

2. Current Conditions

WHATS INSIDE

Many factors affect a community's future, including population and housing trends, income and tax revenues, proximity to transit, and natural features. These elements are important in establishing a baseline for what exists today, what challenges must be addressed, and what opportunities may arise.

County Planning completed an in-depth analysis of current conditions and an overall assessment of trends in Maple Heights. The data in the Current Conditions section comes from numerous sources, including the U.S. Census American Community Survey, Cuyahoga County, the US Postal Service, the Cuyahoga County Planning Commission, and the City of Maple Heights. The complete assessment is available in the appendices, but this section includes an overview of the most pertinent data and most significant trends in Maple Heights.

HOW DO I USE IT?

The Current Conditions section gives a baseline understanding of the community. This data was used to inform the Master Plan's goals and actions. You can use this information to get a better understanding of community issues and opportunities.

CURRENT CONDITIONS

- Current Conditions Overview, page 24
- Key Findings, page 25

2.1 CURRENT CONDITIONS OVERVIEW

The Current Conditions document covered more than three dozen topics including demographics, housing, land use, and transportation data. The full Current Conditions findings are available as an appendix, but an overview of major findings is provided here.

POPULATION

- Maple Heights' **total population has fallen** in the past 30 years. Since a peak population of 34,093 in 1970, the population has fallen 34.1% to 22,792 in 2015.
- While the population has fallen, **the total number of households has remained fairly steady**, falling only 6.1% since 1970. This indicates that population loss has come as a result of smaller households, and less as a result of fewer households.
- While population has fallen overall, certain age groups are increasing. The **population of young adults has increased** by 26.1% in the five years between 2010 and 2015, while the populations of children and working age adults have decreased.

HOUSING AND INCOME

- The **median household income in Maple Heights is lower than the County average** and has fallen between 2010 and 2015.
- Homeownership rates have fallen from 76.3% to 64.1% between 2010 and 2015, but **homeownership rates are higher than the County average**.
- While Maple Heights and the Northeast Ohio region were hit hard by the Great Recession and housing crisis, home prices have begun to rebound. Between 2014 and 2018, **home sales prices in the City increased by 18%**.

TRANSPORTATION

- **Vehicle ownership in Maple Heights has been falling**, which is consistent with smaller household size and increase in young adults. The number of households that own one or no vehicles has increased 6.2% between 2010 and 2015, while the number of households owning two or more vehicles has decreased.
- **Transit coverage in Maple Heights is very good** during the work day, with four bus routes that run through the City. Outside of working hours and on weekends, bus frequency is much lower, making travel difficult for families without access to a vehicle.
- The City does not have any bike lanes or trails, but a number of larger planning studies have identified corridors in Maple Heights as being **regionally important bike connectors**.
- **Norfolk Southern's Cleveland Intermodal Terminal** is located in Maple Heights. This high capacity rail yard can be an asset for manufacturers or shippers that need access to rail transportation.

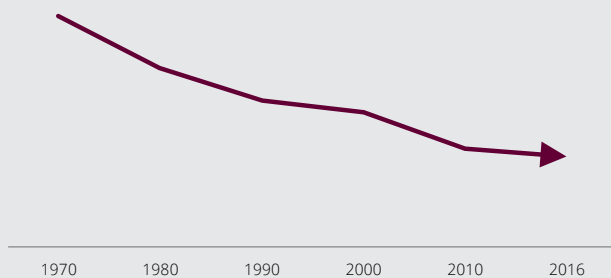
LAND USE

- Maple Heights has a large manufacturing sector, with almost **13% of total land in the City used for industrial purposes**. This can provide opportunities for employment and income for residents.
- The **number of trees in Maple Heights is low** compared to Countywide averages. Trees can reduce heating costs, limit flooding, and improve residential property values when present.
- The City of Maple Heights is mostly built-out with housing, commercial, and industrial uses; however, **9% of City land remains vacant**. A number of these vacant areas are undeveloped residential subdivisions that could be development opportunities in the future.

POPULATION

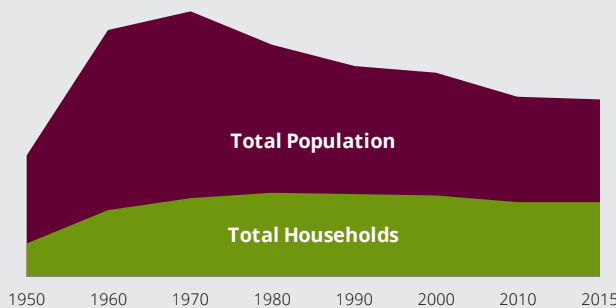
THE CITY'S POPULATION HAS FALLEN 34.1% SINCE 1970...

Maple Heights' population peaked in 1970 at 34,093 residents before falling 34.1% to 22,792 in 2015. This loss in population mirrors population changes in other built-out communities in Cuyahoga County, which generally peaked in the 1970s after which little new land was available.



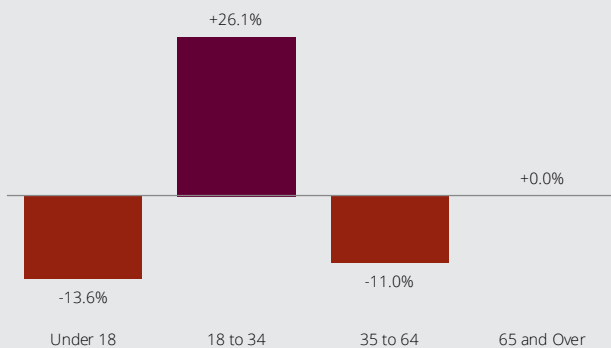
...BUT MOST POPULATION LOSS IS BECAUSE OF SMALLER HOUSEHOLDS

While Maple Heights' population has fallen significantly since 1970, the total number of households has remained relatively stable. The City has lost only 6.1% of its households compared to 34.1% of its population, meaning that the vast majority of population loss has been as the result of smaller households.

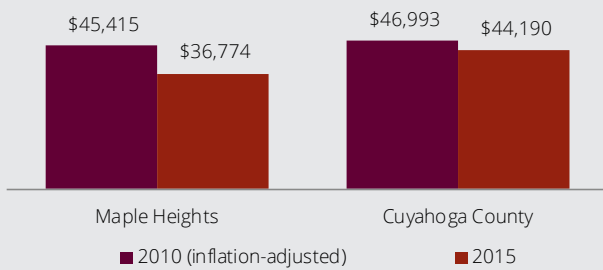


THE NUMBER OF YOUNG ADULTS HAS INCREASED RAPIDLY

Between 2010 and 2015, the City's total population fell 3.3%, but the population of young adults aged 18 to 34 increased 26.1%. This equates to an increase of 1,150 young adults while every other age group remained the same or decreased.

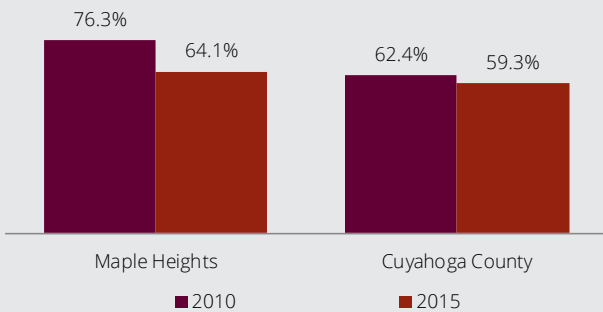


HOUSING & INCOME



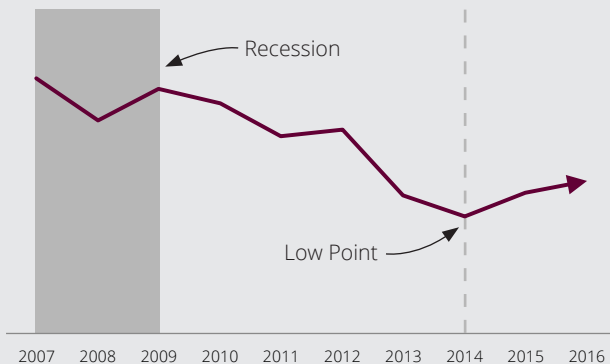
MEDIAN HOUSEHOLD INCOME IS FALLING

Median household income has fallen in Maple Heights in both raw numbers and when adjusted for inflation. It has fallen at a rate that is faster than the County as a whole and has major implications on the ability of residents to maintain their homes or support retail.



HOMEOWNERSHIP RATES ARE HIGH BUT DECREASING

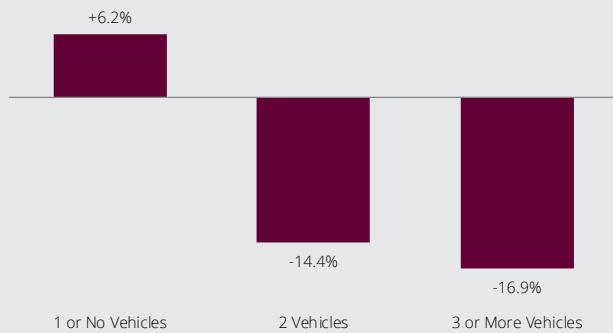
The homeownership rate in Maple Heights has fallen more than ten percentage points since 2010, but remains significantly higher than the County as a whole. This high level of homeownership allows residents to realize equity so long as home values rise.



HOME SALES PRICES ARE SLOWLY REBOUNDING

Home prices in Maple Heights and the region were heavily hit by the Great Recession and resulting economic restructuring. Prices in Maple Heights have still not recovered; however, they have begun to stabilize and rebound. Between 2014 and 2016, home sales prices increased by 18%.

TRANSPORTATION



MORE HOUSEHOLDS OWN JUST A SINGLE VEHICLE OR OWN NO VEHICLES

Since 2009, the number of households that own just a single car or do not own any vehicle has increased by 6.2% while households with two, three, or more vehicles have decreased. This increase in households with few vehicles has significantly outpaced increases in the County, Peer Communities, and First Suburbs.



AFTER 7 PM, BUSES ONLY ARRIVE ONCE AN HOUR

TRANSIT IS CHALLENGING OUTSIDE OF RUSH HOUR

Maple Heights has good transit coverage with four routes crossing the City, but there is an area around East 141st Street and Rockside Road where there are no RTA Routes within a ½ mile walk. In addition, the bus frequency on all routes is usually 30 - 45 minutes. The frequency decreases to 1 hour on all routes after 7:00p.m. daily, and on weekends. This makes travel difficult for families with no or few vehicles.

TRANSPORTATION

MAPLE HEIGHTS HAS
0 MILES
OF BIKE TRAILS OR LANES

THE CITY HAS NO BICYCLE FACILITIES

There are currently no bike lanes or trails in Maple Heights despite the number of households without a vehicle. There are limited paths at Kerruish Park just across the border in Cleveland where biking might be suitable, but these paths are largely recreational.

The Northeast Ohio Areawide Coordinating Agency (NOACA) identifies a high demand for bike travel in Maple Heights, and also identifies the Broadway Corridor as a priority bikeway. Likewise, the County Greenways Plan has identified a number of proposed routes through the City.

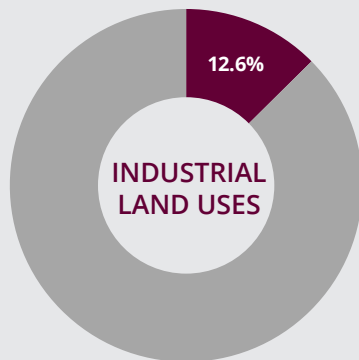


**NORFOLK SOUTHERN'S
INTERMODAL FACILITY IS
ALONG ONE OF THE NATION'S
HIGHEST-FREQUENCY RAIL
CORRIDORS**

NORFOLK SOUTHERN'S INTERMODAL FACILITY COULD BE AN ECONOMIC ENGINE

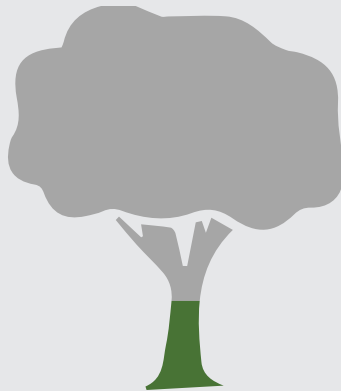
The Norfolk Southern Intermodal Facility parallel to Broadway is along one of the highest-frequency rail corridors in the nation. The ability of manufacturers and shippers to use this facility could provide an incentive for development within Maple Heights. As such, the intermodal facility should act as an economic engine for the City of Maple Heights.

LAND USE



THE CITY HAS A STRONG INDUSTRIAL BASE

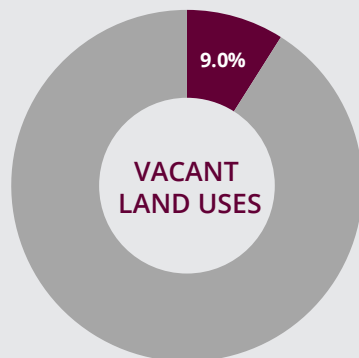
Industrial land use in Maple Heights accounts for approximately 13% of the total land use, the third largest land use category after residential and institutional. In a 'bedroom community' such as Maple Heights, industrial land can provide major property tax and income tax revenue for the City and the School District.



ONLY 23.2% OF MAPLE HEIGHTS HAS AN INTACT TREE CANOPY

TREE CANOPY COVERAGE IS AMONG THE LOWEST IN THE COUNTY

The percentage of Maple Heights' land area that is under an intact tree canopy is 23.2%, one of the lowest tree canopy percentages in Cuyahoga County. The County's average tree canopy coverage is 37.6%, but nearby communities such as Bedford Heights, Garfield Heights, and Warrensville Heights have similar tree canopies to Maple Heights.



VACANT LAND CAN PROVIDE DEVELOPMENT OPPORTUNITIES

Vacant land can provide a number of opportunities for economic revitalization, development, or civic opportunities. Maple Heights has a number of larger vacant parcels within its office and industrial districts, as well as large, undeveloped residential subdivisions that could act as economic engines to grow the population, increase the City's tax base, or provide park space.