

2.0 Current Conditions

WHAT'S INSIDE

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

This section of the Master Plan outlines a series of profiles that define the City as it exists today. These profiles include Community, Health, Housing, Transportation & Infrastructure, Land Use, and Community Services and define local attributes and place them in a regional context for further examination and analysis. 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, the US Postal Service, and the City of Brecksville. A list of these data sources can be found below.

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

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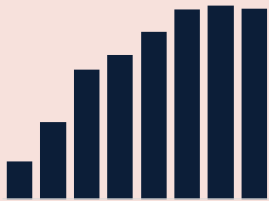
- Community Profile, page 26
- Health Profile, page 36
- Housing Profile, page 44
- Transportation & Infrastructure Profile, page 52
- Land Use Profile, page 66
- Community Services Profile, page 76

COG: COUNCIL OF GOVERNMENTS

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

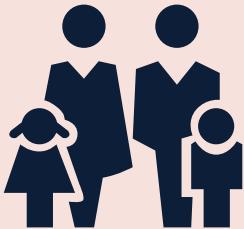
Brecksville belongs to a COG comprised of Brecksville, Broadview Heights, Seven Hills, and Independence.

CURRENT CONDITIONS | KEY FINDINGS



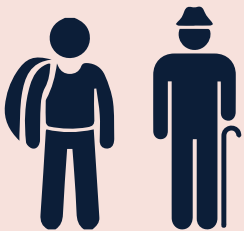
THE CITY'S POPULATION IS BEGINNING TO PLATEAU

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



BRECKSVILLE IS PRIMARILY COMPRISED OF WORKING AGE ADULTS AND CHILDREN

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



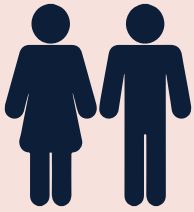
THE FASTEST GROWING AGE GROUPS ARE YOUNG ADULTS AND SENIORS

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



THE TOTAL NUMBER OF HOUSEHOLDS HAS ALSO BEGUN TO PLATEAU

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



HOUSEHOLDS IN BRECKSVILLE ARE GETTING SMALLER

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



RESIDENTS ARE HIGHLY EDUCATED AND EDUCATIONAL ATTAINMENT IS INCREASING

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



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

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



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

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

CURRENT CONDITIONS | KEY FINDINGS



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

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



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

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



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

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



BRECKSVILLE'S HOUSING MARKET IS VERY STRONG

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



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

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



THE CITY HAS A VERY HIGH HOMEOWNERSHIP RATE OF 84.5%

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



AN INCREASE IN HOME PRICES HAS MADE OWNERSHIP LESS ATTAINABLE

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



THE VAST MAJORITY OF RESIDENTS DRIVE TO WORK ALONE

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

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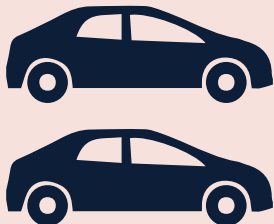
THE MOST COMMON COMMUTER DESTINATION IS CLEVELAND

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



A SMALL BUT SIGNIFICANT PORTION OF RESIDENTS WORK FROM HOME

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



ALMOST 70% OF HOUSEHOLDS OWN TWO OR MORE PERSONAL VEHICLES

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



THE NUMBER OF HOMES WITH FEWER CARS IS INCREASING

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



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

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



THE CITY HAS NO BICYCLE FACILITIES OUTSIDE OF THE PARK SYSTEMS

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



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

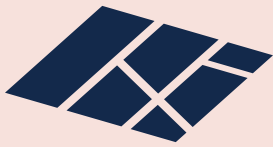
The City of Brecksville is heavily concentrated in four types of uses. Single-family homes cover 38.6% of the City's land followed by parks & open spaces (25.5%), institutional uses (17.1%), and vacant land (9.6%). This indicates that Brecksville is a community dominated by single-family homes in large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



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

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

CURRENT CONDITIONS | KEY FINDINGS



THE CITY'S ZONING CODE IS COMPLEX

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



THE CITY HAS VERY LITTLE VACANT LAND REMAINING FOR DEVELOPMENT

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



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

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



THE BRECKSVILLE-BROADVIEW HEIGHTS SCHOOL DISTRICT IS A TOP PERFORMER

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