CITY OF RICHMOND HEIGHTS
MASTER PLAN
CURRENT CONDITIONS

STEERING COMMITTEE MEETING #2
SEPTEMBER 20, 2016
County Planning

James M. Sonnhalter, Manager, Planning Services
Marionette Richardson-Scott, MPA, JD, Principal Planner
Alison Ball, Planner
AGENDA

- Master Plan Process
- Current Conditions Review
- SWOT Analysis
- What’s Next
AGENDA

- Master Plan Process
- Current Conditions Review
- SWOT Analysis
- What’s Next
AGENDA

• Master Plan Process
• **Current Conditions Review**
• SWOT Analysis
• What’s Next
AGENDA

• Master Plan Process
• Current Conditions Review
• **SWOT Analysis**
• What’s Next
AGENDA

• Master Plan Process
• Roles & Responsibilities
• Current Conditions Review
• SWOT Analysis
• What’s Next
MASTER PLAN PROCESS
Plan Initiation

Initial meetings to introduce the master planning process and gather ideas conducted on June 21, 2016.
The Richmond Heights Master Plan: Six Steps

Current Conditions

Demographic, land use, housing, and other data to develop a community profile

Includes a review of existing plans and surveys
The Richmond Heights Master Plan: Six Steps

- **Community Vision**: Broad goals for how the community wants to grow and develop in the future

- **Plan Initiation**
- **Current Conditions**
- **Policies**
The Richmond Heights Master Plan: Six Steps

- Plan Initiation
- Current Conditions
- Community Vision

Policies

Action steps to achieve the community’s desired future
The Richmond Heights Master Plan: Six Steps

Implementation

Timelines, priorities, responsibilities, and potential funding sources for undertaking action steps
The Richmond Heights Master Plan: Six Steps

- Plan Initiation
- Current Conditions
- Community Vision
- Policies
- Implementation

Draft Master Plan
Combined and completed Master Plan document
CURRENT CONDITIONS REVIEW
QUESTIONS TO ASK

• Does this match what you see on a daily basis?
• Have we covered all of the necessary topics?
• What are your biggest take-aways?
CURRENT CONDITIONS

• Population
• Race & Ethnicity
• Educational Attainment
• Income
• Housing
• Employment

• Transportation
• Stormwater and Infrastructure - pending
• Environment & Open Spaces
• Land Use and Zoning
POPULATION
POPULATION OVER TIME

Richmond Heights

1950: 891
1960: 5,068
1970: 9,220
1980: 10,095
1990: 9,611
2000: 10,944
2010: 10,546
2014: 10,508

+468%

Source: Historic Census Populations of All Incorporated Ohio Places; Ohio Office of Development; American Community Survey B01003, B01001
POPULATION BY AGE

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Cuyahoga County vs Richmond Heights
POPULATION BY AGE

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- Cuyahoga County
- Richmond Heights
CHANGE IN POPULATION BY AGE GROUP between 2009 and 2014

Richmond Heights Difference 2009-2014
Cuyahoga County Difference 2009-2014

Source: Historic Census Populations of All Incorporated Ohio Places; Ohio Office of Development; American Community Survey B01003, B01001
CHANGE IN POPULATION BY AGE GROUP between 2009 and 2014

Under 19
-469
-27,734

20-34
62
6,878

35-64
492
-13,140

65 and older
175
-5,222

Richmond Heights Diff 2009-2014
Cuyahoga County Diff. 2009-2014

Source: Historic Census Populations of All Incorporated Ohio Places; Ohio Office of Development; American Community Survey B01003, B01001
CHANGE IN POPULATION BY AGE GROUP between 2009 and 2014

Richmond Heights Diff 2009-2014

Cuyahoga County Diff. 2009-2014

Source: Historic Census Populations of All Incorporated Ohio Places; Ohio Office of Development; American Community Survey B01003, B01001
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Cuyahoga County Diff. 2009-2014

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CHANGE IN POPULATION BY AGE GROUP between 2009 and 2014

Source: Historic Census Populations of All Incorporated Ohio Places; Ohio Office of Development; American Community Survey B01003, B01001
RACE & ETHNICITY, 2009

Richmond Heights 2009

- White: 53.8%
- Black: 36.7%
- Asian: 6.8%
- Other: 2.5%
- Hispanic: 0.2%

Cuyahoga County 2009

- White: 63.5%
- Black: 28.6%
- Asian: 4.3%
- Other: 1.4%
- Hispanic: 2.3%

Source: American Community Survey, B03002;
Other* includes American Indian and Alaskan Native, Native Hawaiian and other Pacific Islander, Some other Race and two or more Race Populations as defined by the U.S. Census Bureau. In this report, Hispanics are separate from other Races.
RACE & ETHNICITY, 2014

Richmond Heights 2014

- White: 47.2%
- Black: 4.9%
- Asian: 2.1%
- Other: 2.4%
- Hispanic: 2.1%

Cuyahoga County 2014

- White: 60.7%
- Black: 29.3%
- Asian: 2.3%
- Other: 5.1%
- Hispanic: 2.7%

Source: American Community Survey, B03002;
Other* includes American Indian and Alaskan Native, Native Hawaiian and other Pacific Islander, Some other Race and two or more Race Populations as defined by the U.S. Census Bureau. In this report, Hispanics are separate from other Races.
PERCENT CHANGE IN POPULATION BY RACE & ETHNICITY 2009-2014

White: Richmond Heights
-9.9% (-546)

Black: Richmond Heights
0.1% (546)

Asian: Cuyahoga County
13.5% (4,056)

Other: Richmond Heights
14.6% (-37)

Hispanic: Cuyahoga County
16.7% (9,213)

Source: American Community Survey, B03002;
Other* includes American Indian and Alaskan Native, Native Hawaiian and other Pacific Islander, Some other Race and two or more Race Populations as defined by the U.S. Census Bureau. In this report, Hispanics are separate from other Races.
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PERCENT CHANGE IN POPULATION BY RACE & ETHNICITY 2009-2014

White: -9.9% (53,390)
Black: 21.0% (792)
Asian: 13.5% (4,056)
Other: 1049.9% (229)
Hispanic: 16.7% (9,213)

Source: American Community Survey, B03002;
Other* includes American Indian and Alaskan Native, Native Hawaiian and other Pacific Islander, Some other Race and two or more Race Populations as defined by the U.S. Census Bureau. In this report, Hispanics are separate from other Races.
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AVERAGE HOUSEHOLDS SIZE

Richmond Heights

2000: 2.25
2009: 2.31
2014: 2.17

Cuyahoga County

2000: 2.44
2009: 2.39
2014: 2.37

First Suburbs

2000: 2.35
2009: 2.35
2014: 2.33
PERCENT CHANGE IN HOUSEHOLDS BY SIZE 2009-2014

Source: U.S. Census Bureau, P015; American Community Survey, B11001, B25009
PERCENT CHANGE IN HOUSEHOLDS BY SIZE 2009-2014

Source: U.S. Census Bureau, P015; American Community Survey, B11001, B25009
PERCENT CHANGE IN HOUSEHOLDS BY SIZE 2009-2014

Source: U.S. Census Bureau, P015; American Community Survey, B11001, B25009
PERCENT CHANGE IN HOUSEHOLDS BY SIZE 2009-2014

1-Person Household
- Richmond Heights: 15.7%
- Cuyahoga County: 2.3%

2-Person Household
- Richmond Heights: 20.0%
- Cuyahoga County: -0.6%

3 or more Person Household
- Richmond Heights: -9.5%
- Cuyahoga County: -5.9%

Source: U.S. Census Bureau, P015; American Community Survey, B11001, B25009
EDUCATIONAL ATTAINMENT, 2014

Richmond Heights
- Less than High School Diploma: 13.1%
- High School Graduate: 7.9%
- Bachelor's or Some College: 21.4%
- Master's or Higher: 57.5%

Cuyahoga County
- Less than High School Diploma: 9.7%
- High School Graduate: 9.7%
- Bachelor's or Some College: 28.4%
- Master's or Higher: 49.8%

First Suburbs
- Less than High School Diploma: 12.1%
- High School Graduate: 30.1%
- Bachelor's or Some College: 48.1%
- Master's or Higher: 9.7%

Source: American Community Survey, B15002
INCOME
MEDIAN HOUSEHOLD INCOME, 2014

Source: American Community Survey, B19001, B19013; Bureau of Labor Statistics Inflation Calculator Note: The Median Household Income for the First Suburbs is calculated as the weighted average of the median household incomes)
MEDIAN HOUSEHOLD INCOME 2009 and 2014

Source: American Community Survey, B19001, B19013; Bureau of Labor Statistics Inflation Calculator Note: The Median Household Income for the First Suburbs is calculated as the weighted average of the median household incomes)
MEDIAN HOUSEHOLD INCOME 2009 and 2014

Source: American Community Survey, B19001, B19013; Bureau of Labor Statistics Inflation Calculator

Note: The Median Household Income for the First Suburbs is calculated as the weighted average of the median household incomes.
CHANGE IN HOUSEHOLDS BY INCOME CATEGORY 2009-2014

Source: American Community Survey, B19001, B19013; Bureau of Labor Statistics Inflation Calculator
Note: The Median Household Income for the First Suburbs is calculated as the weighted average of the median household incomes.
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Source: American Community Survey, B19001, B19013; Bureau of Labor Statistics Inflation Calculator
Note: The Median Household Income for the First Suburbs is calculated as the weighted average of the median household incomes.
HOUSING
PERCENT CHANGE IN HOUSING UNITS, 2009-2014

Source: U.S. Census H001; American Community Survey, B25001, B25024, B245034
YEAR BUILT

2000 or later
- 4.6% Cuyahoga County
- 9.4% Richmond Heights

1990 to 1999
- 5.6% Cuyahoga County
- 10.3% Richmond Heights

1980 to 1989
- 5.5% Cuyahoga County
- 9.0% Richmond Heights

1970 to 1979
- 10.0% Cuyahoga County
- 15.8% Richmond Heights

1960 to 1969
- 13.5% Cuyahoga County
- 22.6% Richmond Heights

1950 to 1959
- 20.3% Cuyahoga County
- 25.0% Richmond Heights

1940 to 1949
- 10.2% Cuyahoga County
- 3.8% Richmond Heights

1939 or earlier
- 30.4% Cuyahoga County
- 4.1% Richmond Heights

Source: U.S. Census H001; American Community Survey, B25001, B25024, B245034
YEAR BUILT

- 1939 or earlier
  - Cuyahoga County: 30.4%
  - Richmond Heights: 4.1%
- 1940 to 1949
  - Cuyahoga County: 10.2%
  - Richmond Heights: 3.8%
- 1950 to 1959
  - Cuyahoga County: 20.3%
  - Richmond Heights: 25.0%
- 1960 to 1969
  - Cuyahoga County: 13.5%
  - Richmond Heights: 22.6%
- 1970 to 1979
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- Cuyahoga County
- Richmond Heights

Source: U.S. Census H001; American Community Survey, B25001, B25024, B245034
NUMBER OF UNITS IN STRUCTURE

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### Median Sales Prices, 2009-2015

<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td>Richmond Heights</td>
<td>$126,000</td>
<td>$124,500</td>
<td>$116,667</td>
<td>$113,900</td>
<td>$109,000</td>
<td>$112,000</td>
<td>$118,500</td>
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<tr>
<td>Cuyahoga County</td>
<td>$111,000</td>
<td>$114,900</td>
<td>$110,581</td>
<td>$115,000</td>
<td>$115,000</td>
<td>$114,667</td>
<td>$119,500</td>
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<td>Euclid</td>
<td>$69,263</td>
<td>$73,750</td>
<td>$65,000</td>
<td>$63,900</td>
<td>$49,800</td>
<td>$50,000</td>
<td>$52,657</td>
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<td>South Euclid</td>
<td>$86,000</td>
<td>$82,250</td>
<td>$67,774</td>
<td>$75,000</td>
<td>$75,168</td>
<td>$72,000</td>
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<td>Bedford</td>
<td>$67,075</td>
<td>$77,100</td>
<td>$65,700</td>
<td>$70,000</td>
<td>$92,000</td>
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<tr>
<td>Highland Heights</td>
<td>$215,625</td>
<td>$205,000</td>
<td>$217,670</td>
<td>$205,997</td>
<td>$193,000</td>
<td>$219,000</td>
<td>$263,750</td>
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</table>

Source: Maxine Levine College of Urban Affairs, Cleveland State University. (Note: Eastern Suburbs refers to all suburbs east of the Cuyahoga River. Data indicates median sales price. Exception 2012 is median sales price through November)
MEDIAN HOUSING VALUE BY BLOCK GROUP

LEGEND

Median Housing Value by Block Group
- $112,400 - $124,300
- $124,300 - $140,000
- $140,000 - $159,700
- Data Not Available
HOUSING MARKET STRENGTH

- Poverty
- Tax delinquency
- Mortgage foreclosure
- Demolitions
- Vacancy
- Change in valuation
- Unemployment rate
PERCENT OWNER-OCCUPIED 2009 and 2014

Source: American Community Survey, B25002, B25003
PERCENT RENTER-OCCUPIED 2009 and 2014

Source: American Community Survey, B25002, B25003
VACANCY RATES

Richmond Heights

- Occupied: 85.6%
- Vacant: 14.4%

Cuyahoga County

- Occupied: 86.3%
- Vacant: 13.7%

First Suburbs

- Occupied: 87.9%
- Vacant: 12.1%

Source: American Community Survey, B25002, B25003
TYPES OF VACANCY 2014

Source: American Community Survey, B25002, B25003 (Note: “Other vacant” consist of units that do not fit in other categories.)
Noted the need to refine categories and account for the relationship between Richmond Heights and South Euclid School District.

Source: Cuyahoga County Fiscal Office
Income Tax Collected by Jurisdiction, 2015*

- South Euclid: $10
- Highland Heights: $12
- Euclid: $25
- Richmond Heights: $6

*This will improve due to the passage of the change in the Tax Credit Limit approved on the November 2015 Ballot.
EMPLOYMENT
TOTAL EMPLOYMENT ANNUALLY, AND PERCENT CHANGE COMPARED TO 2005 BASELINE

Source: Longitudinal Employer-Household Dynamics
PERCENT CHANGE IN EMPLOYMENT COMPARED TO PREVIOUS YEAR

- Richmond Heights
- Cuyahoga County
- First Suburbs
PERCENT OF TOTAL EMPLOYMENT BY SECTOR

Source: American Community Survey, B25002, B25003
**COMMUTING METHOD**

Richmond Heights Average Commute 23 min.

Cuyahoga County

First Suburbs

VEHICLES PER OWNER-OCCUPIED HOUSEHOLD

Note: The need to try and refine where the no vehicle households are located for the transit needs

Source: American Community Survey, B15002
VEHICLES PER RENTER-OCCUPIED HOUSEHOLD

Note: The need to try and refine where the no vehicle households are located for the transit needs

Source: American Community Survey, B15002
TRANSIT ROUTES

<table>
<thead>
<tr>
<th>Route</th>
<th>Peak Headways</th>
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</thead>
<tbody>
<tr>
<td>94</td>
<td>1 hr</td>
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<tr>
<td>7</td>
<td>40 min</td>
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</tbody>
</table>
ENVIRONMENT & OPEN SPACES
WATERWAYS & STEEP SLOPES

Legend

- Watershed Boundary
- Major River, Stream, Lake
- Stream
- Ditch
- Wetland
- Riparian Buffer

Percent of Slope

- 12.7% - 18% Percent of Slope
- 18.1% - 461% Percent of Slope
- Building Footprint

• Euclid Creek is significant
• Few other wetlands and natural rivers
• Most steep slopes along rivers and Portage Escarpment
TREE CANOPY

**Community** | **Tree Canopy Coverage**
--- | ---
Cleveland | 19.2%
Euclid | 27.4%
First Suburbs | 30.0%
**Richmond Heights** | 36.5%
Cuyahoga County | 37.6%
South Euclid | 39.5%
TRAILS, PARKS & OPEN SPACES

Legend
- Proposed Bike Path
- Existing Bike Path
- Major Water Feature
- Stream
- Ditch
- Park
- Other

Richmond Heights
Community Boundary
Highway
Major Road
Minor Road
Railroad

Richmond Heights
Highland Heights
Willoughby Hills
Lyndhurst
Greenway Projects

Priority Project: Transformative
- Significant, long-term projects
- Significant regional link / opportunity
- 10-20 years

Priority Project: Near-Term
- Relatively straightforward, “low hanging fruit” type projects
- 1-5 years

Project Under Development
- Under design or construction
- Resources allocated

Future Projects
- Additional opportunities
- Keep in consideration as part of CIP or routine maintenance projects
**Lakefront Connector**
- Work with partners to construct trail connection to lakefront portion of reservation.
- Support efforts to provide fish passage upstream from lido structure.

**Heritage Park Area**
- Route trail along Highland Road and through site crossing Euclid Avenue at school signal or Chardon Road as part of lakefront connector.
- Highland Road offers opportunities for signage designating property as part of Cleveland Metropark - option for recognition and branding along roadway.
- Upgrade quality of meadow and continue to reduce lawn.

**North Entry**
- Add HAWK signal and signage at trail crossing.
- Consider reconfiguring to T intersection to slow vehicular traffic and provide a safer experience for bicyclists and pedestrians. Move park gates north to intersection.

**Highland Area**
- Add trail signage when Lakefront Connector is complete.
- Add fitness areas (example Trust for Public Land fitness zone) and relocate Hallos to new west kelly area. Provide adjacent play area.
- Add bike rental and repair station.
- Rehabilitate or replace Smokehouse Shelter due to condition. Evaluate location.

**Creekside Area**
- Study creek and address failure of historic creekside retaining walls.
- Relocate APT away from critical points at edge of creek.

**Glenridge Area**
- Partner with City of Euclid to jointly work towards community trail connection.
- Supplement forest vegetation.
- Improve trail sustainability by stabilizing existing trail along roadway, defining trail on hillside, eliminating bootleg trails and addressing erosion.
- Identify stormwater and city water discharge issues and coordinate solution with city of Euclid and City of Cleveland. Implement engineered green infrastructure drainage tools to intercept water and reduce offsite impacts on park.

**Reservation-wide Considerations**
- Improve wayfinding along roadways and trails.
- Identify and implement strategic trail connections to regional trails and neighborhoods. Balance access with environmental sustainability.
- Improve condition of parking directly adjacent to Euclid Creek Parkway. Consider permeable paving. Continue to use shuttle for peak events.
- Identify and implement stormwater BMPs and other measures to protect park resources and manage against outside pressures.

**Mt. Baldy Area**
- Evaluate protection options.
- Provide guided programs and keep aware of long-term options for improving access.

**Upper Highland Area**
- Add trail and overlook at confluence of east branch of Euclid Creek.
- Study replacement of old Highland bridge.
- Potentially rehabilitate or replace reservable shelter and consider alternative location at Quarry Area.

**Georgetown Area**
- Develop trail connection utilizing ROW from Old Highland Road to Georgetown Area or alternative trail connection from bluff to park.
- Implement erosion control best management practices at top of slope.

**Welsh Woods Area**
- Maintain historic integrity of Civilian Conservation Corps shelter. Consider retrofit as 4-season facility.
PLANNING, LAND USE, & ZONING
Additional Topics
Data needed for further analysis

- Local infrastructure plans
- CDBG investments and plans
- Demolitions, acquisitions, and housing investments
- Stormwater Management Plans
- Income Tax Receipts
WHAT’S NEXT
• **Stakeholder Interviews**  
  Current Conditions  
  Varies

• **Steering Committee Meeting #2**  
  Current Conditions  
  September 20, 2016

• **Project Team Meeting #3**  
  Community Vision  
  October 11, 2016

• **Public Meeting #1**  
  October 27, 2016
Additional Feedback?
Write us an email!
Any additional comments, please email mrichardson@cuyahogacounty.us
Thank you!
Questions & Discussion
County Planning

FOR OUR COMMUNITY
FOR OUR REGION
FOR OUR FUTURE