OUR MISSION

“To inform and provide services in support of the short and long term comprehensive planning, quality of life, environment, and economic development of Cuyahoga County and its cities, villages and townships.”

Glenn Coyne, FAICP, Executive Director

James Sonnhalter, Manager, Planning Services

Daniel Meaney, GISP, Manager, Information & Research

Micah Stryker, AICP, Project Lead

Rachel Novak, Planner

Hannah Kiraly, Planning Intern
COMMUNITY MASTER PLANS

• 2015
  • Beachwood
  • Cleveland Heights
  • University Heights
  • Parma Heights
  • Olmsted Falls

• 2016
  • Bay Village
  • Euclid
  • Richmond Heights
  • Rocky River

• 2017
  • Mayfield Village
  • Strongsville
  • Maple Heights
  • Brecksville
  • Parma Town Center
COUNTY WIDE HOUSING STUDY
Plan to determine housing needs, market demand, and best practices

PLACE BASED ECONOMIC DEVELOPMENT PLAN
Countywide economic development framework
CUYAHOGA GREENWAYS
CUYAHOGA GREENWAYS: CANDIDATE ROUTES (CURRENT)

✓ Includes **on-** and **off-street** routes

✓ Includes **existing**, **planned**, and **proposed** routes

✓ In some cases, may be desire to upgrade existing facility to a higher level facility
CUYAHOGA GREENWAYS: CANDIDATE ROUTES (REGIONAL NETWORK DRAFT)

✓ Emphasizes trail (all ages & all abilities) connections with a regional, cross-county opportunity

✓ Other candidate routes are part of a “supporting” system of on-road and off-road links
PLANNING PROCESS
MEETING AGENDA
• WHAT IS A MASTER PLAN?
• PROJECT PHASES
• ROLES & RESPONSIBILITIES
• CURRENT CONDITIONS
• COMMUNITY VISION
• NEXT STEPS
• YOUR FEEDBACK
• WHAT IS A MASTER PLAN?
• PROJECT PHASES
• ROLES & RESPONSIBILITIES
• CURRENT CONDITIONS
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WHAT IS A MASTER PLAN?
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• PROJECT PHASES
• ROLES & RESPONSIBILITIES
• CURRENT CONDITIONS
• COMMUNITY VISION
• NEXT STEPS
• YOUR FEEDBACK
PLANNING PROCESS
WHAT IS A MASTER PLAN
WHAT IS A MASTER PLAN?

✓ A long-term plan for how the community wants to grow and develop in the future

✓ Inventories what exists today and outlines the community’s vision for the future

✓ Describes concrete action steps to achieve the vision
WHY PLAN?

✓ Provides the opportunity for **community input**

✓ **Prepares** the City, residents, and businesses for the **future**

✓ **Shapes future development** to match the community’s priorities

✓ Provides a **competitive advantage** in applying for grant funding
PLANNING PROCESS
PROJECT PHASES
STRONGSVILLE MASTER PLAN: FIVE STEPS
Current Conditions

✓ Develop demographic, land use, and housing overview

✓ Draft completed January 2018
STRONGSVILLE MASTER PLAN: STEP TWO

Community Vision

✓ Vision for how the community wants to grow and develop in the coming decade (Current Phase)

✓ Stakeholder interviews were conducted on December 11th & 12th, 2017
STRONGSVILLE MASTER PLAN: STEP THREE

Goals & Actions

✓ Goals and action steps to achieve the community’s desired future
STRONGSVILLE MASTER PLAN: STEP FOUR

Implementation

✓ Partners, priorities, and responsibilities for undertaking actions
Draft Master Plan

✓ Combined and completed Master Plan document
## MASTER PLAN TIMELINE

<table>
<thead>
<tr>
<th>Stage</th>
<th>Target Completion</th>
<th>Meetings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Conditions</td>
<td>✓ October 2017</td>
<td>✓ Project Team #1 &amp; #2</td>
</tr>
<tr>
<td>Community Vision</td>
<td>✓ Late February 2018</td>
<td>✓ Project Team #3 &amp; #4</td>
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<tr>
<td></td>
<td>✓ Public Open House #1</td>
<td></td>
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<tr>
<td>Policy Development</td>
<td>✓ May 2018</td>
<td>✓ Project Team #5 &amp; #6</td>
</tr>
<tr>
<td></td>
<td>✓ Public Open House #2</td>
<td></td>
</tr>
<tr>
<td>Implementation Plan</td>
<td>✓ Mid June 2018</td>
<td>✓ Project Team #7 &amp; #8</td>
</tr>
<tr>
<td>Final Plan</td>
<td>✓ Mid August 2018</td>
<td>✓ Project Team #9 &amp; #10</td>
</tr>
<tr>
<td></td>
<td>✓ Public Open House #3</td>
<td></td>
</tr>
<tr>
<td></td>
<td>✓ Present to Council</td>
<td></td>
</tr>
</tbody>
</table>
USING THE MASTER PLAN

✓ **ADOPT** it to make it an official policy

✓ **USE** it as a tool and reference when considering actions and applying for grant funding

✓ **UPDATE** it over time and when circumstances change
PLANNING PROCESS
ROLES & RESPONSIBILITIES
The Public are all interested residents, business owners, or stakeholders

✓ Provides comment on the plan whether in person or online

✓ Ensures the plan has the endorsement of residents and business owners
ROLES & RESPONSIBILITIES:
COMMUNITY STAKEHOLDERS

Community Stakeholders are invested members of the community that represents a broad cross section of the City

✓ School district representatives, residents/families, homeowners, business owners, realtors, home builders, senior services representatives, civic leaders, organization/group leaders, City Council members, etc.
✓ Each stakeholder interviewee was allotted one hour and County Planning provided contacts if a stakeholder had more comments that they wanted to provide
✓ Interviews were conducted on December 11th & 12th 2017
✓ A total of **twenty-two (22) interviews** were conducted

Interview Content & Questions
• Stakeholder Perspective
• Vision for the City
• Strengths, Weaknesses, Opportunities, Threats (SWOT Analysis)
• Focus Areas
ROLES & RESPONSIBILITIES: PROJECT TEAM

The Project Team is a smaller group of City Directors and staff

✓ Share expertise and on-the-ground knowledge
✓ Assist in the collection of data, images, and other community resources
✓ Review in-depth documents before release
ROLES & RESPONSIBILITIES:
COUNTY PLANNING

County Planning are the facilitators of the planning process

✓ Translates concerns and suggestions into plan documents
✓ Offers planning expertise and innovative ideas
✓ Consolidates various plans into a single, comprehensive document
PLANNING PROCESS
CURRENT CONDITIONS
1.1 COMMUNITY PROFILE
- Population
- Density
- Households
- Race & Ethnicity
- Educational Attainment
- Income
- Occupancy & Vacancy
- Tenure
- Rent
- Affordability
- Housing Units
- Housing Market
- Home Sales
- Condominium Sales
- Property Tax
- Income Tax
- Employment
- Employment Centers

1.2 TRANSPORTATION & INFRASTRUCTURE PROFILE
- Commute
- Vehicle Ownership
- Local Infrastructure Projects
- Regional Infrastructure Projects
- Transit Coverage & Routes
- Bike Routes
- Walkability
- Connectivity

1.3 COMMUNITY SERVICES PROFILE
- Police Department
- Fire & Emergency Services
- Citizens Corps
- Parks & Recreation
- Schools
- Library

1.4 LAND USE PROFILE
- Land Use
- Business Parks
- Zoning
- Vacant Land
- Parks & Open Space
- Tree Canopy
- Waterways & Slopes
KEY FINDINGS

Population Growth, 1950 to 2016

Population Pyramid, 2015

85 and over
- Cuyahoga County: 2.7%
- Strongsville: 2.7%

80 to 84
- Cuyahoga County: 2.3%
- Strongsville: 2.2%

75 to 79
- Cuyahoga County: 2.8%
- Strongsville: 3.3%

70 to 74
- Cuyahoga County: 3.5%
- Strongsville: 4.0%

65 to 69
- Cuyahoga County: 4.8%
- Strongsville: 6.2%

60 to 64
- Cuyahoga County: 6.5%
- Strongsville: 6.8%

55 to 59
- Cuyahoga County: 7.4%
- Strongsville: 9.4%

50 to 54
- Cuyahoga County: 7.6%
- Strongsville: 8.5%

45 to 49
- Cuyahoga County: 6.7%
- Strongsville: 8.1%

40 to 44
- Cuyahoga County: 6.1%
- Strongsville: 6.5%

35 to 39
- Cuyahoga County: 5.7%
- Strongsville: 5.4%

30 to 34
- Cuyahoga County: 6.3%
- Strongsville: 4.7%

25 to 29
- Cuyahoga County: 6.6%
- Strongsville: 4.3%

20 to 24
- Cuyahoga County: 6.5%
- Strongsville: 4.6%

15 to 19
- Cuyahoga County: 6.5%
- Strongsville: 6.4%

10 to 14
- Cuyahoga County: 6.2%
- Strongsville: 6.4%

5 to 9
- Cuyahoga County: 5.8%
- Strongsville: 5.6%

Under 5
- Cuyahoga County: 5.8%
- Strongsville: 4.9%
KEY FINDINGS

Percent Change in Household Size, 2000 to 2015

Average Household Size, 2015

2000 United States Census

2000 United States Census

2000
2010
2015

-2.6%
-4.8%

Strongsville
Peer Communities
Cuyahoga County
KEY FINDINGS

Housing Units, Year Built

<table>
<thead>
<tr>
<th>Year Built</th>
<th>Cuyahoga County</th>
<th>Strongsville</th>
</tr>
</thead>
<tbody>
<tr>
<td>1939 or earlier</td>
<td>22.0%</td>
<td>2.1%</td>
</tr>
<tr>
<td>1940 to 1949</td>
<td>10.3%</td>
<td>1.5%</td>
</tr>
<tr>
<td>1950 to 1959</td>
<td>26.9%</td>
<td>8.5%</td>
</tr>
<tr>
<td>1960 to 1969</td>
<td>14.9%</td>
<td>8.4%</td>
</tr>
<tr>
<td>1970 to 1979</td>
<td>8.6%</td>
<td>27.3%</td>
</tr>
<tr>
<td>1980 to 1989</td>
<td>6.0%</td>
<td>19.1%</td>
</tr>
<tr>
<td>1990 to 1999</td>
<td>6.2%</td>
<td>22.0%</td>
</tr>
<tr>
<td>2000 or later</td>
<td>5.1%</td>
<td>11.1%</td>
</tr>
</tbody>
</table>

Percent Change in Housing Units, 2000 to 2015

- Strongville: 9.3%
- Peer Communities: 3.9%
- Cuyahoga County: 0.0%
KEY FINDINGS

Percentage Change in Employment Compared to 2005

<table>
<thead>
<tr>
<th>Year</th>
<th>Strongville</th>
<th>Peer Communities</th>
<th>Cuyahoga County</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006</td>
<td>6.3%</td>
<td>-1.4%</td>
<td>-3.0%</td>
</tr>
<tr>
<td>2007</td>
<td>4.6%</td>
<td>-1.4%</td>
<td>-3.0%</td>
</tr>
<tr>
<td>2008</td>
<td>7.3%</td>
<td>-1.4%</td>
<td>-3.0%</td>
</tr>
<tr>
<td>2009</td>
<td>-1.4%</td>
<td>1.5%</td>
<td>-3.0%</td>
</tr>
<tr>
<td>2010</td>
<td>4.8%</td>
<td>-1.4%</td>
<td>-3.0%</td>
</tr>
<tr>
<td>2011</td>
<td>5.7%</td>
<td>1.5%</td>
<td>-3.0%</td>
</tr>
<tr>
<td>2012</td>
<td>4.6%</td>
<td>-1.4%</td>
<td>1.5%</td>
</tr>
<tr>
<td>2013</td>
<td>4.6%</td>
<td>-1.4%</td>
<td>1.5%</td>
</tr>
<tr>
<td>2014</td>
<td>8.2%</td>
<td>-1.4%</td>
<td>1.5%</td>
</tr>
<tr>
<td>2015</td>
<td>5.7%</td>
<td>-1.4%</td>
<td>1.5%</td>
</tr>
</tbody>
</table>
### KEY FINDINGS

**Commuting Direction, 2015**

- **Living and working in the City:** 19,960 Workers
- **Living outside the City, but employed within:** 2,862 Workers
- **Living outside the City, but employed outside:** 19,527 Workers

---

**Commuting Destinations, 2015**

<table>
<thead>
<tr>
<th>Destination</th>
<th>Number of Residents Employed at Destination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strongsville</td>
<td>2,862</td>
</tr>
<tr>
<td>Downtown Cleveland</td>
<td>1,282</td>
</tr>
<tr>
<td>Middleburg Heights</td>
<td>1,070</td>
</tr>
<tr>
<td>University Circle</td>
<td>837</td>
</tr>
<tr>
<td>Parma</td>
<td>711</td>
</tr>
<tr>
<td>All Other Locations</td>
<td>16,060</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>22,822</strong></td>
</tr>
</tbody>
</table>
KEY FINDINGS

Commuting Method, 2015

- Drove alone: 87.0%
- Carpoled: 4.8%
- Public transit: 2.2%
- Walked: 2.3%
- Other: 1.2%
- Worked at home: 3.4%

Percent and Numeric Change in Households by Number of Vehicles Owned, 2010 to 2015

- 1 or No Vehicles: -1.7%
- 2 Vehicles: +4.8% (367)
- 3 or More Vehicles: +6.2% (236)

KEY FINDINGS: TRANSIT COVERAGE

LEGEN
- Purple: Within ¼ mile of a bus stop
- Gray: Within ½ mile of a bus stop
- Blue: Bus Route 51
- Orange: Bus Route 251
- Green: Park and Ride

Greater Cleveland Regional Transit Authority
KEY FINDINGS: BIKE ROUTES
KEY FINDINGS: SIDEWALK INVENTORY

LEGEND
- Sidewalks Both Sides
- Sidewalks One Side
- Sidewalks No Sides
PLANNING PROCESS
COMMUNITY VISION
COMMUNITY VISION

• Feedback from the Current Conditions document, SWOT responses, stakeholder interviews, and Project Team discussions were synthesized to create unified Vision Themes

• Vision statement or unifying theme for the Plan
• Broad Goals to frame the development of actions and Focus Area plans
• Vision Statement, Themes, Principles, Focus Areas
“A City that embraces innovation, adaptation, and regional leadership, while being committed to preserving strong neighborhoods for families, high quality services for residents, economic growth for business, financial stewardship for the community, and open space for the region. Thereby maintaining the City’s high Quality of Life for generations to come.”
THEME #1: CONNECTED

Principles

1) Promote Multi-Modal Transportation on a Local and Regional Scale

2) Invest in Innovative Infrastructure, such as Complete and Green Streets

3) Link Parks, Amenities & Commercial Areas

4) Seek Regional Traffic Solutions
THEME #2: ENGAGED

Principles

1) Support Active & Involved Residents

2) Provide Amenities & Services

3) Connect People, Groups & Organizations

4) Celebrate Your City
THEME #3: VIBRANT

Principles

1) Create a Consistent City Identity

2) Beautiful & Vibrant Neighborhoods

3) Protect Parks & Greenspace

4) Prioritize Redevelopment
THEME #4: RESPONSIVE

Principles

1) Maintain Strong Economic Development Focus – “Business Friendly”

2) Modernize Zoning & Development Codes

3) Regional Leadership & Collaboration

4) Anticipate Future Needs & Trends
FOCUS AREAS

✓ The Focus Areas are places where additional transportation and land use analysis and review will take place as part of the Master Plan.

✓ They include diverse areas including commercial nodes, transportation corridors, and business parks.

✓ Each Focus Area is a defined location within which specific strategies and policies will be outlined to guide development.
FOCUS AREA:

City Center

✓ Promote Multi-Modal Transportation
✓ Create a Consistent Identity
✓ Seek Regional Traffic Solutions
✓ Provide Amenities & Services
✓ Invest in Innovative Infrastructure, such as Complete and Green Streets
✓ Celebrate Your City
✓ Support Active & Involved Residents
FOCUS AREA:

Southpark Mall

✓ Anticipate Future Needs & Trends
✓ Create a Consistent Identity
✓ Connect People, Groups, & Organizations
✓ Protect Parks & Greenspace
✓ Maintain Strong Economic Development Focus
✓ Provide Regional Leadership & Collaboration
✓ Modernize Zoning & Development Codes
✓ Link Parks, Amenities, and Commercial Areas
Focus Area: Prospect Westwood

- Maintain Strong Economic Development Focus
- Create a Consistent Identity
- Prioritize Redevelopment
- Provide Safe & Multi-Modal Transportation
- Connect People, Groups, & Organizations
- Provide Beautiful & Vibrant Neighborhoods
FOCUS AREA:

Business Parks

✓ Protect the Economic Base
✓ Anticipate Future Needs & Trends
✓ Invest in Innovative Infrastructure, such as complete and green streets
✓ Protect Parks & Greenspace
✓ Provide Regional Leadership & Collaboration
✓ Modernize Zoning & Development Codes
FOCUS CORRIDORS

✓ The Focus Corridors are places where additional transportation analysis and review will take place as part of the Master Plan.

✓ They are main thoroughfares, and include mostly commercial areas.

✓ Each Corridor is a defined location within which specific strategies and policies will be outlined to guide development.

✓ The Focus Corridors also includes a Bike/ Pedestrian Connectivity for the City to include areas outside major corridors.
FOCUS CORRIDOR:

Pearl North

- Promote Multi-Modal Transportation
- Create a Consistent Identity
- Prioritize Redevelopment
- Modernize Zoning & Development Codes
- Connect People, Groups, & Organizations
FOCUS CORRIDOR:

Pearl Central

- Promote Multi-Modal Transportation
- Create a Consistent Identity
- Prioritize Redevelopment
- Modernize Zoning & Development Codes
- Seek Regional Traffic Solutions
- Connect People, Groups, & Organizations
Pearl South

- Promote Multi-Modal Transportation
- Modernize Zoning & Development Codes
- Protect Parks & Greenspace
- Provide Beautiful & Vibrant Neighborhoods
- Invest in Innovative Infrastructure, such as complete and green streets
- Celebrate Your City
FOCUS CORRIDOR:

Royalton West

✓ Promote Multi-Modal Transportation
✓ Protect Parks & Greenspace
✓ Provide Beautiful & Vibrant Neighborhoods
✓ Connect People, Groups, & Organizations
FOCUS CORRIDOR:

Royalton Central

✓ Promote Multi-Modal Transportation
✓ Create a Consistent Identity
✓ Prioritize Redevelopment
✓ Modernize Zoning & Development Codes
✓ Provide Amenities & Services
✓ Provide Regional Leadership & Collaboration
✓ Invest in Innovative Infrastructure, such as complete and green streets
✓ Seek Regional Traffic Solutions
FOCUS CORRIDOR:

Royalton East

❖ Promote Multi-Modal Transportation
❖ Modernize Zoning & Development Codes
❖ Provide Amenities & Services
❖ Provide Regional Leadership & Collaboration
❖ Connect People, Groups, & Organizations
❖ Provide Beautiful & Vibrant Neighborhoods
FOCUS CORRIDOR:

Bike/Pedestrian Connectivity Network

✓ Promote Multi-Modal Transportation
✓ Invest in Innovative Infrastructure, such as complete and green streets
✓ Provide Amenities & Services
✓ Provide Regional Leadership & Collaboration
✓ Provide Beautiful & Vibrant Neighborhoods
**FOCUS CORRIDOR:**

**Intersection Improvements**

- Promote Multi-Modal Transportation
- Invest in Innovative Infrastructure, such as complete and green streets
- Provide Regional Leadership & Collaboration
PLANNING PROCESS
NEXT STEPS
GATHERING FEEDBACK

MY VISION FOR STRONGSVILLE IS...

1. **Active parks**
   - Description: Engaged citizens

2. **Beautiful streets**
   - Description: Livedo parks, avenues, & common areas

3. **City events**
   - Description: Service delivery, public safety, and community engagement

Guiding Principle

**Core Theme: Connected**

1. **Connectivity to Public Transportation - Local & Regional**
   - Description:不佳的性情况下，这可能会导致问题的出现。例如，交通的流动性和便利性是至关重要的，它影响着人们的生活质量，经济活动，以及整个城市的竞争力。因此，我们需要制定有效的计划来改善交通系统，确保城市能够连接起来，促进经济增长，提高居民的生活质量。

2. **Connectivity to the Environment**
   - Description: 我们应该重视环境保护和可持续发展。通过改善环境，我们可以保护我们的自然资源，减少污染，提高人们的健康和福祉。这包括建立绿色空间，推广可再生能源，以及鼓励公共交通和低碳交通方式。

3. **Connectivity to Economic Development**
   - Description: 为了促进经济发展，我们需要确保我们的城市能够吸引人才和投资。这包括建设高效的基础设施，提供良好的工作机会，以及创造有利于商业和创新的环境。

4. **Connectivity to Social Equity**
   - Description: 我们的目标是创建一个包容性，公正的社会，让每个人都能有机会繁荣发展。这包括改善教育和医疗资源的分配，支持弱势群体，以及促进社会创新和团结。

Comments

- Yes! Need better access!
- Great Idea!
- Great idea!
GATHERING FEEDBACK

FOCUS AREAS

The Focus Areas are places where additional transportation and facility needs are identified as priorities. These areas include a variety of land uses including commercial, industrial, residential, and recreational for specific parts of the community. Please indicate your focus area on the map to provide feedback. Place a red dot on opportunities for improvement. Please write your comments on the map area provided.
GATHERING FEEDBACK

FOCUS AREAS

The Focus Areas are places where potential transportation and land use improvements will be evaluated as part of the National Plan. These Focus Areas are identified in the existing comprehensive planning documents and represent the specific set of areas that will be prioritized for improvement. Please use the comments form to provide your input.

Legend
- Traffic
- Parks
- Access
- Protected Areas
- Development

“Like” Dot
- More Trees!

“Improve” Dot
- Safer roads!
OTHER IDEAS?

• Write down any thoughts, comments, or suggestions on Comment Sheets

• Leave Comment Sheets in the box near the entrance or with a County Planning representative

Additional thoughts?
• Email us at rnovak@cuyahogacounty.us
• Complete Online Survey:
  • https://www.surveymonkey.com/r/StrongsvillePM1Survey
MASTER PLAN TIMELINE

Current Conditions

Community Vision

Policy Development

Implementation Plan

Final Plan

Target Completion: ✓ October 2017
Meetings: ✓ Project Team #1 & #2
✓ Public Open House #1

Target Completion: ✓ Late February 2018
Meetings: ✓ Project Team #3 & #4
✓ Public Open House #2

Target Completion: ✓ May 2018
Meetings: ✓ Project Team #5 & #6

Target Completion: ✓ Mid June 2018
Meetings: ✓ Project Team #7 & #8

Target Completion: ✓ Mid August 2018
Meetings: ✓ Project Team #9 & #10
✓ Public Open House #3
✓ Present to Council
Economic growth and change over the last 15 years has shown the City of Strongsville the importance of having a plan to direct future growth and development. The City has engaged County Planning to help create a vision and framework for the next ten years.
Thank you!
Questions & Discussion

Additional Questions or Feedback?
Call or write us an email:

Micah Stryker
mstryker@cuyahogacounty.us

Rachel Novak
rnovak@cuyahogacounty.us

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