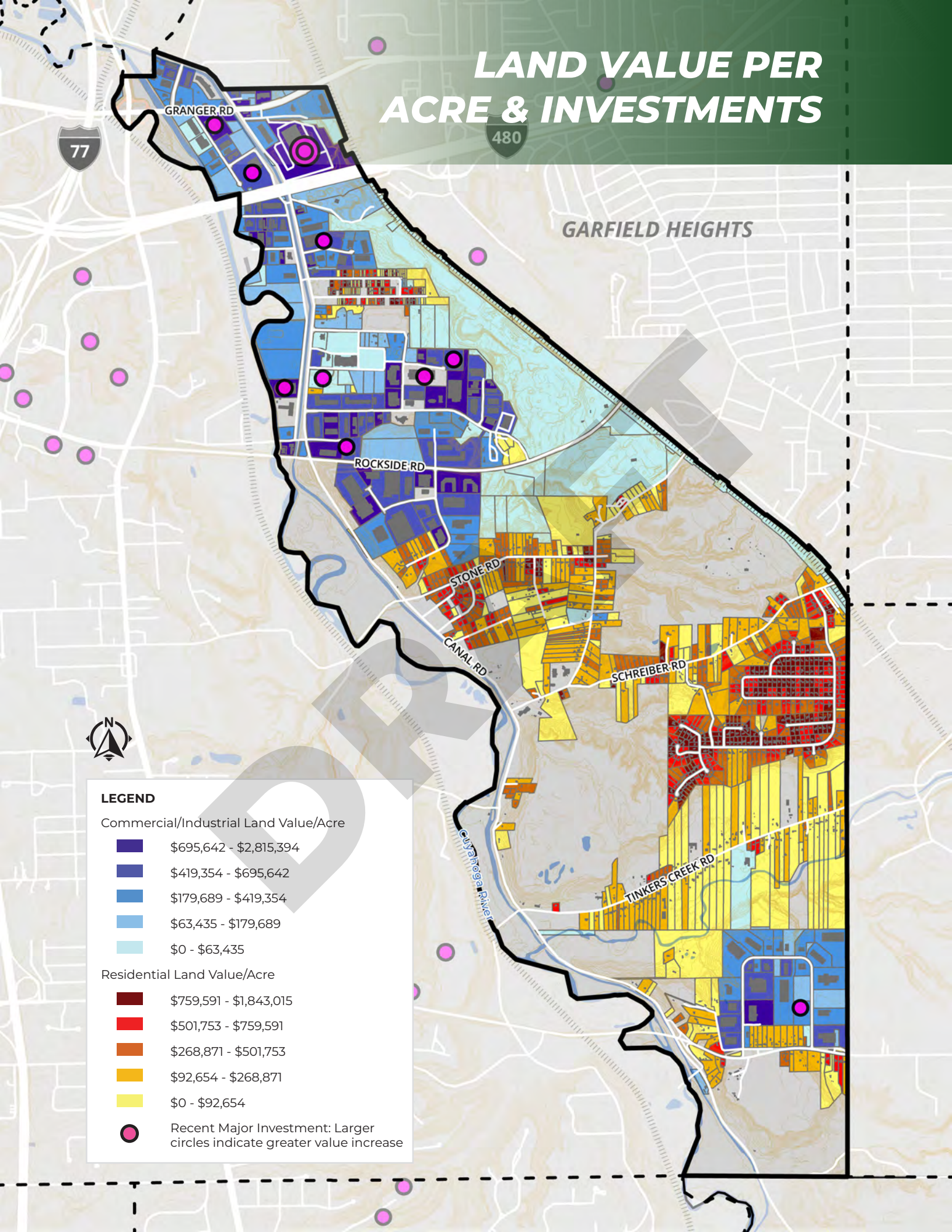


Valley View's Amazon distribution center is a 278,000 square foot facility featuring 78 dock positions, a 36' interior clear height, and a 10,500 square foot office space. The facility is located off of Canal Road directly next to the Towpath Trail.



CAPS Fieldhouse is a large, multi-sport indoor athletic facility located along West Canal . The facility features a full-size turf field, training spaces, and programs for youth and adult athletes.

LAND VALUE PER ACRE & INVESTMENTS



CURRENT ZONING

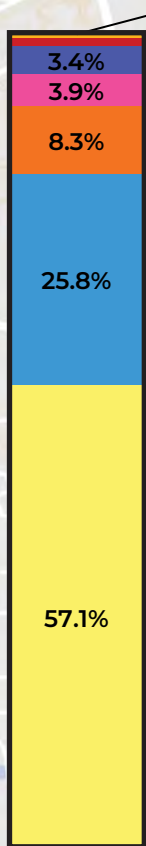
The Village of Valley View is predominantly zoned to accommodate single-family housing and associated structures. Nearly 60% of all land within the community is zoned as Country Home (57.1%)—which supports large, single-family residential lots with some agricultural and public uses also permitted. This type of residential zoning maintains existing neighborhoods but can be an obstacle both for new residents looking to move into Valley View, and for current residents looking to stay in the community, but perhaps need a different style of housing—such as single-story living or a home with a smaller yard. Of the remaining land, 25.8% is zoned as Industrial

and 15.6% is collectively zoned for Special Use (8.3%), Office/Research Laboratory (3.9%), and Light Manufacturing (3.4%). Only 1.1% of land is zoned for Business and an additional 0.4% is zoned for Low Density Cluster Housing.

As seen in the chart below, the regulations associated with each of these districts varies greatly, and a review of the code indicates make aspects are open to interpretation. Currently, the regulations in place create a community landscape that emphasizes buildings set back from the street, parking with street-facing lots, and strict use controls.

OVERVIEW OF KEY ZONING REGULATIONS				
DISTRICT	PRIMARY PERMITTED USES	MAX HEIGHT	MIN LOT SIZE	FRONT SETBACK
Country Home	One-family homes, public parks, playgrounds, agriculture/greenhouses, public buildings, home occupations, roadside stands, churches, livestock <u>Minimum Dwelling Size:</u> 1,800 sqft with at least one full story above the finished grade; if lot width is <50 feet, minimum dwelling shall be 1,250 sqft (<i>exclusive of private garages</i>)	2.5 stories or 35 feet (<i>public building and features 75 feet</i>)	20,000 sqft; Min Lot Width 100 feet	>40 feet
Low Density Cluster	Due to recent litigation, the Low Density Cluster Zoning District does not include any relevant use, height, lot size, or setback regulations.			
Special Use	All uses in Country Home and Business Districts (<i>prima-facie permissible</i>)	Not Specified	Not Specified	Not Specified
Business	Neighborhood retail, all uses in Country Home District	100 feet	>3X area covered by buildings	>50 feet
Office/Research Lab & Light Manufacturing	Offices, laboratories, storage facilities, some fabrication/finishing/assembly operations <u>Parking & Driveways:</u> spaces must be 200 sqft (10 feet x 20 feet); driveways must be spaced at <120 foot intervals (<i>from the centerline of driveway</i>)	35 feet	1 acre; Min Lot Width 125 feet; Coverage cannot exceed 40% of lot	>100 feet
Industrial	All uses not explicitly prohibited	Not Specified	Not Specified; Coverage cannot exceed 50% of lot	>50 feet

VILLAGE ZONING



INDEPENDENCE

LEGEND

- Country Home
- Low Density Cluster Housing
- Special Use
- Business
- Office/Research Laboratory
- Light Manufacturing
- Industrial

GARFIELD HEIGHTS

GRANGER RD

480

77

ROCKSIDE RD

STONE RD

CANAL RD

SCHREIBER RD

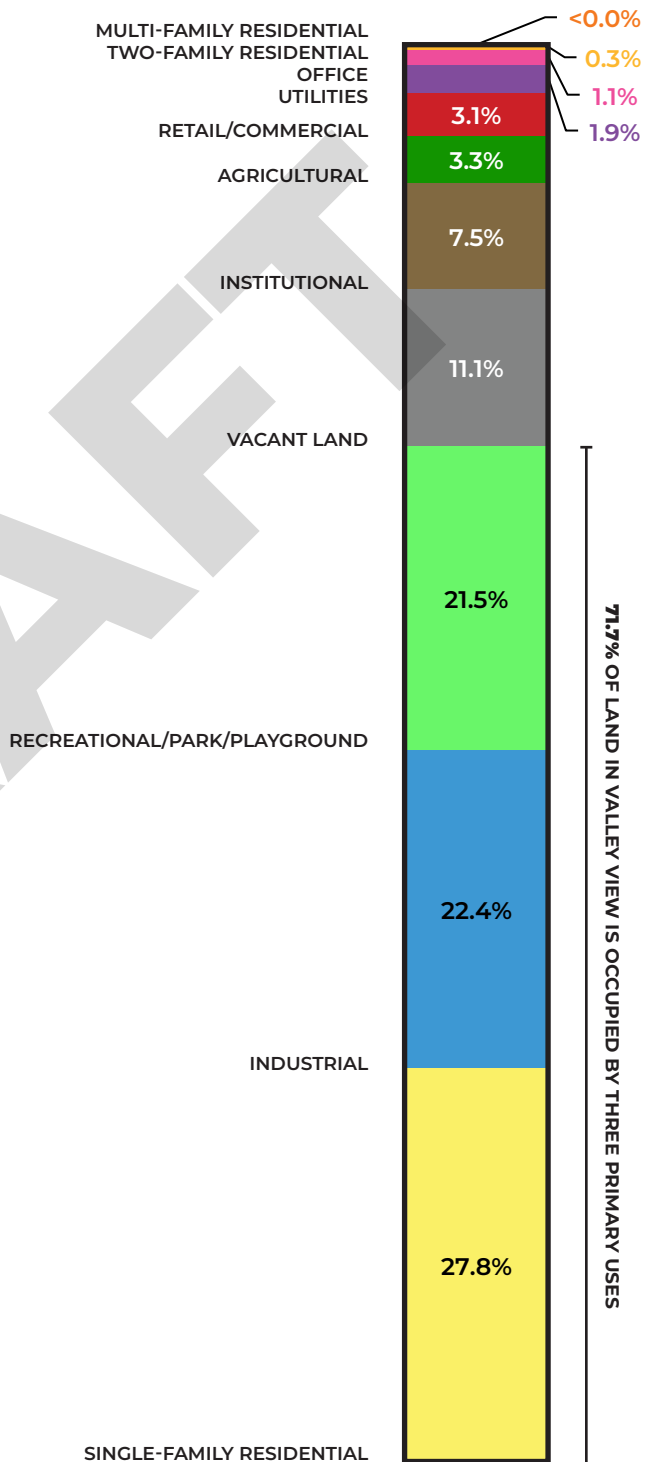
TINKERS CREEK RD

CURRENT LAND USE

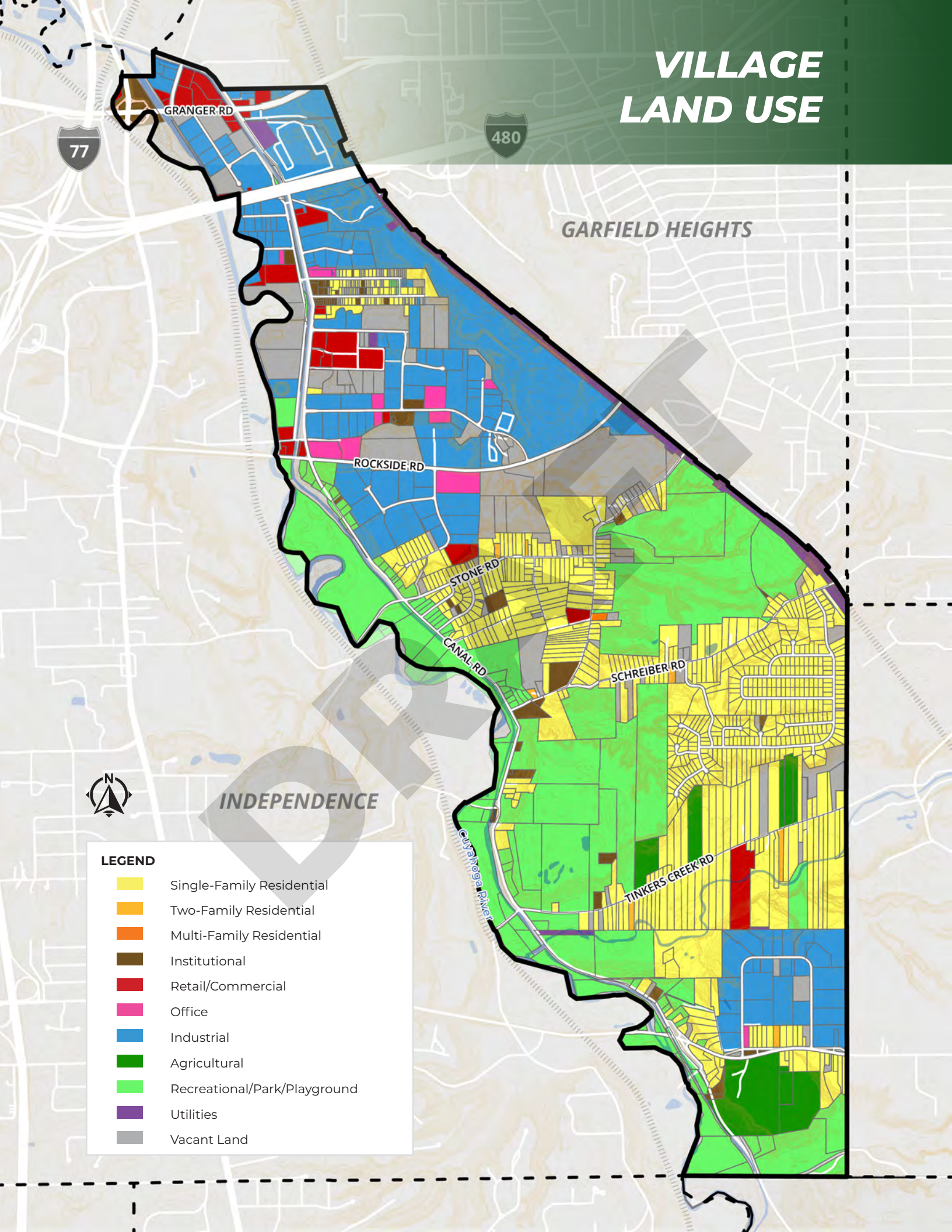
The Village of Valley View has a unique combination of land uses that exemplify its natural assets, strong residential neighborhoods, and active industry. The three primary land uses, which account for nearly 75% of all land within the Village (71.7%), include Single-Family Residential (27.8%), Industrial (22.4%), and Recreational/Park/Playground (21.5%). While the Village may only have a residential population of several thousand people, numerous, large, and elongated single-family lots occupy a significant portion of land in the Village—specifically those residential properties fronting Tinkers Creek Road. However, in contrast, only one parcel in the community is being used for a multi-family dwelling.

Valley View also contains portions of the Cuyahoga Valley National Park as well as Cleveland Metroparks land, further adding to land used for recreation, parks, or playgrounds. Compared to all other communities in Cuyahoga County, Valley View ranks the second highest (41.3%) in terms of overall percentage of land used for park spaces.

The remaining 28.3% of land in Valley View is predominantly comprised of vacant land opportunities (11.1%) and Institutional (7.5%) uses. Much of these vacant land opportunities exist due to challenging topography, water concerns, or similar environmental constraints. An additional 3.3% of land is used for Agricultural uses—among the highest in Cuyahoga County—and only 3.1% is used for Retail/Commercial. These shopping areas are limited within the community, but most are located north of Rockside Road, near the major convergence point at Granger and Canal Roads with the Towpath Trail.



VILLAGE LAND USE



PROPERTY OWNERSHIP & COMMUNITY FACILITIES

Valley View has various facilities and amenities that are available to its residents—several even acting as a regional draw for visitors beyond the community’s boundary. All of the village’s municipal services are centrally located along Hathaway Road between Canal Road and Schreiber Road. This includes the Village Hall, Police Department, Fire Department, Community Center, and Service Department—allowing for convenient access to essential public services.

Beyond these core municipal functions, Valley View owns and operates several community parks. The most prominent of these is Valley View Woods, located along Schreiber Road. This park features an extensive array of amenities, including walking trails, two baseball/softball fields, two playgrounds, five picnic pavilions, a basketball and tennis court, sand volleyball, horseshoe pits, and a bocce ball court. Other municipal parks include Lombardo Park and Don Miller Park, both of which offer a picnic pavilion, a basketball court, and a playground.

The largest land owner in Valley View is the National Park Service—which owns and operates almost 19% of the land in the village. This land is part of the Cuyahoga Valley National Park (CVNP), and found within the CVNP are many recreational and educational assets—including a portion of the Ohio & Erie Canal Towpath Trail, the Lock 39 Trailhead, the Cuyahoga Valley Scenic Railroad (CVSR), the Canal Exploration Center, and the Frazee House.

Although Cleveland Metroparks landholdings within Valley View are comparatively modest, they represent

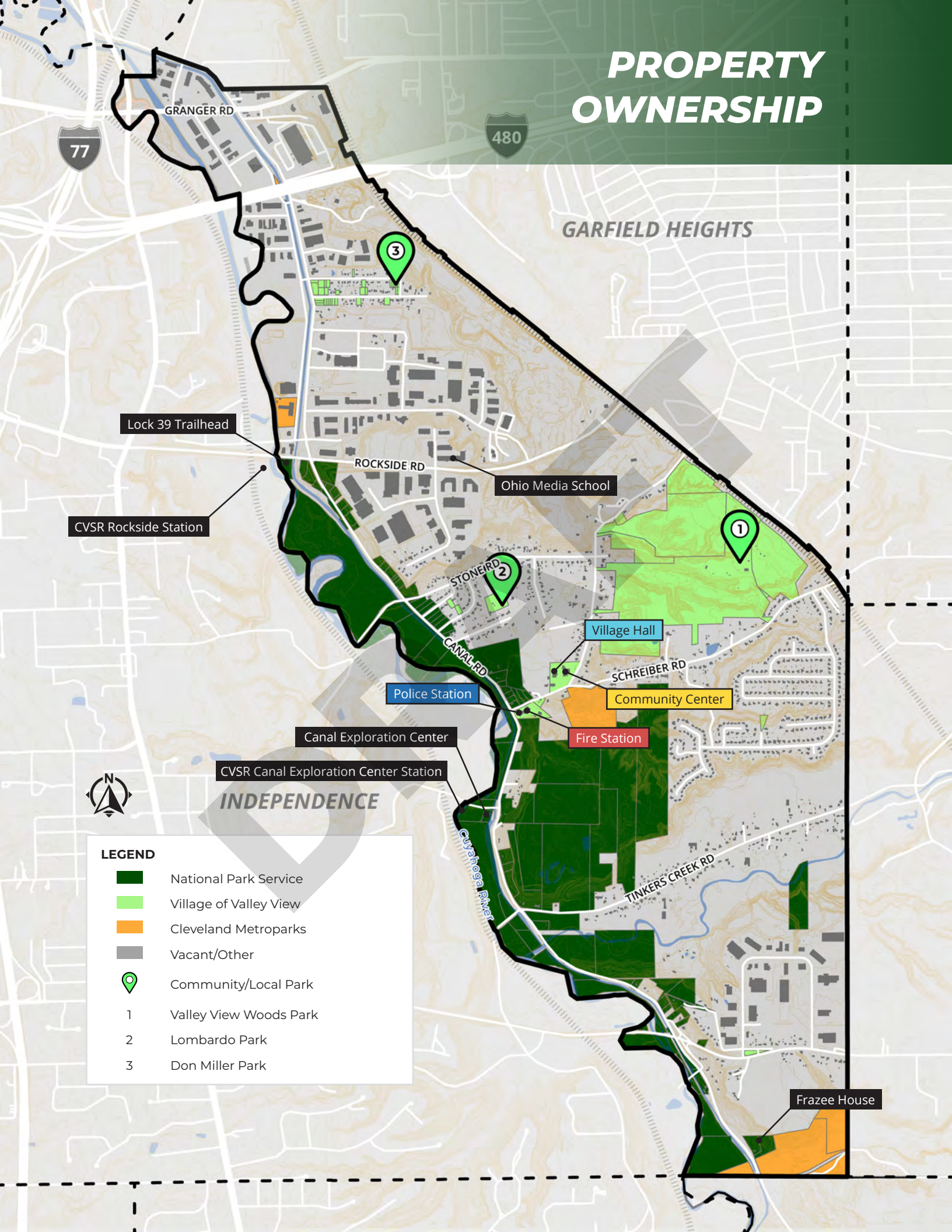
a vital community asset. Cleveland Metroparks owns approximately 2.6% of the village’s land—which is comprised of three distinct parcels distributed throughout the community. The first is a 6-acre parcel on Canal Road, which houses the Ohio & Erie Canal Management Center. This center supports trail operations, maintenance, and general outreach activities. The remaining two parcels consist of undeveloped land within the CVNP boundary; however, ownership of these properties rests with Cleveland Metroparks.

PROPERTY OWNERSHIP IN VALLEY VIEW		
Ownership	Total Acreage	% Acreage
National Park Service	565.4	18.8%
Village of Valley View	199.3	6.6%
Cleveland Metroparks	77.8	2.6%
Vacant/Other	2,164.4	72.0%



The Cuyahoga Valley Scenic Railroad (CVSR) has a total of eight stations throughout Cuyahoga Valley National Park (CVNP) and the region. CVSR offers seasonal attractions and year round excursions for visitors to enjoy the area’s scenic beauty. Two such stations exist in Valley View at Rockside Road and the Canal Exploration Center off Canal Road.

PROPERTY OWNERSHIP

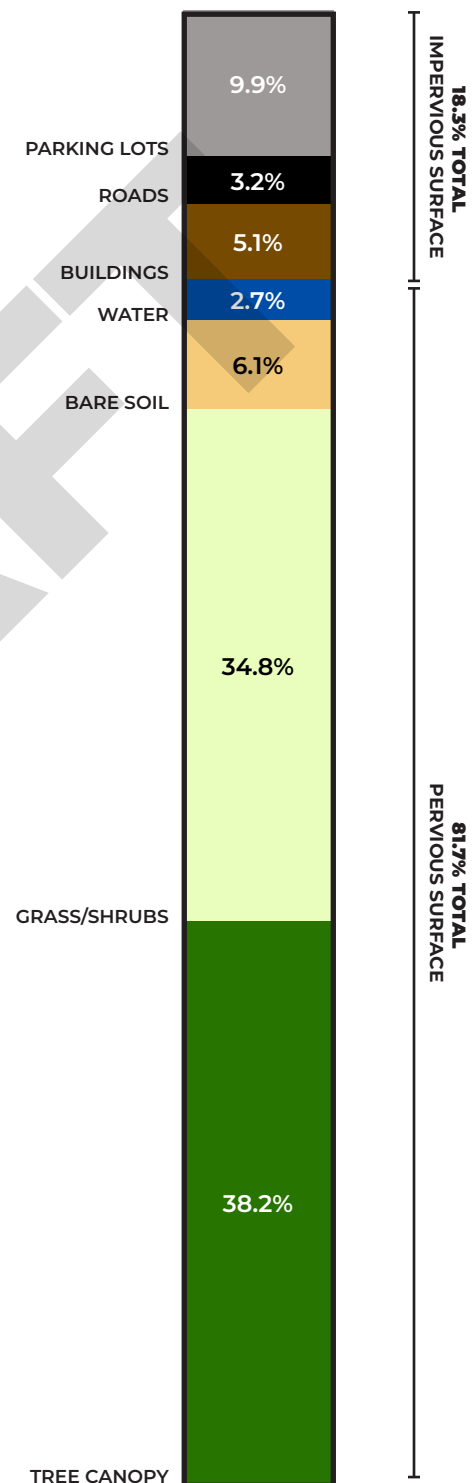


LAND COVER & CHANGE IN TREE CANOPY

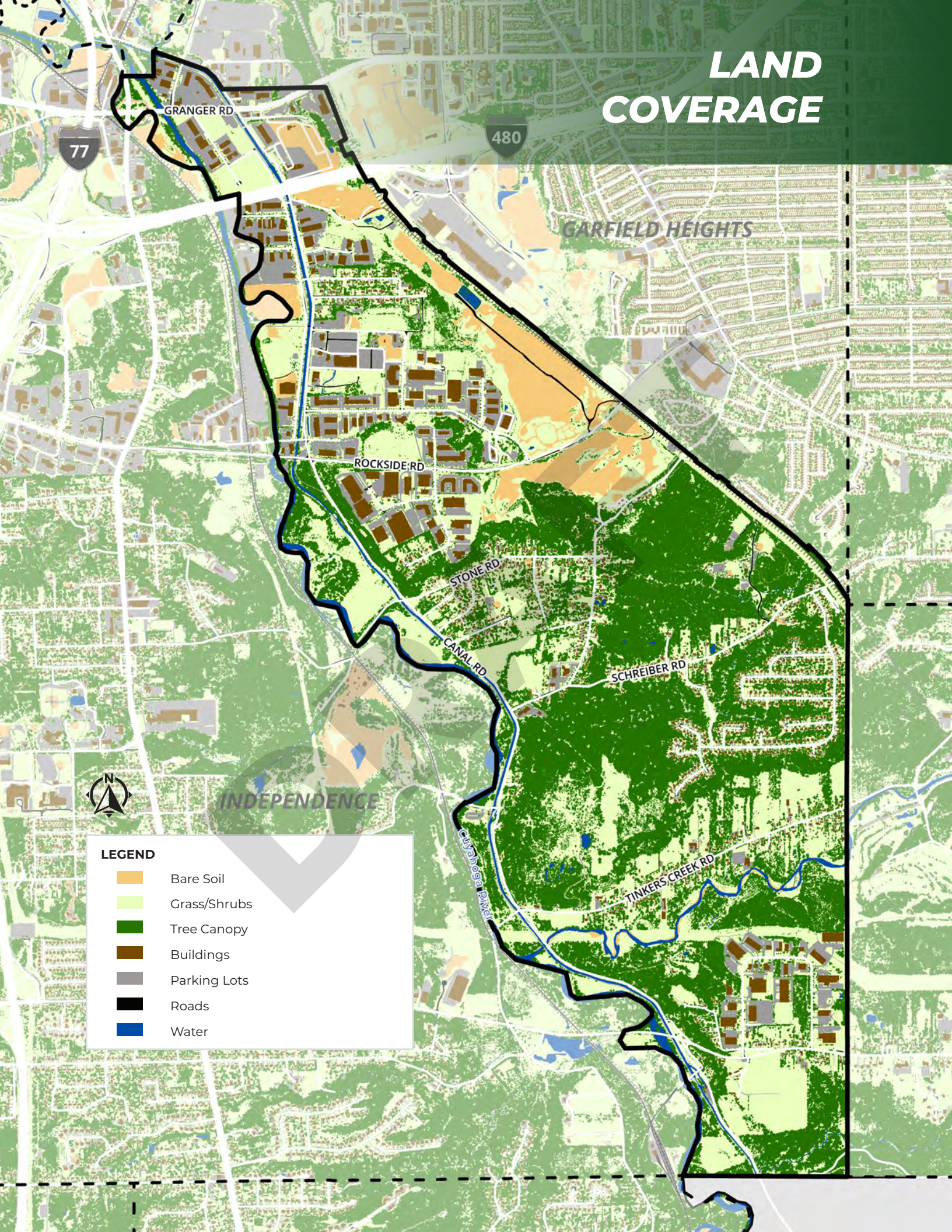
Land cover provides important insights into the physical and environmental characteristics of a community by describing what is present on the land. Within Valley View, less than 20% of land cover consists of impervious surfaces such as buildings, roads, parking lots, and other paved areas (18.3%). Most of these impervious surfaces are concentrated along Rockside Road—one of the village's most prominent commercial and industrial corridors. Areas with heavier impervious surface coverage can be more susceptible to environmental issues—such as increased stormwater runoff, localized flooding, erosion, and reduced air and water quality—if not carefully developed.

In contrast to impervious surfaces, over 80% of Valley View's land cover is permeable surfaces (81.7%)—the majority being tree canopy. At 38.2%, Valley View ranks 22nd out of 59 Cuyahoga County communities for overall tree canopy coverage—about 4% higher than the countywide average. Much of this canopy is concentrated in the center of the community along Schreiber Road and within the Cuyahoga Valley National Park and Cleveland Metroparks properties.

Despite its relatively high tree canopy rate, Valley View lost about 1.8% of its tree canopy (25.3 acres) between 2011 and 2017. However, the village has strong potential for canopy expansion. Just over 40% of remaining land in the village consists of other permeable surfaces such as grass, shrubs, and bare soil—particularly along the northeastern border—making this area a prime opportunity for new tree planting and future canopy growth.



LAND COVERAGE



ROADWAY TYPOLOGIES & VEHICULAR CRASHES

Valley View's roadways can be classified into five categories based primarily on their function and location, with some additional factors taken into consideration—such as materials, traffic volume, and topography. The highest functional class, interstates, is represented by I-480, which runs through the northern portion of the community and accounts for the largest concentration of vehicular crashes in Valley View between the years 2008 and 2023.

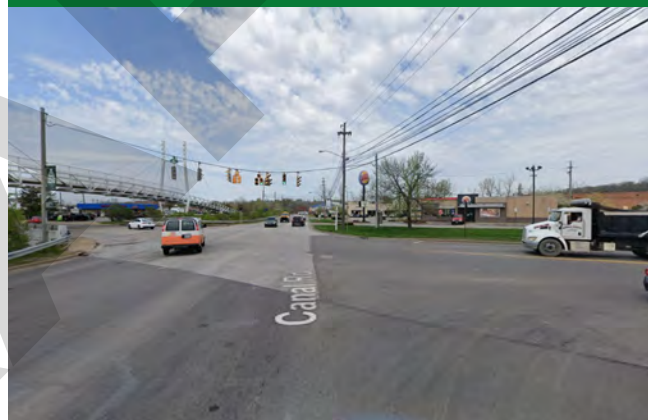
The next three roadway classes—principal arterials, minor arterials, and major collectors—serve as the main connectors within the local network. These roads link residential areas and local streets to higher-capacity routes such as interstates. Major collectors typically gather traffic from local streets—such as Schreiber Road—and feed it into arterials, which then provide access to interstates. Within Valley View, key arterials and collectors include Granger Road, Canal Road, Rockside Road, Tinkers Creek Road, and Alexander Road. Between 2008 and 2023, a significant number of crashes occurred along Granger and Canal Roads—particularly at the intersections of Canal and Granger Roads, and Canal and Rockside Roads. The majority of fatal crashes in Valley View were concentrated on Rockside and Canal Roads, as well as I-480.

Between the years 2008 and 2023, Valley View experienced a total of 2,268 vehicular crashes—including five fatal collisions. Six crashes involved a pedestrian or bicyclist, one of which was fatal. More than 80% of all crashes (81.7% or 1,855 crashes) resulted in property damage only, with no reported injuries.

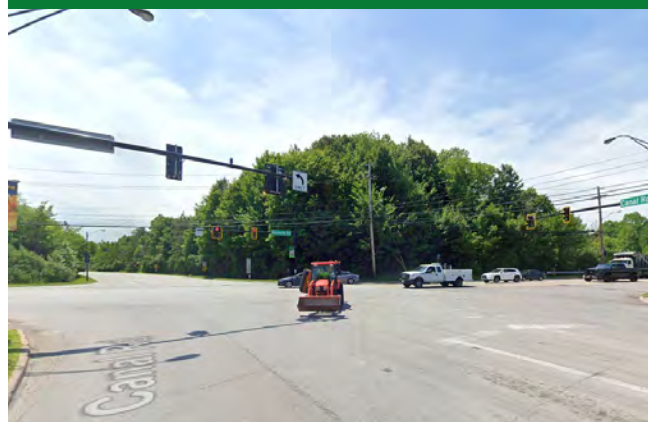
I-480 BRIDGE (MOST CRASHES OVERALL, ~700+ CRASHES)



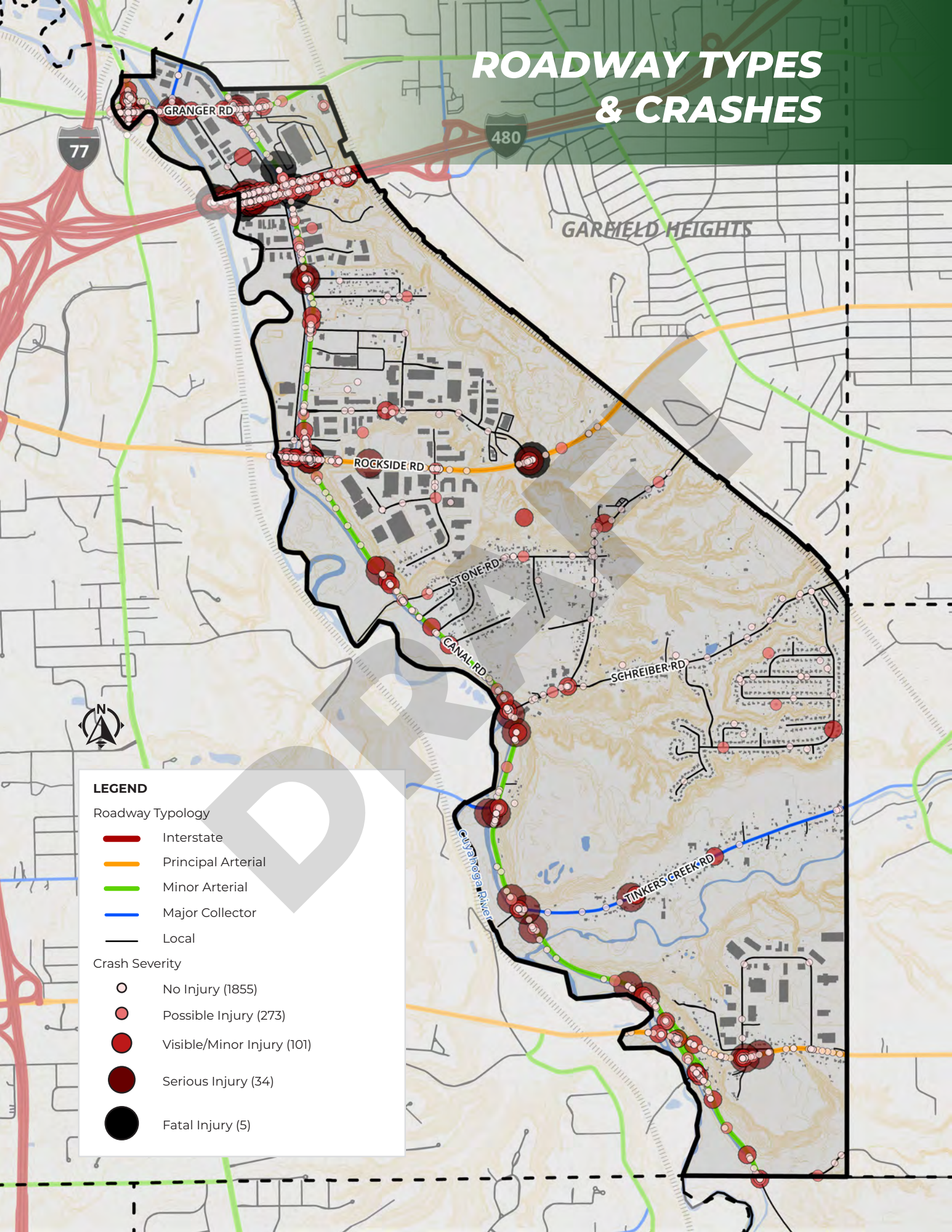
CANAL/GRANGER ROAD (2ND MOST CRASHES, ~246 CRASHES)



CANAL/ROCKSIDE ROAD (3RD MOST CRASHES, ~237 CRASHES)



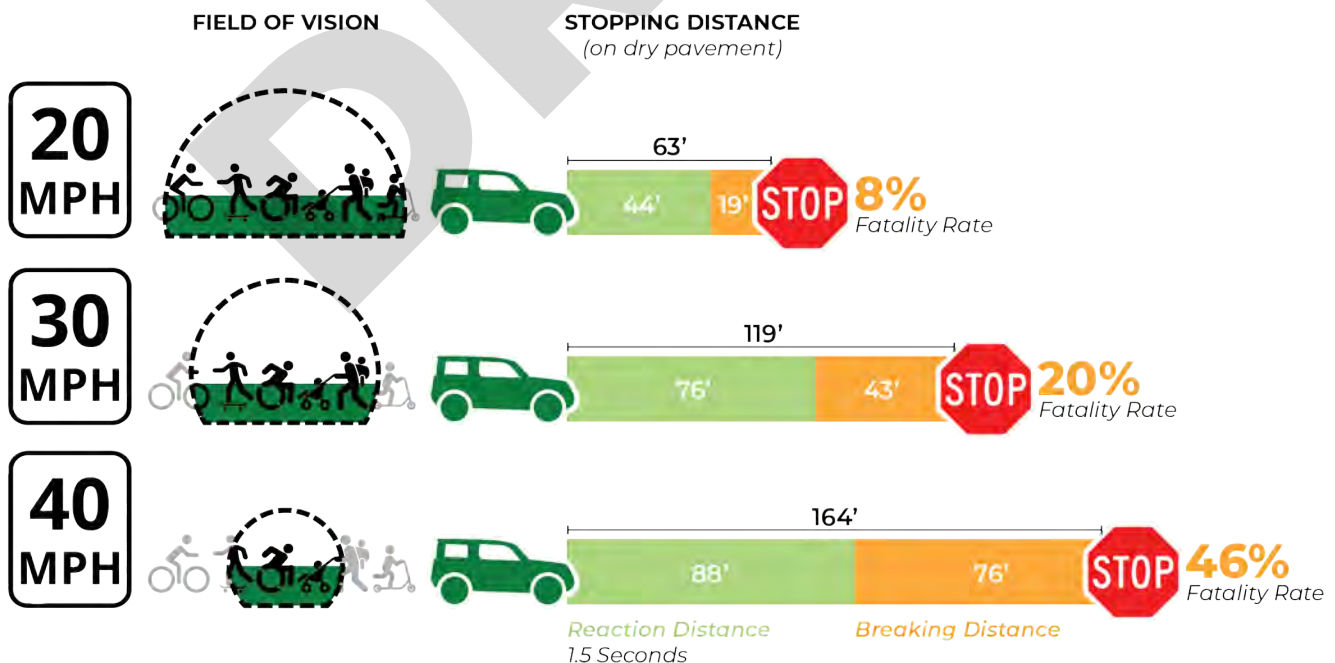
ROADWAY TYPES & CRASHES



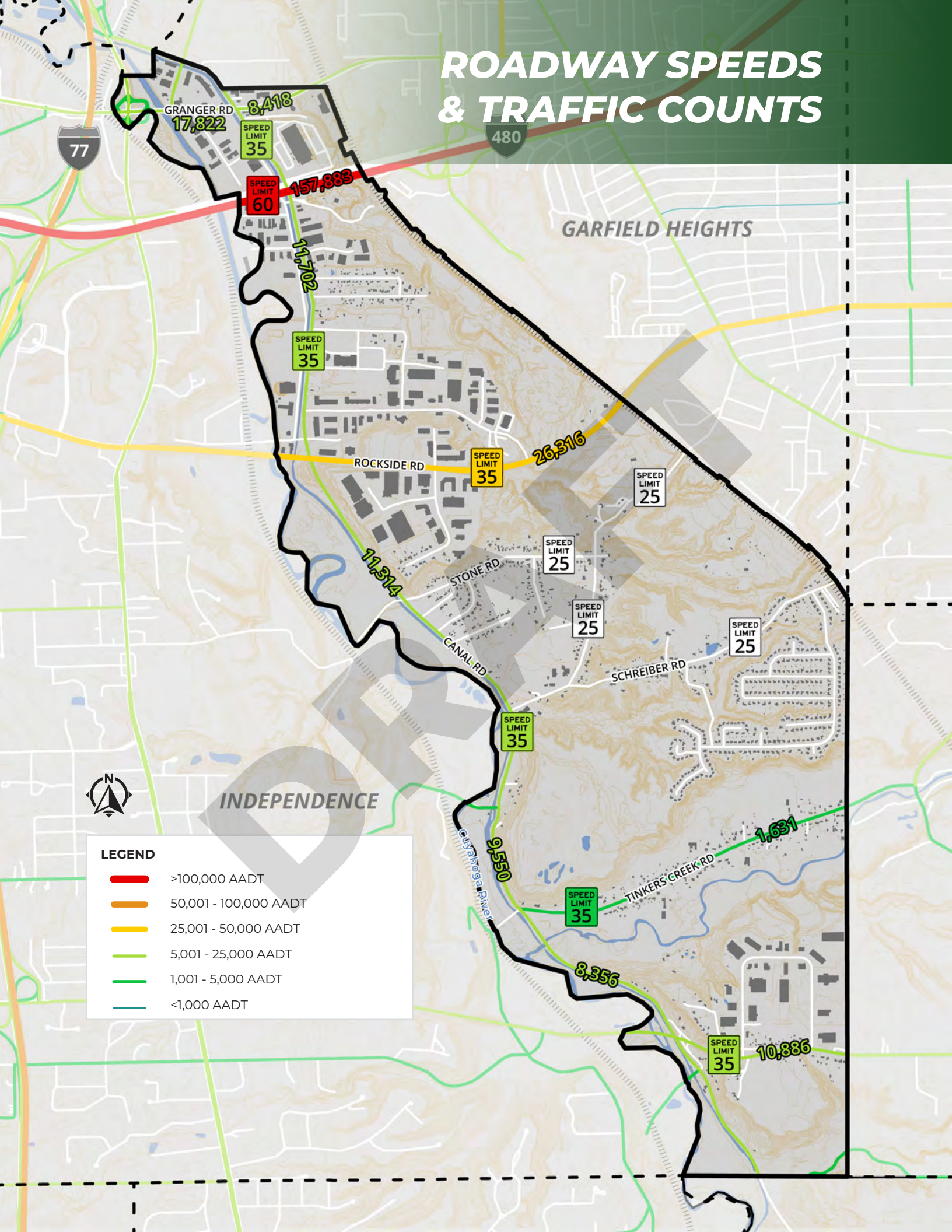
TRAFFIC COUNTS & ROADWAY SPEEDS

Aside from residential neighborhoods and industrial areas, the majority of main thoroughfares in Valley View have a posted speed limit of 35 mph. However, traffic volumes vary slightly between these roadways. Alexander Road (10,886), Canal Road (8,356 - 11,702), and the eastern portion of Granger Road (8,418) see about 10,000 vehicles per day, or Average Annual Daily Traffic (AADT)—comparatively, the western portion of Granger Road sees 17,822 AADT. Rockside Road is more heavily commercialized than other areas in Valley View, provides direct east-west access to adjacent communities, and sees the highest traffic volumes in the village at 26,316 AADT. Conversely, Tinkers Creek Road, while still 35 mph, is more residential and rural in character, and sees only 1,631 AADT.

It is important to note that posted speed limits may differ from motorist's actual speed. However, a motorist's speed is an important factor when planning for active transportation and overall safety. As a car increases in speed, the driver's field of vision becomes smaller, it takes longer for the car to stop, and the chance of a pedestrian death, if a crash were to occur, increases. Additionally, given Valley View's steep hillsides and rolling topography, excessive speeds can further exacerbate this safety issue—narrowing a driver's field of vision even further—potentially increasing the risk posed to non-motorized roadway users.



ROADWAY SPEEDS & TRAFFIC COUNTS



LEVEL OF TRAFFIC STRESS (LTS)

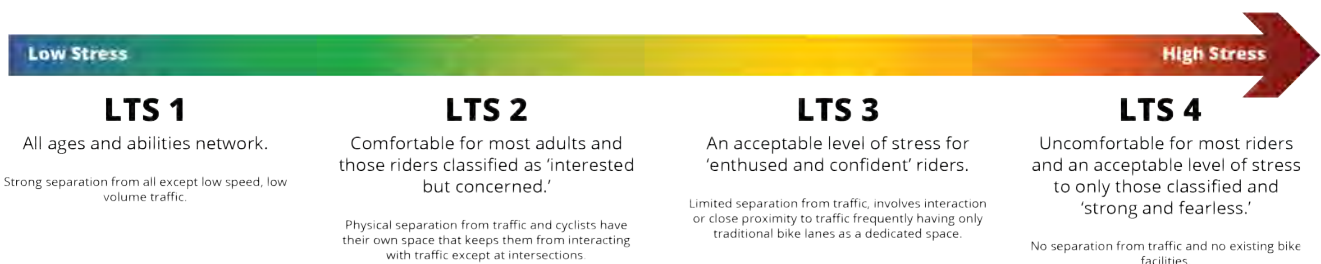
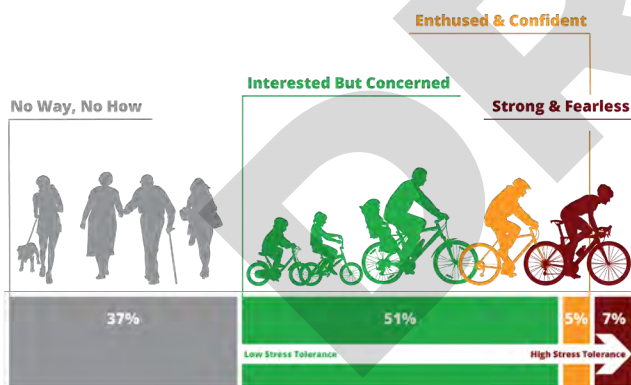
The comfort a user has on any route is directly related to the level of stress they feel from cars or traffic during their trip. Level of Traffic Stress (LTS) is a rating given to a road segment or crossing to evaluate the stress a bike rider will experience while riding on the road. LTS is a key factor in determining which type of facility should be installed and where. For example, if a roadway is considered to have a very high LTS a facility that provides more separation for users from vehicles would be the best solution. However, a roadway that has a lower LTS could warrant minor improvements to existing facilities, such as streetscaping or signage.

Within Valley View, about two-thirds (66.5%) of roadways have a LTS of either two (43.7%) or one (22.8%)—indicating a

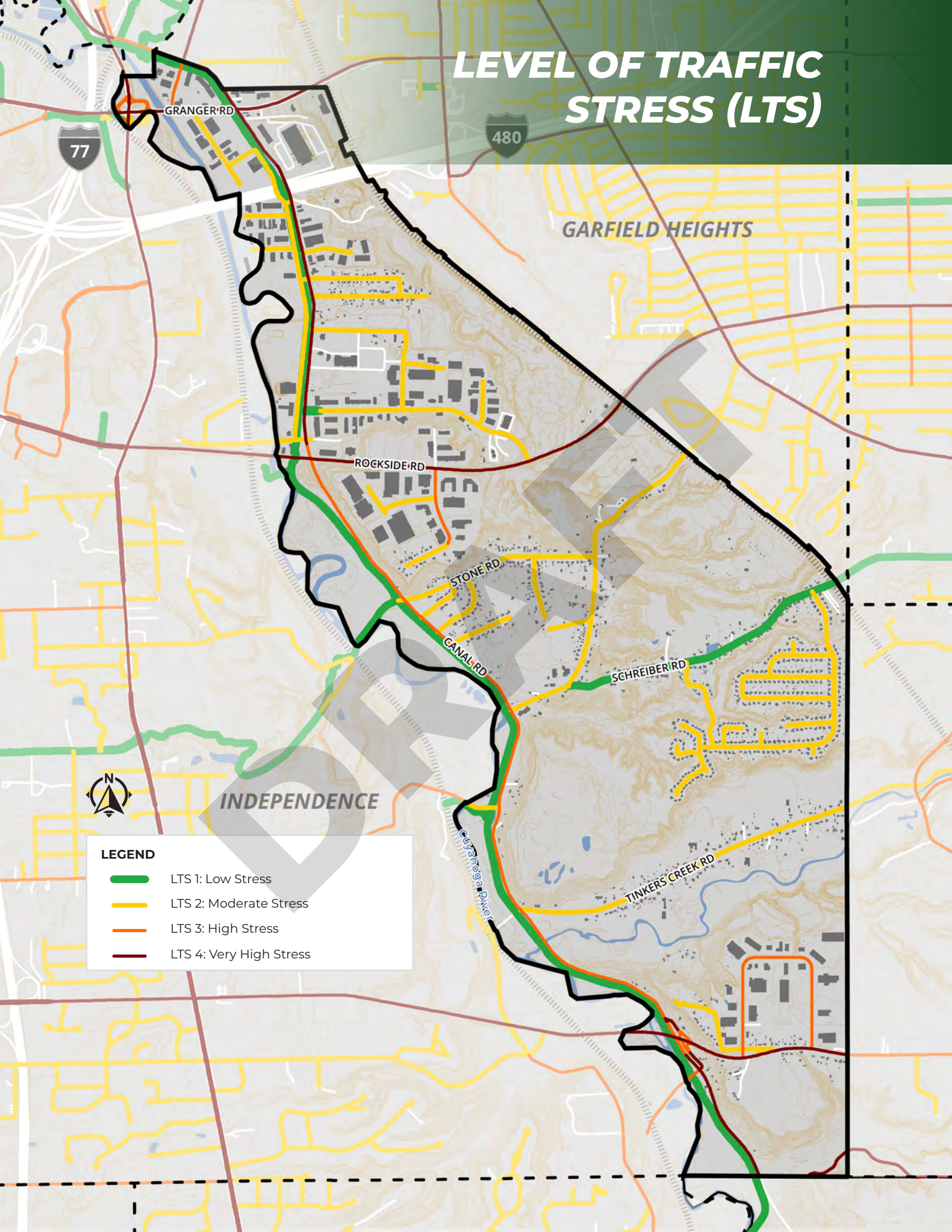
network that is suitable for most confident adult riders. The most comfortable roadways with an LTS rating of one include Canal Road and Schreiber Road. Canal Road is considered LTS 1 due to the Towpath Trail, which follows the roadway itself, while Schreiber Road is considered LTS 1 due to its relatively low traffic volumes and 25 mph speed limit. However, there are significant terrain challenges and steep slopes, making Schreiber Road difficult to traverse.

Additionally, roadways near areas where pedestrians and bicyclists may be more prevalent—such as Granger and Rockside Roads—are considered to have an LTS rating of four, which is a very high stress environment. These areas in particular have a higher concentration of businesses and points of interest, but lack the infrastructure and facilities that make the roadways more comfortable to a wider range of users—potentially limiting economic opportunities.

According to a 2015 national survey of cyclists, 51% of users are interested but concerned and if roads feel too stressful they are unlikely to ride in these areas. This is a critical target group for building and all ages and abilities network of safe, comfortable, and accessible connections throughout Valley View.



LEVEL OF TRAFFIC STRESS (LTS)



TRANSIT & SIDEWALK AVAILABILITY

Two Greater Cleveland Regional Transit Authority (GCRTA) routes, the 90 and 54, run through the Village of Valley View. Both travel through the northern portion of the village, along I-480 and Rockside Road; however, the 90 route does not have any physical bus stops within Valley View—though there are several within close proximity of the village’s eastern border. The 54 route has six bus stops along Rockside Road—many of which do not have sidewalk access and only one includes a bus shelter. There are two additional GCRTA transit routes that run parallel to Valley View’s eastern and western borders. The 77 route runs north-south through the City of Independence, while the 19-A route runs north-south through the City of Garfield Heights.

VILLAGE OF VALLEY VIEW GCRTA BUS ROUTES	
ROUTE NUMBER	SERVICE FREQUENCY
54 (six bus stops in village)	60 minutes

The 54 route provide access to the numerous industrial and manufacturing areas of Valley View. While a critical component for connecting workers to jobs, the single route leaves significant gaps in access and connectivity. Currently, there are no residential areas within Valley View that have direct access to public transportation—limiting transportation options across the community, especially for those residents that may not be able to or choose not to drive.

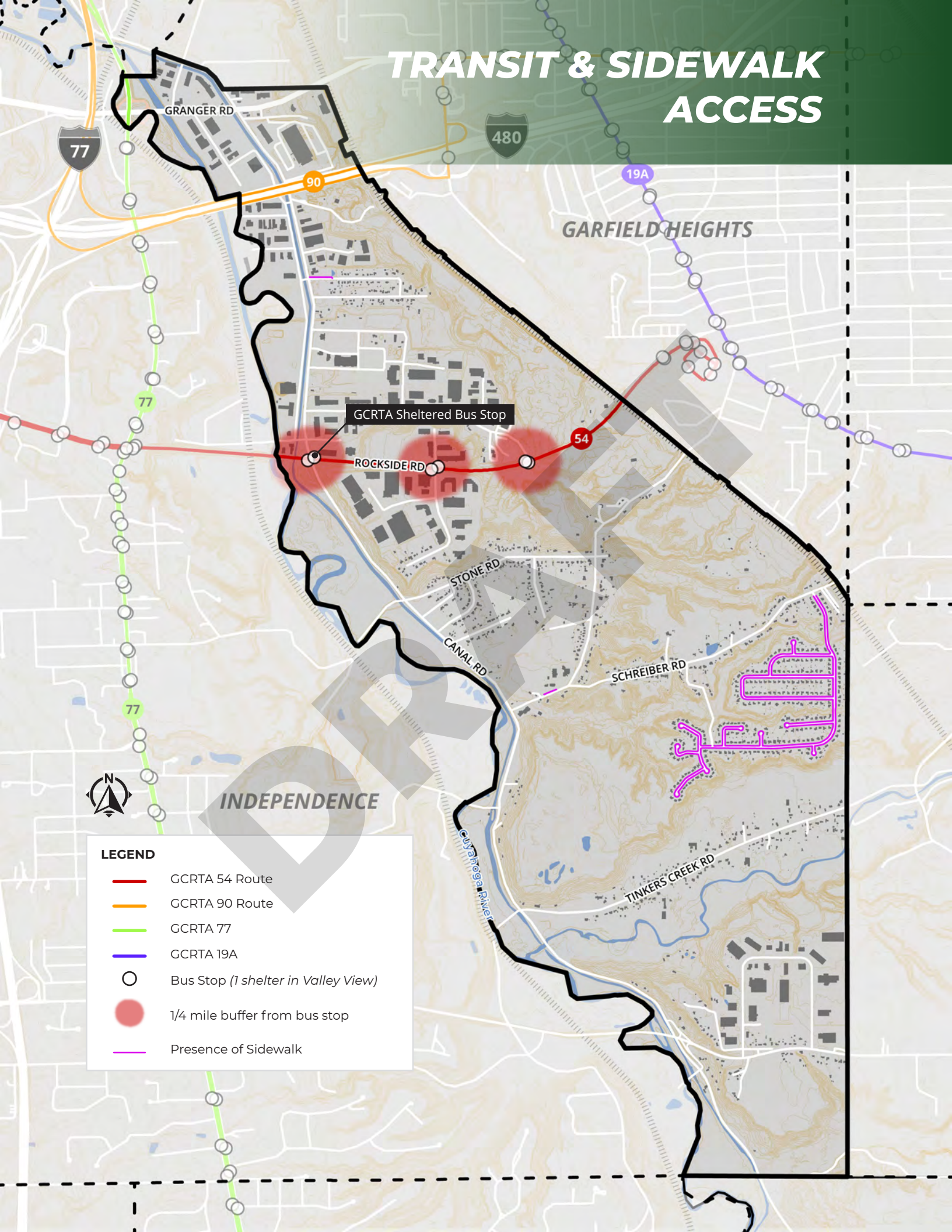
In addition to relatively limited transit access, sidewalks are also not widely accessible throughout Valley View. Only 26% (7.02 miles) of streets in the village

have at least one sidewalk alongside them. Existing sidewalks are largely concentrated to a single residential neighborhood south of Schreiber Road—Strathmore Neighborhood—where sidewalks line both sides of the streets. Small, fragmented segments of sidewalks also exist on Fosdick Road and Schreiber Road.

According to Walk Score—a number between 0 (car dependent) and 100 (walker’s paradise) that measures the walkability of an area—the Village of Valley View is a highly car-dependent community. With an overall Walk Score of seven, almost all errands require a personal car. While the topography of the village is challenging in itself, the lack of facilities and access to public transit makes connectivity and accessibility a significant issue throughout the community as a whole. In general, the Village of Valley is challenging to traverse by a transportation means other than a motorized vehicle.



TRANSIT & SIDEWALK ACCESS



GRANGER RD

480

19A

GARFIELD HEIGHTS

GCRTA Sheltered Bus Stop

ROCKSIDE RD

54

STONE RD

CANAL RD

SCHREIBER RD

INDEPENDENCE

Curlew River

TINKERS CREEK RD

LEGEND

- GCRTA 54 Route
- GCRTA 90 Route
- GCRTA 77
- GCRTA 19A
- Bus Stop (1 shelter in Valley View)
- 1/4 mile buffer from bus stop
- Presence of Sidewalk

TRAILS & BIKEWAYS

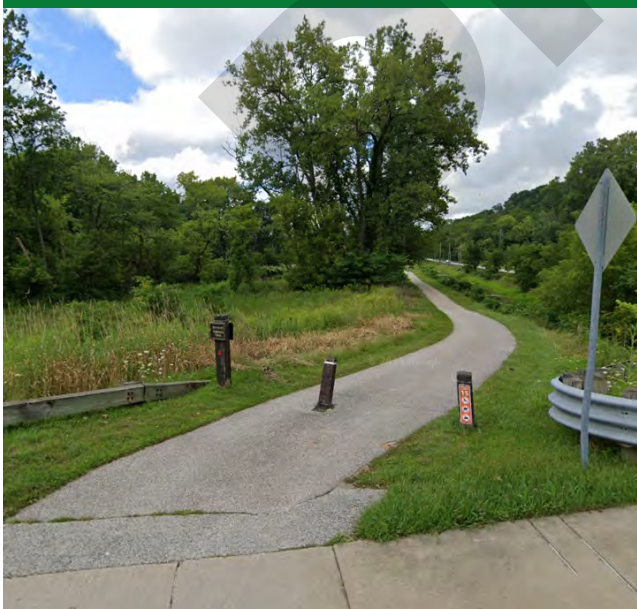
As a regional center of recreational and natural amenities, Valley View has access to a robust, regional trail and bike network. Within the village itself, a total of 8.53 miles of all-purpose trails and multi-use paths provide residents and visitors world class experiences through Cleveland Metroparks Reservations, as well as the Cuyahoga Valley National Park. Currently, 17.3% of Valley View's roadways and trail mileage include facilities for bicyclists, including the Towpath Trail—a 100-mile trail along the Ohio-Erie Canal.

A number of new trails and bike facilities are also being proposed and constructed in and around the village. As part of the Cuyahoga Greenways trail network—a countywide vision for an interconnected system of on-road bicycle facilities and off-road, and all-purpose trails—several miles of trails and bike facilities have been proposed in Valley View. The largest

proposed segments run along Valley View's northeast border, Rockside Road, and Tinkers Creek Road. Additionally, Cleveland Metroparks is currently constructing the Sagamore Connector Trail—an off-road facility that will connect 51 miles of existing trails between the Rocky River and South Chagrin Reservations. A small segment of the Sagamore Connector Trail will partially run through the southern portion of Valley View.

In terms of on-road facilities, there are very limited existing roadways that provide this type of infrastructure. Less than 1% of Valley View's roadways have bike facilities such as bike lanes, paved shoulders, or shared lanes. However, it is important to note that due to the village's relatively intense grade changes and slopes, many blind spots could exist making these traditional on-road facility types dangerous.

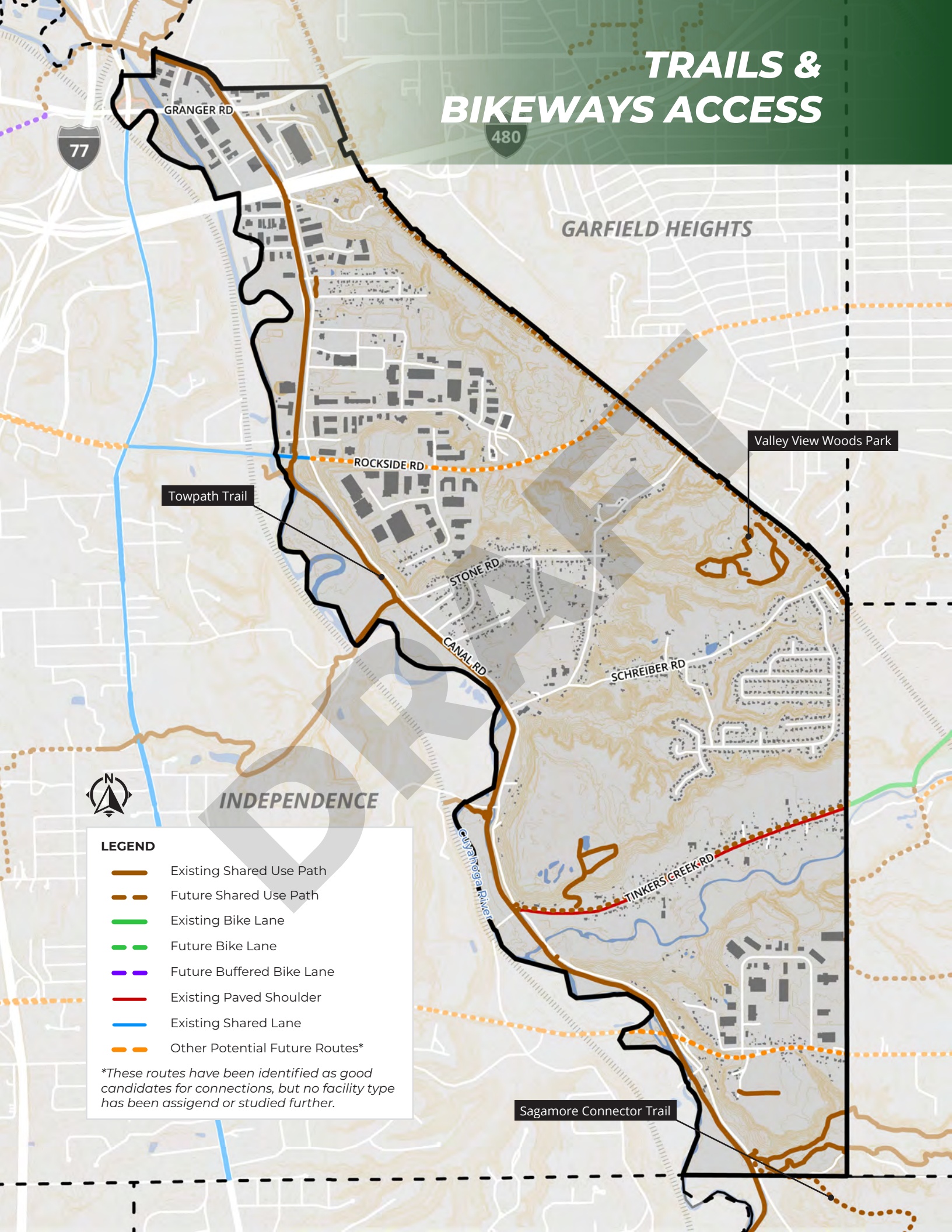
TOWPATH TRAIL NEAR HILLSIDE ROAD & CANAL ROAD



TRAIL IN VALLEY VIEW WOODS PARK



TRAILS & BIKEWAYS ACCESS



GRANGER RD

480

GARFIELD HEIGHTS

Valley View Woods Park

ROCKSIDE RD

Towpath Trail

STONE RD

CANAL RD

SCHREIBER RD

INDEPENDENCE

TINKERS CREEK RD

Sagamore Connector Trail

LEGEND

- Existing Shared Use Path
- Future Shared Use Path
- Existing Bike Lane
- Future Bike Lane
- Future Buffered Bike Lane
- Existing Paved Shoulder
- Existing Shared Lane
- Other Potential Future Routes*

**These routes have been identified as good candidates for connections, but no facility type has been assigned or studied further.*

DRAFT

