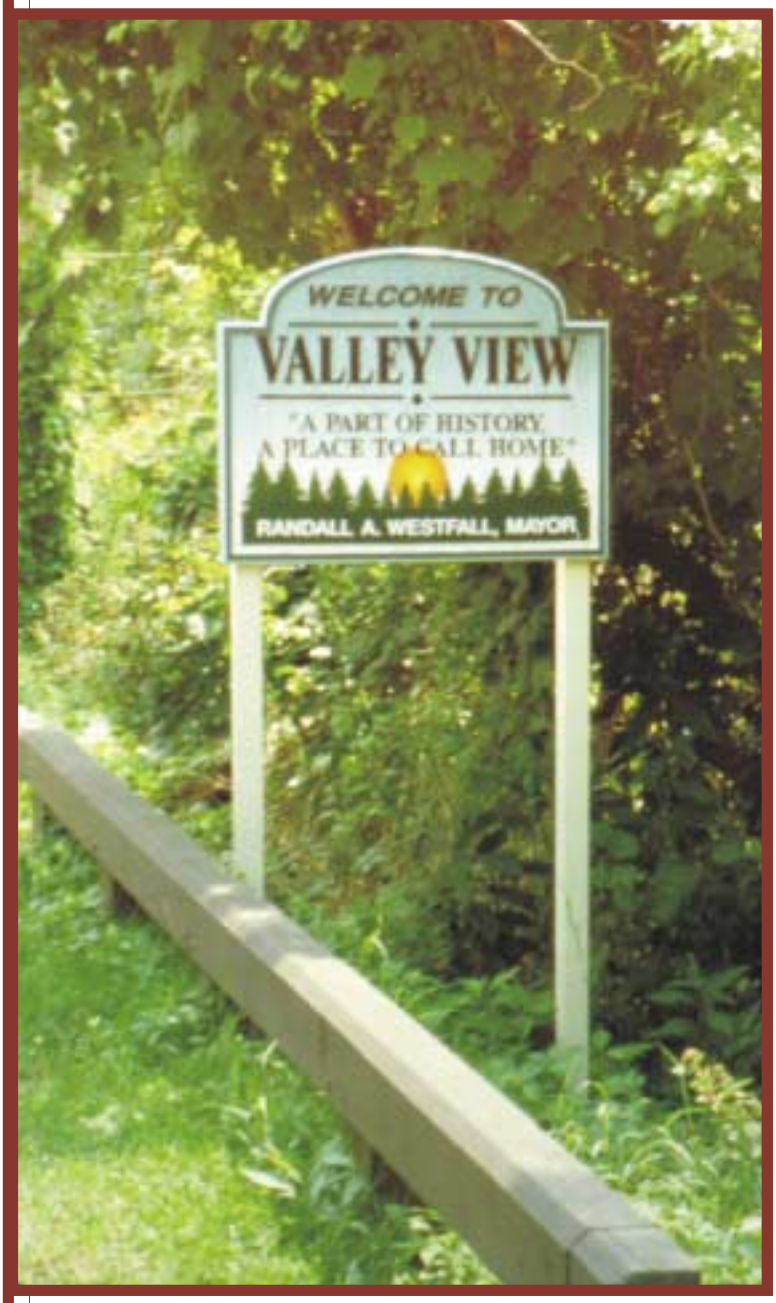
Village of Valley View



Master Plan

August, 2000

Prepared by the
Cuyahoga County Planning Commission

Valley View Master Plan

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VILLAGE OF VALLEY VIEW

CHAPTER ONE

STRATEGIC PLANNING GOALS AND PRIORITIES

INTRODUCTION

One of the most important elements in the development of a master plan is the formulation of community goals. Goals are broadly worded statements that express a vision of what a community desires to be in both the short-term and long-term. The goals act as a guide for future decision making, providing broad direction to the Village Council, which is responsible for adopting land use controls such as zoning regulations; the Planning Commission, which administers the planning and zoning regulations; and the courts, which must judge the fairness and reasonableness of the regulations. In addition, the goals are a method through which the private sector, such as landowners, developers and business owners, can know the intentions of the Village and be guided accordingly.

Based upon the input received from Village Council members at a meeting on February 24, 1998, a series of five categories of community goals were drafted. Many of these goals, along with more detailed community planning objectives and policies, are incorporated into the master plan.

ECONOMIC DEVELOPMENT

- ✓ Identify appropriate opportunities to expand the Village's tax base to assist in maintaining the current low property tax rates.

- ✓ Promote the locational advantages and business opportunities of Valley View with respect to proximity to downtown Cleveland, Cleveland Hopkins International Airport, the Ohio & Erie Canal, the Cuyahoga Valley National Recreation Area, and Cleveland Metroparks.

- ✓ Examine the future development options of tracts of underutilized or vacant land and assess the impacts of each option.

ENHANCEMENT OF COMMERCIAL/INDUSTRIAL AREAS

- ✓ Encourage high quality development by preparing design guidelines for commercial and industrial properties and creating an administrative review process.

- ✓ Review current signage regulations.

- ✓ Review current parking lot regulations, including design, lighting, directional signage, and landscaping.

- ✓ Review current business district use regulations.

- ✓ Protect differing adjacent land uses, such as commercial/industrial and residential, through the use of buffers.

- ✓ Identify and address various Canal Road traffic issues.

QUALITY OF LIFE

- ✓ Preserve the rural character of the southern portion of the Village.
- ✓ Strive to balance new light industrial, commercial, and residential development with the conservation of open space.
- ✓ Provide park and recreational opportunities to meet the needs of residents.
- ✓ Assess the potential for pedestrian/bicycle connections to link with the Ohio & Erie Canal Towpath Trail.
- ✓ Analyze the potential of creating senior citizen housing opportunities.

ENVIRONMENTALLY SENSITIVE AREAS

- ✓ Protect environmentally sensitive areas such as steep slopes, wetlands, watercourses, and floodplains from inappropriate alterations or development.
- ✓ Ensure that new development and fill dirt locations do not have a negative environmental impact such as flooding or erosion.

INFRASTRUCTURE

- ✓ Provide an existing and future street network that meets the needs of employers, employees, customers, visitors, and residents.
- ✓ Ensure that utilities, including the existing water and sewer systems, are adequate to meet the demands of future development, or undertake modifications as necessary.

CHAPTER TWO

DEMOGRAPHICS

SUMMARY

Demographic analysis is an essential part of a comprehensive plan for a community. Identification of the current demographic and socio-economic characteristics occurring in the Village of Valley View, communities surrounding Valley View, and the Cleveland metropolitan region are vital, both for understanding the community and providing information that can be utilized for making policy decisions.

This chapter provides a profile of Valley View, examining information such as population and housing characteristics, educational attainment, school enrollment, income statistics, employment characteristics, and tax revenues. Past trends for selected data, as well as future projections—where information is available—is also included. For comparison purposes, data is also presented for Cuyahoga County and several communities adjacent to Valley View: Garfield Heights, Independence, Walton Hills, and Sagamore Hills. Outlined below is a summary of the main points of the demographic chapter.

Gradually Increasing Population. The population of Valley View has been increasing since at least 1940. Population projections indicate that the number of residents in Valley View will gradually continue to increase and may reach 3,900 persons in 2020 if new housing construction continues.

Aging Population. Every age bracket from age 20 and above in Valley View is growing in size, and the population over 65 is increasing even more rapidly. As of 1990, there were 489 Valley View residents age 65 or older, totalling just over 20% of the population.

Smaller Household Size. Valley View is part of the larger trend of fewer persons per household. In 1990, the average household size in Valley View was 3.16 persons. This was a 10% decline since 1960, however adjacent communities and Cuyahoga County declined into the 2.76 to 2.46 persons per household range in 1990. The smaller decline in Valley View is related to the influx of residents in the 25-44 age range, which represents households in the primary childbearing years.

Overwhelmingly Single-Family Homes. Over 95% of the housing stock in Valley view is single-family homes. This rate is similar for Independence and Walton Hills. The housing stock in Garfield Heights and Sagamore Hills is approximately 80% single-family houses.

Newer Housing Stock. In comparison to Cuyahoga County as a whole, Valley View has substantially fewer houses built in 1939 or earlier and significantly more houses built during the 1980's.

High Owner-Occupancy Rate. Of the 676 occupied housing units in Valley View in 1990, 92% were owner-occupied. The homeownership rate for communities adjacent to Valley View was at least 80%, while the rate for Cuyahoga County was 62%.

Increasing Home Values. The median sale price of existing single-family homes in Valley View is higher than—and increasing at a faster rate than—nearby communities and Cuyahoga County. In the early 1990's, the median price in Valley View was in the $115,000-$130,000 range. By the late-1990's, the median price was in the $180,000-$200,000 range. For new construction, few single-family homes were built in Valley View from 1997 through 1999, and most have cost less than $105,000. During the 1990's, many people who bought homes in Valley View moved from Garfield Heights or Maple Heights. When Valley View residents sell their homes, many either buy another home in Valley View or move further south or west to Sagamore Hills, Brecksville, Broadview Heights, or Independence.

Rising Educational Attainment. In 1990, 82% of all persons age 25 or older living in Valley View had graduated from high school, and 18.5% had earned a bachelor's degree or higher. Both of these figures meet or exceed the percentages for Cuyahoga County.

Stable School Enrollment. Enrollment in the Cuyahoga Heights School District is currently in the 825 to 840 student range, which is equal to the enrollment in 1980. Projections through the 2001-2002 school year indicate no significant change.

Competitive Incomes. In 1989, the median household income in Valley View of $45,703 was significantly higher than the $28,595 median for Cuyahoga County and similar to household incomes in Independence, Walton Hills, and Sagamore Hills.

Workforce Characteristics. From 1980 to 1990, the total percentage of Valley View residents employed in managerial/professional/specialty occupations increased from 13% to 24% of all workers. During the same time period, the number of residents employed in precision/production/craft/repair occupations rose 24%, while the number of overall workers in these occupations in Cuyahoga County dropped 21%.

Attractive Tax Base. About 51% of the assessed value of real estate in Valley View is from commercial and industrial properties, compared to 28% for Cuyahoga County. The amount of real estate taxes, income taxes, and personal property taxes collected from businesses has the benefit of helping to keep real estate tax rates low for residents. Total taxes in these three categories collected in 1997 were equal to $4,886 per person in Valley View. This figure is similar to Walton Hills ($5,206) and Independence ($4,519) and significantly ahead of Garfield Heights ($1,111) and Sagamore Hills ($1,036).

INTRODUCTION

Demographic analysis is an essential part of a comprehensive plan for a community. Identification of the current demographic and socio-economic characteristics occurring in the Village of Valley View, communities surrounding Valley View, and the Cleveland metropolitan region are vital,

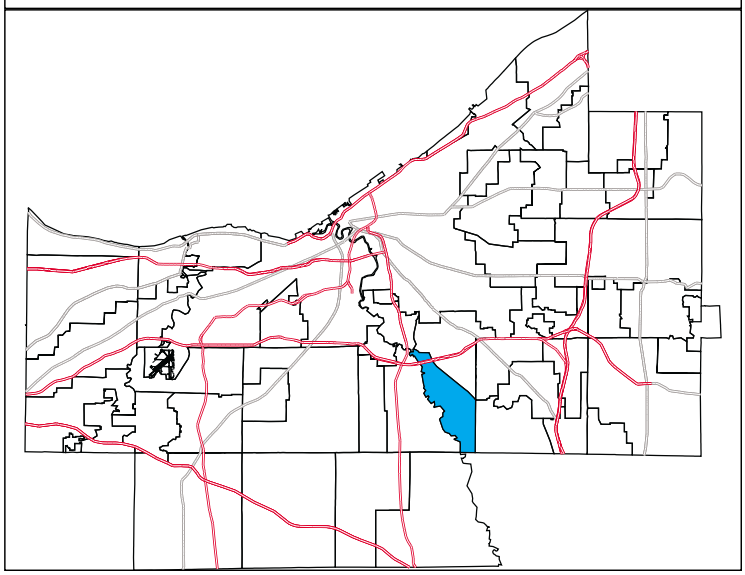
both for understanding the community and providing information that can be utilized for making policy decisions.

This chapter provides a profile of Valley View, examining information such as population and housing characteristics, educational attainment, school enrollment, income statistics, employment characteristics, and tax revenues. Past trends for selected data, as well as future projections—where information is available—is also included. For comparison purposes, data is also presented for Cuyahoga County and several communities adjacent to Valley View: Garfield Heights, Independence, Walton Hills, and Sagamore Hills.

LOCATION

The Village of Valley View is located in the southeast portion of Cuyahoga County, approximately seven to eleven miles from downtown Cleveland, depending upon the portion of the community (***Map 2-1***). The Village is bounded on the north by Cuyahoga Heights, on the east by Garfield Heights and Walton Hills, on the south by Sagamore Hills in Summit County, and on the west by Independence.

Map 2-1, Community Map, Valley View, Ohio



Valley View enjoys good access to major arterial roads, interstate highways, and airports. The main north-south route through Valley View is Canal Road. The main east-west arterial routes are Granger Road, Rockside Road, and Alexander Road. Interstate 77 access is available at the Pleasant Valley Road and Rockside Road interchanges, both of which are approximately 2.5 and 1.3 miles, respectively, from Canal Road. Interstate 480 access is available at Rockside Road and at East 98th Street/Transportation Boulevard, both of which are about 1.3 miles from Canal Road.

From the intersection of Rockside and Canal Roads, it is approximately 11 miles to the Ohio Turnpike and approximately 12 miles to Cleveland Hopkins International Airport, with almost the entire route via interstate highways.

EARLY DEVELOPMENT PATTERNS

Valley View was originally part of Independence Township. The area remained rural in character, with the local agricultural economy focused on dairying and cultivation of grain crops. Transportation of products was facilitated by the Ohio & Erie Canal, constructed through the area in 1825-27, and the Valley Railroad, constructed in 1880. The mid-19th century network of roads included present-day Canal Road, Granger Road, Rockside Road, Hathaway Road, Schreiber Road, and Tinkers Creek Road.

In 1894, the portion of Independence Township east of the Cuyahoga River was annexed to Newburgh Township. Several years later, the southern portion of Newburgh detached itself to form the Township of South Newburgh, and in 1919 South Newburgh was further divided into the communities of Valley View and Garfield Heights.[1]

The population continued to increase at a moderate pace until the 1980's. One factor contributing to a shift to more rapid development was the construction of Interstates 77 and 480 over the period of the 1960's through the early 1980's. During the last twenty years Valley View has experienced a significant amount of homebuilding and increase in population, attracting residents, for example, from Garfield Heights and Maple Heights. During the same period, many light manufacturing, warehouse, and office structures have been built in several sections of the village, substantially increasing the number of persons who work in Valley View.

HOUSEHOLD AND POPULATION CHARACTERISTICS

Population Change

Since the mid-twentieth century the population of Valley View has grown at a gradually increasing pace, starting at 753 in 1940, increasing to 1,422 in 1970, and reaching an estimated 2,700 in 2000 (***Exhibit 2-1***).

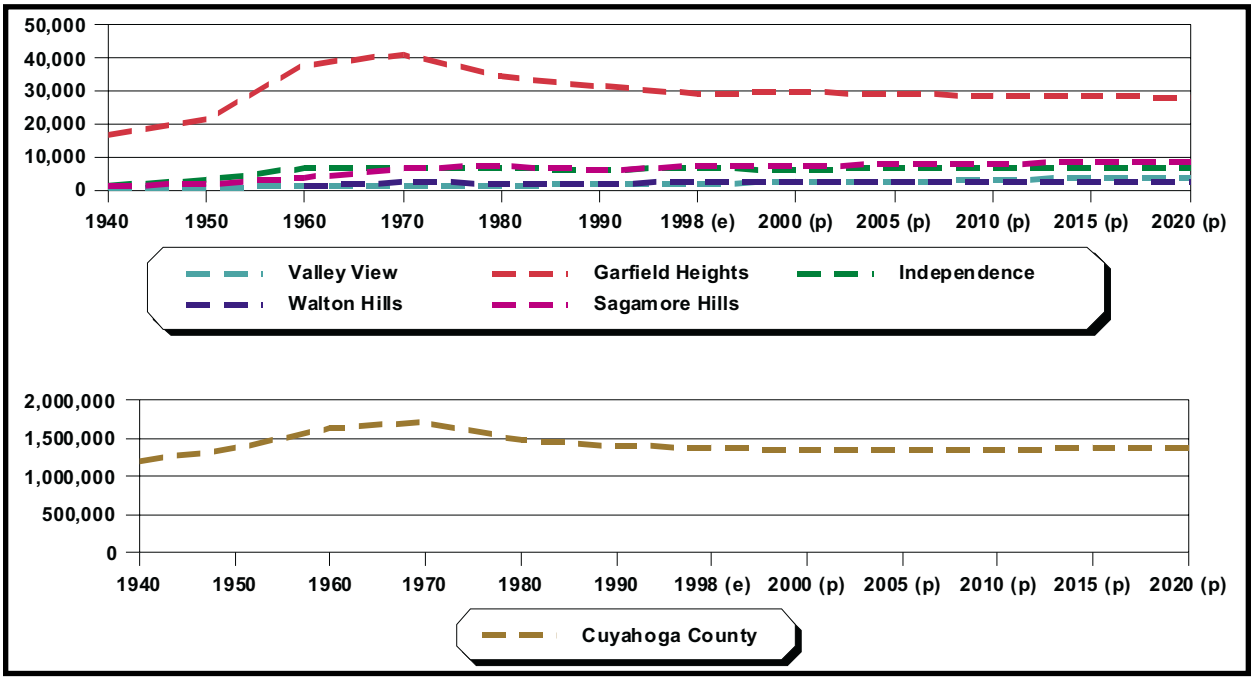
The population of Valley View, which increased 50.3% during the period 1970-1990, illustrates a different trend than in the surrounding communities and Cuyahoga County as a whole. During the same period, the population of Garfield Heights decreased 23.4%, Independence declined 7.6%, Walton Hills decreased 5.5%, Sagamore Hills declined 3.7%, and Cuyahoga County fell 17.9%. These declines are a reflection of the national pattern of smaller family sizes, as well as an increase in the number of one-person households due to changes in marriage/divorce patterns and longer life spans. These factors contribute to the overall loss of population in a community, even though the number of households may remain stable or actually increase. Valley View followed the pattern of

1 The Encyclopedia of Cleveland History, David D. Van Tassel and John J. Grabowski, Indiana University Press, 1987, page 1008-09.

Exhibit 2-1, Population Change, Valley View, Selected Communities, and Cuyahoga County, 1940-2020

Area	Population							
	1940	1950	1960	1970	1980	1990	1998 (e)	2000 (p)
Valley View	**753**	**998**	**1,221**	**1,422**	**1,576**	**2,137**	**2,151**	**2,700**
Garfield Heights	16,989	21,662	38,455	41,417	34,938	31,739	29,160	29,700
Independence	1,815	3,105	6,868	7,034	6,607	6,500	6,690	6,500
Walton Hills	n/a*	n/a*	1,776	2,508	2,199	2,371	2,407	2,600
Sagamore Hills	1,471	2,252	3,848	6,756	7,189	6,503	7,187	7,240
Cuyahoga County	1,217,250	1,389,532	1,647,895	1,720,835	1,498,400	1,412,140	1,380,696	1,373,000

Area	Population				Percent Change			
	2005 (p)	2010 (p)	2015 (p)	2020 (p)	1940-1970	1970-1990	1990-2000	2000-2020
Valley View	**3,000**	**3,200**	**3,600**	**3,900**	**88.8%**	**-29.8%**	**42.5%**	**89.9%**
Garfield Heights	29,100	28,600	28,700	28,200	143.8%	-47.7%	91.2%	-28.3%
Independence	6,600	6,700	6,900	7,000	287.5%	-55.9%	126.5%	-7.6%
Walton Hills	2,700	2,800	2,900	3,000	n/a*	-100.0%	5.8%	3.7%
Sagamore Hills	7,870	8,050	8,510	8,730	359.3%	-66.7%	3.9%	7.2%
Cuyahoga County	1,364,500	1,365,900	1,392,900	1,392,900	41.4%	-19.3%	21.9%	-20.2%



n/a* - Walton Hills was created from a portion of Bedford Township and incorporated as a village in 1951.
(e) - Population Estimate
(p) - Population Projection

SOURCE: Census of Population, U.S. Department of Commerce, Bureau of the Census, 1940-1980 and 1990 (STF 1A (P001)); Estimates of Ohio's Population, Ohio Department of Development, Office of Strategic Research; Population in the NOACA Communities 1990-2020, Northeast Ohio Areawide Coordinating Agency, October, 1995.

fewer persons in each household, as will be seen in a subsequent discussion, however new home construction brought residents into the community at a faster pace.

In terms of the population projections, the estimates prepared by the Northeast Ohio Areawide Coordinating Agency likely represent the high end of the range. Using the 1990 Census figure of 3.16 persons per household, approximately 558 homes would need to be built between 1990 and 2020 to reach the projected population of 3,900 persons in 2020. During the 1990's, approximately 90 homes have been built, leaving an estimated 468 homes yet to be constructed. The Residential Build-Out Analysis in *Chapter 3 - Land Use Inventory,* estimated an upper construction limit of 461 homes based upon current Village zoning regulations and topography restrictions. The similarity of these totals indicates that the population projection of 3,900 residents in 2020 would represent the high end of the range.

Birth and Death Rates

Annual birth and death rates are based on the number of live births or deaths per 1,000 population. During the period 1994-1996, the average birth rate of 9.0 per 1,000 population in Valley View slightly exceeded the average death rate of 8.0 per 1,000 population. Both the birth and death rates in Valley View are lower than the rates for Cuyahoga County (***Exhibit 2-2***).

Population Density

The population density of Valley View and other selected communities mirrors the population changes in these communities during the past 25 years (***Exhibit 2-3***). Valley View, which is approximately 5.6 square miles in size (3,584 acres), has gradually increased in density from 254 persons per square mile in 1970 (0.4 persons per acre), to an estimated 384 persons per square mile in 1998 (0.6 persons per acre). A similar density situation exists in other communities in 1998, including an estimated 697 persons per square mile in Independence (1.1 persons per acre), an estimated 349 persons per square mile in Walton Hills (0.5 persons per acre), and an estimated 636 persons per square mile in Sagamore Hills (1.0 persons per acre). In contrast, in 1998 Garfield Heights contained an estimated 4,050 persons per square mile (6.3 persons per acre) and Cuyahoga County contained an estimated 3,013 persons per square mile (4.7 persons per acre).

Age and Sex Composition

The rise in life expectancy and the aging "baby boom generation" — those persons born after World War II through 1965 — have affected the increase in the median age over the last several decades at both the national and local levels. In Valley View, the median age rose from 27.6 in 1970 to 31.3 in 1980 and to 35.6 in 1990. In comparison, the median age countywide was 29.7 in 1970, 32.2 in 1980, and 34.9 in 1990.

Exhibit 2-4 examines the population of Valley View and Cuyahoga County by age group for 1970, 1980, and 1990. Over this time period, every age group in Valley View except 5-9, 10-14, and 15-19 gained population. In addition, in Valley View every group from age 20 and above increased

Exhibit 2-2, Birth and Death Rates per 1,000 Population, Valley View and Cuyahoga County, 1994-1996

Area	Births						Average	
	1994		1995		1996		1994-1996	
	Number	Rate	Number	Rate	Number	Rate	Number	Rate
Valley View	**18**	**8.4**	**25**	**11.7**	**15**	**7.0**	**19**	**9.0**
Cuyahoga County	20,257	14.3	19,904	14.1	19,544	13.8	19,902	14.1
Area	**Deaths**						**Average**	
	1994		1995		1996		1994-1996	
	Number	Rate	Number	Rate	Number	Rate	Number	Rate
Valley View	**14**	**6.6**	**26 (e)**	**12.3**	**11**	**5.1**	**17**	**8.0**
Cuyahoga County	15,518	11.0	15,594	11.0	15,176	10.7	15,429	10.9

(e) - Listing of 1995 Number of Deaths in Valley View incorrect in Source. Estimate derived by multiplying 1995 Valley View Death Rate by 1990 Valley View population expressed as rate per 1,000 persons (2.137).

Source: City of Cleveland, Department of Public Health, Vital Statistics Report, 1994-1996.

Exhibit 2-3, Population Density, Valley View, Selected Communities, and Cuyahoga County, 1970 to 1998

Area	Square Miles	Persons Per Square Mile				Acres	Persons Per Acre			
		1970	1980	1990	1998*		1970	1980	1990	1998*
Valley View	**5.6**	**253.9**	**281.4**	**381.6**	**384.1**	**3,584**	**0.4**	**0.4**	**0.6**	**0.6**
Garfield Heights	7.2	5,752.4	4,852.5	4,408.2	4,050.0	4,608	9.0	6.9	6.9	6.3
Independence	9.6	732.7	688.2	677.1	696.9	6,144	1.1	1.1	1.1	1.1
Walton Hills	6.9	363.5	318.7	343.6	348.8	4,416	0.6	0.5	0.5	0.5
Sagamore Hills	11.3	597.9	636.2	575.5	636.0	7,232	0.9	1.0	0.9	1.0
Cuyahoga County	458.3	3,754.8	3,269.5	3,081.3	3,012.6	293,312	5.9	5.1	4.8	4.7

(*) - Population Estimate

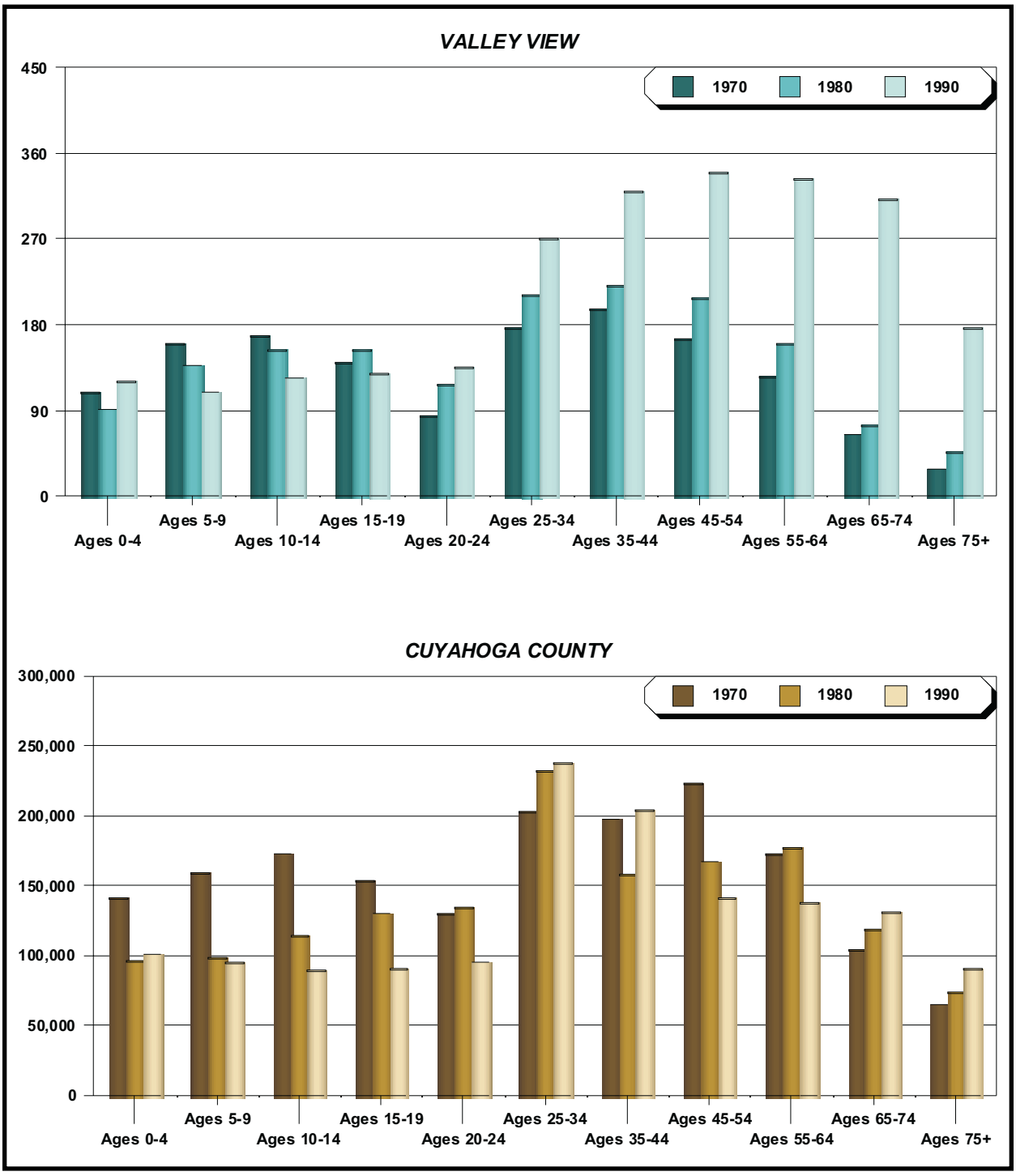
Source: Census of Population, U.S. Department of Commerce, Bureau of the Census, 1970-1980 and 1990 (STF 1A (P001)); Estimates of Ohio's Population, Ohio Department of Development, Office of Strategic Research.

Exhibit 2-4, Age Composition, Valley View and Cuyahoga County, 1970 to 1990

Valley View									
Age Groups	1970		1980		1990		Percent Change		
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	1970-1980	1980-1990	1970-1990
0-4	109	7.7%	91	5.8%	120	5.1%	-16.5%	31.9%	10.1%
5-9	160	11.3%	137	8.7%	110	4.6%	-14.4%	-19.7%	-31.3%
10-14	169	11.9%	154	9.8%	124	5.2%	-8.9%	-19.5%	-26.6%
15-19	141	9.9%	153	9.7%	129	5.4%	8.5%	-15.7%	-8.5%
20-24	85	6.0%	118	7.5%	136	5.7%	38.8%	15.3%	60.0%
25-34	176	12.4%	212	13.5%	270	11.4%	20.5%	27.4%	53.4%
35-44	196	13.8%	221	14.0%	320	13.5%	12.8%	44.8%	63.3%
45-54	166	11.7%	208	13.2%	340	14.3%	25.3%	63.5%	104.8%
55-64	126	8.9%	161	10.2%	333	14.0%	27.8%	106.8%	164.3%
65-74	65	4.6%	75	4.8%	312	13.2%	15.4%	316.0%	380.0%
75+	29	2.0%	46	2.9%	177	7.5%	58.6%	284.8%	510.3%
Total	1,422	100.0%	1,576	100.0%	2,371	100.0%	10.8%	50.4%	66.7%
Cuyahoga County									
Age Groups	1970		1980		1990		Percent Change		
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	1970-1980	1980-1990	1970-1990
0-4	140,610	8.2%	96,100	6.4%	100,293	7.1%	-31.7%	4.4%	-28.7%
5-9	159,158	9.2%	98,689	6.6%	95,303	6.7%	-38.0%	-3.4%	-40.1%
10-14	172,886	10.0%	113,864	7.6%	89,843	6.4%	-34.1%	-21.1%	-48.0%
15-19	153,299	8.9%	129,866	8.7%	90,162	6.4%	-15.3%	-30.6%	-41.2%
20-24	129,722	7.5%	134,547	9.0%	94,679	6.7%	3.7%	-29.6%	-27.0%
25-34	203,184	11.8%	231,673	15.5%	238,040	16.9%	14.0%	2.7%	17.2%
35-44	197,269	11.5%	157,516	10.5%	203,606	14.4%	-20.2%	29.3%	3.2%
45-54	223,177	13.0%	166,666	11.1%	140,952	10.0%	-25.3%	-15.4%	-36.8%
55-64	173,107	10.1%	177,517	11.8%	138,196	9.8%	2.5%	-22.2%	-20.2%
65-74	104,217	6.1%	118,687	7.9%	130,507	9.2%	13.9%	10.0%	25.2%
75+	64,571	3.8%	73,275	4.9%	90,559	6.4%	13.5%	23.6%	40.2%
Total	1,721,300	100.0%	1,498,400	100.0%	1,412,140	100.0%	-12.9%	-5.8%	-18.0%

Source: Census of Population, U.S. Department of Commerce, Bureau of the Census, 1970-1980 and 1990 (STF 1A (P011)).

Exhibit 2-4 (continued)



Source: Census of Population, U.S. Department of Commerce, Bureau of the Census, 1970-1980 and 1990 (STF 1A (P011)).

by at least 60%, and the population age 65 and over increased 420%. These trends are in contrast to Cuyahoga County, in which every group below age 24, as well as the 45-54 and 55-64 age groups, lost population.

The distribution of male and female residents, by age group, living in Valley View is illustrated in ***Exhibit 2-5***. For the period 1970-1990, this distribution has remained relatively steady among age groups until about age 75, when women begin to significantly outnumber men.

Exhibit 2-5, Age and Sex Composition, Valley View, 1970 to 1990

Valley View															
Age Groups	1970					1980					1990				
	Total	Male		Female		Total	Male		Female		Total	Male		Female	
		#	%	#	%		#	%	#	%		#	%	#	%
0-4	109	59	54.1%	50	45.9%	91	43	47.3%	48	52.7%	120	70	58.3%	50	41.7%
5-9	160	80	50.0%	80	50.0%	137	74	54.0%	63	46.0%	110	55	50.0%	55	50.0%
10-14	169	91	53.8%	78	46.2%	154	81	52.6%	73	47.4%	124	65	52.4%	59	47.6%
15-19	141	87	61.7%	54	38.3%	153	84	54.9%	69	45.1%	129	80	62.0%	49	38.0%
20-24	85	43	50.6%	42	49.4%	118	61	51.7%	57	48.3%	136	79	58.1%	57	41.9%
25-34	176	83	47.2%	93	52.8%	212	105	49.5%	107	50.5%	270	140	51.9%	130	48.1%
35-44	196	102	52.0%	94	48.0%	221	105	47.5%	116	52.5%	320	154	48.1%	166	51.9%
45-54	166	81	48.8%	85	51.2%	208	107	51.4%	101	48.6%	340	167	49.1%	173	50.9%
55-64	126	64	50.8%	62	49.2%	161	70	43.5%	91	56.5%	333	162	48.6%	171	51.4%
65-74	65	24	36.9%	41	63.1%	75	35	46.7%	40	53.3%	312	143	45.8%	169	54.2%
75+	29	19	65.5%	10	34.5%	46	18	39.1%	28	60.9%	177	60	33.9%	117	66.1%
Total	**1,422**	**733**	**51.5%**	**689**	**48.5%**	**1,576**	**783**	**49.7%**	**793**	**50.3%**	**2,371**	**1,175**	**49.6%**	**1,196**	**50.4%**

Source: Census of Population, U.S. Department of Commerce, Bureau of the Census, 1970-1980 and 1990 (STF 1A (P012)).

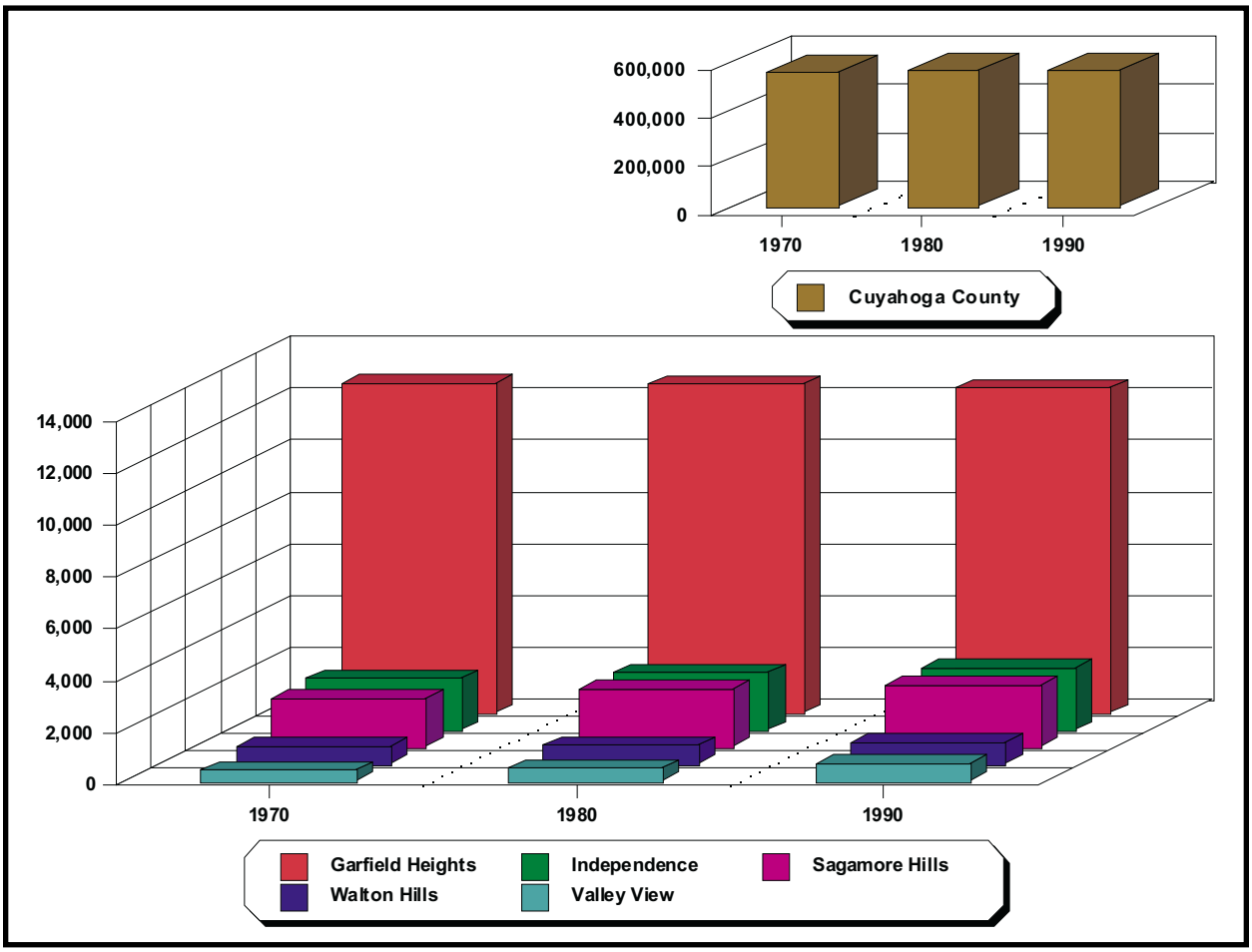
Number of Households and Household Size

While the population in Valley View exhibited an increase of 50.3% during the 1970-1990 period, the number of households increased 71.6% (***Exhibit 2-6***). In 1970 there were 394 households in Valley View, which increased to 492 in 1980 and 676 in 1990. The discrepancy in the growth rate is a reflection of larger trends, including the tendency toward small family sizes and the growing number of one-person households. During the same time period, the number of households increased approximately 30% in Sagamore Hills, and increased about 20% in Independence and Walton Hills. The number of households in Garfield Heights and Cuyahoga County remained almost steady during the period 1970-1990.

Average household size in Valley View declined from 3.51 persons per household in 1960 to 3.16 persons per household in 1990 (***Exhibit 2-7***). In comparison, Garfield Heights, Independence, Sagamore Hills, Walton Hills and Cuyahoga County, all of which were in a similar range in 1960, declined to the 2.76 to 2.46 range in 1990. The smaller decline in Valley View is related to the in-

Exhibit 2-6, Household Change, Valley View, Selected Communities, and Cuyahoga County, 1970 to 1990

Area	Households			Change					
	1970	1980	1990	1970-1980		1980-1990		1970-1990	
				#	%	#	%	#	%
Valley View	**394**	**492**	**676**	**98**	**24.9%**	**184**	**37.4%**	**282**	**71.6%**
Garfield Heights	12,682	12,624	12,483	-58	-0.5%	-141	-1.1%	-199	-1.6%
Independence	1,986	2,184	2,384	198	10.0%	200	9.2%	398	20.0%
Walton Hills	682	722	825	40	5.9%	103	14.3%	143	21.0%
Sagamore Hills	1,850(e)	2,215	2,386	365(e)	19.7%(e)	171	7.7%	536(e)	29.0%(e)
Cuyahoga County	554,239	563,478	563,243	9,239	1.7%	-235	-0.0%	9,004	1.6%

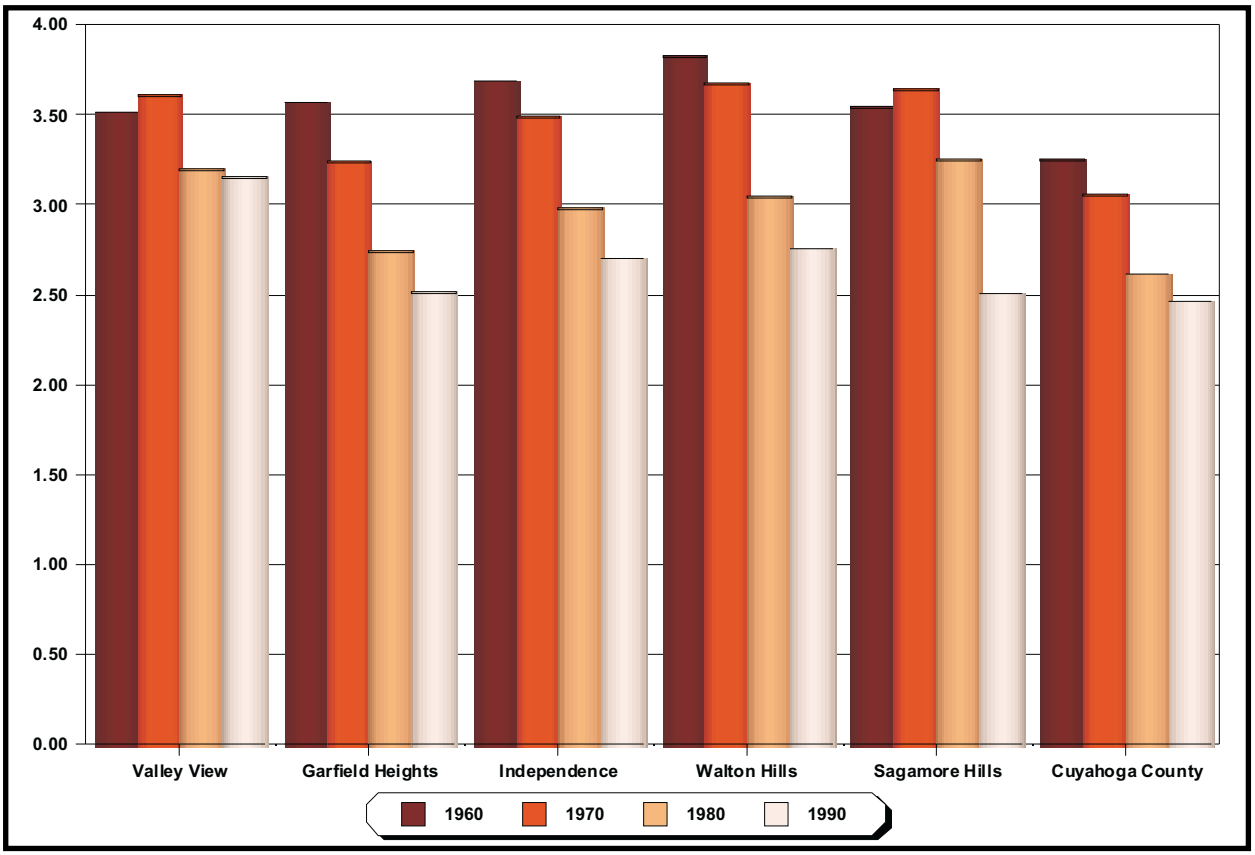


(e) - This figure is approximate due to an incorrect population total for Sagamore Hills Township listed in Census records. Although the total population figure was subsequently corrected by the Census Bureau, other data was not adjusted.

Source: Census of Population, U.S. Department of Commerce, Bureau of the Census, 1970-1980 and 1990 (STF 1A (H017A)).

Exhibit 2-7, Persons per Household, Valley View, Selected Communities and Cuyahoga County, 1960 to 1990

Area	Persons Per Household				Change							
	1960	1970	1980	1990	1960-1970		1970-1980		1980-1990		1960-1990	
					#	%	#	%	#	%	#	%
Valley View	**3.51**	**3.61**	**3.20**	**3.16**	**0.10**	**2.8%**	**-0.41**	**-11.4%**	**-0.04**	**-1.3%**	**-0.35**	**-10.0%**
Garfield Heights	3.57	3.24	2.75	2.52	-0.33	-9.2%	-0.49	-15.1%	-0.23	-8.4%	-1.05	-29.4%
Independence	3.69	3.49	2.98	2.70	-0.20	-5.4%	-0.51	-14.6%	-0.28	-9.4%	-0.99	-26.8%
Walton Hills	3.83	3.68	3.05	2.76	-0.15	-3.9%	-0.63	-17.1%	-0.29	-9.5%	-1.07	-27.9%
Sagamore Hills	3.55	3.65(e)	3.25	2.51	0.10	2.8%	-0.40	-11.0%	-0.74	-22.8%	-1.04	-29.3%
Cuyahoga County	3.26	3.06	2.62	2.46	-0.20	-6.1%	-0.44	-14.4%	-0.16	-6.1%	-0.80	-24.5%



(e) - This figure is approximate due to an incorrect population total for Sagamore Hills Township listed in Census records. Although the total population figure was subsequently corrected by the Census Bureau, other data was not adjusted.

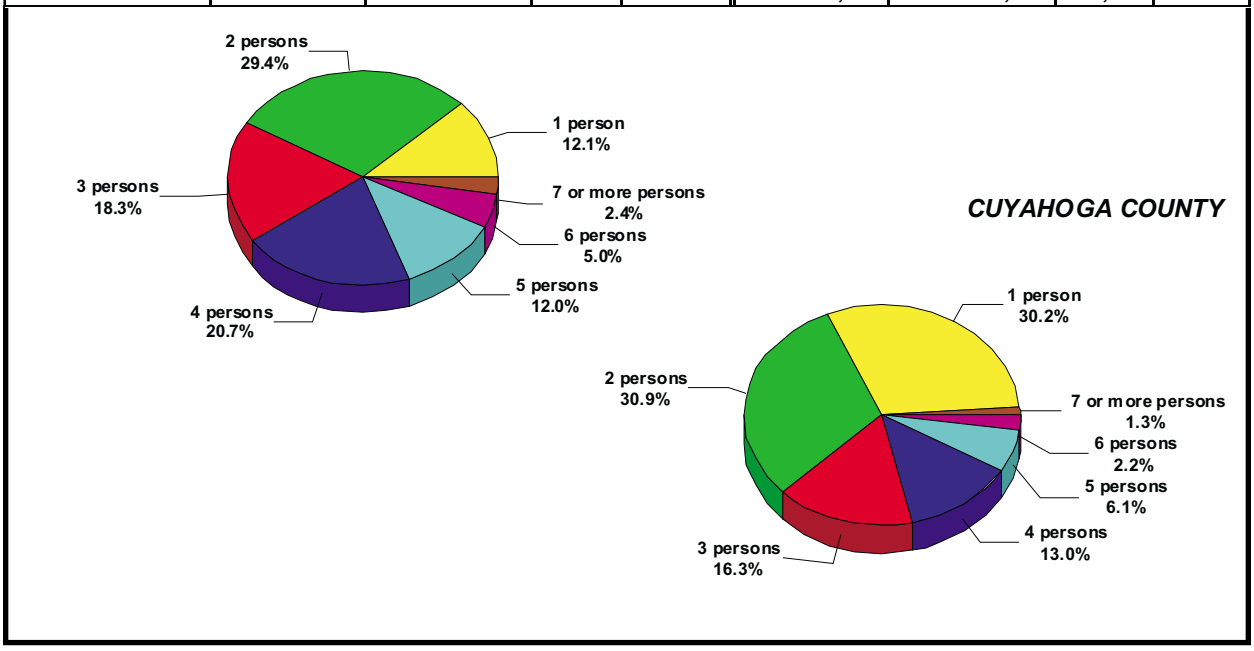
Source: Census of Population, U.S. Department of Commerce, Bureau of the Census, 1970-1980 and 1990 (STF 1A (H017A)).

flux of residents in the 25-44 age range, which represents households in the primary childbearing years.

In terms of household size, 80% of households in Valley View in 1990 were comprised of two, three, four, or five persons, compared to two-thirds of households in the same size range for Cuyahoga County (***Exhibit 2-8***). In addition, one-person households comprised only 12% of all households in Valley View, compared to 30% in Cuyahoga County.

Exhibit 2-8, Household Size, Valley View and Cuyahoga County, 1990

Number of Persons	Valley View				Cuyahoga County			
	1990 Households		Total Households		1990 Households		Total Households	
	Family Households	Non-family Households	#	%	Family Households	Non-family Households	#	%
1 person	--	82	82	12.1%	--	169,946	169,946	30.2%
2 persons	190	9	199	29.4%	154,579	19,641	174,220	30.9%
3 persons	122	2	124	18.3%	89,401	2,425	91,826	16.3%
4 persons	139	1	140	20.7%	72,754	717	73,471	13.0%
5 persons	81	0	81	12.0%	33,905	225	34,130	6.1%
6 persons	33	1	34	5.0%	12,403	117	12,520	2.2%
7 or more persons	16	0	16	2.4%	7,041	89	7,130	1.3%
Total	**581**	**95**	**676**	**100.0%**	**370,083**	**193,160**	**563,243**	**100.0%**



Source: *Census of Population, U.S. Department of Commerce, Bureau of the Census, 1990, STF 1A (P027).*

Household Type

The U.S. Census defines family household as " . . . a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption."

Of the 676 households in Valley View in 1990, approximately 85% were family households (***Exhibit 2-9***). Of these family households, 500 were comprised of married couples (50% of whom had children under the age of 18). There were 81 single head of households (46% of whom had children under the age of 18). The remaining 95 households were considered nonfamily households, where the householder lived alone or with nonrelatives.

Exhibit 2-9, Household Type, Valley View and Cuyahoga County, 1990

	Valley View		Cuyahoga County	
	#	%	#	%
Total Households	**676**		563,243	
Family Households	**581**	**85.9%**	370,083	65.7%
Married Households	**500**	**86.1%**	267,353	72.2%
Married Households with Children Under 18	**249**	**49.8%**	116,900	43.7%
Single Head of Household	**81**	**13.9%**	102,730	27.8%
Single Head of Households with Children Under 18	**37**	**45.7%**	60,339	58.7%
Nonfamily Households	**95**	**14.1%**	193,160	34.3%
Households with Persons 65 and Over	**145**	**21.4%**	160,760	28.5%
Households with One Person	**25**	**17.2%**	68,539	42.6%
Households with Two or More Persons	**120**	**82.8%**	92,221	57.4%

Source: Census of Population, U.S. Department of Commerce, Bureau of the Census, 1990, STF 1A (P018 and P025).

In comparison, Cuyahoga County as a whole had a lower percentage of married couples (72% in Cuyahoga County versus 86% in Valley View) and a higher percentage of single head of households (28% in Cuyahoga County versus 14% in Valley View). Countywide, there were a lower percentage of married couple households with children under age 18 (44% in Cuyahoga County versus 50% in Valley View), but a higher percentage of single head of households with children (59% in Cuyahoga County versus 46% in Valley View).

Households with one or more persons age 65 or older represented 21% of all households in Valley View. Of the 145 households with one or more persons age 65 or older, 17.2% (25 persons) lived alone. In comparison, 28% of all households in Cuyahoga County were households with one or more persons age 65 or older.

Race

Over time, Valley View has been a relatively racially homogenous community. In 1990, more than 98% of the population was white. Asian/Pacific Islanders was the second most numerous race rep-

resented, with 24 persons (1.1% of the total population), followed by African-Americans (15 persons or 0.7% of the total population).

The percent non-white population has increased only slightly over the last three decades, from 0.3% in 1970 to 1.0% in 1980 and 1.8% in 1990. In contrast, the non-white population in Cuyahoga County was 19.6% in 1970, 24.6% in 1980, and 27.4% in 1990.

Place of Birth

As of 1990, more than four-out-of-five Valley View residents (1,839 or 86.1% of the total population) were born in the State of Ohio. Another 11.6% were born elsewhere in the United States, 0.2% were born in a United States outlying area (such as Puerto Rico or the Virgin Islands) or abroad of American parents, and 2.2% were foreign born.

Of those residents born elsewhere in the United States, the majority were from states in the Northeast (126 persons), the South (78 persons), or other states in the Midwest (34 persons). Only ten persons were from states in the West.

HOUSING CHARACTERISTICS

Housing Unit Change

The increase in the number of housing units in Valley View is a reflection of the population growth. Since the mid-twentieth century the housing units in Valley View have gradually grown at an increasing pace, starting at 212 in 1940, increasing to 407 in 1970, and reaching 691 in 1990 (***Exhibit 2-10***).

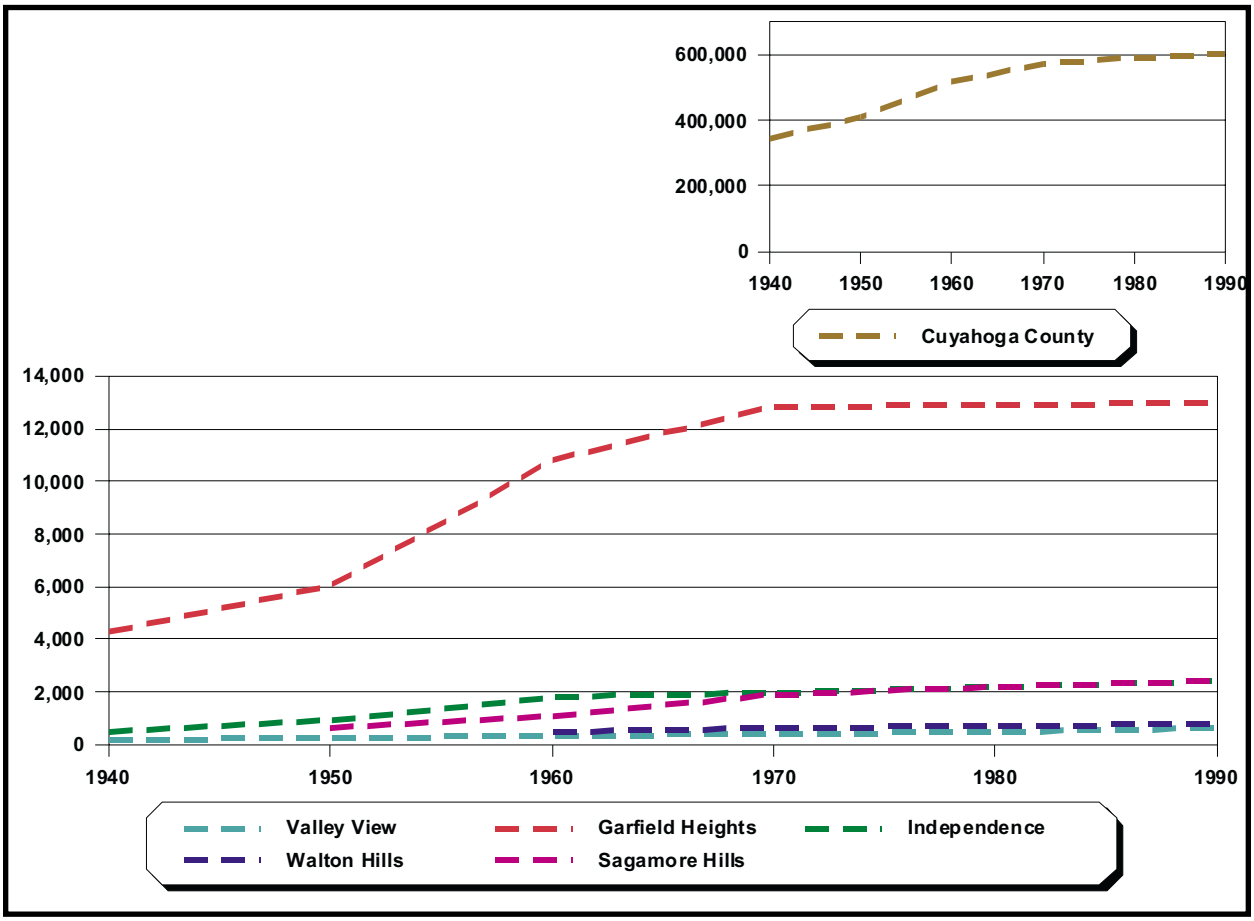
The housing units in Valley View, which increased 69.8% during the period 1970-1990, illustrate a more rapid trend than in the surrounding communities and Cuyahoga County as a whole. During the same period, the housing units in Garfield Heights increased 0.9%, Independence increased 21.3%, Walton Hills increased 20.6%, Sagamore Hills increased an estimated 27.7%, and Cuyahoga County increased 4.7%.

New Residential Construction

During the period 1990-1996, Valley View issued 89 residential building permits, all for single-family homes (***Exhibit 2-11***). Several nearby communities issued a similar number of residential building permits for the same period, including Garfield Heights (40 single-family homes) and Walton Hills (79 single-family homes). At a higher level of activity was Independence, which issued 239 residential building permits, all for single-family homes. In contrast, 678 residential building permits were issued in Sagamore Hills, totalling 915 units. Of these units, 509 (55.6%) were single-family homes, 146 units (16.0%) were condominiums, and 260 (28.4%) were units located in 23 multi-family buildings.

Exhibit 2-10, Housing Unit Change, Valley View, Selected Communities, and Cuyahoga County, 1940 to 1990

Area	Housing Units						1970-1990	
	1940	1950	1960	1970	1980	1990	Number	Percent
Valley View	**212**	**300**	**356**	**407**	**511**	**691**	**284**	**69.8%**
Garfield Heights	4,337	6,019	10,878	12,878	12,902	13,000	122	0.9%
Independence	481	922	1,884	1,999	2,245	2,424	425	21.3%
Walton Hills	n/a*	n/a*	476	690	728	832	142	20.6%
Sagamore Hills	n/a*	680(e)	1,120(e)	1,950(e)	2,266	2,490	540(e)	27.7%(e)
Cuyahoga County	348,063	414,889	518,682	577,483	596,336	604,538	27,055	4.7%



n/a *- Sagamore Hills Village was disincorporated in 1947 and reorganized as Sagamore Hills Township. Walton Hills was created from a portion of Bedford Township and incorporated as a village in 1951.

(e) - Estimate

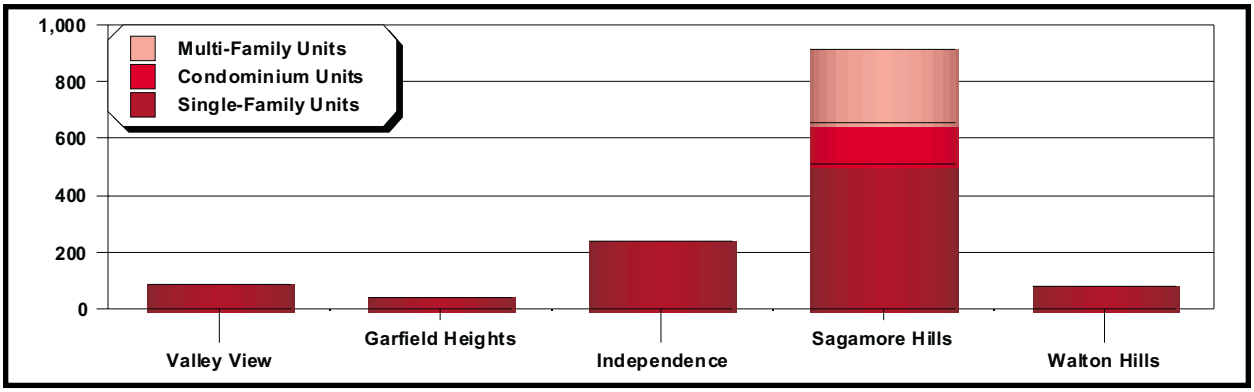
Source: Census of Population, U.S. Department of Commerce, Bureau of the Census, 1940-1980 and 1990 (STF 1A (H001)).

Exhibit 2-11, New Residential Construction, Valley View, Selected Communities, and Cuyahoga County, 1990 to 1996

Year	Valley View						Garfield Heights					
	Single-Family	Condo-miniums	Multi- Family		Total		Single-Family	Condo-miniums	Multi- Family		Total	
	Units	Units	Buildings	Units	Buildings	Units	Units	Units	Buildings	Units	Buildings	Units
1990	24	0	0	0	24	24	5	0	0	0	5	5
1991	21	0	0	0	21	21	5	0	0	0	5	5
1992	18	0	0	0	18	18	5	0	0	0	5	5
1993	19	0	0	0	19	19	0	0	0	0	0	0
1994	3	0	0	0	3	3	13	0	0	0	13	13
1995	1	0	0	0	1	1	8	0	0	0	8	8
1996	3	0	0	0	3	3	4	0	0	0	4	4
Total	**89**	**0**	**0**	**0**	**89**	**89**	**40**	**0**	**0**	**0**	**40**	**40**

Year	Independence						Sagamore Hills					
	Single-Family	Condo-miniums	Multi- Family		Total		Single-Family	Condo-miniums	Multi- Family		Total	
	Units	Units	Buildings	Units	Buildings	Units	Units	Units	Buildings	Units	Buildings	Units
1990	26	0	0	0	26	26	16	29	23	260	68	305
1991	33	0	0	0	33	33	30	13	0	0	43	43
1992	18	0	0	0	18	18	24	8	0	0	32	32
1993	14	0	0	0	14	14	9	6	0	0	15	15
1994	51	0	0	0	51	51	36	6	0	0	42	42
1995	10	0	0	0	10	10	218	29	0	0	247	247
1996	87	0	0	0	87	87	176	55	0	0	231	231
Total	**239**	**0**	**0**	**0**	**239**	**239**	**509**	**146**	**23**	**260**	**678**	**915**

Year	Walton Hills					
	Single-Family	Condo-miniums	Multi- Family		Total	
	Units	Units	Buildings	Units	Buildings	Units
1990	10	0	0	0	10	10
1991	13	0	0	0	13	13
1992	21	0	0	0	21	21
1993	10	0	0	0	10	10
1994	10	0	0	0	10	10
1995	7	0	0	0	7	7
1996	8	0	0	0	8	8
Total	**79**	**0**	**0**	**0**	**79**	**79**



Source: Cuyahoga County Auditor's Office and Summit County Auditor's Office, 1990-1996.

Age of the Housing Stock

According to the 1990 U.S. Census, the 691 housing units in Valley View are spread through various age ranges (***Exhibit 2-12***). Approximately 16% of the units were built in 1939 or earlier; 26.6% of the units were built during 1940-1959; 28.2% of the units were built during 1960-1979; and 29.2% of the units were built during 1980-March, 1990. In comparison to Cuyahoga County as a whole, Valley View has substantially fewer houses built in 1939 or earlier and significantly more houses built during the 1980's.

The age ranges of several adjacent communities are similar to Valley View, in that most construction has occurred in the second half of the 20th century. For example, 54% of the housing units in Independence were constructed during the 1950's and 1960's; almost two-thirds of the housing units in Walton Hills were built during the 1950's and 1960's; and 70% of the housing units in Sagamore Hills were constructed during the 1960's and 1970's. In contrast, over 40% of the housing units in Garfield Heights were built in 1969 or earlier, and 45% of all the housing units in Cuyahoga County were built in 1949 or earlier.

Housing Occupancy and Ownership Status

The 1990 Census showed that of the 691 total housing units in Valley View, 676 (97.8%) were occupied and fifteen (2.2%) were vacant (***Exhibit 2-13***). These rates were similar for communities adjacent to Valley View.

Of the 676 occupied housing units, 623 (92.2%) were owner-occupied and 53 (7.8%) were renter-occupied. These rates were similar for communities adjacent to Valley View, all of which showed an owner-occupancy rate of at least 80%. In contrast, Cuyahoga County as a whole showed an owner-occupancy rate of only 62%.

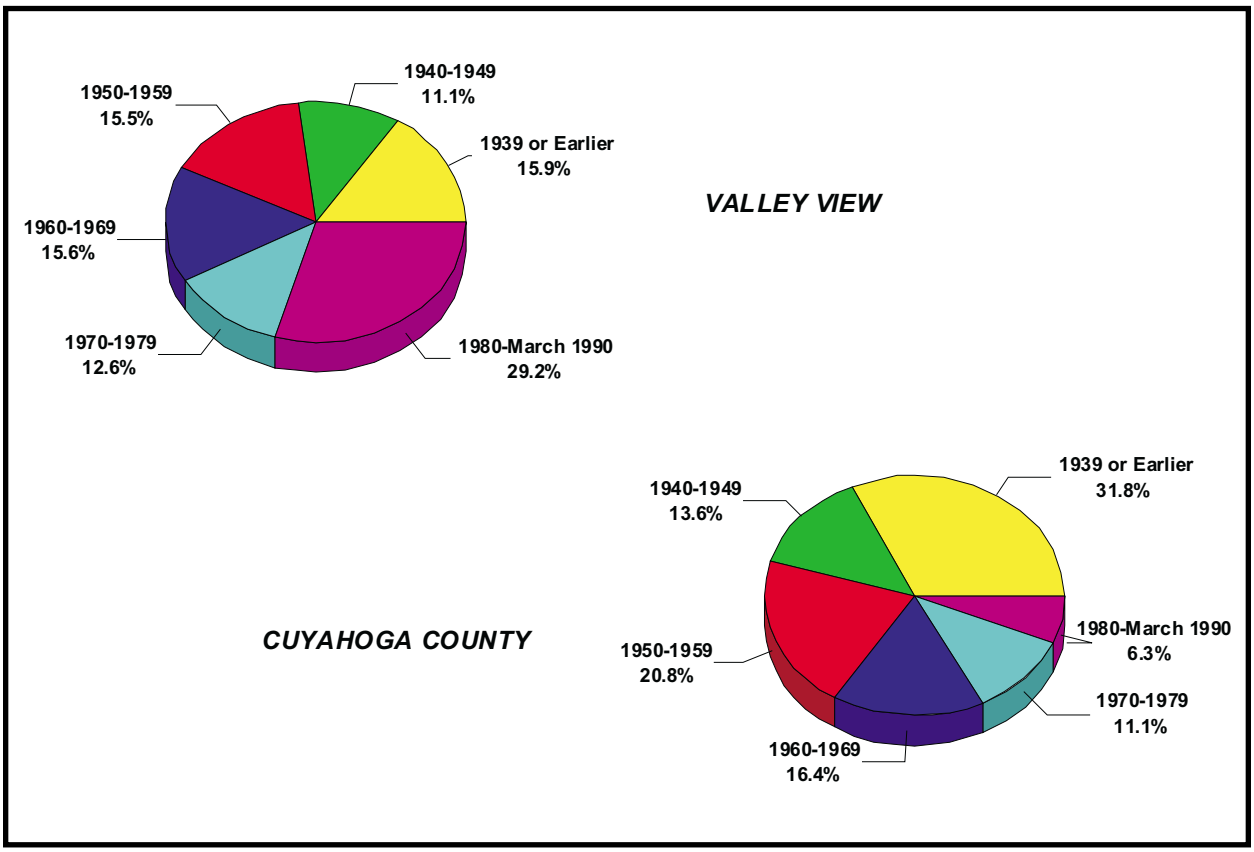
Housing Type

The housing stock in Valley View is almost entirely comprised of single-family homes (***Exhibit 2-14***). According to the 1990 U.S. Census, over 95% of all housing units were single-family (667 of 691 units). The remaining housing units were composed of two-family structures, three- or four-family structures, or mobile homes/trailers. A similar ratio existed as of 1990 for Independence and Walton Hills. In Garfield Heights and Sagamore Hills, approximately 80% of all housing units are single-family units. The remaining units in Garfield Heights are mostly located in either two-family structures, or small buildings having between five and nineteen units in each building. The remaining units in Sagamore Hills are almost all small buildings having between five and nineteen units in each building. For Cuyahoga County as a whole, approximately 60% of all housing units are single-family units, 10% of units are located in two-family structures, and the remaining units are part of buildings of various unit quantities.

Exhibit 2-12, Housing Units, By Age of Structure, Valley View, Selected Communities, and Cuyahoga County, 1990

Area	1939 or Earlier		1940- 1949		1950- 1959		1960- 1969	
	#	%	#	%	#	%	#	%
Valley View	**110**	**15.9%**	**77**	**11.1%**	**107**	**15.5%**	**108**	**15.6%**
Garfield Heights	3,158	24.3%	2,165	16.7%	4,894	37.6%	2,034	15.6%
Independence	351	14.5%	315	13.0%	1,015	41.9%	282	11.6%
Walton Hills	54	6.5%	54	6.5%	293	35.2%	232	27.9%
Sagamore Hills	91	3.6%	81	3.2%	348	13.9%	772	30.9%
Cuyahoga County	192,750	31.8%	82,381	13.6%	126,084	20.8%	99,637	16.4%

Area	1970- 1979		1980- March 1990		Total Units
	#	%	#	%	
Valley View	**87**	**12.6%**	**202**	**29.2%**	**691**
Garfield Heights	531	4.1%	218	1.7%	13,000
Independence	187	7.7%	274	11.3%	2,424
Walton Hills	90	10.8%	109	13.1%	832
Sagamore Hills	998	39.9%	210	8.4%	2,500
Cuyahoga County	67,364	11.1%	38,451	6.3%	606,667



Source: Census of Population, U.S. Department of Commerce, Bureau of the Census, 1990, STF 3A (H025).

Exhibit 2-13, Housing Occupancy Status, Valley View, Selected Communities, and Cuyahoga County, 1990

Area	Total Housing Units	Occupied		Vacant		Owner-Occupied		Renter-Occupied	
		#	%	#	%	#	%	#	%
Valley View	**691**	**676**	**97.8%**	**15**	**2.2%**	**623**	**92.2%**	**53**	**7.8%**
Garfield Heights	13,000	12,483	96.0%	517	4.0%	10,089	80.8%	2,394	19.2%
Independence	2,424	2,384	98.3%	40	1.7%	2,262	94.9%	122	5.1%
Walton Hills	832	825	99.2%	7	0.8%	801	97.1%	24	2.9%
Sagamore Hills	2,490	2,386	95.8%	104	4.2%	2,129	89.2%	257	10.8%
Cuyahoga County	604,538	563,243	93.2%	41,295	6.8%	349,057	62.0%	214,186	38.0%

Source: Census of Population, U.S. Department of Commerce, Bureau of the Census, 1990, STF 1A (H001, H002, and H003).

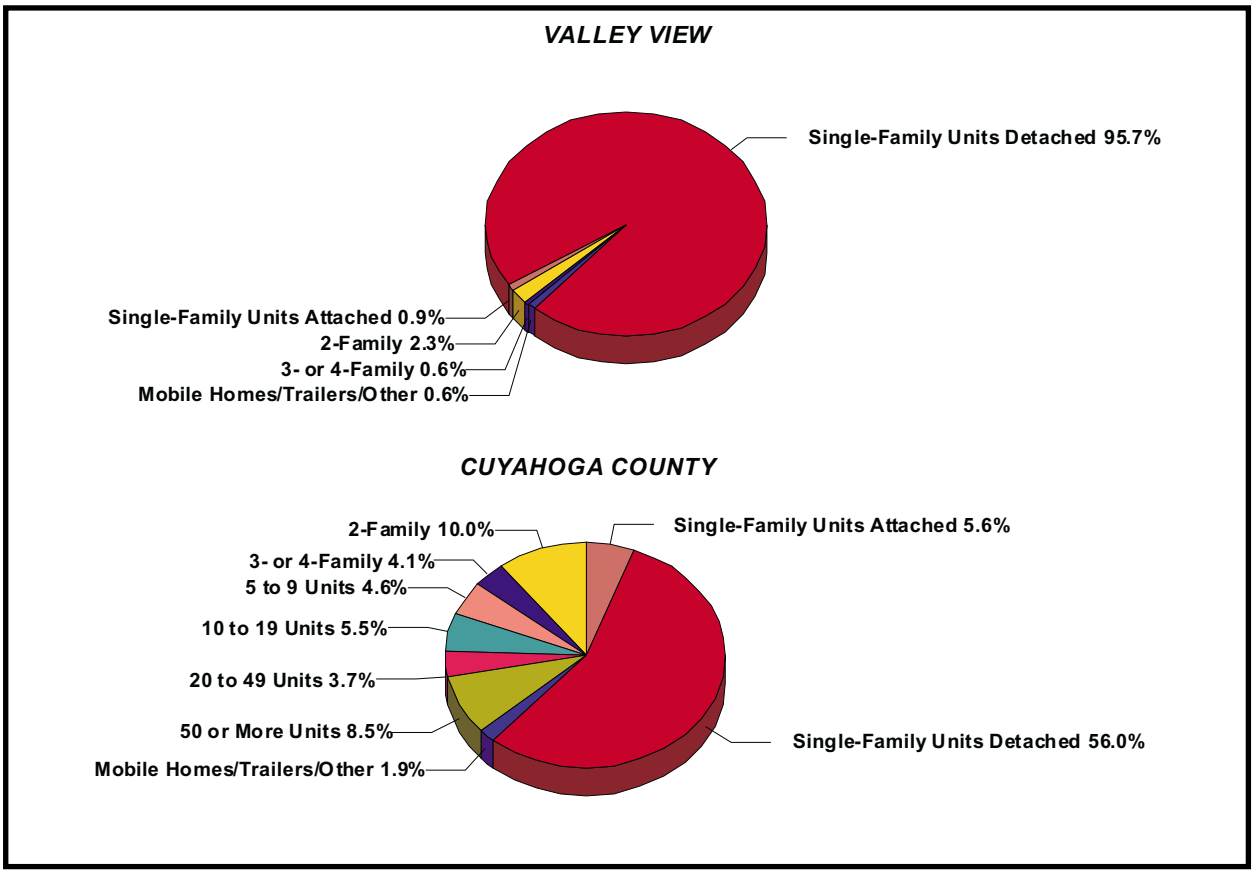
Exhibit 2-14, Housing Type, Valley View, Selected Communities, and Cuyahoga County, 1990

Area	Total Housing Units	Total Single- Family Units		Detached Single- Family Units		Attached Single- Family Units		Units in 2-Family Structures		Units in 3 or 4 Family Structures	
		#	%	#	%	#	%	#	%	#	%
Valley View	**691**	**667**	**96.5%**	**661**	**95.7%**	**6**	**0.9%**	**16**	**2.3%**	**4**	**0.6%**
Garfield Heights	13,000	10,427	80.2%	10,141	78.0%	286	2.2%	1033	7.9%	102	0.8%
Independence	2,424	2,374	97.9%	2,360	97.4%	14	0.6%	26	1.1%	8	0.3%
Walton Hills	832	826	99.3%	820	98.6%	6	0.7%	2	0.2%	0	0.0%
Sagamore Hills	2,490	1,924	77.3%	1,540	61.8%	384	15.4%	10	0.4%	44	1.8%
Cuyahoga County	604,538	372,541	61.6%	338,606	56.0%	33,935	5.6%	60,567	10.0%	25,071	4.1%

Area	Total Housing Units	5 to 9 Units in Structure		10 to 19 Units in Structure		20 to 49 Units in Structure		50 or More Units in Structure		Mobile Homes, Trailers, Others	
		#	%	#	%	#	%	#	%	#	%
Valley View	**691**	**0**	**0.0%**	**0**	**0.0%**	**0**	**0.0%**	**0**	**0.0%**	**4**	**0.6%**
Garfield Heights	13,000	428	3.3%	570	4.4%	53	0.4%	94	0.7%	293	2.3%
Independence	2,424	0	0.0%	0	0.0%	0	0.0%	0	0.0%	16	0.7%
Walton Hills	832	0	0.0%	0	0.0%	0	0.0%	0	0.0%	4	0.5%
Sagamore Hills	2,490	358	14.4%	94	3.8%	44	1.8%	0	0.0%	16	0.6%
Cuyahoga County	604,538	27,608	4.6%	33,518	5.5%	22,271	3.7%	51,627	8.5%	11,335	1.9%

Source: Census of Population, U.S. Department of Commerce, Bureau of the Census, 1990, STF 1A (H001 and H041).

Exhibit 2-14 (continued)



Source: Census of Population, U.S. Department of Commerce, Bureau of the Census, 1990, STF 1A (H001 and H041).

Number of Rooms

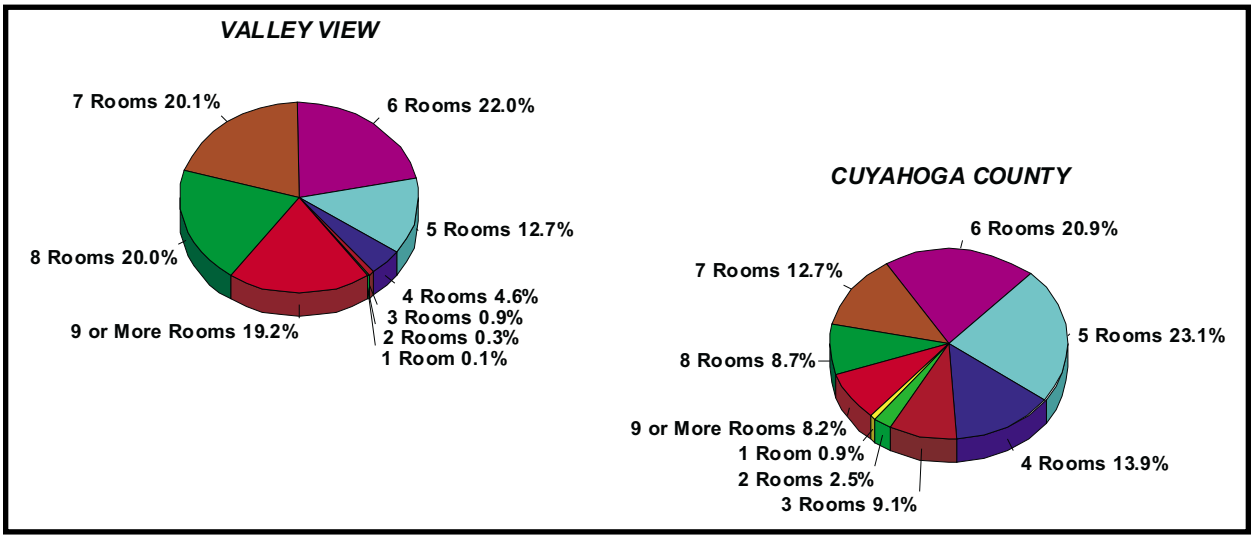
The 1990 U.S. Census reported that the median number of rooms for housing units in Valley View was 7.1 rooms.[2] This figure was similar to the median number of rooms in Walton Hills (7.1 rooms), Independence (6.8 rooms), and Sagamore Hills (6.5 rooms). In contrast, the median number of rooms is lower for Cuyahoga County (5.7 rooms) and Garfield Heights (5.6 rooms). Although Valley View has a relatively high median room count and a significant percentage of houses with nine or more rooms, over 40% of the housing units have five or six rooms, which broadens the appeal of the housing stock to various segments of the population (***Exhibit 2-15***).

2 Rooms include living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodger's rooms.

Exhibit 2-15, Number of Rooms, Valley View, Selected Communities, and Cuyahoga County, 1990

Area	Number of Rooms									
	1 Room		2 Rooms		3 Rooms		4 Rooms		5 Rooms	
	#	%	#	%	#	%	#	%	#	%
Valley View	**1**	**0.1%**	**2**	**0.3%**	**6**	**0.9%**	**32**	**4.6%**	**88**	**12.7%**
Garfield Heights	119	**0.9%**	140	1.1%	541	4.2%	1,484	11.4%	3,827	29.4%
Independence	1	**0.0%**	2	0.1%	15	0.6%	100	4.1%	382	15.8%
Walton Hills	0	**0.0%**	1	0.1%	3	0.4%	17	2.0%	87	10.5%
Sagamore Hills	13	**0.5%**	5	0.2%	41	1.6%	247	9.9%	551	22.1%
Cuyahoga County	5,735	**0.9%**	15,195	2.5%	55,173	9.1%	83,744	13.9%	139,930	23.1%

Area	Number of Rooms								Total Units	Median Number of Rooms
	6 Rooms		7 Rooms		8 Rooms		9 or More Rooms			
	#	%	#	%	#	%	#	%		
Valley View	**152**	**22.0%**	**139**	**20.1%**	**138**	**20.0%**	**133**	**19.2%**	**691**	**7.1**
Garfield Heights	4,092	31.5%	1,739	13.4%	688	5.3%	370	2.8%	13,000	5.6
Independence	664	27.4%	587	24.2%	341	14.1%	332	13.7%	2,424	6.8
Walton Hills	231	27.8%	205	24.6%	142	17.1%	146	17.5%	832	7.1
Sagamore Hills	446	17.9%	505	20.3%	405	16.3%	277	11.1%	2,490	6.5
Cuyahoga County	126,171	20.9%	76,570	12.7%	52,365	8.7%	49,655	8.2%	604,538	5.7



Source: Census of Population, U.S. Department of Commerce, Bureau of the Census, 1990, STF 1A (H013, H014, H015, and H016).

Homeownership Rates

The 1990 Census shows that the homeownership rate of Valley View residents, when reviewed by age brackets, is consistently strong (***Exhibit 2-16***). Using the age segments provided as part of the Census, the number of homeowners surpasses the number of renters in every age bracket. For Cuyahoga County as a whole, the number of homeowners does not exceed the number of renters until the 35 to 44 age bracket.

Home Sale Prices

Existing Single-Family Home Sales

The Housing Policy Research Program at Cleveland State University compiles data on an ongoing basis concerning the real estate market for existing single-family homes in Cuyahoga County (***Exhibit 2-17***). Due to the low number of existing single-family home sales annually, it is only possible to make general statements about real estate market trends. Valley View and Walton Hills fluctuated in the ten to 30 annual sales range during the period 1990 through 1999. Independence was in the 50 to 75 annual sales range, and Garfield Heights was in the 375 to 530 annual sales range. Data was not available for Sagamore Hills.

The median sale price of existing single-family homes in Valley View is higher than—and increasing at a faster rate than—nearby communities and Cuyahoga County. During the period 1990 through 1993, the median sale price of an existing single-family home in Valley View was in the $115,000-$130,000 range. During the period 1995 through 1999, the median price rose to the $180,000-$220,000 range. For comparison, during the period 1990 through 1993, the median price of an existing single-family home in Cuyahoga County was in the $72,000-$83,000 range. During the period 1995 through 1999, the Cuyahoga County median price rose to the $87,000-$100,000 range.

When examined by price category, existing homes sales in Valley View are occurring mostly in more expensive price ranges, although there are also a few lower price homes sales (***Exhibit 2-18***). For the period 1997 through 1999, 20 of 38 sales in Valley View (52%) were in the $150,000-$250,000 range. Five sales in Valley View (13%) were under $105,000. For nearby communities the $125,000-$200,000 range has been most active, containing about 55% of sales in Independence and 60% of sales in Walton Hills. In contrast, over 90% of all sales in Garfield Heights and over 55% of all sales in Cuyahoga County were $105,000 or less.

New Construction Single-Family Home Sales

The Housing Policy Research Program at Cleveland State University also compiles data on an ongoing basis concerning the real estate market for new single-family homes in Cuyahoga County (***Exhibit 2-19***). Again, due to the low number of new single-family home sales annually, it is only possible to make general statements about real estate market trends.

Exhibit 2-16, Homeownership Rates, Valley View and Cuyahoga County, 1990

Age Category	Valley View				
	Total Occupied Housing Units	Owner-Occupied Housing Units		Renter-Occupied Housing Units	
		#	%	#	%
15 to 24 years	**5**	**3**	**60.0%**	**2**	**40.0%**
25 to 34 years	**87**	**63**	**72.4%**	**24**	**27.6%**
35 to 44 years	**202**	**191**	**94.6%**	**11**	**5.4%**
45 to 54 years	**139**	**131**	**94.2%**	**8**	**5.8%**
55 to 64 years	**131**	**127**	**96.9%**	**4**	**3.1%**
65 to 74 years	**73**	**70**	**95.9%**	**3**	**4.1%**
75 years and over	**39**	**38**	**97.4%**	**1**	**2.6%**
Age Category	**Cuyahoga County**				
	Total Occupied Housing Units	Owner-Occupied Housing Units		Renter-Occupied Housing Units	
		#	%	#	%
15 to 24 years	23,877	3,438	14.4%	20,439	85.6%
25 to 34 years	113,096	47,084	41.6%	66,012	58.4%
35 to 44 years	114,187	72,437	63.4%	41,750	36.6%
45 to 54 years	82,370	59,251	71.9%	23,119	28.1%
55 to 64 years	83,674	63,850	76.3%	19,824	23.7%
65 to 74 years	85,788	64,570	75.3%	21,218	24.7%
75 years and over	60,251	38,427	63.8%	21,824	36.2%

Source: Census of Population, U.S. Department of Commerce, Bureau of the Census, 1990, STF 1A (H012).

Exhibit 2-17, Existing Single-Family Homes, Median Sale Price, Number Of Sales, Valley View, Selected Communities, and Cuyahoga County, 1990-1999

Area	Median Sale Price										Change 1990-1999	
	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	#	%
Valley View	**$115,000**	**$124,000**	**$166,000**	**$128,000**	**$167,500**	**$192,500**	**$183,000**	**$222,500**	**$186,500**	**$183,500**	**$68,500**	**59.6%**
Garfield Heights	$60,000	$62,000	$64,500	$66,000	$69,000	$73,000	$75,000	$79,000	$80,000	$83,900	$23,900	39.8%
Independence	$120,000	$125,000	$117,450	$135,750	$147,650	$144,500	$140,500	$162,000	$165,000	$177,000	$57,000	47.5%
Walton Hills	$116,250	$130,000	$120,900	$134,000	$151,000	$165,000	$150,000	$171,500	$168,000	$170,000	$53,750	46.2%
Sagamore Hills	n/a		$124,900*		n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Cuyahoga County	$72,000	$77,500	$82,500	$83,900	$85,000	$87,500	$91,500	$95,000	$100,000	$102,000	$30,000	41.7%
Northern Summit County	n/a		$127,000*		n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Area	**Number of Sales**											
	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	Total	
Valley View	**13**	**21**	**24**	**22**	**22**	**10**	**15**	**15**	**8**	**15**	**165**	
Garfield Heights	402	376	377	402	443	425	427	426	478	529	4,285	
Independence	53	52	64	70	72	67	63	65	93	77	676	
Walton Hills	12	21	21	23	23	21	31	32	31	21	236	
Sagamore Hills	n/a		187*		n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Cuyahoga County	13,982	13,645	14,289	15,080	15,868	15,118	15,818	15,987	18,113	18,112	156,012	
Northern Summit County	n/a		2,966*		n/a	n/a	n/a	n/a	n/a	n/a	n/a	

*Sagamore Hills and Northern Summit County data is cumulative for 1991-1993. No other years are available (n/a).

Source: Housing Policy Research Program, The Urban Center, Maxine Levin College of Urban Affairs, Cleveland State University, 1990-1999.

Exhibit 2-18, Existing Single-Family Homes, Sales By Price Category, Valley View, Selected Communities, and Cuyahoga County, 1997-1999

Area	1997-1999									
	Less Than $45,000	$45-65,000	$65-85,000	$85-105,000	$105-125,000	$125-150,000	$150-200,000	$200-250,000	Greater Than $250,000	Total
Valley View	**0**	**1**	**3**	**1**	**5**	**3**	**5**	**15**	**5**	**38**
Garfield Heights	88	184	627	411	96	22	5	0	0	1,433
Independence	1	3	2	9	13	52	84	39	32	235
Walton Hills	0	1	2	5	7	12	39	14	4	84
Cuyahoga County	5,736	5,408	8,771	8,427	6,945	5,831	5,718	2,311	3,065	52,212
Area	**1991-1993**									
	Less Than $40,000	**$40-60,000**	**$60-80,000**	**$80-100,000**	**$100-120,000**	**$120-160,000**	**$160-200,000**	**$200-240,000**	**Greater Than $240,000**	**Total**
Sagamore Hills*	4	4	5	24	47	75	24	2	2	187
Northern Summit County	141	101	259	376	437	742	407	199	304	2,966
Area	**1997-1999**									
	Less Than $45,000	**$45-65,000**	**$65-85,000**	**$85-105,000**	**$105-125,000**	**$125-150,000**	**$150-200,000**	**$200-250,000**	**Greater Than $250,000**	
Valley View	**0.0%**	**2.6%**	**7.9%**	**2.6%**	**13.2%**	**7.9%**	**13.2%**	**39.5%**	**13.2%**	
Garfield Heights	6.1%	12.8%	43.8%	28.7%	6.7%	1.5%	0.3%	0.0%	0.0%	
Independence	0.4%	1.3%	0.9%	3.8%	5.5%	22.1%	35.7%	16.6%	13.6%	
Walton Hills	0.0%	1.2%	2.4%	6.0%	8.3%	14.3%	46.4%	16.7%	4.8%	
Cuyahoga County	11.0%	10.4%	16.8%	16.1%	13.3%	11.2%	11.0%	4.4%	5.9%	
Area	**1991-1993**									
	Less Than $40,000	**$40-60,000**	**$60-80,000**	**$80-100,000**	**$100-120,000**	**$120-160,000**	**$160-200,000**	**$200-240,000**	**Greater Than $240,000**	**Total**
Sagamore Hills*	2.1%	2.1%	2.7%	12.8%	25.1%	40.1%	12.8%	1.1%	1.1%	100.0%
Northern Summit County	4.8%	3.4%	8.7%	12.7%	14.7%	25.0%	13.7%	6.7%	10.2%	100.0%

*Sagamore Hills and Northern Summit County data is cumulative for 1991-1993. No other years are available.

Source: Housing Policy Research Program, The Urban Center, Maxine Levin College of Urban Affairs, Cleveland State University, 1997-1999 and 1991-1993.

Exhibit 2-19, New Construction Single-Family Homes, Median Sale Price, Number of Sales, Valley View, Selected Communities, and Cuyahoga County, 1990-1999

Area	Median Sale Price									
	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Valley View	**$177,850**	**$186,700**	**$180,000**	**$182,500**	**$186,900**	**--**	**$82,000**	**$92,500**	**--**	**$99,000**
Garfield Heights	$94,500	$83,500	$104,500	$92,300	$120,950	$103,250	$123,000	$119,900	$112,250	$123,500
Independence	$149,950	$199,900	$60,000	$70,900	$100,000	$200,000	$147,500	$226,400	$79,000	$134,000
Walton Hills	$156,000	--	$67,500	$197,200	$122,000	$97,500	$122,000	$50,000	$68,300	$182,000
Sagamore Hills*	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Cuyahoga County	$174,500	$185,000	$180,000	$200,000	$188,700	$191,800	$182,400	$189,000	$170,000	$188,000

Area	Number of Sales										
	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	Total
Valley View	**22**	**14**	**23**	**9**	**8**	**0**	**5**	**5**	**0**	**5**	**91**
Garfield Heights	7	10	9	9	10	4	5	15	17	16	102
Independence	12	10	18	10	17	21	27	12	9	17	153
Walton Hills	3	0	2	1	2	2	3	1	4	3	21
Sagamore Hills*	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Cuyahoga County	817	1,285	1,410	1,077	1,321	1,094	685	526	514	462	9,191

*Sagamore Hills and Northern Summit County data is not available.

Source: Housing Policy Research Program, The Urban Center, Maxine Levin College of Urban Affairs, Cleveland State University, 1990-1999.

Valley View, Garfield Heights, Independence, and Walton Hills all fluctuated in the zero to 25 annual sales range during the period 1990 through 1999. Data was not available for Sagamore Hills. Over the entire period, the communities recorded the following new single-family home sales totals: Walton Hills - 21, Valley View - 91, Garfield Heights - 102, and Independence -153.

The median sale price of new single-family homes during the 1990's in Valley View and adjacent communities has not followed a consistent trend, due to the low amount of new construction.

When examined by price category, new homes sales in Valley View are occurring primarily in one price range (***Exhibit 2-20***). For the period 1997 through 1999, seven of eight new homes in Valley View cost less than $105,000. The remaining sale was in the greater than $250,000 range. For nearby communities the most active price ranges varied. In Garfield Heights, about 60% of the sales were in the $85,000-$150,000 range. In Independence, about one-quarter of the sales were in the $65,000-$85,000 range and over 35% of sales were greater than $250,000. In Walton Hills, six out of eight sales were in the $45,000-$85,000 range. In contrast, over 45% of all sales in Cuyahoga County were $200,000 or more.

Contract Rent

The median contract rent in Valley View in 1990 was $361 (***Exhibit 2-21***). The median in Valley View was higher than the figure for Cuyahoga County, but lower than the amounts in Independence, Walton Hills, and Sagamore Hills.

Exhibit 2-20, New Construction Single-Family Homes, Sales by Price Category, Valley View, Selected Communities, and Cuyahoga County, 1997-1999

Area	Less Than $45,000	$45-65,000	$65-85,000	$85-105,000	$105-125,000	$125-150,000	$150-200,000	$200-250,000	Greater Than $250,000	Total
Valley View	**0**	**2**	**2**	**3**	**0**	**0**	**0**	**0**	**1**	**8**
Garfield Heights	0	4	5	8	9	11	6	1	2	46
Independence	0	3	9	1	4	4	0	3	14	38
Walton Hills	0	4	2	0	0	0	1	0	1	8
Sagamore Hills*	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Cuyahoga County	0	132	113	117	106	129	210	200	495	1,502

Area	Less Than $45,000	$45-65,000	$65-85,000	$85-105,000	$105-125,000	$125-150,000	$150-200,000	$200-250,000	Greater Than $250,000
Valley View	**0.0%**	**25.0%**	**25.0%**	**37.5%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**12.5%**
Garfield Heights	0.0%	8.7%	10.9%	17.4%	19.6%	23.9%	13.0%	2.2%	4.3%
Independence	0.0%	7.9%	23.7%	2.6%	10.5%	10.5%	0.0%	7.9%	36.8%
Walton Hills	0.0%	50.0%	25.0%	0.0%	0.0%	0.0%	12.5%	0.0%	12.5%
Sagamore Hills*	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Cuyahoga County	0.0%	8.8%	7.5%	7.8%	7.1%	8.6%	14.0%	13.3%	33.0%

*Sagamore Hills and Northern Summit County data is not available.

Source: Housing Policy Research Program, The Urban Center, Maxine Levin College of Urban Affairs, Cleveland State University, 1997-1999.

Exhibit 2-21, Median Contract Rent, Valley View, Selected Communities, and Cuyahoga County, 1990

Area	Median Contract Rent
Valley View	**$361**
Garfield Heights	$352
Independence	$402
Walton Hills	$400
Sagamore Hills	$454
Cuyahoga County	$321

Source: Census of Population, U.S. Department of Commerce, Bureau of the Census, 1990, STF 1A (H032).

Home Purchase Patterns

The Housing Policy Research Program at Cleveland State University also tracks the movement of home sellers in the Cleveland region. Movement was determined by locating the home purchased by the seller. This methodology has made it possible to examine the communities where sellers of Valley View homes purchased another home (moved to) and the communities where buyers of Valley View homes sold their previous homes (moved from) (***Exhibit 2-22***).

Of the homebuyers in Valley View during 1991-1997 for whom data can be determined, 91% (51 buyers) moved into Valley View, which means that 9% (five buyers) of the buyers had already been living in Valley View. For those homebuyers who moved to Valley View from another community, 26.8% (15 buyers) moved from Garfield Heights, 25.0% (14 buyers) moved from Maple Heights, 7.1% (four buyers) moved from Bedford, 7.1% (four buyers) moved from Parma, 5.4% (three buyers) moved from Cleveland, 5.4% (three buyers) moved from Seven Hills, 3.6% (two buyers) moved from Sagamore Hills, and 10.7% (six buyers) moved from other scattered locations. In general, the homebuyers who moved into Valley View purchased a house that was $50,000 to $100,000 more expensive than their previous home. Homebuyers who were already Valley View residents purchased a house that was about $25,000 more expensive than their previous Valley View residence.

Of the homesellers in Valley View during 1991-1997 for whom data can be determined, 84% (26 sellers) moved out of the community, which means that 16% (five sellers) of the sellers purchased another home in Valley View. For those homesellers who purchased another home outside of the community, 22.6% (seven sellers) purchased in Sagamore Hills, 16.1% (five sellers) purchased in Brecksville, 12.9% (four sellers) purchased in Broadview Heights, 12.9% (four sellers) purchased in Independence, 6.5% (two sellers) purchased in North Royalton, and 12.9% (four sellers) purchased in other scattered locations. In general, the homesellers who moved out of Valley View purchased a house that was $60,000 to $90,000 more expensive than their previous home. In contrast however, the homesellers who moved out of Valley View and purchased a house in Sagamore Hills bought a house that was about $40,000 less expensive than their previous home. Homesellers who were already Valley View residents purchased a house that was about $25,000 more expensive than their previous Valley View residence.

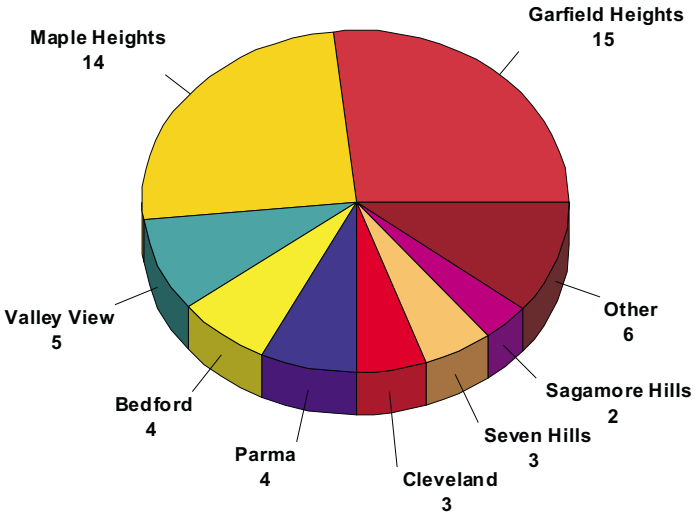
EDUCATIONAL CHARACTERISTICS

Educational Attainment

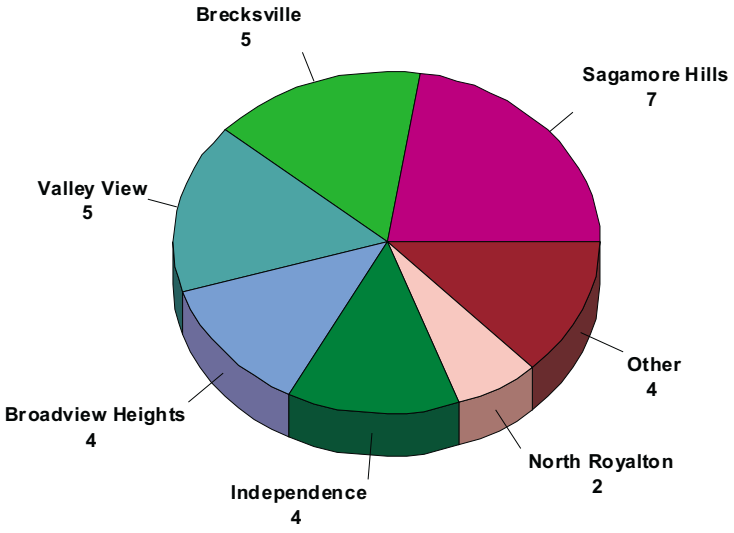
The U.S. Department of Commerce undertook a study in 1992 to examine the relationship between education and career earnings. The study showed that in general, more education means more earnings, both over a year's time and over the length of one's working life. The study also showed that this relationship has grown stronger since the 1970's and is predicted to continue to strengthen in the future.

Exhibit 2-22, Home Purchase Patterns, Valley View, 1991-1997

People Who Bought in Valley View, Moved From:



People Who Sold in Valley View, Moved To:



Source: Housing Policy Research Program, The Urban Center, Maxine Levin College of Urban Affairs, Cleveland State University.

A comparison of the 1980 and 1990 U.S. Censuses showed that the educational attainment levels for residents in Valley View have risen faster than for Cuyahoga County as a whole (***Exhibit 2-23***). In 1980, 618 persons, or 67.0% of all persons age 25 or older living in Valley View, had graduated from high school. A total of 55 persons (6.0%) had earned a bachelor's degree or higher. In Cuyahoga County, 66.7% of all persons age 25 years or older had graduated from high school and 15.7% had earned a bachelor's degree or higher.

By 1990, 1,102 persons, or 81.9% of all persons age 25 or older living in Valley View, had graduated from high school. A total of 249 persons (18.5%) had earned a bachelor's degree or higher. In Cuyahoga County, 74.0% of all persons age 25 years or older had graduated from high school and 20.1% had earned a bachelor's degree or higher.

School Enrollment

The Cuyahoga Heights School District is comprised of the communities of Brooklyn Heights, Cuyahoga Heights, and Valley View. During the past twenty years, total school district enrollment reached a low point in the 730 to 750 student range during the mid- to late-1980's and has been slowly rising during the 1990's (***Exhibit 2-24***). Current total enrollment in the 825 to 840 student range is equal to the enrollment in 1980. Projections through the 2001-2002 school year indicate that the total enrollment will remain in the 825 to 840 student range. These enrollment levels, which are approximately 10% to 15% below the levels of the mid- to late-1970's, indicate that the current school facilities will likely continue to be satisfactory in size for the student population.

When school enrollment figures are reviewed by grade level during the 1994-1995 through 1997-1998 school years, the percentage of students in each grade has remained reasonably steady (***Exhibit 2-25***).

Student Characteristics

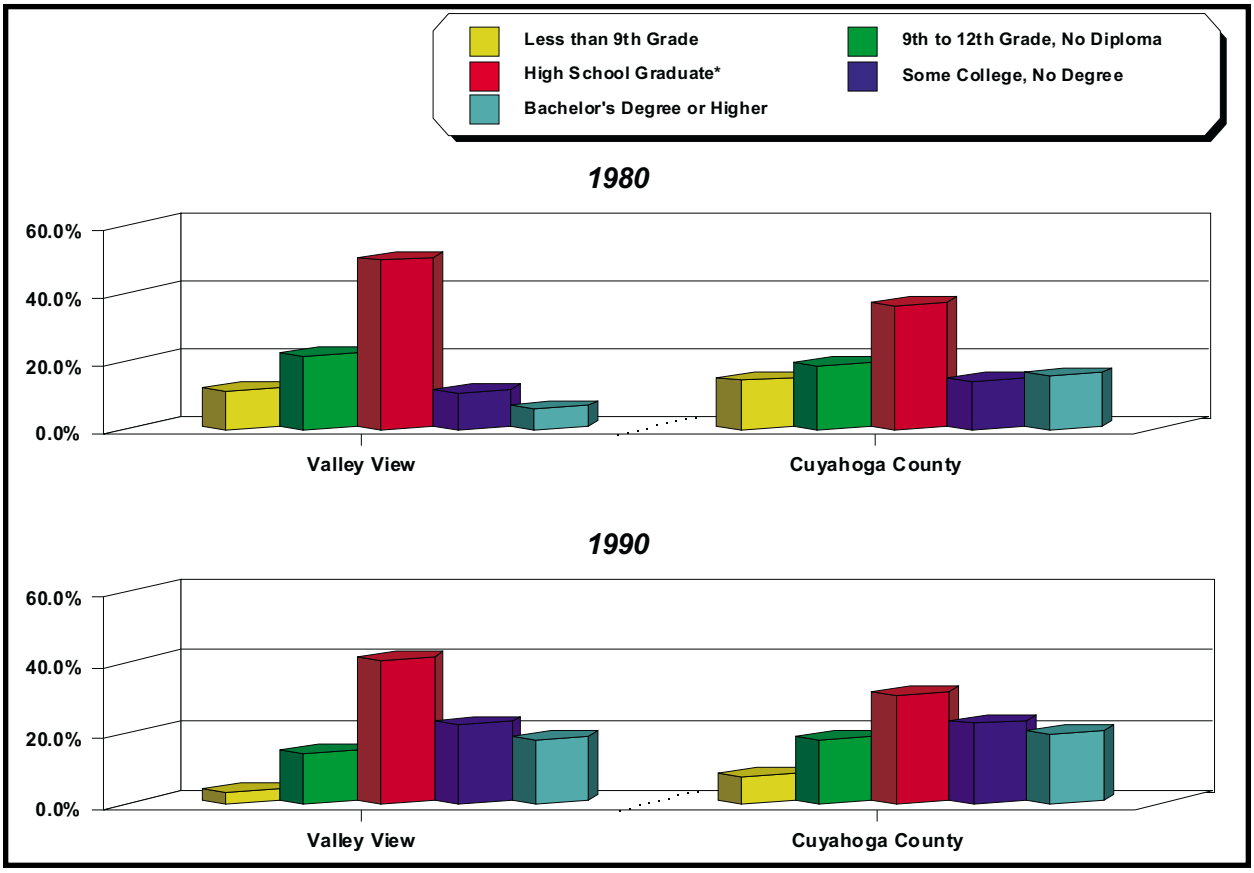
Demographic data supplied by the Ohio Department of Education showed that for the last three years, over 98% of all students in the Cuyahoga Heights School District were non-minority. Students who were African-American, American Indian/Eskimo/Aleut, and Asian/Pacific Islander or Hispanic origin comprised only a fraction of the student population.

Attendance rates in the Cuyahoga Heights School District during recent years have remained high. The District had attendance rates of 95.3% in 1994/1995, 95.7% in 1995/1996, and 95.9% in 1996/1997. These figures were somewhat higher than statewide attendance figures, which were 93.4% in 1994/1995, 93.0% in 1995/1996, and 93.6% in 1996/1997.

Graduation rates in the Cuyahoga Heights School District, which were 96.0% in 1995/1996, and 94.2% in 1996/1997, have also remained higher than the state as a whole. Statewide, graduation rates were 75.2% in 1995/1996, and 79.6% in 1996/1997.

Exhibit 2-23, Educational Attainment, Persons Age 25 or Older, Valley View And Cuyahoga County, 1980 and 1990

Area	Persons 25 Years of Age or Older	Less than 9th Grade		9th to 12th Grade, No Diploma		High School Graduate*		Some College, No Degree		Associate Degree		Bachelor's Degree or Higher	
		#	%	#	%	#	%	#	%	#	%	#	%
1980													
Valley View	**923**	**104**	**11.3%**	**201**	**21.8%**	**462**	**50.1%**	**101**	**10.9%**	**n/a**	**n/a**	**55**	**6.0%**
Cuyahoga County	925,799	134,657	14.5%	173,182	18.7%	340,956	36.8%	131,428	14.2%	n/a	n/a	145,576	15.7%
1990													
Valley View	**1,346**	**49**	**3.6%**	**195**	**14.5%**	**550**	**40.9%**	**219**	**16.3%**	**84**	**6.2%**	**249**	**18.5%**
Cuyahoga County	943,924	72,536	7.7%	172,761	18.3%	291,883	30.9%	169,957	18.0%	46,969	5.0%	189,818	20.1%

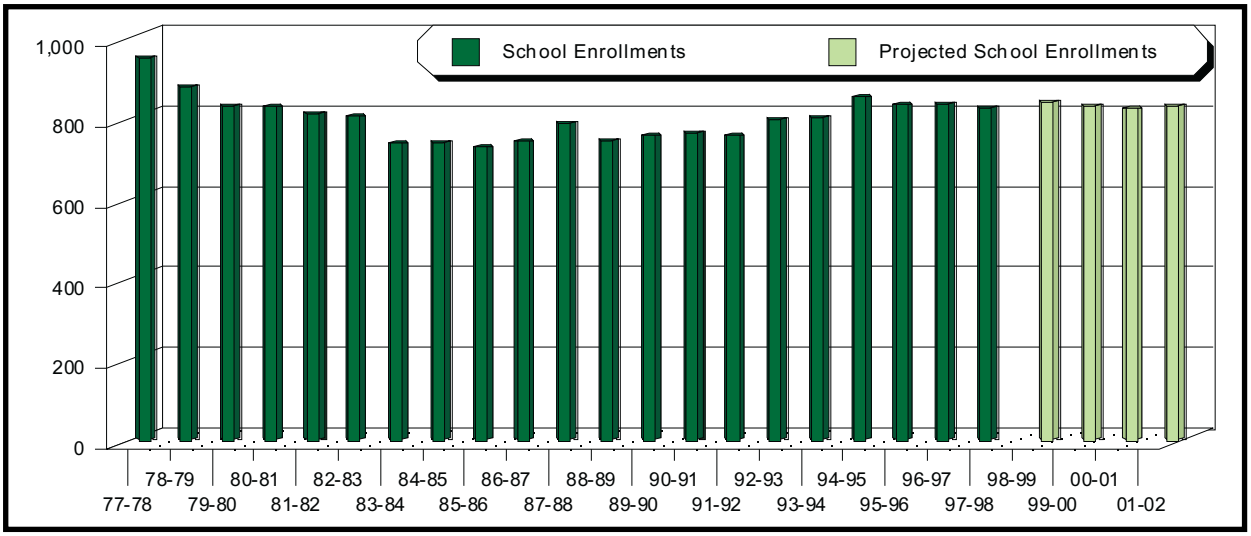


* - includes equivalency
n/a - not available

Source: Census of Population, U.S. Department of Commerce, Bureau of the Census, 1990, STF 3A (P057).

Exhibit 2-24, Cuyahoga Heights School District, School Enrollment and Projected Enrollment, 1977-1978 to 1997-1998 and 1998-1999 to 2001-2002

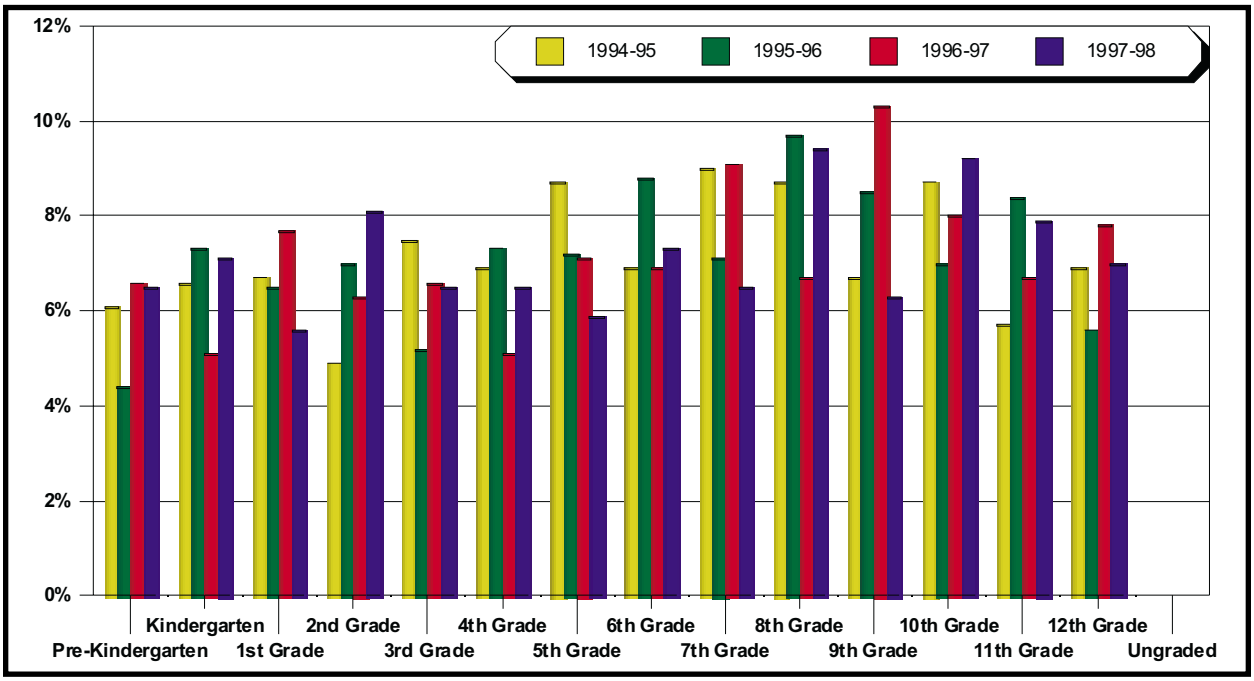
Current Enrollment				Projected Enrollment			
School Year	School Enrollment	Change		School Year	School Enrollment	Change	
		#	%			#	%
1977-1978	950	--	--	Projected Enrollment			
1978-1979	878	-72	-7.6%	1998-1999	840	--	--
1979-1980	829	-49	-5.6%	1999-2000	829	-11	-1.3%
1980-1981	828	-1	-0.1%	2000-2001	822	-7	-0.8%
1981-1982	812	-16	-1.9%	2001-2002	829	7	0.9%
1982-1983	804	-8	-1.0%	Change 1998-1999 to 2001-2002		-11	-1.3%
1983-1984	737	-67	-8.3%	Change 1977-1978 to 2001-2002		-121	-12.7%
1984-1985	739	2	0.3%				
1985-1986	727	-12	-1.6%				
1986-1987	741	14	1.9%				
1987-1988	788	47	6.3%				
1988-1989	744	-44	-5.6%				
1989-1990	757	13	1.7%				
1990-1991	763	6	0.8%				
1991-1992	756	-7	-0.9%				
1992-1993	796	40	5.3%				
1993-1994	801	5	0.6%				
1994-1995	853	52	6.5%				
1995-1996	833	-20	-2.3%				
1996-1997	836	3	0.4%				
1997-1998	826	-10	-1.2%				
Change 1977-1978 to 1997-1998	--	-124	-13.1%				



Source: Ohio Department of Education, Fall Enrollment Figures (Head Counts) for the first full week of October, Cuyahoga Heights School District, 1977-1978 through 1997-1998; Projections from Cuyahoga Heights School District, Board of Education, 1998-1999 through 2001-2002, prepared during 1997-1998 school year.

Exhibit 2-25, Cuyahoga Heights School District, School Enrollment by Grade, 1994-1995 to 1997-1998

Grade	School Year 1994-1995		School Year 1995-1996		School Year 1996-1997		School Year 1997-1998	
	Number of Students	Percent of Total	Number of Students	Percent of Total	Number of Students	Percent of Total	Number of Students	Percent of Total
Pre-Kindergarten	52	6.1%	37	4.4%	55	6.6%	54	6.5%
Kindergarten	56	6.6%	61	7.3%	43	5.1%	59	7.1%
1st Grade	57	6.7%	54	6.5%	64	7.7%	46	5.6%
2nd Grade	42	4.9%	58	7.0%	53	6.3%	67	8.1%
3rd Grade	64	7.5%	43	5.2%	55	6.6%	54	6.5%
4th Grade	59	6.9%	61	7.3%	43	5.1%	54	6.5%
5th Grade	74	8.7%	60	7.2%	59	7.1%	49	5.9%
6th Grade	59	6.9%	73	8.8%	58	6.9%	60	7.3%
7th Grade	77	9.0%	59	7.1%	76	9.1%	54	6.5%
8th Grade	74	8.7%	81	9.7%	56	6.7%	78	9.4%
9th Grade	57	6.7%	71	8.5%	86	10.3%	52	6.3%
10th Grade	74	8.7%	58	7.0%	67	8.0%	76	9.2%
11th Grade	49	5.7%	70	8.4%	56	6.7%	65	7.9%
12th Grade	59	6.9%	47	5.6%	65	7.8%	58	7.0%
Ungraded	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total Students*	853	100.0%	833	100.0%	836	100.0%	826	100.0%



Source: Ohio Department of Education, Fall Enrollment Figures (Head Counts) for the first full week of October, Cuyahoga Heights School District, 1995-1996 through 1998-1999.

Dropout rates in the Cuyahoga Heights School District, which were 0.8% in 1995/1996 and 2.6% in 1996/1997, were lower than the state as a whole, which exhibited dropout rates of 5.3% in 1995/1996 and 4.8% in 1996/1997.

Student/Teacher Rates and Average Class Size

Student/teacher ratios and average class size are sometimes used as measures of educational quality, in that more teachers and smaller class sizes would theoretically permit more individualized instruction for each student.

For the last three years, the student/teacher ratio for regular instruction (kindergarten through twelfth grade) in the Cuyahoga Heights School District ranged from 13.8 in 1994/1995 to 14.4 in 1995/1996 to 15.5 in 1996/1997. These figures were lower than the ratio statewide, which ranged from 20.8 in 1994/1995 and 1995/1996 to 20.7 in 1996/1997.

Average class size is also tracked for kindergarten through fourth grade. Average class size in the Cuyahoga Heights School District ranged from 16.7 in 1994/1995 to 17.7 in 1995/1996 to 18.2 in 1996/1997. These figures were lower than class sizes statewide, which ranged from 23.2 in 1994/1995 to 23.3 in 1995/1996 to 22.6 in 1996/1997.

Proficiency Test Results

Beginning in 1990, the State of Ohio required that all high school students pass all four parts of the Ohio Ninth Grade Proficiency Test in order to receive a high school diploma. Students are required to begin taking the standardized test in ninth grade, and may take the test twice a year until passing. Subjects included on the test are writing, reading, math, citizenship, and science. Schools were required to begin administering the science test to all ninth graders in March, 1996 and March, 1997. Passing the science proficiency test is a graduation requirement beginning with eighth graders tested in March, 1997 (Class of 2001).

The results of the March, 1998 test showed that 98% of all ninth grade students in the Cuyahoga Heights School District passed the test on writing (compared to 94% statewide), 100% passed the test on reading (compared to 92% statewide), 82% passed the test on math (compared to 71% statewide), and 96% passed the test on citizenship (compared to 82% statewide) (***Exhibit 2-26***). The March, 1998 passing rates are similar for the Cuyahoga Heights, Independence, and Nordonia Hills[3] School Districts and higher than the passing rates for the Bedford[4] and Garfield Heights School Districts.

3 The Nordonia Hills School District includes Sagamore Hills.

4 The Bedford School District includes Walton Hills.

Exhibit 2-26, Ninth Grade Proficiency Test Results for Ninth Grade Students, Cuyahoga Heights School District, Selected School Districts, and State of Ohio, March of 1996, 1997, and 1998

Ninth Grade Proficiency Tests	Percentage of Ninth Grade Students Required to Take the Test Who Passed					
	Cuyahoga Heights School District	Bedford School District	Garfield Heights School District	Independence School District	Nordonia Hills School District	State of Ohio Total
1998						
Writing	98%	95%	90%	100%	99%	94%
Reading	100%	92%	89%	89%	96%	92%
Math	82%	60%	62%	92%	79%	71%
Citizenship	96%	75%	76%	99%	93%	82%
1997						
Writing	95%	90%	56%	97%	97%	87%
Reading	99%	89%	88%	100%	95%	91%
Math	82%	57%	57%	85%	75%	70%
Citizenship	88%	75%	74%	97%	94%	81%
1996						
Writing	96%	84%	62%	95%	81%	78%
Reading	99%	90%	87%	95%	91%	85%
Math	92%	62%	66%	87%	68%	64%
Citizenship	83%	83%	72%	93%	87%	78%

Source: Ohio Department of Education, Division of Assessment and Evaluation 1996-1998.

In 1993 the State Board of Education adopted standards indicative of twelfth-grade levels of literacy and basic competency in reading, mathematics, and citizenship. These standards were increased in 1996 and again in 1998.

The results of the February, 1998 test using the 1996 standards showed that 86% of all twelfth grade students who took the test in the Cuyahoga Heights School District passed the test on writing (compared to 80% statewide), 96% passed the test on reading (compared to 80% statewide), 84% passed the test on math (compared to 63% statewide), 92% passed the test on citizenship (compared to 75% statewide), and 73% passed the test on science (compared to 57% statewide) (***Exhibit 2-27***). The February, 1998 passing rates using the 1996 standards are similar for the Cuyahoga Heights and Independence School Districts and higher than the passing rates for the Bedford, Garfield Heights, and Nordonia Hills School Districts.

Proficiency test results using the 1998 standards were somewhat lower both in the Cuyahoga Heights School District and for the State of Ohio as a whole. As with the Ohio Ninth Grade Proficiency Test, results for the Ohio Twelfth-Grade Proficiency Test have improved over time.

Exhibit 2-27, Twelfth Grade Proficiency Test Results for Twelfth Grade Students, Cuyahoga Heights School District, Selected School Districts, and State of Ohio, February of 1996, 1997, and 1998

Twelfth Grade Proficiency Tests	Percentage of Twelfth Grade Students Required to Take the Test Who Passed											
	Cuyahoga Heights School District		Bedford School District		Garfield Heights School District		Independence School District		Nordonia Hills School District		State of Ohio Totals	
	Standards											
	1996	1998	1996	1998	1996	1998	1996	1998	1996	1998	1996	1998
1998												
Writing	86%	86%	80%	80%	79%	79%	93%	93%	78%	78%	80%	80%
Reading	96%	82%	81%	68%	79%	65%	89%	80%	84%	74%	80%	69%
Math	84%	75%	53%	43%	59%	46%	82%	81%	74%	61%	63%	52%
Citizenship	92%	82%	77%	60%	73%	59%	87%	80%	87%	71%	75%	65%
Science	73%	73%	56%	56%	55%	55%	73%	73%	56%	87%	57%	57%
1997												
Writing	81%	81%	69%	69%	73%	73%	78%	78%	78%	78%	69%	69%
Reading	88%	81%	77%	68%	83%	71%	84%	78%	82%	70%	80%	70%
Math	63%	56%	43%	34%	46%	39%	81%	71%	62%	50%	58%	49%
Citizenship	86%	69%	64%	51%	62%	53%	82%	74%	72%	63%	71%	61%
Science	64%	64%	45%	45%	53%	53%	69%	69%	59%	59%	56%	56%
1996												
Writing	67%	NA	68%	NA	68%	NA	87%	NA	67%	NA	68%	NA
Reading	85%	NA	80%	NA	77%	NA	79%	NA	86%	NA	81%	NA
Math	65%	NA	54%	NA	48%	NA	71%	NA	68%	NA	62%	NA
Citizenship	75%	NA	68%	NA	67%	NA	71%	NA	75%	NA	69%	NA
Science	35%	NA	52%	NA	44%	NA	63%	NA	60%	NA	55%	NA

NA = Not Available

Source: Ohio Department of Education, Division of Assessment and Evaluation 1996-1998.

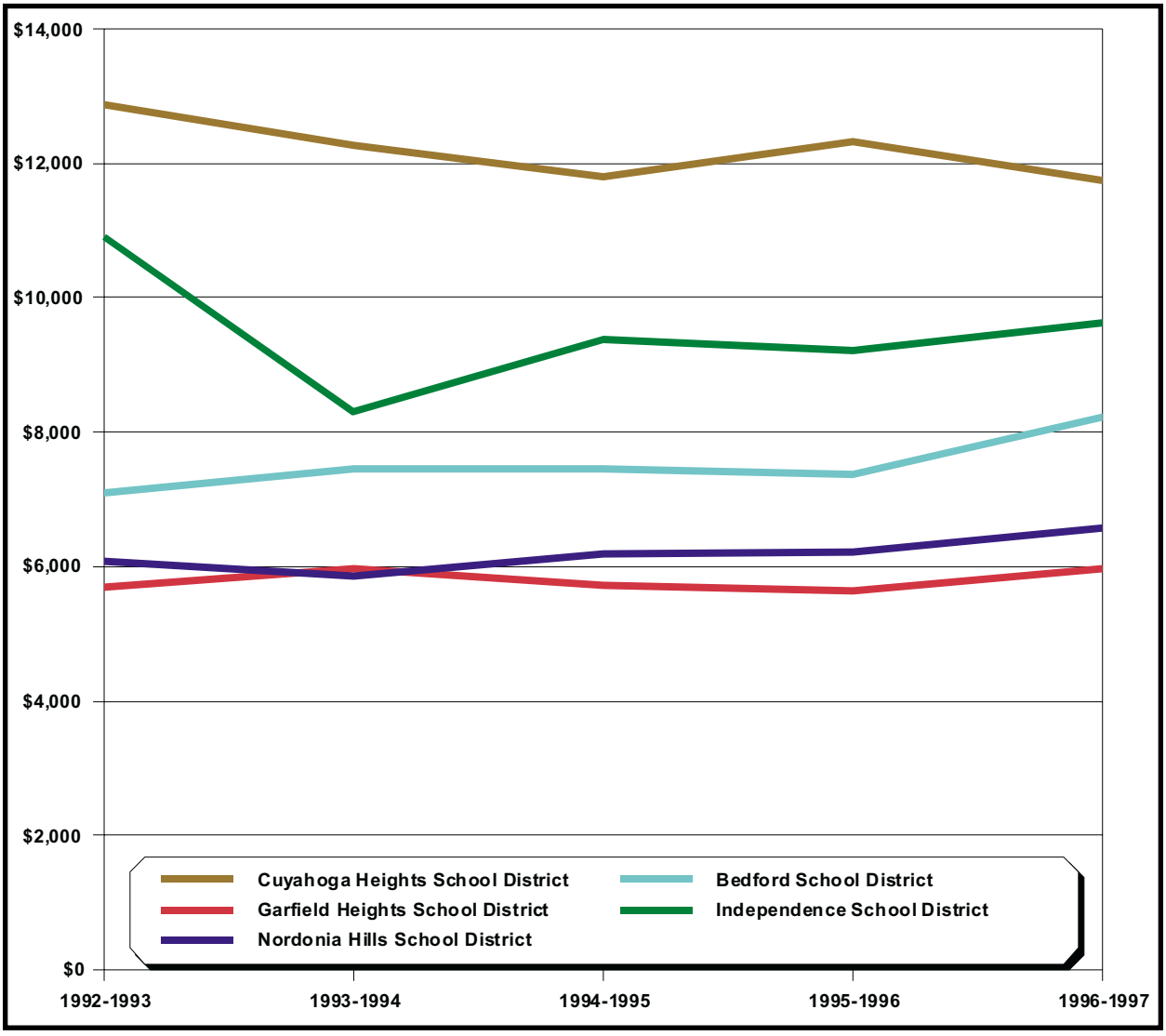
Fiscal Characteristics

The Cuyahoga Heights School District's total expenditure per pupil was $12,862 in 1992/1993. By 1996/1997 that figure had decreased slightly to $11,756, a decline of 8.6% (***Exhibit 2-28***). A similar reduction occurred in the Independence School District, which like the Cuyahoga Heights School District, has a high expenditure per pupil level. The other adjacent school districts, Bedford, Garfield Heights, and Nordonia Hills, which have a much lower expenditure per pupil level, all registered modest increases ranging from 4.9% to 16.0% during the same time period.

The Cuyahoga Heights School District's total revenue per pupil was $13,382 in 1992/1993. By 1996/1997 that figure had decreased slightly to $12,435, a decline of 7.1% (***Exhibit 2-29***). A similar reduction occurred in the Independence School District, which like the Cuyahoga Heights School District, has a high revenue per pupil level. The other adjacent school districts, Bedford, Garfield Heights, and Nordonia Hills, which have a much lower expenditure per pupil level, all registered increases ranging from 12.1% to 22.3% during the same time period.

Exhibit 2-28, Total Expenditure per Pupil, Cuyahoga Heights School District and Selected School Districts, 1992-1993 to 1996-1997

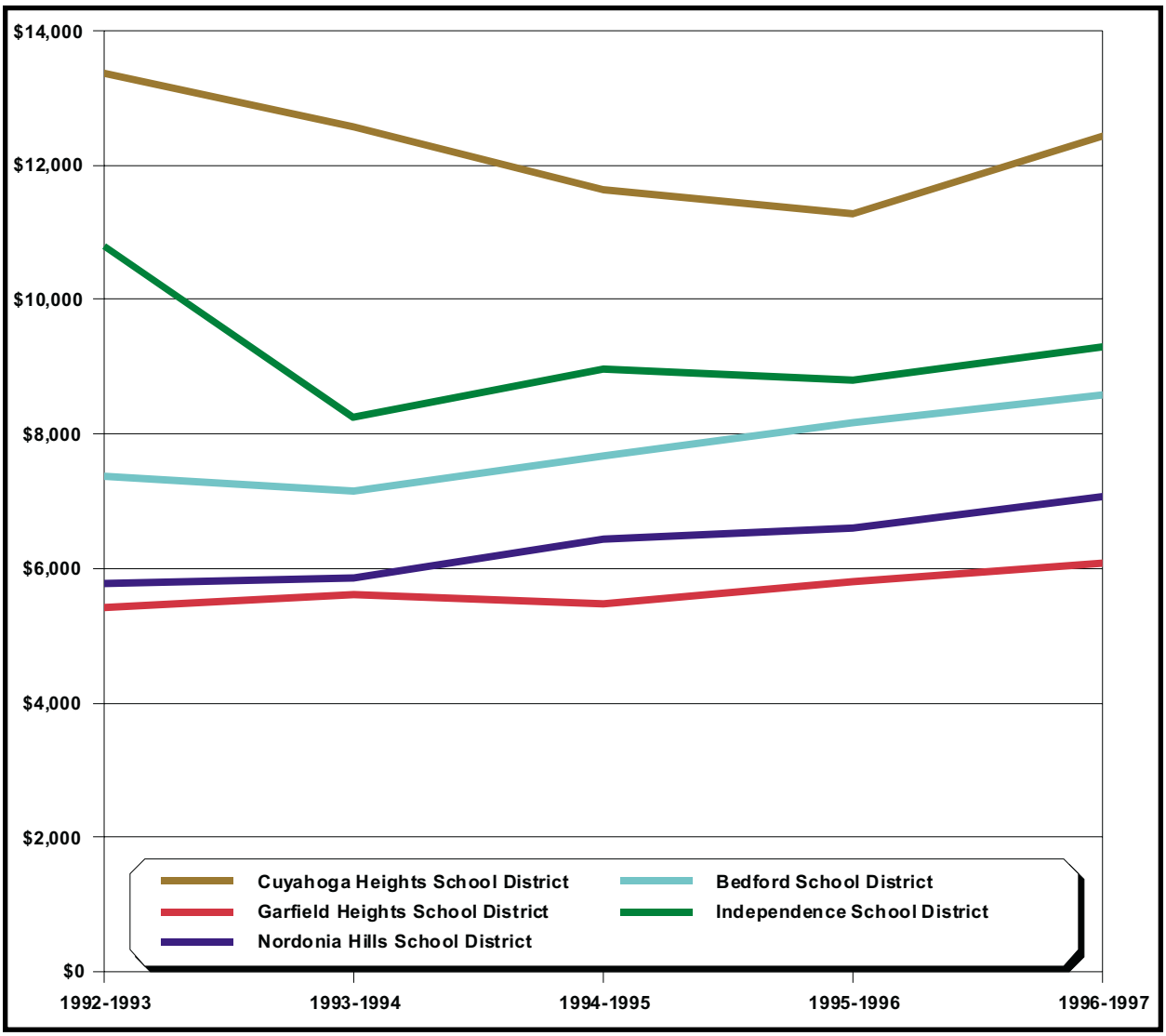
District	1992-1993	1993-1994	1994-1995	1995-1996	1996-1997	Change 1992-1993 to 1996-1997	
						Number	Percent
Cuyahoga Heights School District	$12,862	$12,267	$11,804	$12,336	$11,756	-$1,106	-8.6%
Bedford School District	$7,093	$7,449	$7,448	$7,380	$8,229	$1,136	16.0%
Garfield Heights School District	$5,688	$5,974	$5,713	$5,643	$5,964	$276	4.9%
Independence School District	$10,910	$8,303	$9,391	$9,211	$9,629	-$1,281	-11.7%
Nordonia Hills School District	$6,066	$5,863	$6,187	$6,209	$6,562	$496	8.2%



Source: Ohio Department of Education, Vital Statistics 1997.

Exhibit 2-29, Total Revenue per Pupil, Cuyahoga Heights School District and Selected School Districts, 1992-1993 to 1996-1997

District	1992-1993	1993-1994	1994-1995	1995-1996	1996-1997	Change 1992-1993 To 1996-1997	
						Number	Percent
Cuyahoga Heights School District	$13,382	$12,562	$11,628	$11,271	$12,435	-$947	-7.1%
Bedford School District	$7,383	$7,161	$7,661	$8,162	$8,596	$1,213	16.4%
Garfield Heights School District	$5,415	$5,610	$5,479	$5,798	$6,068	$653	12.1%
Independence School District	$10,807	$8,251	$8,954	$8,812	$9,294	-$1,513	-14.0%
Nordonia Hills School District	$5,772	$5,866	$6,447	$6,598	$7,061	$1,289	22.3%



Source: Ohio Department of Education, Vital Statistics 1997.

Faculty Characteristics

There were 58.2 full-time equivalent teachers employed by the Cuyahoga Heights School District during the 1996/1997 school year. Teachers employed by the Cuyahoga Heights School District had an average of 16.5 years of teaching experience, which is comparable to the statewide average of 15.0 years of experience. In terms of educational background, 16.7% of all teachers in the Cuyahoga Heights School District had earned at least a Bachelor's degree, 24.1% had taken educational courses beyond the Bachelor's degree level, and 59.3% had earned a Master's degree. Statewide, 21.8% of all teachers had earned at least a Bachelor's degree, 26.4% had taken educational courses beyond the Bachelor's degree level, and 43.0% had earned a Master's degree.

INCOME AND EMPLOYMENT CHARACTERISTICS

Income

The U.S. Census examines income in various ways for each decennial census. For example, per capita income is the average income computed for every man, woman, and child. Household, family, and non-family incomes are expressed as medians, meaning the middle figure of all the incomes listed, of households, families, and non-families.

The per capita income in Valley View was $15,657 in 1989. This compares to an inflation-adjusted 1979 figure of $13,416, representing the 1979 figure expressed in 1989 dollars[5] (***Exhibit 2-30***). The 1989 figure for Valley View was higher than Garfield Heights and Cuyahoga County as a whole, but lower than Independence, Walton Hills, and Sagamore Hills.

Exhibit 2-30, Per Capita Income and Median Household, Family, and Nonfamily Incomes, Valley View, Selected Communities, and Cuyahoga County, 1989

Area	1989 Median Income					Change in Per Capita Income, 1979-1989	
	Household Income	Family Income	Non-Family Income	Per Capita Income		Adjusted for Inflation	
				1979*	1989	Dollar Amount	Percent
Valley View	**$45,703**	**$49,018**	**$21,719**	**$13,416**	**$15,657**	**$2,241**	**16.7%**
Garfield Heights	$28,694	$34,322	$13,708	$12,644	$12,491	-$153	-1.2%
Independence	$40,716	$46,682	$14,743	$15,952	$18,165	$2,213	13.9%
Walton Hills	$45,298	$49,375	$22,750	$17,132	$18,152	$1,020	6.0%
Sagamore Hills	$44,151	$51,040	$30,181	n/a	$18,262	n/a	n/a
Cuyahoga County	$28,595	$35,749	$16,269	$13,574	$14,912	$1,338	9.9%

*A ten-year inflation factor of 1.676 was applied to the 1979 per capita income figures in order to adjust them to the equivalent level of the 1989 per capita income figures.

n/a - Not available.

Source: Census of Population, U.S. Department of Commerce, Bureau of the Census, 1980 and 1990 (STF 3A (General Profiles)).

5 A ten-year inflation factor of 1.676 was applied to the 1979 per capita income figures in order to adjust them to the equivalent level of the 1989 per capita income figures.

Taking into consideration the inflation adjustment, per capita income rose 16.7% in Valley View between 1979 and 1989. This was a larger dollar and percentage increase of any of the communities to which it was compared, as well as Cuyahoga County as a whole.

For 1989, Valley View median incomes for households ($45,703) and families ($49,018) were similar to the figures for Independence, Walton Hills, and Sagamore Hills, and significantly higher than the figures for Garfield Heights and Cuyahoga County. The median income figures for non-family[6] households fluctuated more, with the $21,719 figure for Valley View being significantly higher than Garfield Heights, Independence, and Cuyahoga County, similar to Walton Hills, but lower than Sagamore Hills.

Another method to examine household and family incomes is by income bracket (***Exhibit 2-31***). In comparison to Cuyahoga County, Valley View had lower percentages of households and families in the lower income brackets (less than $35,000) and the highest bracket (over $150,000), and higher percentages in the income brackets between $35,000 and $149,999.

Source of Income

According to the 1990 U.S. Census, 84.0% of all households in Valley View received 1989 income from wages and salaries, while much smaller percentages of households received farm or nonfarm self-employment income (***Exhibit 2-32***). All of these percentages, however, were higher than for Cuyahoga County as a whole.

When compared to Cuyahoga County, a higher percentage of Valley View households received interest, dividend, or net rental income (60.2% versus 42.8%) or retirement income (20.5% versus 18.8%). A lower percentage of Valley View households received Social Security income (25.0% in Valley View versus 31.0% in Cuyahoga County).

In comparison to the countywide figure, only a small percentage of households in Valley View received income from public assistance (3.0% versus 10.4%).

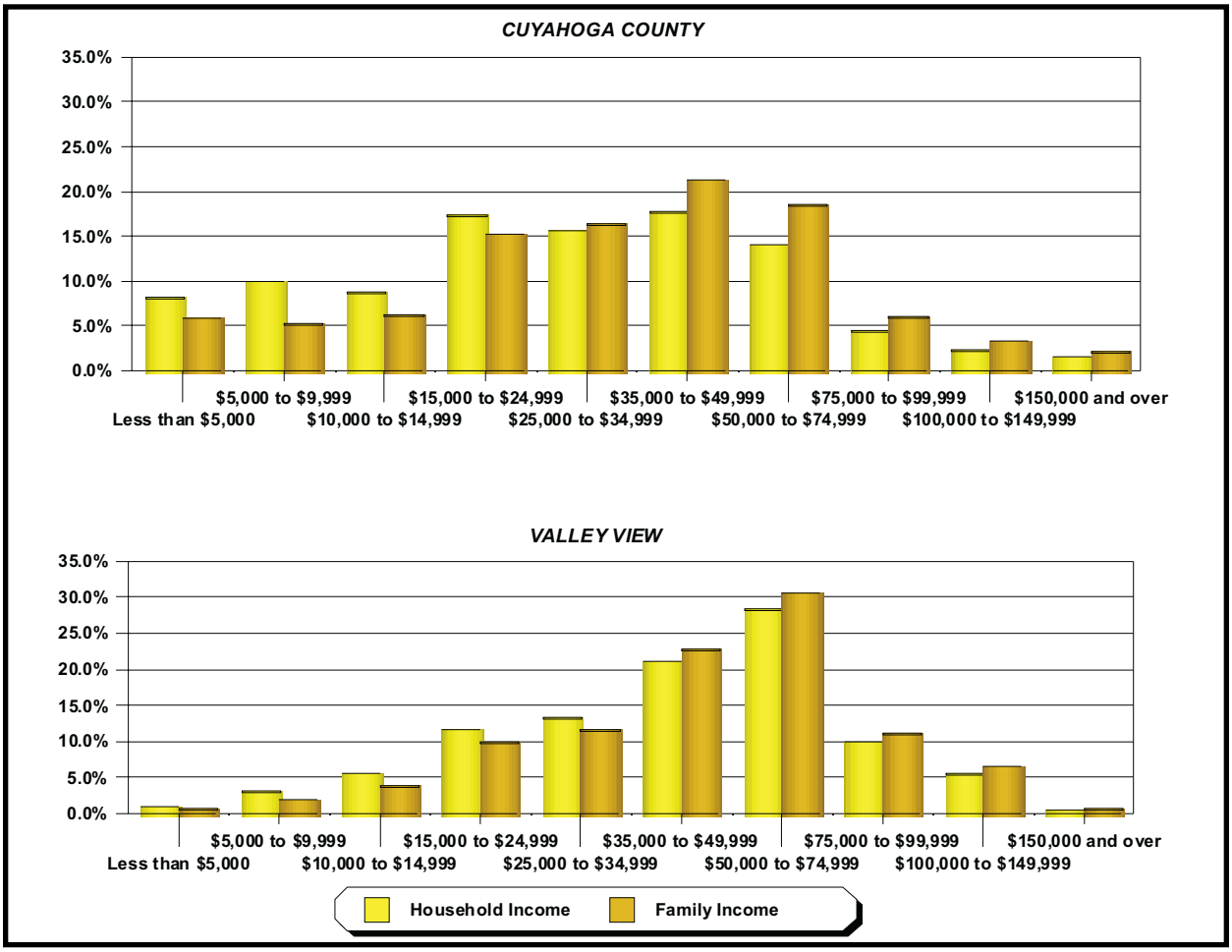
Employment Status

In 1990, the potential labor force in Valley View, which included all persons age 16 years and older, consisted of 1,617 persons, of which 1,125 persons were part of the civilian labor force. The remaining 492 persons were not in the labor force, and included students, homemakers, retirees, and those persons not actively seeking employment (***Exhibit 2-33***).

6 The U.S. Census bureau defines non-family households as households with one person living alone or a group of unrelated persons.

Exhibit 2-31, Household and Family Income, by Income Categories, Valley View and Cuyahoga County, 1989

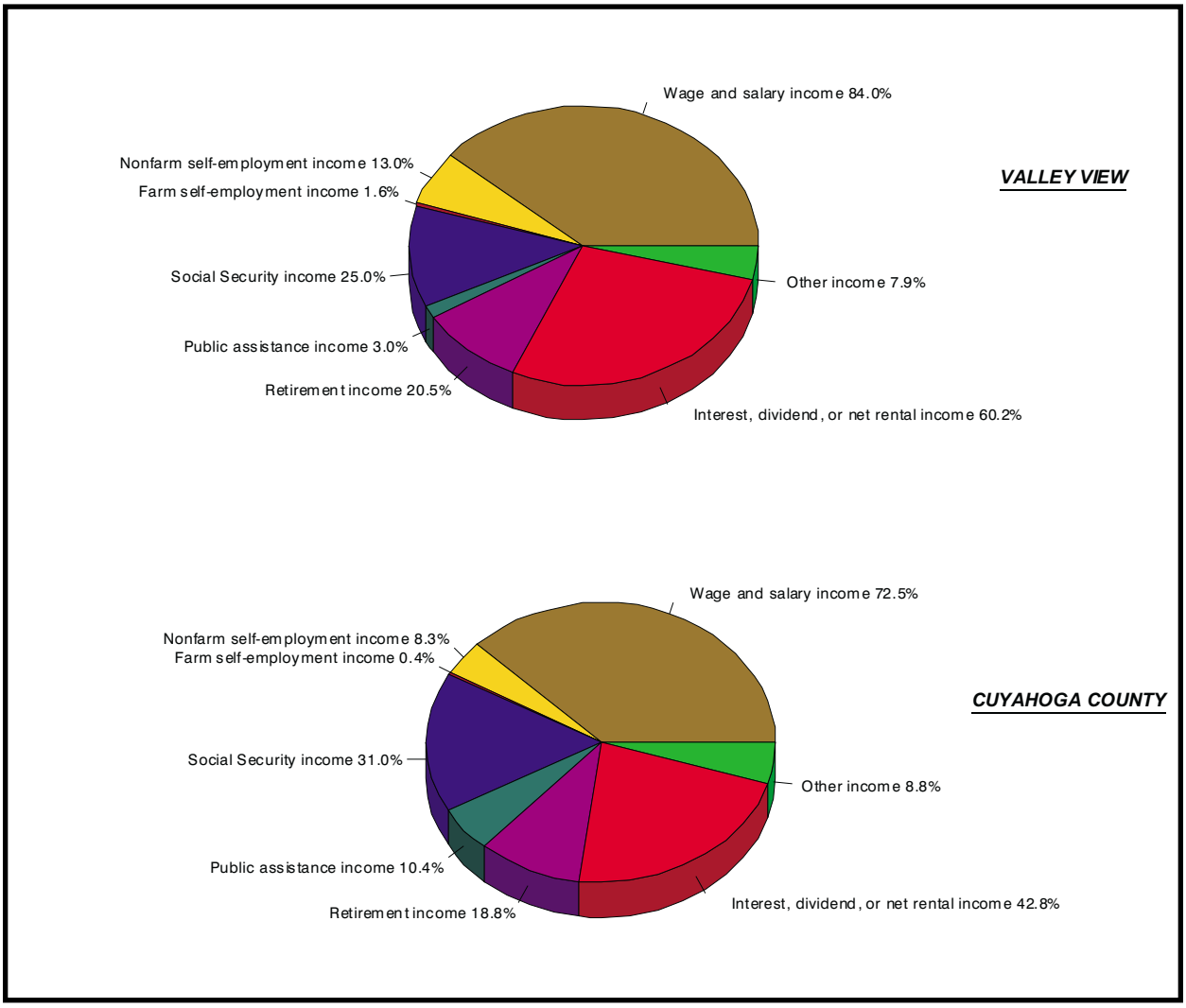
Income in 1989	Valley View				Cuyahoga County			
	Household Income		Family Income		Household Income		Family Income	
	#	%	#	%	#	%	#	%
Less than $5,000	**6**	**0.9%**	**4**	**0.7%**	45,656	8.1%	21,683	5.8%
$5,000 to $9,999	**21**	**3.1%**	**11**	**1.9%**	55,873	9.9%	19,508	5.2%
$10,000 to $14,999	**37**	**5.5%**	**22**	**3.9%**	49,019	8.7%	23,076	6.2%
$15,000 to $24,999	**78**	**11.7%**	**57**	**10.0%**	97,945	17.4%	56,814	15.2%
$25,000 to $34,999	**89**	**13.3%**	**66**	**11.6%**	88,195	15.7%	60,674	16.3%
$35,000 to $49,999	**140**	**21.0%**	**131**	**22.9%**	99,533	17.7%	79,159	21.2%
$50,000 to $74,999	**190**	**28.4%**	**175**	**30.6%**	79,391	14.1%	69,502	18.6%
$75,000 to $99,999	**66**	**9.9%**	**64**	**11.2%**	25,158	4.5%	22,458	6.0%
$100,000 to $149,999	**37**	**5.5%**	**37**	**6.5%**	13,494	2.4%	12,127	3.2%
$150,000 and over	**4**	**0.6%**	**4**	**0.7%**	9,039	1.6%	8,182	2.2%
Total	**668**	**100.0%**	**571**	**100.0%**	**563,303**	**100.0%**	**373,183**	**100.0%**



Source: Census of Population, U.S. Department of Commerce, Bureau of the Census, 1990, STF 3A (P080 and P107).

Exhibit 2-32, Source of Income, Valley View and Cuyahoga County, 1990

Source of Income	Valley View		Cuyahoga County	
	Number	Percent	Number	Percent
Wage and salary income	**561**	**84.0%**	408,154	72.5%
Nonfarm self-employment income	**87**	**13.0%**	46,955	8.3%
Farm self-employment income	**11**	**1.6%**	2,132	0.4%
Social Security income	**167**	**25.0%**	174,621	31.0%
Public assistance income	**20**	**3.0%**	58,858	10.4%
Retirement income	**137**	**20.5%**	105,847	18.8%
Interest, dividend, or net rental income	**402**	**60.2%**	241,073	42.8%
Other income	**53**	**7.9%**	49,460	8.8%



Source: Census of Population, U.S. Department of Commerce, Bureau of the Census, 1990, STF 3A (PO90 through PO97)

Exhibit 2-33, Employment Status, Valley View, Selected Communities, and Cuyahoga County, 1980 and 1990

1990	Persons Age 16 Years and Over	Persons in Labor Force		Civilian Labor Force	Employed		Male		Female	
Area		#	%	Total	#	%	#	%	#	%
Valley View	**1,617**	**1,125**	**69.6%**	**1,125**	**1,100**	**97.8%**	**606**	**55.1%**	**494**	**44.9%**
Garfield Heights	25,477	15,385	60.4%	15,371	14,463	94.1%	7,545	52.2%	6,918	47.8%
Independence	5,257	2,964	56.4%	2,953	2,886	97.7%	1,711	59.3%	1,175	40.7%
Walton Hills	1,990	1,231	61.9%	1,231	1,161	94.3%	658	56.7%	503	43.3%
Sagamore Hills	5,451	3,355	61.5%	3,355	3,237	96.5%	1,763	54.5%	1,474	45.5%
Cuyahoga County	1,109,142	682,139	61.5%	680,883	629,512	92.5%	330,819	52.6%	298,693	47.4%

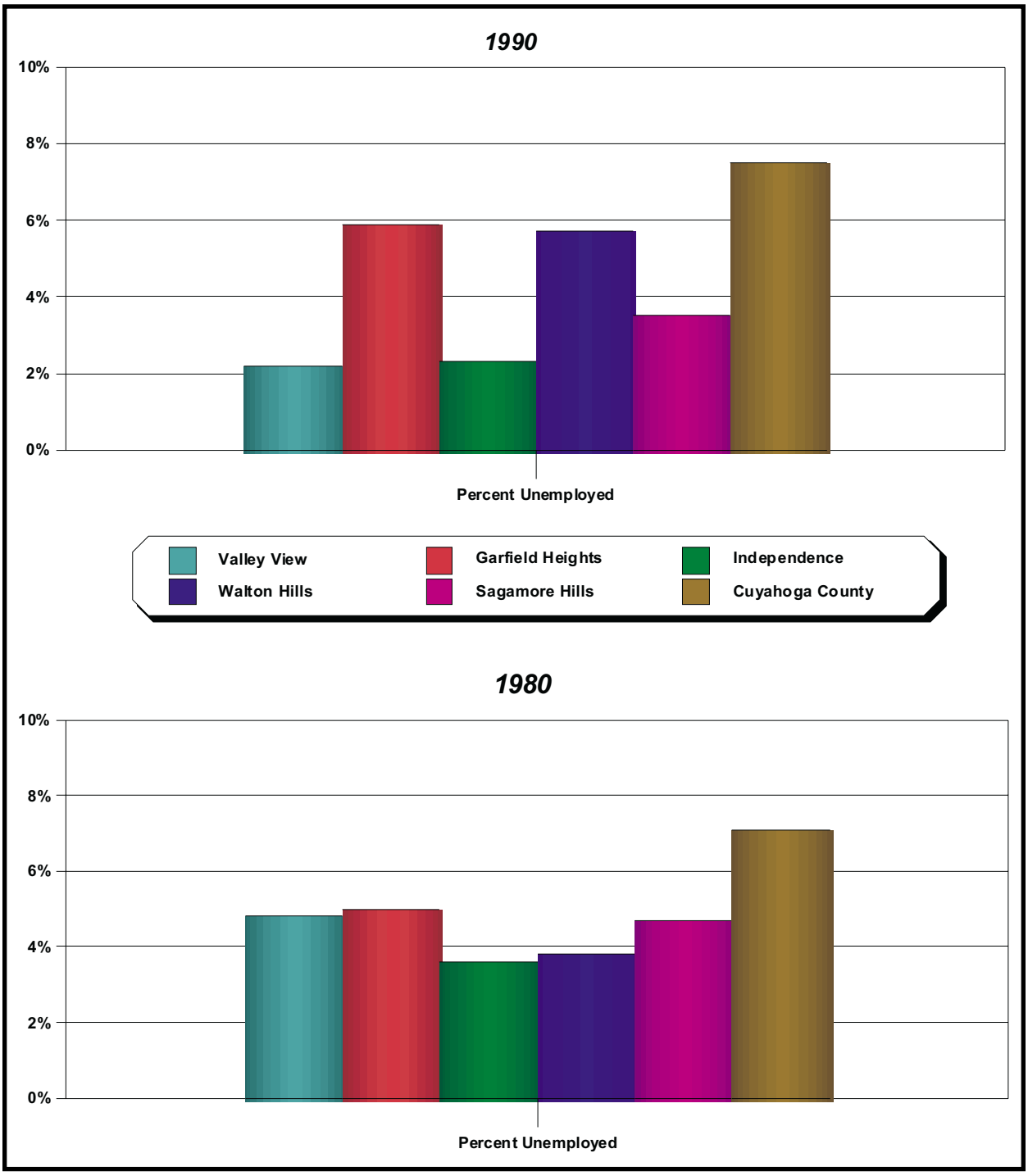
1990	Unemployed		Not in the Labor Force	Male		Female	
Area	#	%	Total	#	%	#	%
Valley View	**25**	**2.2%**	**492**	**169**	**34.3%**	**323**	**65.7%**
Garfield Heights	908	5.9%	10,092	3,445	34.1%	6,647	65.9%
Independence	67	2.3%	2,293	763	33.3%	1,530	66.7%
Walton Hills	70	5.7%	759	260	34.3%	499	65.7%
Sagamore Hills	118	3.5%	2,096	891	42.5%	1,205	57.5%
Cuyahoga County	51,371	7.5%	427,003	147,562	34.6%	279,441	65.4%

1980	Persons Age 16 Years and Over	Persons in Labor Force		Civilian Labor Force	Employed		Male		Female	
Area		#	%	Total	#	%	#	%	#	%
Valley View	**1,167**	**744**	**63.8%**	**744**	**708**	**95.2%**	**435**	**61.4%**	**273**	**38.6%**
Garfield Heights	27,830	17,257	62.0%	17,253	16,382	95.0%	9,194	56.1%	7,188	43.9%
Independence	5,426	3,239	59.7%	3,239	3,124	96.4%	1,903	60.9%	1,221	39.1%
Walton Hills	1,842	1,175	63.8%	1,175	1,130	96.2%	744	65.8%	386	34.2%
Sagamore Hills	5,720	3,418	59.8%	3,418	3,257	95.3%	1,940	59.6%	1,317	40.4%
Cuyahoga County	1,164,591	710,029	61.0%	709,281	658,834	92.5%	371,595	56.4%	287,239	43.6%

1980	Unemployed		Not in the Labor Force	Male		Female	
Area	#	%	Total	#	%	#	%
Valley View	**36**	**4.8%**	**423**	**111**	**26.2%**	**312**	**73.8%**
Garfield Heights	871	5.0%	10,573	3,044	28.8%	7,529	71.2%
Independence	115	3.6%	2,187	626	28.6%	1,561	71.4%
Walton Hills	45	3.8%	667	150	22.5%	517	77.5%
Sagamore Hills	161	4.7%	2,302	806	35.0%	1,496	65.0%
Cuyahoga County	50,447	7.1%	454,562	135,119	29.7%	319,443	70.3%

Source: Census of Population, U.S. Department of Commerce, Bureau of the Census, 1980 and 1990 (STF 3A (General Profiles, Labor Force and Commuting)).

Exhibit 2-33 (continued)



Source: Census of Population, U.S. Department of Commerce, Bureau of the Census, 1980 and 1990 (STF 3A (General Profiles, Labor Force and Commuting)).

Almost 98% of the civilian labor force (1,100 persons) was employed, a higher percentage than Cuyahoga County as a whole (92.5%). Employment was more frequent among men, with 55.1% of all workers being male and 44.9% being female. It is important to note however, that compared to 1980 employment figures, there was a higher percentage of females employed in the civilian labor force, not only in Valley View, but also in Garfield Heights, Independence, Walton Hills, Sagamore Hills, and Cuyahoga County as a whole.

Valley View exhibited low rates of unemployment, both in 1980, when the unemployment rate was 4.8%, and in 1990, when the unemployment rate was 2.2%. In comparison, unemployment rates in 1990 were higher in Garfield Heights (5.9%), Walton Hills (5.7%), Sagamore Hills (3.5%), and Cuyahoga County (7.5%), and approximately the same in Independence (2.3%).

Occupational Composition

The occupational composition of residents of Valley View shows similarities and differences to that of Cuyahoga County residents as a whole (***Exhibit 2-34***). The categories in which both the residents of Valley View and Cuyahoga County were most frequently employed in 1990 were managerial/professional/specialty occupations (23.8% for Valley View and 28.0% for Cuyahoga County) and technicians/sales occupations/administrative support (32.8% for Valley View and 34.6% for Cuyahoga County).

Compared to Cuyahoga County, in 1990 a lower percentage of Valley View residents were in the managerial/professional/specialty occupations (23.8% for Valley View versus 28.0% for Cuyahoga County), and a higher percentage of Valley View residents were in precision/production/craft/repair occupations (15.4% for Valley View versus 9.5% for Cuyahoga County).

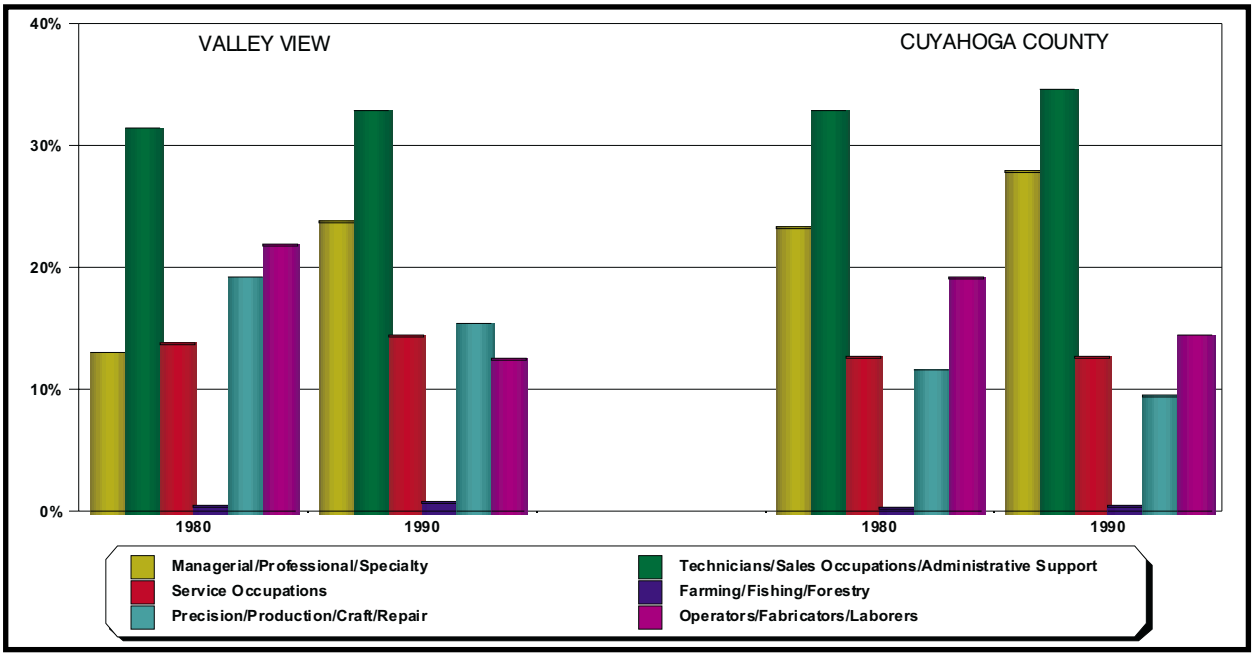
A review of occupations in both 1980 and 1990 shows several significant shifts both for Valley View and Cuyahoga County. In 1990, 23.8% of all employed persons in Valley View (262 persons) were employed in managerial/professional/specialty occupations. This figure was an increase of 184.8% from 1980, when 13.0% of all employed persons (92 persons) were employed in these occupations. In contrast, the percentage increase for these occupations in Cuyahoga County as a whole during the 1980's was 15.1%.

Another shift occurred during the 1980's in the precision/production/craft/repair occupations. In 1990, 15.4% of all employed persons in Valley View (169 persons) were employed in precision/production/craft/repair occupations. This figure was an increase of 24.3% from 1980, when 136 persons were employed in these occupations. In contrast, the percentage change for these occupations in Cuyahoga County as a whole during the 1980's was a decline of 20.9%.

Finally, a similar shift occurred during the 1980's in the operators/fabricators/laborers occupations. In 1990, 12.5% of all employed persons in Valley View (138 persons) were employed in operators/fabricators/laborers occupations. This figure was a decrease of 11.5% from 1980, when 156 persons were employed in these occupations. In contrast, the percentage change for these occupations in Cuyahoga County as a whole during the 1980's was a decline of 28.2%.

Exhibit 2-34, Occupations of Employed Persons, Age 16 and Over, Valley View and Cuyahoga County, 1980 and 1990

Occupation	Valley View					
	1980		1990		Change 1980-1990	
	#	%	#	%	#	%
Managerial/Professional/Specialty	**92**	**13.0%**	**262**	**23.8%**	**170**	**184.8%**
Technicians/Sales Occupations/Administrative Support	**222**	**31.4%**	**361**	**32.8%**	**139**	**62.6%**
Service Occupations	**98**	**13.8%**	**160**	**14.5%**	**62**	**63.3%**
Farming/Fishing/Forestry	**4**	**0.6%**	**10**	**0.9%**	**6**	**150.0%**
Precision/Production/Craft/Repair	**136**	**19.2%**	**169**	**15.4%**	**33**	**24.3%**
Operators/Fabricators/Laborers	**156**	**22.0%**	**138**	**12.5%**	**-18**	**-11.5%**
Total	**708**	**100.0%**	**1,100**	**100.0%**	**392**	**55.4%**
Occupation	**Cuyahoga County**					
	1980		**1990**		**Change 1980-1990**	
	#	%	#	%	#	%
Managerial/Professional/Specialty	153,385	23.3%	176,564	28.0%	23,179	15.1%
Technicians/Sales Occupations/Administrative Support	216,082	32.8%	217,686	34.6%	1,604	0.7%
Service Occupations	84,399	12.8%	80,681	12.8%	-3,718	-4.4%
Farming/Fishing/Forestry	2,504	0.4%	3,661	0.6%	1,157	46.2%
Precision/Production/Craft/Repair	76,169	11.6%	60,224	9.6%	-15,945	-20.9%
Operators/Fabricators/Laborers	126,295	19.2%	90,696	14.4%	-35,599	-28.2%
Total	**658,834**	**100.0%**	**629,512**	**100.0%**	**-29,322**	**-4.5%**



Source: Census of Population, U.S. Department of Commerce, Bureau of the Census, 1990 STF 3A (General Profiles, Labor Force and Commuting).

Place of Employment, Means of Transportation, and Travel Time to Work

In 1990, 91.1% of all workers (995 residents) living in Valley View worked in Cuyahoga County, 8.3% (91 residents) worked outside of Cuyahoga County but within Ohio, and less than 1% (six residents) worked outside Ohio (***Exhibit 2-35***). Of the Valley View residents who worked in Cuyahoga County, 26.2% (261 residents) worked in Cleveland, 15.0% (149 residents) worked in Valley View, and 58.8% (585 residents) worked in one of the other communities in Cuyahoga County. The communities of Garfield Heights, Independence and Walton Hills exhibited place of employment patterns that were generally similar to Valley View. For Sagamore Hills, which is located in Summit County, only limited data is available as it relates to Cuyahoga County. For Sagamore Hills, 67.9% of all workers (2,187 residents) worked outside of Summit County, however it can not be determined specifically how many worked in Cuyahoga County. In addition, as of 1990 zero Sagamore Hills residents worked in Sagamore Hills, illustrating the development patterns of the township as a "bedroom community."

Exhibit 2-35, Place of Employment, Valley View and Selected Communities, 1990

	Valley View		Garfield Heights		Independence		Walton Hills		Sagamore Hills	
	#	%	#	%	#	%	#	%	#	%
Place of Work - State and County Level										
Worked in county of residence	**995**	**91.1%**	13,295	93.5%	2,596	92.2%	987	86.9%	1,028	31.9%
Worked outside county of residence	**91**	**8.3%**	882	6.2%	194	6.9%	147	12.9%	2,187	67.9%
Worked outside State of residence	**6**	**0.5%**	46	0.3%	27	1.0%	2	0.2%	7	0.2%
Total workers 16 years and over reporting place of work	**1,092**	**100.0%**	14,223	100.0%	2,817	100.0%	1,136	100.0%	3,222	100.0%
Place of Work - Place and MSA Level										
Worked in Cleveland	**261**	**26.2%**	4,598	34.6%	870	33.5%	231	23.4%	n/a	n/a
Worked in Place of Residence	**149**	**15.0%**	2,652	19.9%	587	22.6%	110	11.1%	0	0.0%
Worked elsewhere in Cuyahoga County	**585**	**58.8%**	6,045	45.5%	1,139	43.9%	646	65.5%	n/a	n/a

n/a - Not available.

Source: Census of Population, U.S. Department of Commerce, Bureau of the Census, 1990 STF 3A (P045, P046, and P047).

In 1993 the Northeast Ohio Areawide Coordinating Agency (NOACA) published information based upon the 1990 U.S. Census detailing the movement of workers (***Exhibit 2-36***). Of the approximately 1,000 workers, the highest percentage of Valley View residents worked in Cleveland (26.1%), followed by Valley View (13.6%), Independence (9.3%), Garfield Heights (8.5%), Cuyahoga Heights (5.1%), Maple Heights (4.8%), Solon (3.3%), Warrensville Heights (3.2%), Beachwood (2.4%), Parma (2.1%), and Bedford Heights (2.0%). As shown, Valley View residents commuted throughout Cuyahoga County and into Geauga, Lake, Lorain, and Medina Counties to their jobs.[7]

7 Due to the fact that Summit County is outside the NOACA region, figures for Valley View residents working in Summit County are not available.

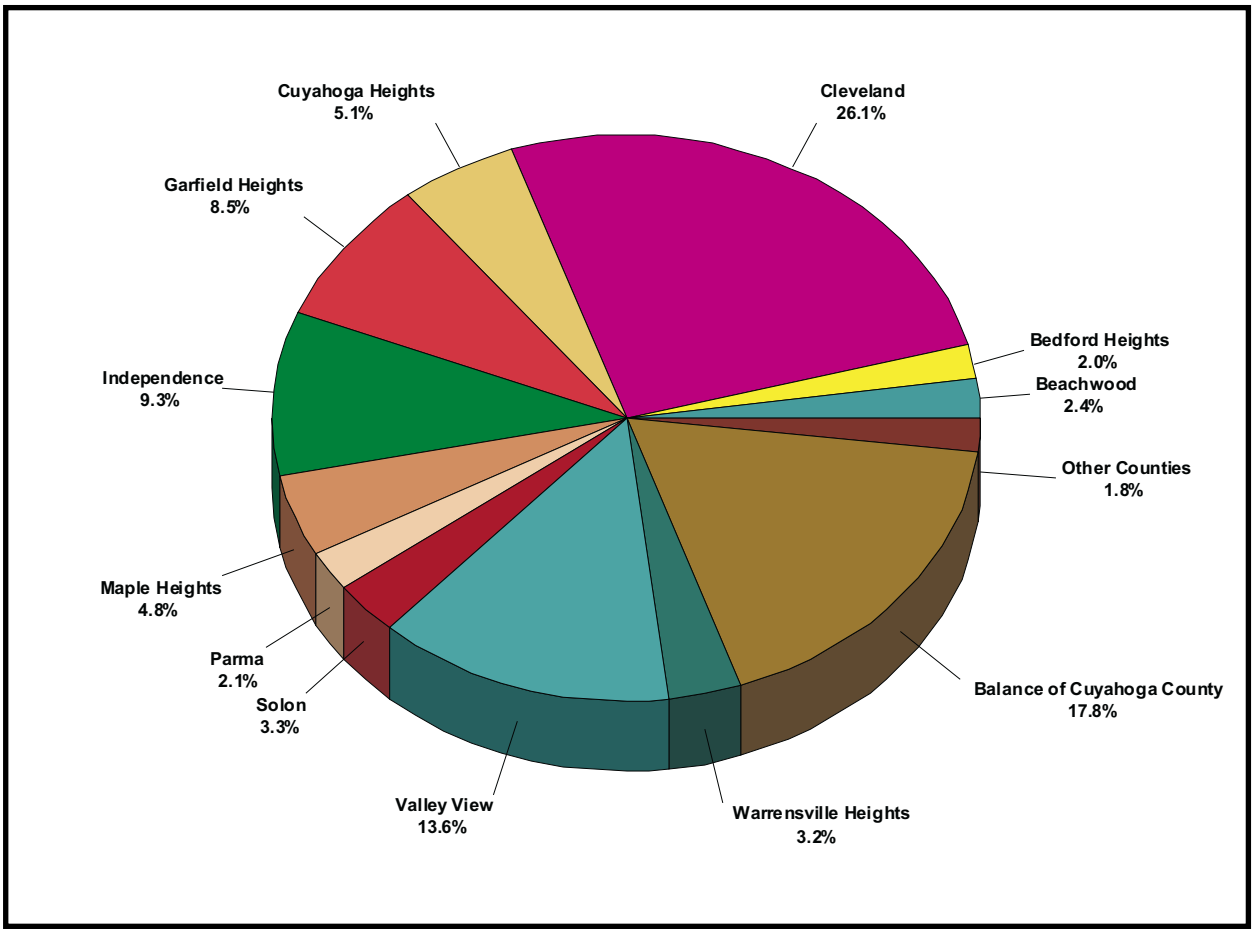
Exhibit 2-36, Place of Employment of Valley View Residents, Valley View, 1990

Place of Residence	Place of Work	County	Total Workers	Percent of All Workers	
			Number	By Community	By County
Valley View	Beachwood	Cuyahoga	24	2.4%	
Valley View	Bedford	Cuyahoga	19	1.9%	
Valley View	Bedford Heights	Cuyahoga	20	2.0%	
Valley View	Berea	Cuyahoga	8	0.8%	
Valley View	Brecksville	Cuyahoga	17	1.7%	
Valley View	Broadview Heights	Cuyahoga	5	0.5%	
Valley View	Brook Park	Cuyahoga	11	1.1%	
Valley View	Brooklyn	Cuyahoga	5	0.5%	
Valley View	Brooklyn Heights	Cuyahoga	15	1.5%	
Valley View	Chagrin Falls Village	Cuyahoga	2	0.2%	
Valley View	Cleveland	Cuyahoga	261	26.1%	
Valley View	Cleveland Heights	Cuyahoga	7	0.7%	
Valley View	Cuyahoga Heights	Cuyahoga	51	5.1%	
Valley View	East Cleveland	Cuyahoga	6	0.6%	
Valley View	Euclid	Cuyahoga	4	0.4%	
Valley View	Fairview Park	Cuyahoga	2	0.2%	
Valley View	Garfield Heights	Cuyahoga	85	8.5%	
Valley View	Highland Hills	Cuyahoga	8	0.8%	
Valley View	Highland Heights	Cuyahoga	6	0.6%	
Valley View	Independence	Cuyahoga	93	9.3%	
Valley View	Lakewood	Cuyahoga	4	0.4%	
Valley View	Lyndhurst	Cuyahoga	6	0.6%	
Valley View	Maple Heights	Cuyahoga	48	4.8%	
Valley View	Mayfield Heights	Cuyahoga	3	0.3%	
Valley View	Mayfield Village	Cuyahoga	4	0.4%	
Valley View	Middleburg Heights	Cuyahoga	2	0.2%	
Valley View	Moreland Hills	Cuyahoga	2	0.2%	
Valley View	North Randall	Cuyahoga	2	0.2%	
Valley View	Oakwood	Cuyahoga	8	0.8%	
Valley View	Olmsted Twp.	Cuyahoga	7	0.7%	
Valley View	Orange	Cuyahoga	2	0.2%	
Valley View	Parma	Cuyahoga	21	2.1%	
Valley View	Rocky River	Cuyahoga	4	0.4%	
Valley View	Seven Hills	Cuyahoga	4	0.4%	
Valley View	Shaker Heights	Cuyahoga	2	0.2%	
Valley View	Solon	Cuyahoga	33	3.3%	
Valley View	Strongsville	Cuyahoga	2	0.2%	
Valley View	University Heights	Cuyahoga	4	0.4%	
Valley View	Valley View	Cuyahoga	136	13.6%	
Valley View	Walton Hills	Cuyahoga	2	0.2%	
Valley View	Warrensville Heights	Cuyahoga	32	3.2%	
Valley View	Westlake	Cuyahoga	5	0.5%	98.2%
Valley View	Newbury Township	Geauga	2	0.2%	0.2%
Valley View	Concord Township	Lake	2	0.2%	
Valley View	Grand River	Lake	3	0.3%	
Valley View	Wickliffe	Lake	4	0.4%	
Valley View	Willoughby	Lake	2	0.2%	
Valley View	Willowick	Lake	1	0.1%	1.2%
Valley View	Sheffield Township	Lorain	2	0.2%	0.2%
Valley View	Medina	Medina	2	0.2%	0.2%
Total			**1,000**	**100.0%**	**100.0%**

Note: Excludes Summit County

Source: Northeast Ohio Areawide Coordinating Agency, Travel Demand Model Data, 1993

Exhibit 2-36 (continued)



Note: Excludes Summit County

Source: Northeast Ohio Areawide Coordinating Agency, Travel Demand Model Data, 1993

In terms of means of transportation, the 1990 U.S. Census showed that over 95% of all employed residents in Valley View traveled to and from work by privately-owned vehicle, either driving alone (86.2%) or as part of a car pool (9.4%) (***Exhibit 2-37***). Only 1.1% used public transportation to commute to work, while 3.3% of all residents walked to work or worked at home. These percentages for Valley View are very similar to the percentages for Independence, Walton Hills, and Sagamore Hills. In contrast, the use of public transportation for commuting purposes is higher in Garfield Heights (6.2%) and Cuyahoga County as a whole (8.0%).

The average travel time to work for a Valley View resident was approximately 20 minutes, which was similar to the figure for residents of adjacent communities and Cuyahoga County.

Exhibit 2-37, Means of Transportation to Work and Average Travel Time (in Minutes), Valley View, Selected Communities, and Cuyahoga County, 1990

Means of Transportation	Percent of Employed Persons, 16 Years of Age and Over					
	Valley View	Garfield Heights	Independence	Walton Hills	Sagamore Hills	Cuyahoga County
Drove alone	**86.2%**	79.6%	84.7%	89.2%	89.1%	75.5%
In Carpools	**9.4%**	9.8%	7.0%	7.9%	6.9%	10.7%
Using public transportation	**1.1%**	6.2%	5.0%	0.6%	0.1%	8.0%
Using other means	**0.0%**	0.2%	0.2%	0.0%	0.0%	0.6%
Walked or worked at home	**3.3%**	4.0%	3.1%	2.3%	3.9%	5.1%
Average travel time to work (minutes)	**19.9**	20.7	20.4	21.7	24.4	22.4

Source: Census of Population, U.S. Department of Commerce, Bureau of the Census, 1990 STF 3A (General Profiles, Labor Force and Commuting).

Business Conditions

Major Employers

In 1996 the Northeast Ohio Areawide Coordinating Agency (NOACA) compiled a ***Major Employer File*** containing employers with at least 100 employees at a specific location. The major employers in Valley View listed in this report were Ameritech Publishing, Inc. (395 employees), Gould Instrument Systems (350 employees), Cleveland Machine Controls, Inc. (340 employees), Sun Newspapers (320 employees), Kendale Industries (210 employees), A. Allega Cement Contractors (200 employees), Donley's, Inc. (200 employees), Freeway Corporation (175 employees), R & G Sloane Manufacturing Company (100 employees), Tyler Elevator Products (100 employees), and Weldon Tool Company (100 employees).

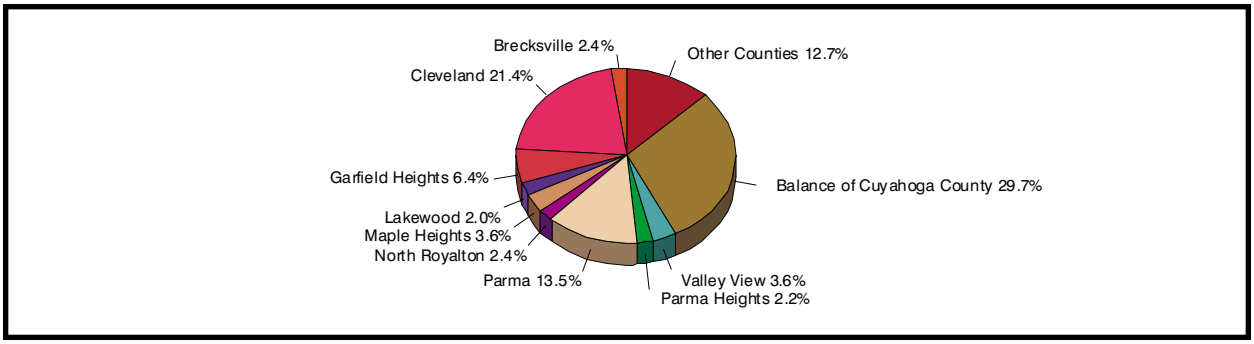
Origin of Employees

In 1993 the Northeast Ohio Areawide Coordinating Agency (NOACA) published information based upon the 1990 U.S. Census detailing the movement of workers (***Exhibit 2-38***). Of the approximately 3,735 workers, the highest percentage of persons employed in Valley View lived in Cleveland (21.4%), followed by Parma (13.5%), Garfield Heights (6.4%), Valley View (3.6%), Maple Heights (3.6%), North Royalton (2.4%), Brecksville (2.4%), Parma Heights (2.2%), and Lakewood (2.0%). As shown, persons employed in Valley View commuted from throughout Cuyahoga County and from Geauga, Lake, Lorain, and Medina Counties to their jobs.[8]

8 Due to the fact that Summit County is outside the NOACA region, figures for Sumit County residents working in Valley View are not available.

Exhibit 2-38
Place of Residence of Valley View Workers, Valley View, 1990

Place of Residence	County	Place of Work	Total Work-ers	Percent of All Workers		Place of Residence	County	Place of Work	Total Work-ers	Percent of All Workers	
			#	By Commu-nity	By County				#	By Commu-nity	By County
Bay Village	Cuyahoga	Valley View	26	0.7%		Solon	Cuyahoga	Valley View	47	1.3%	
Beachwood	Cuyahoga	Valley View	5	0.1%		South Euclid	Cuyahoga	Valley View	29	0.8%	
Bedford	Cuyahoga	Valley View	28	0.7%		Strongsville	Cuyahoga	Valley View	26	0.7%	
Bedford Heights	Cuyahoga	Valley View	42	1.1%		University Heights	Cuyahoga	Valley View	32	0.9%	
Berea	Cuyahoga	Valley View	32	0.9%		Valley View	Cuyahoga	Valley View	136	3.6%	
Bratenahl	Cuyahoga	Valley View	2	0.1%		Walton Hills	Cuyahoga	Valley View	16	0.4%	
Brecksville	Cuyahoga	Valley View	89	2.4%		Warrensville Heights	Cuyahoga	Valley View	6	0.2%	
Broadview Heights	Cuyahoga	Valley View	67	1.8%		Westlake	Cuyahoga	Valley View	34	0.9%	113.7%
Brook Park	Cuyahoga	Valley View	61	1.6%		Bainbridge Township	Geauga	Valley View	27	0.7%	
Brooklyn	Cuyahoga	Valley View	18	0.5%		Chester Township	Geauga	Valley View	26	0.7%	
Brooklyn Heights	Cuyahoga	Valley View	15	0.4%		Middlefield	Geauga	Valley View	5	0.1%	
Chagrin Falls Village	Cuyahoga	Valley View	24	0.6%		Newbury Township	Geauga	Valley View	8	0.2%	
Cleveland	Cuyahoga	Valley View	798	21.4%		Russell Township	Geauga	Valley View	12	0.3%	2.1%
Cleveland Heights	Cuyahoga	Valley View	58	1.6%		Eastlake	Lake	Valley View	10	0.3%	
Cuyahoga Hts.	Cuyahoga	Valley View	20	0.5%		Madison Township	Lake	Valley View	6	0.2%	
East Cleveland	Cuyahoga	Valley View	7	0.2%		Madison Village	Lake	Valley View	4	0.1%	
Euclid	Cuyahoga	Valley View	53	1.4%		Mentor	Lake	Valley View	25	0.7%	
Fairview Park	Cuyahoga	Valley View	20	0.5%		Wickliffe	Lake	Valley View	10	0.3%	
Garfield Heights	Cuyahoga	Valley View	239	6.4%		Willoughby	Lake	Valley View	16	0.4%	
Gates Mills	Cuyahoga	Valley View	2	0.1%		Willoughby Hills	Lake	Valley View	14	0.4%	
Hunting Valley	Cuyahoga	Valley View	4	0.1%		Willowick	Lake	Valley View	13	0.3%	2.6%
Independence	Cuyahoga	Valley View	70	1.9%		Avon	Lorain	Valley View	8	0.2%	
Lakewood	Cuyahoga	Valley View	73	2.0%		Grafton Township	Lorain	Valley View	6	0.2%	
Lyndhurst	Cuyahoga	Valley View	37	1.0%		Lorain	Lorain	Valley View	7	0.2%	
Maple Heights	Cuyahoga	Valley View	134	3.6%		North Ridgeville	Lorain	Valley View	31	0.8%	
Mayfield Heights	Cuyahoga	Valley View	29	0.8%		Sheffield Lake	Lorain	Valley View	29	0.8%	
Middleburg Heights	Cuyahoga	Valley View	34	0.9%		Sheffield	Lorain	Valley View	4	0.1%	
Newburgh Heights	Cuyahoga	Valley View	15	0.4%		Wellington	Lorain	Valley View	13	0.3%	2.6%
North Olmsted	Cuyahoga	Valley View	67	1.8%		Brunswick	Medina	Valley View	73	2.0%	
North Randall	Cuyahoga	Valley View	3	0.1%		Brunswick Hills Township	Medina	Valley View	35	0.9%	
North Royalton	Cuyahoga	Valley View	91	2.4%		Granger Township	Medina	Valley View	15	0.4%	
Olmsted Falls	Cuyahoga	Valley View	8	0.2%		Guilford Township	Medina	Valley View	8	0.2%	
Olmsted Township	Cuyahoga	Valley View	25	0.7%		Hinckley Township	Medina	Valley View	13	0.3%	
Parma	Cuyahoga	Valley View	504	13.5%		Homer Twp.	Medina	Valley View	5	0.1%	
Parma Heights	Cuyahoga	Valley View	83	2.2%		Lafayette Township	Medina	Valley View	12	0.3%	
Richmond Heights	Cuyahoga	Valley View	13	0.3%		Medina	Medina	Valley View	18	0.5%	
Rocky River	Cuyahoga	Valley View	8	0.2%		Montville Township	Medina	Valley View	5	0.1%	
Seven Hills	Cuyahoga	Valley View	70	1.9%		Spencer Township	Medina	Valley View	6	0.2%	
Shaker Heights	Cuyahoga	Valley View	58	1.6%		Westfield Township	Medina	Valley View	13	0.3%	5.4%
						Total			**3,735**	**100.0%**	**100.0%**



Note: Excludes Summit County
Source: Northeast Ohio Areawide Coordinating Agency, Travel Demand Model Data, 1993

TAX REVENUES

Taxes are an important source of revenue for communities, providing funds for services, facilities, and other improvements desired by residents. The amount of tax revenue collected effects the quality and availability of the services and facilities that the local government can provide.

The three primary types of taxes that will be discussed are income taxes, property taxes, and personal property taxes. ***Income taxes*** are generated by taxing the income of individuals who either work or live in the community.

Real estate taxes are taxes on the value of real property, which is defined as land, growing crops, and all buildings, structures, improvements, and fixtures on the land. While revenue from real estate taxes is a major source of income for schools, it also provides funds for the local government, county government, libraries, and the Cleveland Metroparks.

Personal property taxes, which are often referred to as "inventory" taxes, are taxes on the property used by businesses, excluding land and buildings. The personal property tax is levied by the State of Ohio on such items as machinery and equipment, furniture and fixtures, tools, supplies, and inventories. Small businesses are given an exemption on the value of a portion of their personal property, which lowers their tax burden. Personal property taxes are distributed in a similar manner to real estate taxes.

Income Taxes

Income Tax Rates

Since at least 1994, the income tax rate in Valley View has been 2.00%, with a 100% credit for income taxes paid by Valley View residents to another community (***Exhibit 2-39***). The resident credit limit is 2.00%. The income tax rate structure is identical in Garfield Heights and Independence. In Walton Hills, the income tax rate is 1.00%, with a 100% credit for income taxes paid to another community and a credit limit of 1.00%. Sagamore Hills, which is organized as a township under State of Ohio law, is not authorized to levy income taxes.

Exhibit 2-39, Income Tax Rates, Valley View And Selected Communities, 1994, 1996, and 1998

Area	Taxing Authority	1994			1996			1998		
		Work Rate	Residence Credit	Credit Limit	Work Rate	Residence Credit	Credit Limit	Work Rate	Residence Credit	Credit Limit
Valley View	**RITA**	**2.00%**	**100%**	**2.00%**	**2.00%**	**100%**	**2.00%**	**2.00%**	**100%**	**2.00%**
Garfield Heights	RITA	2.00%	100%	2.00%	2.00%	100%	2.00%	2.00%	100%	2.00%
Independence	RITA	2.00%	100%	2.00%	2.00%	100%	2.00%	2.00%	100%	2.00%
Walton Hills	RITA	1.00%	100%	1.00%	1.00%	100%	1.00%	1.00%	100%	1.00%
Sagamore Hills		Townships are not authorized by state law to levy income taxes.								

RITA - Regional Income Tax Agency

Source: The Greater Cleveland Fact Book, The Cleveland Growth Association, 1995 and 1997; Regional Income Tax Agency, 1998.

Income Tax Collections

Income tax collections in Valley View have been increasing annually, rising from approximately $2.8 million in 1990 to $5.2 million in 1996, a gain of 83.7% (***Exhibit 2-40***). On a yearly basis, the increases ranged from about 4% to almost 16%. Income tax collections have also risen steadily in Independence, changing from about $9.0 million in 1990 to $14.8 million in 1996, an increase of 63.7%. For both of these communities, the gain in income tax collections can be attributed to additional light industrial and/or office development that has occurred. Income tax collections in Garfield Heights have increased more slowly, from about $5.6 million in 1990 to $7.4 million in 1996, a gain of 33.1%. Income tax collections have increased only slightly in Walton Hills, from approximately $2.0 million in 1990 to $2.2 million in 1996, an increase of only 9.8%. Unlike the other communities, only Walton Hills registered a decline in income tax collections, which occurred twice during the 1990 to 1996 period. Sagamore Hills, which is organized as a township under State of Ohio law, is not authorized to levy income taxes.

Due to the fact that these communities vary in both land area and population, another way to compare income tax collections is on a per capita basis. To compute the most recent per capita collection figures, the income tax collections for 1996 were divided by the estimated population in 1996. On a per capita basis, income tax collections in Valley View ($2,232) were higher than those in Independence ($2,195), Walton Hills ($902), and Garfield Heights ($245).

Real Estate Taxes

Real Estate Tax Rates

Real estate tax rates are expressed using the term “mills” or “millage.” A mill is 1/1000th of the assessed value of a property, while the assessed value of a property is 35% of the market value. The amount of millage that is collected for County government, the County Library System (unless a community has its own library system), and the Cleveland Metroparks is the same for each jurisdiction in Cuyahoga County. The millage that is collected for the individual city/village and school district varies with the taxing jurisdiction.

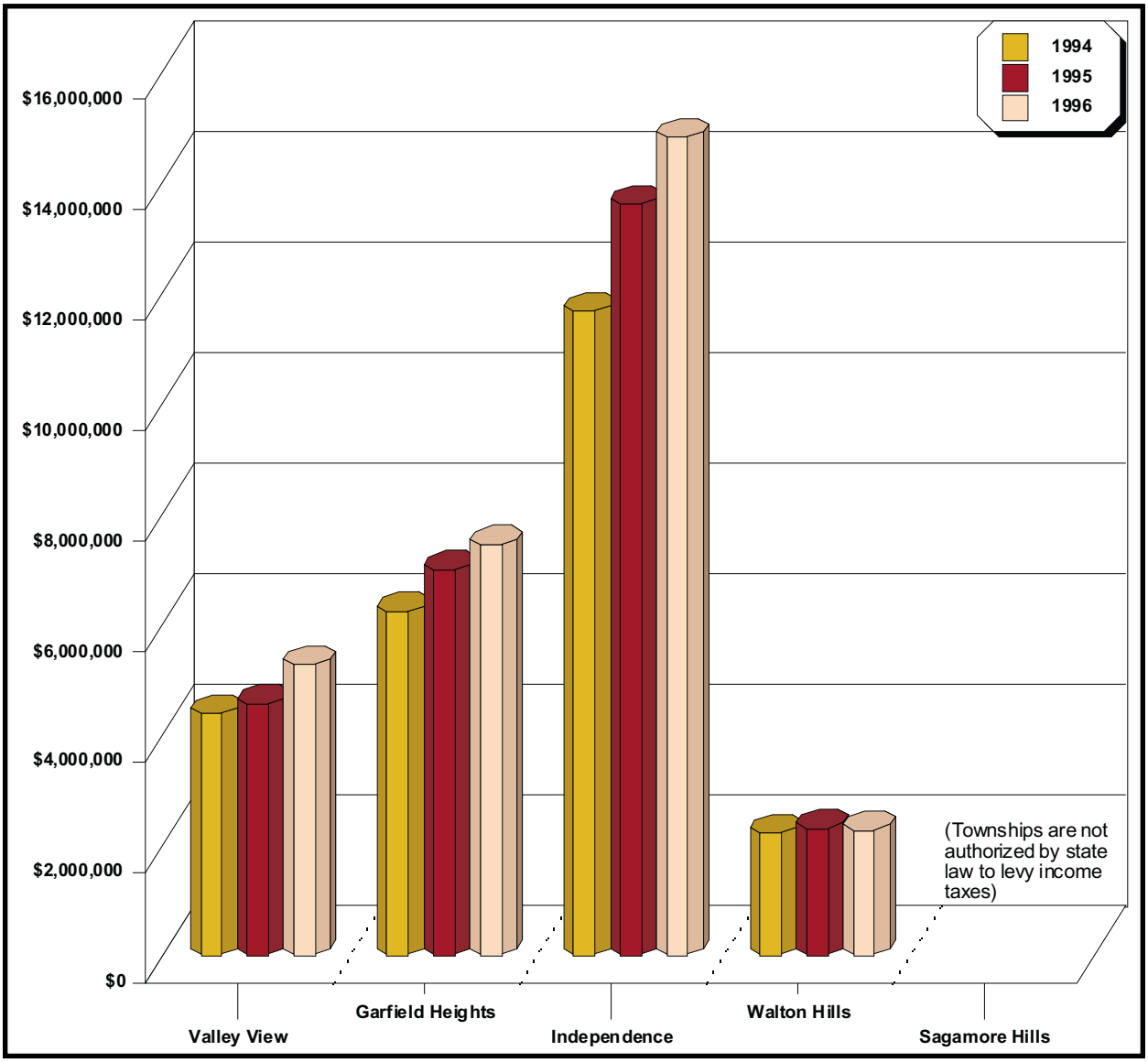
There are two tax rates for each community, depending on the land classification. One rate is for residential/agricultural property, and is usually the lower of the two. The other is for commercial/industrial property.

The *effective tax rate*, which factors in all exemptions and credits, is used to determine the amount of real estate taxes to be paid. As mentioned, these rates can vary with the taxing jurisdiction. For example, the range for the effective residential/agricultural tax rates countywide for Tax Year 1997 (collected in 1998) was between 38.67 in Independence and 89.40 in the Cleveland/Shaker Heights School District. Commercial/industrial tax rates ranged between 41.20 in Independence and 108.80 in the Cleveland/Shaker Heights School District.

The effective real estate tax rate for residential/agricultural property in Valley View, in Tax Year 1995 (collected in 1996) was 39.60 (***Exhibit 2-41***). The effective tax rates in Tax Year 1996 (col-

Exhibit 2-40, Income Tax Collections, Valley View and Selected Communities, 1990 to 1996

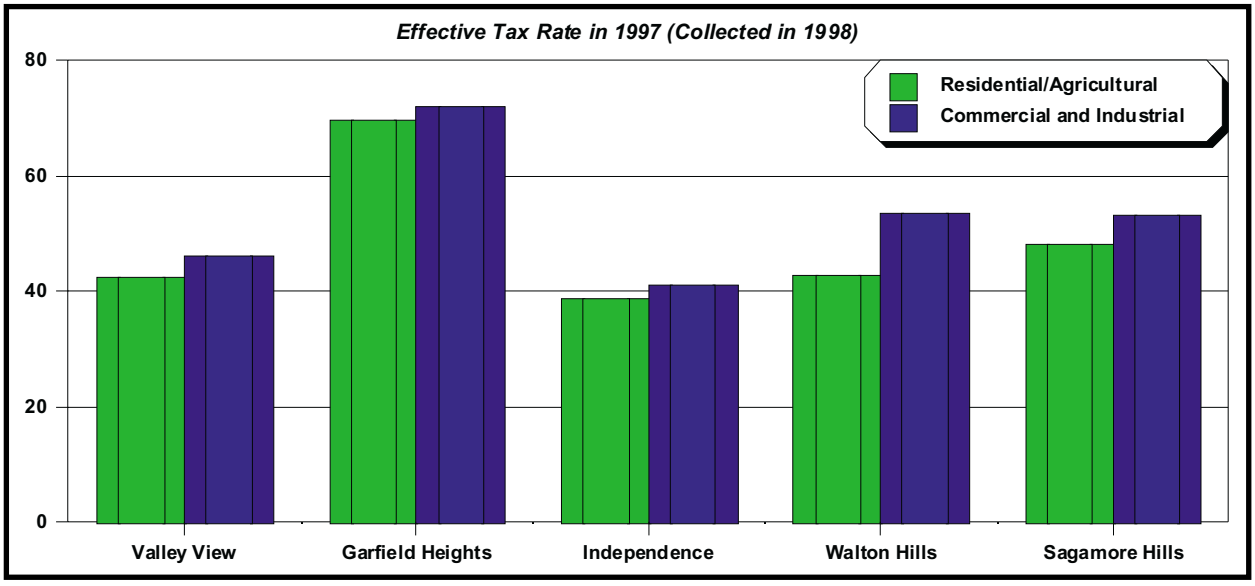
Area	Income Tax Collections, by Year							Change 1990-1996	
	1990	1991	1992	1993	1994	1995	1996	Dollar Amount	%
Valley View	**$2,847,600**	**$3,194,347**	**$3,412,552**	**$3,839,121**	**$4,343,089**	**$4,518,866**	**$5,229,753**	**$2,382,153**	**83.7%**
Garfield Heights	$5,560,655	$5,600,581	$5,729,235	$5,811,311	$6,200,000	$6,939,895	$7,400,289	$1,839,634	33.1%
Independence	$9,020,578	$9,443,026	$10,040,538	$11,361,253	$11,620,117	$13,553,792	$14,769,372	$5,748,794	63.7%
Walton Hills	$2,034,365	$1,745,350	$1,863,192	$2,000,635	$2,173,520	$2,265,918	$2,232,866	$198,501	9.8%
Sagamore Hills		Townships are not authorized by state law to levy income taxes.							



Source: Ohio Department of Taxation, Tax Data Series, Municipal Income Taxes, Table LG-11, 1990-1996.

Exhibit 2-41, Effective Real Estate Tax Rates, Valley View and Selected Communities, 1995 to 1997 (Collected in 1996 to 1998)

Area	1995 (Collected in 1996)					
	Residential/Agricultural			Commercial and Industrial		
	Effective Tax Rate	Tax as a Percentage of Market Value	Annual Estimated Taxes on a $100,000 Property*	Effective Tax Rate	Tax as a Percentage of Market Value	Annual Estimated Taxes on a $100,000 Property*
Valley View	**39.60**	**1.21%**	**$1,210**	**41.81**	**1.32%**	**$1,320**
Garfield Heights	70.97	2.17%	$2,170	73.08	2.30%	$2,300
Independence	39.52	1.21%	$1,210	41.72	1.31%	$1,310
Walton Hills	45.68	1.40%	$1,400	54.75	1.72%	$1,720
Sagamore Hills	56.33	1.73%	$1,730	57.62	1.82%	$1,820
	1996 (Collected in 1997)					
Valley View	**39.59**	**1.21%**	**$1,210**	**41.79**	**1.32%**	**$1,320**
Garfield Heights	70.96	2.17%	$2,170	73.04	2.30%	$2,300
Independence	39.38	1.21%	$1,210	41.58	1.31%	$1,310
Walton Hills	45.68	1.40%	$1,400	54.82	1.73%	$1,730
Sagamore Hills	47.07	1.44%	$1,440	51.20	1.61%	$1,610
	1997 (Collected in 1998)					
Valley View	**42.23**	**1.29%**	**$1,290**	**46.23**	**1.46%**	**$1,460**
Garfield Heights	69.66	2.13%	$2,130	72.10	2.27%	$2,270
Independence	38.67	1.18%	$1,180	41.20	1.30%	$1,300
Walton Hills	42.67	1.31%	$1,310	53.39	1.68%	$1,680
Sagamore Hills	47.99	1.47%	$1,470	53.05	1.67%	$1,670



* Does not include any special assessments or homestead exemption reductions.

Source: Rates of Taxation, Cuyahoga County Treasurer, 1995-1997; Cuyahoga County Auditor's Office, Department of Real Estate Appraisals, 1995-1997; Summit County Auditor's Office, 1995-1997.

lected in 1997) and Tax Year 1997 (collected in 1998) were 39.59 and 42.23, respectively. In comparison, the effective real estate tax rate for residential/agricultural property in Tax Year 1997 for Valley View was higher than in Independence (38.67), about the same as in Walton Hills (42.67), and lower than Sagamore Hills (47.99) and Garfield Heights (69.66).

The effective real estate tax rates for commercial/industrial property in Valley View in Tax Year 1995 (collected in 1996) and Tax Year 1996 (collected in 1997) were 41.81 and 41.79, respectively. In Tax Year 1997 the effective real estate tax rate in Valley View was 46.23.

In comparison, the effective real estate tax rate for commercial/industrial property in Tax Year 1997 for Valley View was higher than in Independence (41.20) and lower than in Sagamore Hills (53.05), Walton Hills (53.39), and Garfield Heights (72.10).

Tax as a percentage of market value is a figure applied to the value of a specific property to estimate the property taxes. For example, annual real estate taxes for a home valued at $100,000 in Valley View would have been $1,290 in Tax Year 1997. Taxes for similarly valued homes would have been $1,180 in Independence, $1,310 in Walton Hills, $1,470 in Sagamore Hills, and $2,130 in Garfield Heights.

Annual real estate taxes for a commercial property valued at $100,000 in Valley View would have been $1,460 in Tax Year 1997. Taxes for similarly valued commercial property would have been $1,300 in Independence, $1,670 in Sagamore Hills, $1,680 in Walton Hills, and $2,270 in Garfield Heights.

Real Estate Assessments

Real estate assessments represent the value established for properties within a community for the purpose of levying property taxes. For tax rate purposes, similar types of building uses are examined together as a group. The standard groupings are residential/agricultural, commercial/industrial, and public utilities property. In order to keep the assessment value in balance with the current real estate market, all real estate property in Cuyahoga County is reassessed by the Cuyahoga County Auditor every three years.

The percentage of real estate in each of the property types listed above has a financial impact on a community. For example, in a community with a high percentage of residential real estate, with a limited amount of commercial or industrial property, it is residents, through the property taxes paid on their homes, who must generate most of the revenue needed for city services and programs. In addition, the absence of significant retail, office and/or industrial development means limited income tax collections from employees, which in turn focuses more attention on residential property owners as the primary source through which to fund needed services. Conversely, if a community has extensive retail, office, and/or industrial development, the real estate taxes and income taxes generated by these properties will lessen the amount of revenue needed to be raised through property taxes on residential real estate.

The distribution of real estate assessments by type of real estate property shows that for Tax Year 1997 (collected in 1998), 51.3% of the real estate in Valley View was classified as commercial/industrial, while an additional 37.2% of real estate was classified as residential/agricultural (***Exhibit 2-42***). The remaining 11.3% of real estate was classified as public utilities property. These figures are different from Cuyahoga County as a whole, which in Tax Year 1997 measured 27.8% of real estate classified as commercial/industrial, 66.3% classified as residential/agricultural, and 6.0% classified as public utilities property. For adjacent communities, the classification distribution in Independence is similar to that of Valley View. In contrast, the percentage in the residential/agricultural classification is much higher in Garfield Heights (78.0%) and Sagamore Hills (88.4%) than in Valley View. A different combination of percentages is displayed by Walton Hills, with 28.6% of real estate classified as commercial/industrial, 43.6% classified as residential/agricultural, and 27.9% classified as public utilities property.

The assessed value of residential/agricultural property in Valley View in Tax Year 1993 (collected in 1994) was about $33.4 million. By Tax Year 1997 (collected in 1998), that figure rose to about $40.4 million, an increase of 20.9%. This increase was lower than for Garfield Heights (23.2% increase), Cuyahoga County (27.8% increase), Walton Hills (33.3% increase), Independence (47.2% increase), and Sagamore Hills (55.5% increase).

The assessed value of commercial/industrial property in Valley View in Tax Year 1993 (collected in 1994) was about $51.1 million. By Tax Year 1997 (collected in 1998), that figure rose to about $56.0 million, an increase of 9.5%. This increase was higher than for Sagamore Hills (5.3% increase), Walton Hills (6.6% increase), and Independence (7.8% increase), but lower than for Cuyahoga County (13.2% increase) and Garfield Heights (29.6% increase).

Real Estate Tax Collections and Distributions

Real estate tax collections in Valley View have been relatively flat during the three-year period Tax Year 1994 (collected in 1995) through Tax Year 1996 (collected in 1997) (***Exhibit 2-43***). Total real estate tax collections were about $4,160,000 in Tax Year 1994, increased to about $4, 360,000 in Tax Year 1995, and declined to about $4,060,000 in Tax Year 1996, a decline of 2.3% over the three-year period. In comparison, adjacent communities and Cuyahoga County registered increases during the same time period, including Garfield Heights (3.3% increase), Independence (3.7% increase), Sagamore Hills (9.3% increase), Walton Hills (12.1% increase), and Cuyahoga County (12.2% increase).

Of the total real estate collections for Valley View for Tax Year 1996 (collected in 1997), about $601,000 (14.8%) went to Village government, about $1,860,000 (45.7%) to the school district, about $195,000 (4.8%) to the vocational school, about $1,280,000 (31.5%) to County government, and about $126,000 (3.1%) to the County library system.

Countywide, 15.1% of all real estate collections for Tax Year 1996 (collected in 1997) were distributed to local governments, which is approximately the same percentage in Valley View. The percentages varied widely for adjacent communities, including Walton Hills (0.5%), Independence (9.6%), Sagamore Hills (19.2%), and Garfield Heights (25.9%).

Exhibit 2-42, Real Estate Assessed Valuations, Valley View and Selected Communities, 1993 to 1997 (Collected in 1994 to 1998)

Area	Assessed Value of Real Estate			
	Tax Year 1993 (Collected in 1994)			
	Residential/ Agricultural	Commercial/ Industrial	Public Utilities Property	Total
Valley View	**$33,448,750**	**$51,119,450**	**$13,213,570**	**$97,781,770**
Garfield Heights	$224,228,080	$46,398,740	$18,591,570	$289,218,390
Independence	$109,209,950	$156,694,310	$33,614,920	$299,519,180
Walton Hills	$37,600,980	$30,809,620	$34,467,970	$102,878,570
Sagamore Hills	$92,972,030	$10,834,410	$8,504,330	$112,310,770
Cuyahoga County	$11,488,540,560	$5,434,979,650	$1,446,153,480	$18,369,673,690
Area	**Assessed Value of Real Estate**			
	Tax Year 1994 (Collected in 1995)			
	Residential/ Agricultural	**Commercial/ Industrial**	**Public Utilities Property**	**Total**
Valley View	**$36,516,490**	**$52,084,890**	**$13,441,430**	**$102,042,810**
Garfield Heights	$251,453,490	$50,932,980	$19,247,870	$321,634,340
Independence	$138,698,650	$150,217,560	$37,924,080	$326,840,290
Walton Hills	$46,260,790	$32,225,870	$34,878,430	$113,365,090
Sagamore Hills	$93,298,080	$10,604,980	$8,421,270	$112,324,330
Cuyahoga County	$13,169,625,040	$5,601,134,060	$1,468,398,170	$20,239,157,270
Area	**Assessed Value of Real Estate**			
	Tax Year 1995 (Collected in 1996)			
	Residential/ Agricultural	**Commercial/ Industrial**	**Public Utilities Property**	**Total**
Valley View	**$36,654,270**	**$52,623,370**	**$12,687,440**	**$101,965,080**
Garfield Heights	$251,406,970	$55,573,530	$17,486,800	$324,467,300
Independence	$141,827,560	$150,439,880	$27,574,380	$319,841,820
Walton Hills	$46,594,660	$31,130,440	$33,399,720	$111,124,820
Sagamore Hills	$97,932,870	$10,954,700	$7,960,850	$116,848,420
Cuyahoga County	$13,294,796,270	$5,688,470,740	$1,355,614,790	$20,338,881,800
Area	**Assessed Value of Real Estate**			
	Tax Year 1996 (Collected in 1997)			
	Residential/ Agricultural	**Commercial/ Industrial**	**Public Utilities Property**	**Total**
Valley View	**$36,685,590**	**$52,176,990**	**$12,933,880**	**$101,796,460**
Garfield Heights	$251,899,740	$56,116,110	$17,349,940	$325,365,790
Independence	$145,529,060	$154,071,620	$27,091,360	$326,692,040
Walton Hills	$47,283,940	$31,976,330	$32,899,910	$112,160,180
Sagamore Hills	$128,373,190	$12,365,670	$7,718,760	$148,457,620
Cuyahoga County	$13,433,141,050	$5,858,301,110	$1,337,935,580	$20,629,377,740

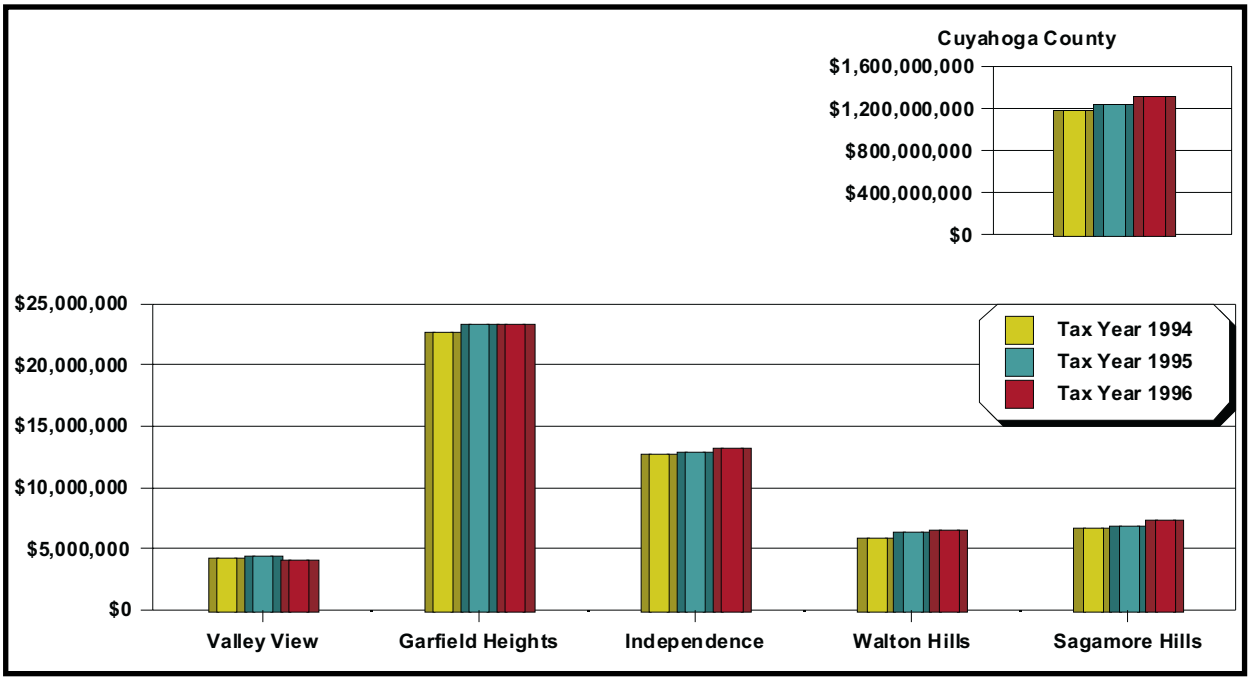
Exhibit 2-42 (continued)

Area	Assessed Value of Real Estate			
	Tax Year 1997 (Collected in 1998)			
	Residential/ Agricultural	Commercial/ Industrial	Public Utilities Property	Total
Valley View	**$40,432,460**	**$55,997,560**	**$12,328,320**	**$108,758,340**
Garfield Heights	$276,231,970	$60,123,190	$17,817,230	$354,172,390
Independence	$160,713,290	$168,841,100	$26,540,300	$356,094,690
Walton Hills	$50,138,510	$32,853,540	$32,078,530	$115,070,580
Sagamore Hills	$144,587,840	$11,412,260	$7,497,310	$163,497,410
Cuyahoga County	$14,686,989,910	$6,151,313,820	$1,323,511,710	$22,161,815,440
Area	**Change**			
	Tax Year 1993-Tax Year 1997			
	Residential/ Agricultural	**Commercial/ Industrial**	**Public Utilities Property**	**Total**
Valley View	**20.9%**	**9.5%**	**-6.7%**	**11.2%**
Garfield Heights	23.2%	29.6%	-4.2%	22.5%
Independence	47.2%	7.8%	-21.0%	18.9%
Walton Hills	33.3%	6.6%	-6.9%	11.9%
Sagamore Hills	55.5%	5.3%	-11.8%	45.6%
Cuyahoga County	27.8%	13.2%	-8.5%	20.6%
Area	**Assessed Value of Real Estate**			
	Tax Year 1993 (Collected in 1994)			
	Residential/ Agricultural	**Commercial/ Industrial**	**Public Utilities**	**Total**
	Percent of Total	**Percent of Total**	**Percent of Total**	**Percent of Total**
Valley View	**34.2%**	**52.3%**	**13.5%**	**100.0%**
Garfield Heights	77.5%	16.0%	6.4%	100.0%
Independence	36.5%	52.3%	11.2%	100.0%
Walton Hills	36.5%	29.9%	33.5%	100.0%
Sagamore Hills	82.8%	9.6%	7.6%	100.0%
Cuyahoga County	62.5%	29.6%	7.9%	100.0%
Area	**Assessed Value of Real Estate**			
	Tax Year 1997 (Collected in 1998)			
	Residential/ Agricultural	**Commercial/ Industrial**	**Public Utilities**	**Total**
	Percent of Total	**Percent of Total**	**Percent of Total**	**Percent of Total**
Valley View	**37.2%**	**51.5%**	**11.3%**	**100.0%**
Garfield Heights	78.0%	17.0%	5.0%	100.0%
Independence	45.1%	47.4%	7.5%	100.0%
Walton Hills	43.6%	28.6%	27.9%	100.0%
Sagamore Hills	88.4%	7.0%	4.6%	100.0%
Cuyahoga County	66.3%	27.8%	6.0%	100.0%

Source: Cuyahoga County Auditor's Office, 1993-1997; Summit County Auditor's Office, 1993-1997.

Exhibit 2-43, Real Estate Tax Collections and Distributions, Valley View and Selected Communities, 1994 to 1996 (Collected in 1995 to 1997)

Area	Distribution	Tax Year 1994 (Collected in 1995)	Tax Year 1995 (Collected in 1996)	Tax Year 1996 (Collected in 1997)	Change for Tax Years 1994-1996 (Collected in 1995-1997) Dollar Amount	Percent
Valley View	**Total**	**$4,158,141**	**$4,357,856**	**$4,063,384**	**-$94,757**	**-2.3%**
	Village	**$627,095**	**$644,779**	**$601,031**	**-$26,064**	**-4.2%**
	Schools	**$1,935,673**	**$1,993,570**	**$1,858,707**	**-$76,966**	**-4.0%**
	Vocational School	**$203,755**	**$209,849**	**$195,653**	**-$8,102**	**-4.0%**
	County	**$1,262,691**	**$1,373,298**	**$1,281,410**	**$18,719**	**1.5%**
	Library	**$128,927**	**$136,359**	**$126,582**	**-$2,345**	**-1.8%**
Garfield Heights	Total	$22,556,555	$23,255,067	$23,291,080	$734,525	3.3%
	City	$5,805,529	$5,976,805	$6,022,470	$216,941	3.7%
Independence	Total	$12,731,509	$12,907,947	$13,196,758	$465,249	3.7%
	City	$1,283,600	$1,253,458	$1,273,089	-$10,511	-0.8%
Walton Hills	Total	$5,796,403	$6,320,662	$6,494,928	$698,525	12.1%
	Village	$33,080	$33,097	$33,111	$31	0.1%
Sagamore Hills	Total	$6,715,404	$6,764,375	$7,339,028	$623,624	9.3%
	Township	$1,220,734	$1,269,705	$1,405,783	$185,049	15.2%
Cuyahoga County	Total	$1,168,003,286	$1,232,747,498	$1,310,671,302	$142,668,016	12.2%
	Local Governments	$193,189,242	$195,454,410	$198,140,620	$4,951,378	2.6%



Note: Figures are gross distributions; Cuyahoga County assesses fees for servces which are taken out of the gross distribution figures.

Source: Cuyahoga County Auditor's Office, Budget Commission, Real Estate Tax Collections, 1994-1996.

Countywide, 15.1% of all real estate collections for Tax Year 1996 (collected in 1997) were distributed to local governments, which is approximately the same percentage in Valley View. The percentages varied widely for adjacent communities, including Walton Hills (0.5%), Independence (9.6%), Sagamore Hills (19.2%), and Garfield Heights (25.9%).

Personal Property Taxes

Personal Property Tax Rates

Personal property taxes are taxes on the property used by businesses (excluding land and buildings), such as machinery and equipment, furniture and fixtures, tools, supplies, and inventories. The personal property tax rates apply to every $100 in property valuation and are virtually the same as the total real property tax rate (before any credits or exemptions). The distribution of personal property taxes collected, to entities such as the local government and school district, is identical to the distribution for real estate tax collections. Ohio law allows businesses to exempt the first $10,000 in listed value from this tax, and the tax that would have been owed by the business is reimbursed to the community by the State of Ohio.

The 1998 personal property tax rate for Valley View, $5.10 per $100 valuation, is lower than the rates in Garfield Heights and Walton Hills, but higher than the rates in Independence and Sagamore Hills (***Exhibit 2-44***).

Exhibit 2-44, Personal Property Tax Rates, Valley View and Selected Communities, 1998

Area	Tax Rate Per $100 Valuation
Valley View	**$5.10**
Garfield Heights	$8.96
Garfield Heights/Cleveland S. D.	$9.95
Independence	$4.72
Walton Hills	$7.59
Sagamore Hills	$0.15

Source: Cuyahoga County Auditor's Office, 1998 Taxing Districts and Rates for Personal Property Tax Returns, 1998.

Personal Property Tax Assessed Valuations

The assessed valuations for personal property taxes can fluctuate on a year-to-year basis. Unlike real estate property, whose value is set before taxes are collected, the valuation of personal property in a community is not known until businesses file their tax returns. For example, valuations will rise when companies make new investments in machinery and equipment. Due to the fact that these assets are depreciable however, the value of the machinery and equipment will diminish in subsequent years, which will lower the valuations reported on tax returns. The result is that the overall assessed valuation for a community is less predictable on a short-term basis.

The total personal property assessed valuation in Valley View approached the $45 million level in Tax Year 1996 (collected in 1997), which represented a 32.6% increase over the $33.9 million figure in Tax Year 1993 (collected in 1994) (***Exhibit 2-45***). In comparison, for Tax Year 1996 (collected in 1997), the valuations in adjacent communities were Garfield Heights at about $30.9 million, Independence at about $49.6 million, and Walton Hills at about $54.3 million. The low number of businesses in Sagamore Hills is confirmed by the total assessed valuation of just under $2 million in Tax Year 1996.

Exhibit 2-45, Personal Property Assessed Valuations, Valley View and Selected Communities, 1993 to 1996 (Collected in 1994 to 1997)

Area	Assessed Value				% Change in the Assessed Value
	Tax Year 1993 (Collected in 1994)	Tax Year 1994 (Collected in 1995)	Tax Year 1995 (Collected in 1996)	Tax Year 1996 (Collected in 1997)	Tax Year 1993 - Tax Year 1996
Valley View	**$33,862,631**	**$37,994,984**	**$40,002,192**	**$44,893,073**	**32.6%**
Garfield Heights	$22,713,024	$24,676,339	$27,112,311	$30,938,712	36.2%
Independence	$45,279,552	$46,563,410	$47,041,383	$49,559,054	9.5%
Walton Hills	$53,835,111	$57,111,700	$59,947,391	$54,296,358	0.9%
Sagamore Hills	$1,143,366	$1,162,642	$1,450,214	$1,960,210	71.4%
Cuyahoga County	$2,541,031,368	$2,603,148,191	$2,728,870,969	$2,791,334,654	9.9%

Source: Cuyahoga County Auditor's Office, 1993-1996.

Personal Property Tax Collections and Distributions

Personal property tax collections in Valley View have risen steadily in recent years, from about $1,810,000 in Tax Year 1994 (collected in 1995) to $2,155,000 in Tax Year 1996 (collected in 1997), an increase of 19.0% (***Exhibit 2-46***). In comparison, adjacent communities and Cuyahoga County registered various increases during the same time period, including Independence (6.5% increase), Cuyahoga County (13.3% increase), Garfield Heights (26.1% increase), and Sagamore Hills (63.0% increase). In comparison, collections dropped 18.2% in Walton Hills.

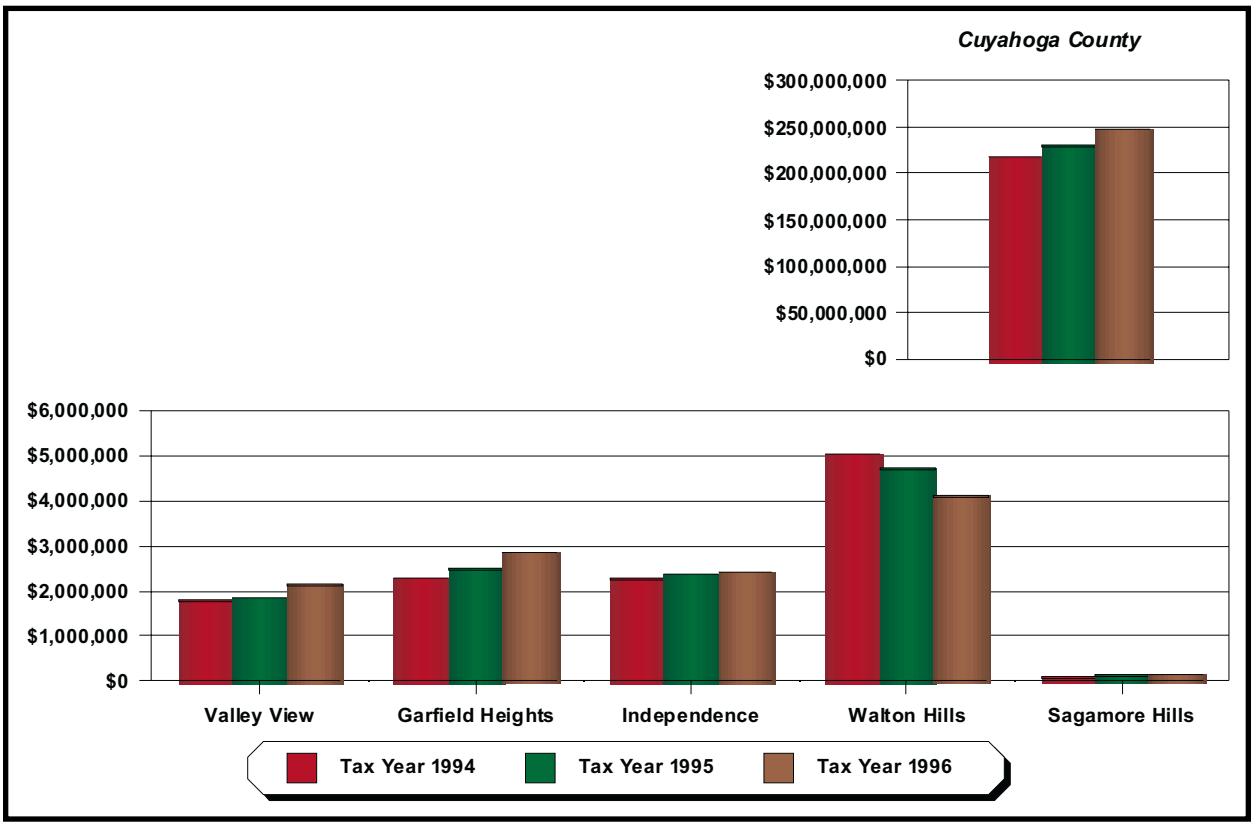
Of the total personal property tax collections for Valley View in 1997, about $332,000 (15.4%) was distributed to the Village government.

Tax Collection Summary

Exhibit 2-47 summarizes the Tax Year 1996 (collected in 1997) tax collection information discussed in this section. Valley View collected approximately $11.4 million in taxes. Of this amount, about $5.2 million (45.7%) was from income taxes, $4.1 million (35.5%) from real estate taxes, and $2.1 million (18.8%) from personal property tax collections.

Exhibit 2-46, Personal Property Tax Collections and Distributions, Valley View and Selected Communities, 1994 to 1996 (Collected in 1995 to 1997)

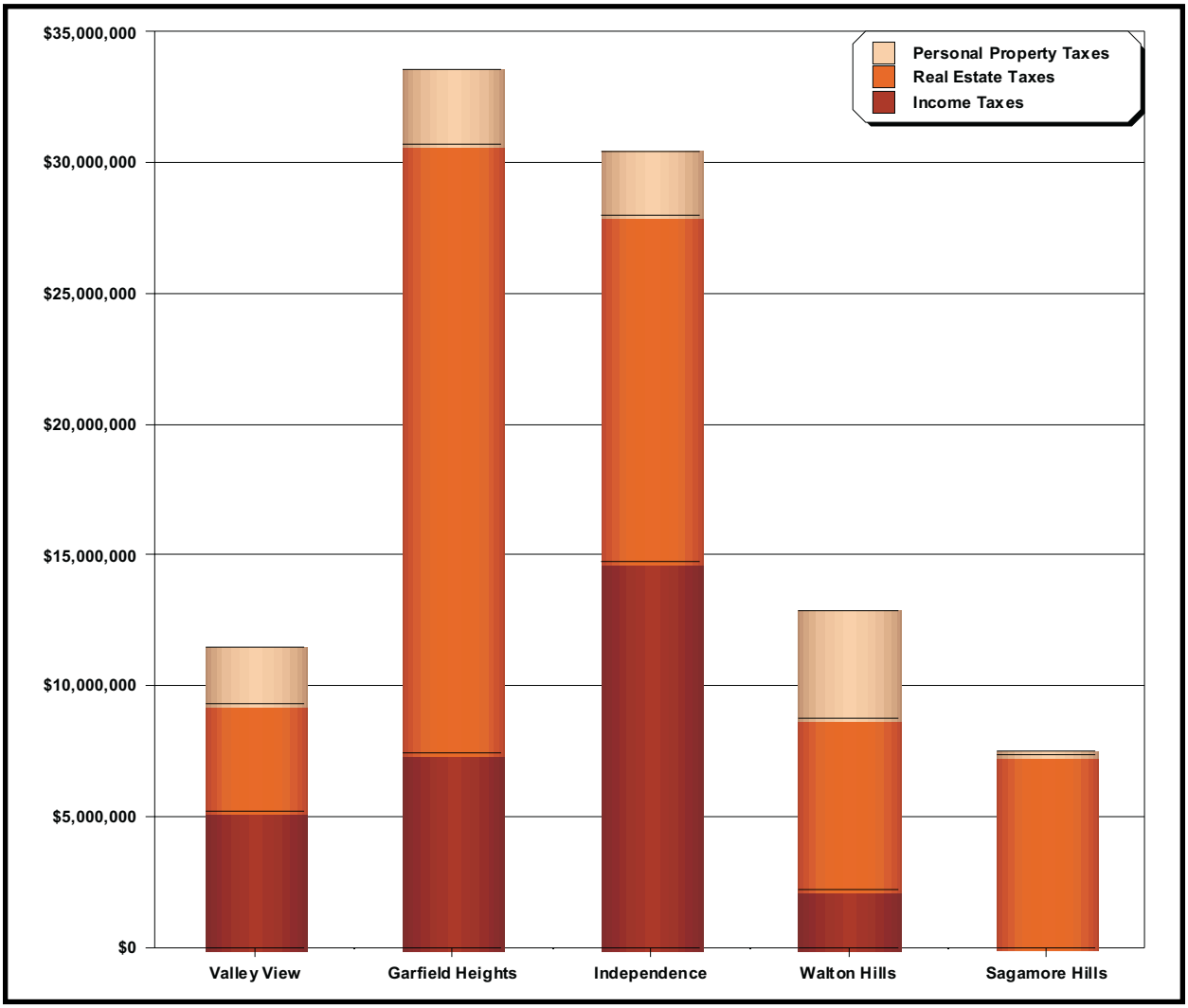
Area	Distribution	Tax Year 1994 (Collected in 1995)	Tax Year 1995 (Collected in 1996)	Tax Year 1996 (Collected in 1997)	Change for Tax Years 1994-1996 (Collected in 1995-1997) Dollar Amount	Change for Tax Years 1994-1996 (Collected in 1995-1997) Percent
Valley View	**Total**	**$1,809,949**	**$1,864,181**	**$2,154,535**	**$344,586**	**19.0%**
	Village	**$277,716**	**$287,057**	**$331,826**	**$54,111**	**19.5%**
Garfield Heights	Total	$2,275,776	$2,508,664	$2,868,690	$592,914	26.1%
	City	$457,558	$512,580	$591,649	$134,091	29.3%
Independence	Total	$2,288,830	$2,362,187	$2,437,040	$148,210	6.5%
	City	$197,414	$199,654	$201,260	$3,846	1.9%
Walton Hills	Total	$5,035,354	$4,736,783	$4,116,850	-$918,505	-18.2%
	Village	$21,103	$18,775	$16,272	-$4,831	-22.9%
Sagamore Hills	Total	$101,566	$131,897	$165,520	$63,954	63.0%
	Township	$18,623	$28,685	$31,108	$12,485	67.0%
Cuyahoga County	Total	$218,894,662	$230,107,520	$247,952,558	$29,057,896	13.3%
	Local Governments	$25,504,317	$26,875,620	$27,531,084	$2,026,767	7.9%



Source: Personal Property Tax Collections, Budget Commission, Cuyahoga County Auditor's Office, 1994-1996.

Exhibit 2-47, Tax Collection Summary, Valley View and Selected Communities, 1996 (Collected in 1997)

Area	1996 (Collected in 1997)						
	Income Taxes*		Real Estate Taxes**		Personal Property Taxes***		Tax Collection
	Amount	Percent	Amount	Percent	Amount	Percent	Total
Valley View	**$5,229,753**	**45.7%**	**$4,063,384**	**35.5%**	**$2,154,535**	**18.8%**	**$11,447,673**
Garfield Heights	$7,400,289	22.1%	$23,291,080	69.4%	$2,868,690	8.5%	$33,560,060
Independence	$14,769,372	48.6%	$13,196,758	43.4%	$2,437,040	8.0%	$30,403,171
Walton Hills	$2,232,866	17.4%	$6,494,928	50.6%	$4,116,850	32.1%	$12,844,645
Sagamore Hills	not collected	not collected	$7,339,028	97.8%	$165,520	2.2%	$7,504,548



Source: *Tax Data Series, Municipal Income Taxes Table LG-11, Ohio Department of Taxation, 1997.

***Real Estate Tax Collections, Budget Commission, Cuyahoga County Auditor's Office, 1997.*
***Personal Property Tax Collections, Budget Commission, Cuyahoga County Auditor's Office, 1997.

Most of the adjacent communities collected more in taxes than Valley View, including Walton Hills (about $12.8 million), Independence (about $30.4 million), and Garfield Heights (about $33.6 million). Sagamore Hills collected about $7.5 million in taxes. In terms of dollars collected, the major differences are that Garfield Heights and Independence derived substantially more in revenue from income taxes and real estate taxes than Valley View. In Independence, the percentage of tax revenue originating from income taxes, real estate taxes, and personal property taxes is comparable to Valley View. In Garfield Heights, Walton Hills, and Sagamore Hills, at least one-half of all tax collections were derived from real estate taxes, compared to 35.5% in Valley View.

Due to the fact that these communities vary in both land area and population, another way to compare total tax collections is on a per capita basis. The total tax collections for 1997 were divided by the estimated population in 1996. On a per capita basis, total tax collections in Valley View ($4,886) were comparable to communities such as Walton Hills ($5,206) and Independence ($4,519), and significantly exceeded Garfield Heights ($1,111) and Sagamore Hills ($1,036).

SOCIAL ISSUES

Juvenile Delinquency

The Juvenile Court of Cuyahoga County opened its doors in 1902. At that time, " . . . the major concerns facing families in the juvenile justice system were whiskey, poverty, and criminality." According to the Annual Report of the Juvenile Court of Cuyahoga County for 1992, "We are facing derivatives of these concerns today: substance abuse, gangs, and violent crime."

The Juvenile Court of Cuyahoga County handles juvenile delinquency and unruly cases for children under age 18. Types of delinquency complaints include violent offenses (assault, homicide, menacing, sex offense, harassment, and robbery), property offenses (arson, burglary, receiving stolen property, trespassing, vandalism, and theft), drug offenses, and public order offenses (liquor violation, weapons charge, disorderly conduct, and other delinquency). Types of juvenile unruly cases include incorrigibility, truancy, and curfew violation.

Compared to many other communities in Cuyahoga County, Valley View has continued to experience a relatively low rate of juvenile delinquency and unruliness (***Exhibit 2-48***). For the period 1990 through 1997, the number of juvenile delinquency and juvenile unruly cases in Valley View has never exceeded six in any given year, except when fourteen total cases occurred in 1995. Based on 1990 population figures and yearly population estimates, the juvenile delinquency and juvenile unruly rates in Valley View remain significantly below the rates for Cuyahoga County suburbs and Cuyahoga County as a whole.

Poverty

The 1990 U.S. Census showed that only 3.9% (83 persons) of all persons living in Valley View were below the poverty level. The poverty rates in the adjacent communities of Walton Hills

Exhibit 2-48, Juvenile Delinquency, Valley View, Cuyahoga County Suburbs, and Cuyahoga County, 1990 to 1997

Area	Juvenile Delinquency and Unruly Cases, by Year								Change 1990-1997	
	1990	1991	1992	1993	1994	1995	1996	1997	#	%
Valley View										
Juvenile Delinquency	**4**	**1**	**0**	**0**	**0**	**14**	**5**	**2**	**-2**	**-50.0%**
Juvenile Unruly Cases	**0**	**1**	**0**	**2**	**2**	**0**	**1**	**0**	**0**	**0.0%**
Total Cases	**4**	**2**	**0**	**2**	**2**	**14**	**6**	**2**	**-2**	**-50.0%**
Rate	**18.7**	**9.1**	**0.0**	**8.6**	**8.5**	**59.7**	**25.6**	**n/a**	**n/a**	**n/a**
Cuyahoga County Suburbs										
Juvenile Delinquency	4,030	4,112	4,488	4,449	4,441	5,371	4,828	5,589	1,559	38.7%
Juvenile Unruly Cases	1,522	1,698	1,663	1,817	1,751	1,941	1,795	1,375	-147	-9.7%
Total Cases	5,552	5,810	6,151	6,266	6,192	7,312	6,623	6,964	1,412	25.4%
Rate	61.2	64.0	67.8	69.2	68.0	80.6	73.3	n/a	n/a	n/a
Cuyahoga County										
Juvenile Delinquency	10,695	11,785	11,612	11,611	12,970	13,640	13,365	13,245	2,550	23.8%
Juvenile Unruly Cases	3,793	4,081	4,117	4,440	4,583	4,436	4,330	4,455	662	17.5%
Total Cases	14,488	15,866	15,729	16,051	17,553	18,076	17,695	17,700	3,212	22.2%
Rate	102.6	112.4	111.6	114.0	124.1	128.4	126.3	n/a	n/a	n/a

Table includes juvenile offenders who live outside of Cuyahoga County or whose address or offense is unknown.

Rate is determined by dividing the total juvenile delinquency and unruly cases by the estimated population for a given year and multiplying by 100,000.

n/a - Rate not available because 1997 population estimate not available.

Source: Annual Reports, Cuyahoga County Juvenile Court, 1990-1997, Table 4.

(2.0%), Sagamore Hills (2.2%), and Independence (2.8%) were all slightly lower than the rate in Valley View. The rates in Garfield Heights (5.9%) and Cuyahoga County (13.8%) were higher than the rate in Valley View.

Low- and Moderate-Income Persons

The percentage of low-and moderate-income persons living in an area is another measure of economic need. The U.S. Department of Housing and Urban Development (HUD) defines low- and moderate-income persons as persons living in households whose incomes do not exceed 80% of the median income for the area.

Using 1990 Census data, HUD documented that 17.66% of the residents living in Valley View were low- and moderate-income (363 persons of the 2,055 persons living in the community for whom data could be determined). In comparison, 39.46% of the persons living in Cuyahoga County were low- and moderate-income (537,321 persons of the 1,361,695 persons living in the county for whom data could be determined).

VILLAGE OF VALLEY VIEW

CHAPTER THREE

LAND USE

LAND USE INVENTORY

This discussion will outline the evolution of land use patterns in the Village of Valley View. Specific historical information has been obtained from atlases, maps, and publications. For the 1998 information, land usage was determined through a field survey conducted by the Cuyahoga County Planning Commission in the summer of 1998, as well as the use of aerial photographs.

LAND USE EVOLUTION

Valley View was originally part of Independence Township and shared agricultural land uses similar to surrounding areas, including the raising of crops and dairying on farms often ranging from 50 to 100 acres in size. In the 1890's, Independence Township east of the Cuyahoga River was annexed to Newburgh Township. Subsequently, the southern portion of Newburgh detached itself to form South Newburgh Township, and later further divided into the communities of Valley View and Garfield Heights. Valley View has been a village for more than 75 years.

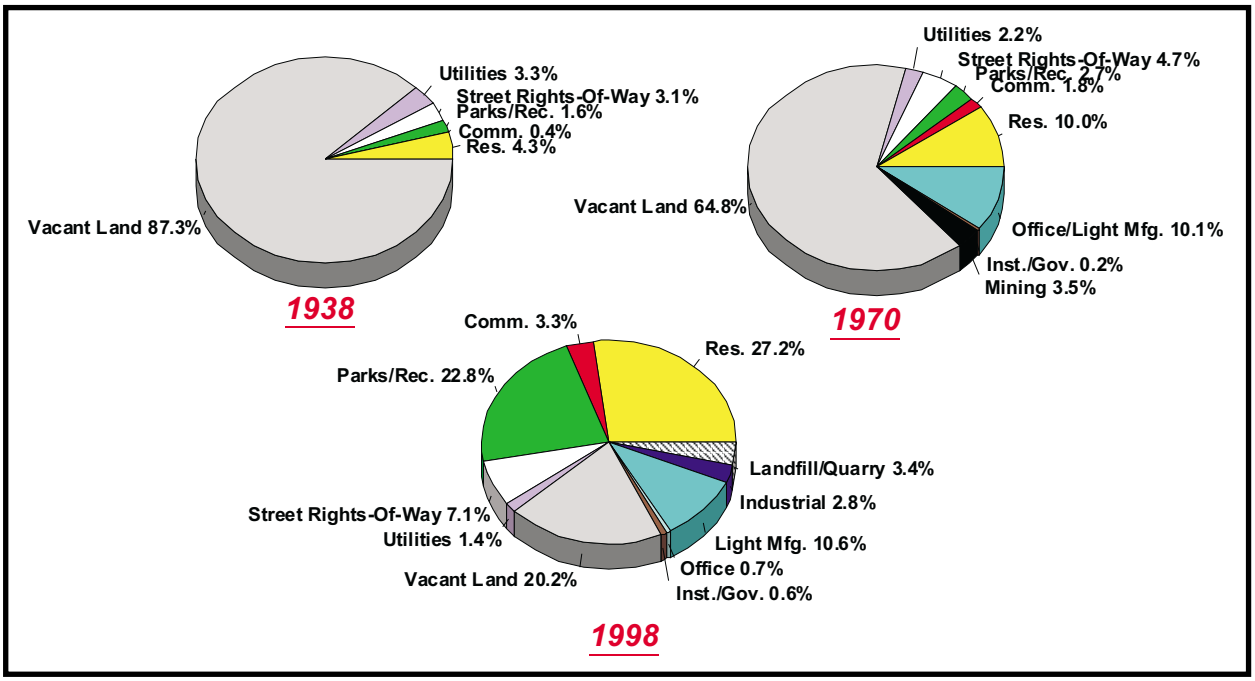
The period 1938-1998 illustrates a trend of steady development within the Village (***Exhibit 3-1***). In 1938, approximately 87% of land in Valley View was undeveloped land, agricultural land, and water. The three largest land uses at that time were residential, utilities, and street rights-of-way, which totaled 419.5 acres, or 84% of all land that had been developed. The source for the 1938 data lists zero acres of office, light manufacturing, and industrial land uses, but does list 1,546 acres as "farm land," representing about 40% of all acreage in Valley View.

By 1970, studies completed as part of the *Village of Valley View Community Data Book*, prepared by the Cuyahoga County Regional Planning Commission (now Cuyahoga County Planning Commission), showed that approximately 35% of the Village was developed (Exhibit 3-1). The remaining 65% of the land area in the Village consisted of undeveloped land, agricultural land, and water. The two largest land uses, residential and office/light manufacturing/industrial, represented 57% of all land that had been developed. Residential uses continued to be spread along established older roads, while office/light manufacturing/industrial uses were concentrated along Granger Road, Warner Road, and Canal Road north of the Fosdick Road/Murray Road area. Mining and street rights-of-way totalled an additional 23% of developed land. The remaining land uses, in descending acreage, were parks and recreation (8%), utility uses such as land owned by railroads and electric utilities (6%), commercial uses (5%), and institutional/government uses such as public buildings, cemeteries, and churches (1%).

During the period 1970-1998, land use patterns in Valley View changed dramatically (***Exhibit 3-1*** and ***Map 3-1***). The amount of developed land increased by approximately 1,610 acres (128%) to a total of 2,873 acres. Overall, the Village is now 80% developed. The remaining 20% of the land area, about 725 acres, consists of undeveloped land, minimal agricultural land, and water, much of which is not suitable for development due to constraints such as floodplains, wetlands, and steep slopes. The largest land use, residential, represents 34% of all developed land in 1998. Residences have expanded an additional 620 acres during 1970-1998 (173%) to a total of 979 acres. Residential

Exhibit 3-1, Land Use, Valley View, 1938, 1970 and 1998

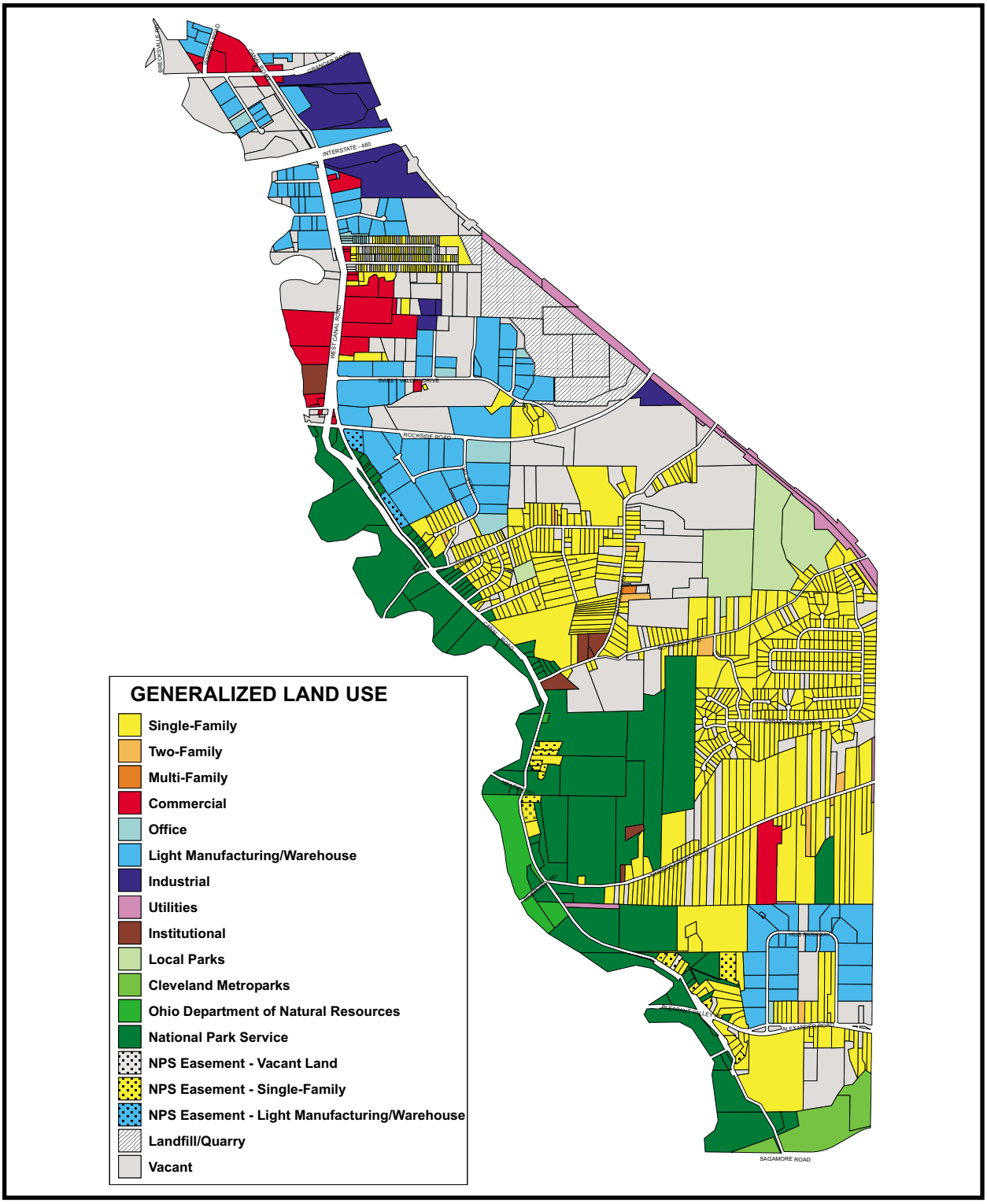
Land Use	1938			1970			1998		
	Acreage	Percent of Developed Acreage	Percent of Total Acreage	Acreage	Percent of Developed Acreage	Percent of Total Acreage	Acreage	Percent of Developed Acreage	Percent of Total Acreage
Residential	170.2	34.1	4.3	359.0	28.4	10.0	979.2	34.1	27.2
Commercial	14.8	3.0	0.4	63.5	5.0	1.8	117.4	4.1	3.3
Office/Light Manufacturing/Industrial	0.0	0.0	0.0	361.0	28.6	10.1			
Office							25.7	0.9	0.7
Light Manufacturing							380.3	13.2	10.6
Industrial							101.7	3.5	2.8
Mining				126.0	10.0	3.5			
Landfill/Quarry							121.5	4.2	3.4
Institutional/Government	0.0	0.0	0.0	7.0	0.6	0.2	20.3	0.7	0.6
Parks/Recreation	64.5	12.9	1.6	98.0	7.8	2.7	819.6	28.5	22.8
Street Rights-Of-Way	120.1	24.1	3.1	168.5	13.3	4.7	256.9 *	9.0 *	7.1 *
Utilities	129.2	25.9	3.3	79.5	6.3	2.2	50.4	1.8	1.4
Total Developed Acreage	498.8	100.0	12.7	1,262.5	100.0	35.2	2,873.0	100.0	79.8
Vacant Land (including agricultural land and water)	3,437.2		87.3	2,322.5		64.8	725.0		20.2
TOTAL ACREAGE	**3,963.0 ** **		**100.0**	**3,585.0 ** **		**100.0**	**3,598.0 ** **		**100.0**



* Estimated
** Total Acreage figure varies slightly due to different data sources.

Source: 1938: *Population 1930-1940,* W.P.A. Projects 17191 and 18246, Regional Association of Cleveland; 1970 and 1998: Cuyahoga County Planning Commission

Map 3-1, Land Use, Valley View, 1998



development activity has focused on the Strathmore Road area, as well as side streets in the vicinity of Stone Road.

The most dramatic land use change that has occurred in the 1970-1998 period is the growth of parks, due primarily to the creation of the Cuyahoga Valley National Recreation Area (CVNRA) in the early 1970's. Prior to the creation of the CVNRA, the two major park and recreation areas in Valley View were approximately 50 acres owned by Cleveland Metroparks along Sagamore Road, and the approximately 40 acres of the Concordia Lutheran property on Schreiber Road. The total land area of parks in 1970 was 98 acres. The amount of park and recreation land has increased during 1970-1998 to about 820 acres, or a 736% gain (***Exhibit 3-2***). The National Park Service now owns approximately 600 acres, and holds easements on an additional 33 acres of land. In addition, the Concordia property has been purchased by the Village and expanded to about 100 acres of various active and passive recreation uses. The Village also has several smaller parks, totalling approximately five acres, located on Charles Drive and at the east end of the Fosdick Road/Murray Road area.

Exhibit 3-2, Park & Recreation Ownership & Acreage, Valley View, 1998

Owner	Acres	
	Number	Percent
National Park Service - Owned	598.1	73.0
National Park Service - Easements	33.3	4.1
Ohio Department of Natural Resources	36.1	4.4
Cleveland Metroparks	44.4	5.4
Valley View	107.7	13.1
Total	**819.6**	**100.0**

Source: Cuyahoga County Planning Commission

Another change during the 1970-1998 period has been the growth of office, light manufacturing, and industrial uses, which increased 41% to 508 acres. Light manufacturing and office uses are concentrated in the Rockside Road area and northward, plus Hub Parkway off Alexander Road. The existing uses classified as industrial are the compost, bulk material, and concrete facilities. It should also be noted that in 1970, approximately 126 acres of land was being used for mining operations, such as gravel pits. These specific sites are no longer active. In 1998, a combination construction and demolition debris landfill and quarry occupies about 121 acres of land north of Rockside Road.

Land utilized for commercial purposes also increased from about 63 acres in 1970 to 117 acres in 1998, a gain of 85%. The majority of the 1970-1998 increase is the result of the new movie theater complex. In addition, the actual amount of new commercial development is larger, when a specific land use change is taken into consideration. The 1970 total of 63 acres included Cloverleaf Speedway. With the subtraction of the Speedway's acreage from the commercial inventory and its replacement with industrial uses, the actual gain in new commercial development has been closer to 120%.

In summary, during the previous 50 years the Village of Valley View has steadily developed with a variety of land uses. The percentage of developed land has increased from approximately 10% in 1948 to 80% in 1998. In 1970, the two largest land uses, residential and office/light manufacturing/industrial, represented 57% of all land that had been developed. Both of these land uses occupied approximately an equal amount of acreage. By 1998, the expansion of residential areas means that housing totals about 34% of all development. Parks and recreation occupy just less than 30% of all developed land, and office/light manufacturing/industrial uses total about 18% of all developed land.

As of 1998, about 20% of all land in the Village remains vacant, representing about 725 acres. This figure includes land occupied by agricultural uses, as well as land having physical constraints such as water, floodplains, wetlands, and steep slopes. When these constraints are taken into consideration, the actual amount of developable acreage is lower.

NATURAL FEATURES

Floodplains

A floodplain is the relatively flat area or low land adjoining the channel of a river or stream which has been or may be covered by flood water. Floodplains are an important part of the stormwater management system. During periods of heavy or continuous rain, floodplains hold water that may otherwise flow to flood developed areas.

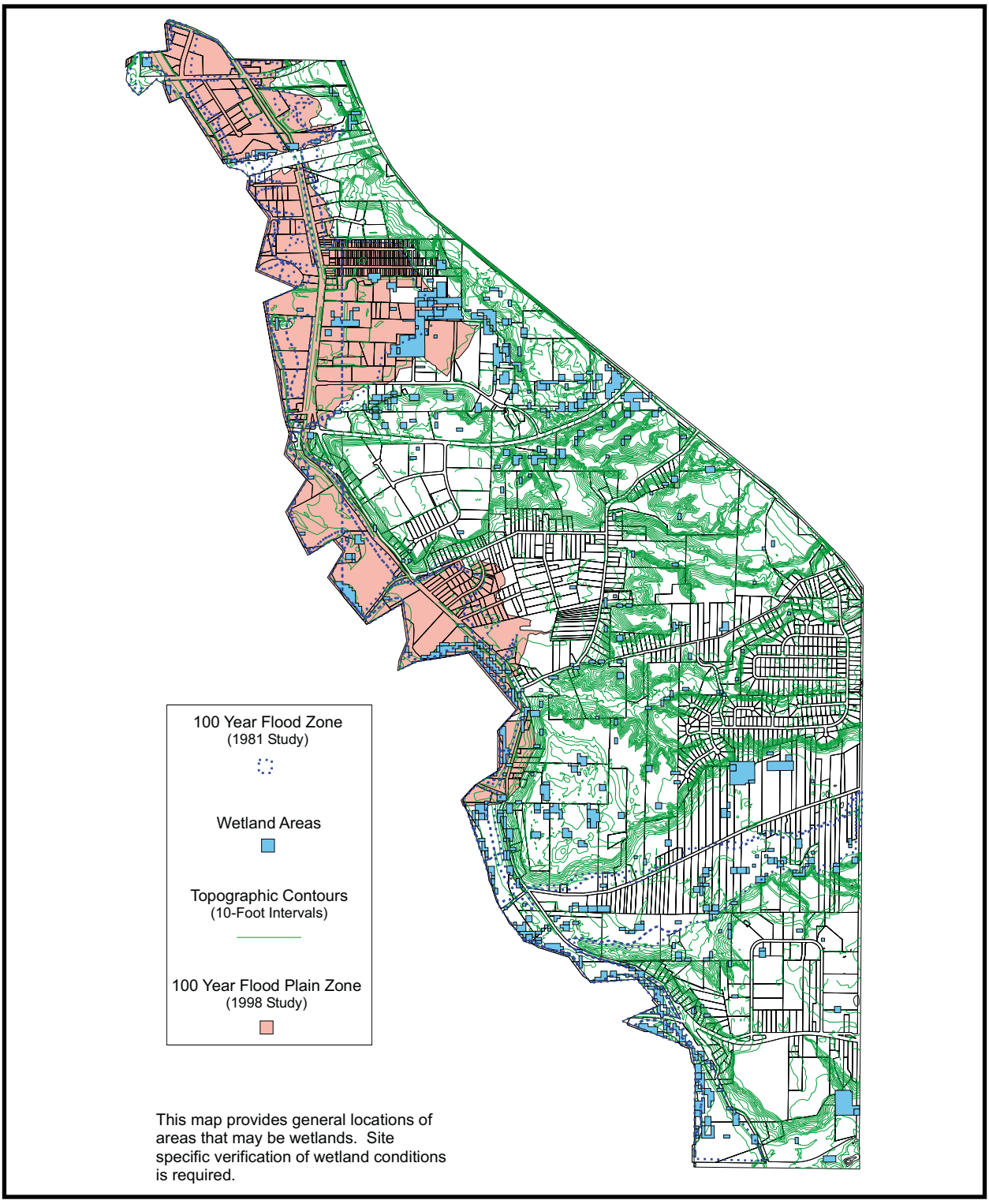
Map 3-2 shows areas considered floodplains by the Federal Emergency Management Agency, outlined in 1981, as provided by the Ohio Department of Natural Resources. The federal government utilizes a standard of measurement known as the 100-year floodplain, which is the land area that would be covered by flood water on an average of once in 100 years, although a flood of that magnitude may occur in any year. Floodplains are regulated by the U. S. Army Corps of Engineers and the Federal Emergency Management Agency. Local regulations are outlined in Chapter 1228, *Flood Damage Prevention*, Planning and Zoning Code of the Codified Ordinances of Valley View.

South of Rockside Road, most of the floodplain areas are located on land that is part of the Cuyahoga Valley National Recreation Area. One exception is the properties that are within the floodplain of Tinkers Creek, primarily on the south side of Tinkers Creek Road.

North of Rockside Road, the floodplains affect land on both sides of Canal Road. To the west of Canal Road, as development has occurred, properties have been raised above the elevation of the 100-year floodplain identified in 1981. To the east of Canal Road, the floodplain includes portions of Sweet Valley Drive, Heinton Road, Murray Road, and Fosdick Road.

It is important to note that it has been almost twenty years since the delineation of the 100-year floodplain boundaries by the Federal Emergency Management Agency. New development within Valley View, as well as new development that has occurred upstream of Valley View in the watersheds that drain into the Cuyahoga River and Tinkers Creek, can change the areas subject to flood-

Map 3-2, Natural Features, Valley View, 1998



ing. In May, 1998, the U.S. Army Corps of Engineers completed a *Draft Flood Insurance Study Report*, of the Cuyahoga River, which includes Valley View north of Hillside Road. The report included new data on floodplain boundaries in Valley View. The report has been submitted by the Army Corps of Engineers to the Federal Emergency Management Agency for approval. The Valley View Engineer has indicated that the Village has been utilizing the revised flood boundary maps since May, 1998. As part of the review process for development, the Village is now requiring that new structures located in the floodplain have the ground floor situated one foot above the base flood elevation for its vicinity.

Map 3-2 shows the areas included as part of the 100-year floodplain based upon the 1998 study. North of Rockside Road, the 100-year floodplain is now significantly larger. For example, the areas of higher elevation between the Cuyahoga River and Canal Road, which were previously categorized as above the 100-year floodplain, are now included in the 100-year floodplain. In addition, the 100-year floodplain has been extended eastward in several areas east of Canal Road.

South of Rockside Road, the 100-year floodplain has been extended eastward in the area of Stone Road, Frances Drive, Charles Drive, and Gleeson Road. A number of single-family homes, previously categorized as above the 100-year floodplain, are now included in the 100-year floodplain. In addition, in the area between Hathaway Road and Hillside Road, the 100-year floodplain now extends east of Canal Road for the first time. The upstream limit of the 1998 U.S. Army Corps of Engineers study of the Cuyahoga River is just south of Hillside Road.

In addition to examining data on the area included within 100-year floodplains, another measure of change over time is the base elevation of the 100-year floodplain (***Exhibit 3-3***). From Old Rockside Road northward to the Village limits, the base flood elevation has increased approximately three feet in the past forty years. As an example, land in the vicinity of Granger Road up to an elevation of 603.4 feet was affected by the flood of January, 1959, which was rated as a 100-year flood. The 1998 U.S. Army Corps of Engineers study indicates that in the vicinity of Granger Road, land up to an elevation of approximately 606.8 feet would now be affected by a 100-year flood, an elevation increase of about 3.4 feet. The estimated 1998 elevation of 606.8 feet is also higher than the 606.1 elevation in the Granger Road vicinity recorded in the March, 1913 flood, which was rated a 200-year flood.

South of Rockside Road, the 1998 study shows 100-year flood elevations that are slightly higher than the elevations affected by the 100-year flood of January, 1959, but still below the elevations affected by the 200-year flood of March, 1913. Generally, the 1959-1998 flood elevation change south of Rockside Road is less critical compared to the area north of Rockside Road. The topography south of Rockside Road is steeper and the area is less densely developed, meaning that the area affected by flooding is smaller and contains fewer structures.

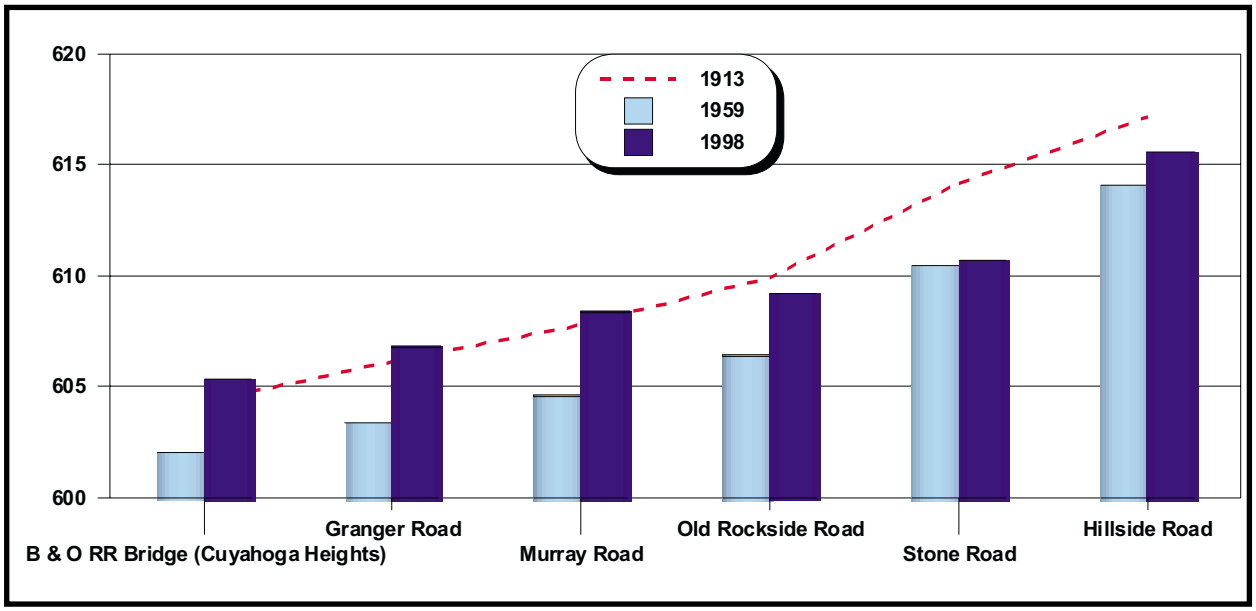
Wetlands

Wetlands are transitional areas between open water and dry land. The loss or degradation of wetlands can lead to serious consequences, including increased flooding when these natural water

Exhibit 3-3, Flood Elevations, Valley View, 1913, 1959 and 1998

Location	Base Flood Elevation (in feet)			Increase 1959-1998
	March 1913 (200 Year Flood)	January 1959 (100 Year Flood)	1998 (100 Year Flood)	
Cuyahoga River at:				
B & O RR Bridge (Cuyahoga Heights)	604.3	602.0	605.3 (e)	3.3 (e)
Granger Road	606.1	603.4	606.8 (e)	3.4 (e)
South of I-480 (150 feet)			607.9	
Murray Road	607.8	604.6	608.4	3.8
Old Rockside Road	609.9	606.4	609.2 (e)	2.8 (e)
Stone Road	614.2	610.5	610.7 (e)	0.2 (e)
Charles Drive			612.5	
Hillside Road	617.2	614.1	615.6 (e)	1.5 (e)
Tinkers Creek Road	621.0	617.6	(u)	
Alexander Road	622.0	619.1	(u)	
Fitzwater Road	623.5	619.6	(u)	
Tinkers Creek at:				
Canal Road	621.6	618.9		

(E) Measurement interpreted from 1998 U.S. Army Corps of Engineers study
(u) Location upstream of 1998 U.S. Army corps of Engineers study limit



Source: U.S. Army Corps of Engineers, *Flood Plain Information Cuyahoga River, Big Creek and Tinkers Creek, Cuyahoga County, Ohio, July 1968* and U.S. Army Corps of Engineers, *Draft Flood Insurance Study Report, Cuyahoga River, Cuyahoga County, Ohio, May 1998*.

storage areas have been reduced in size or eliminated; species decline, extinction, or deformity; and decline in water quality. According to the 1994 report of the Ohio Wetlands Task Force, Ohio has lost more than 90% of its original wetland areas. Therefore, protecting remaining wetland areas is important. As in all communities, development in Valley View that impacts wetlands is regulated through the U.S. Army Corps of Engineers.

Wetland types range from lands that constantly have standing water to areas that only infrequently have standing water, such as portions of woods or fields. The length of time that standing water is present is the controlling factor in determining the type of plant and animal communities living in wetlands. Even when standing water is not present, wetlands can be identified by the type of soil and plants that are present.

Map 3-2 shows general areas considered to be wetlands, as provided by the Ohio Department of Natural Resources. South of Rockside Road, most of the general wetland areas are located on land that is part of the Cuyahoga Valley National Recreation Area. Other areas include locations in the vicinity of Tinkers Creek and small pockets scattered in proximity to steep slopes.

North of Rockside Road, the general areas of wetlands are scattered in the large landfill/quarry area north of Rockside Road and east of Sweet Valley Drive. A second general area of wetlands is located to the south and east of Murray Road, adjacent to the 100-year floodplain.

It is important to note that ***Map 3-2*** provides a general location of areas that may be wetlands. Site specific verification of wetland conditions is required for development projects. In addition, new development within Valley View, as well as new development that has occurred upstream of Valley View in the watersheds of the Cuyahoga River and Tinkers Creek, may have changed the general wetland areas within Valley View.

Steep Slopes

Steep slopes are generally defined as land with a slope of 15% or more. Areas of steep slopes usually have higher site preparation costs due to additional engineering work and construction such as cutting, filling, erosion control, and slope reinforcement. Some areas may be too steep to make development feasible. The numerous steep slopes in Valley View are part of the Cuyahoga River Valley and the Tinkers Creek Valley. ***Map 3-2*** shows topography changes in ten-foot increments, as provided by the Cuyahoga County Engineers Office. The closer together that the topographic lines are arranged, the steeper the slope.

North of Rockside Road, most land is relatively level because of its location as part of the bottomlands of the Cuyahoga River. The wall of the Cuyahoga River Valley is a prominent feature toward the community boundary with Garfield Heights.

South of Rockside Road, the terrain is a combination of level areas and steep slopes. In order to accommodate development, structures are situated on level areas and the rear portion of parcels are

often occupied by steep slopes. The Tinkers Creek Valley is a large area of level land in the southern portion of Valley View.

RESIDENTIAL BUILD-OUT ANALYSIS

The purpose of a build-out analysis is to determine, based upon the Village's current zoning code, approximately how many additional homes could be constructed on land currently zoned for residential use. The Village zoning code contains one residential district classification: Chapter 1248, Country Home. Section 1248.04 states that this district classification has a minimum lot size of 20,000 square feet, meaning approximately two houses per acre.

For the purposes of this analysis, only property currently zoned Country Home is reviewed. The Village zoning code allows houses as permitted uses in Business Districts, however areas with a Business District zoning classification are not included in this review for potential new home construction.

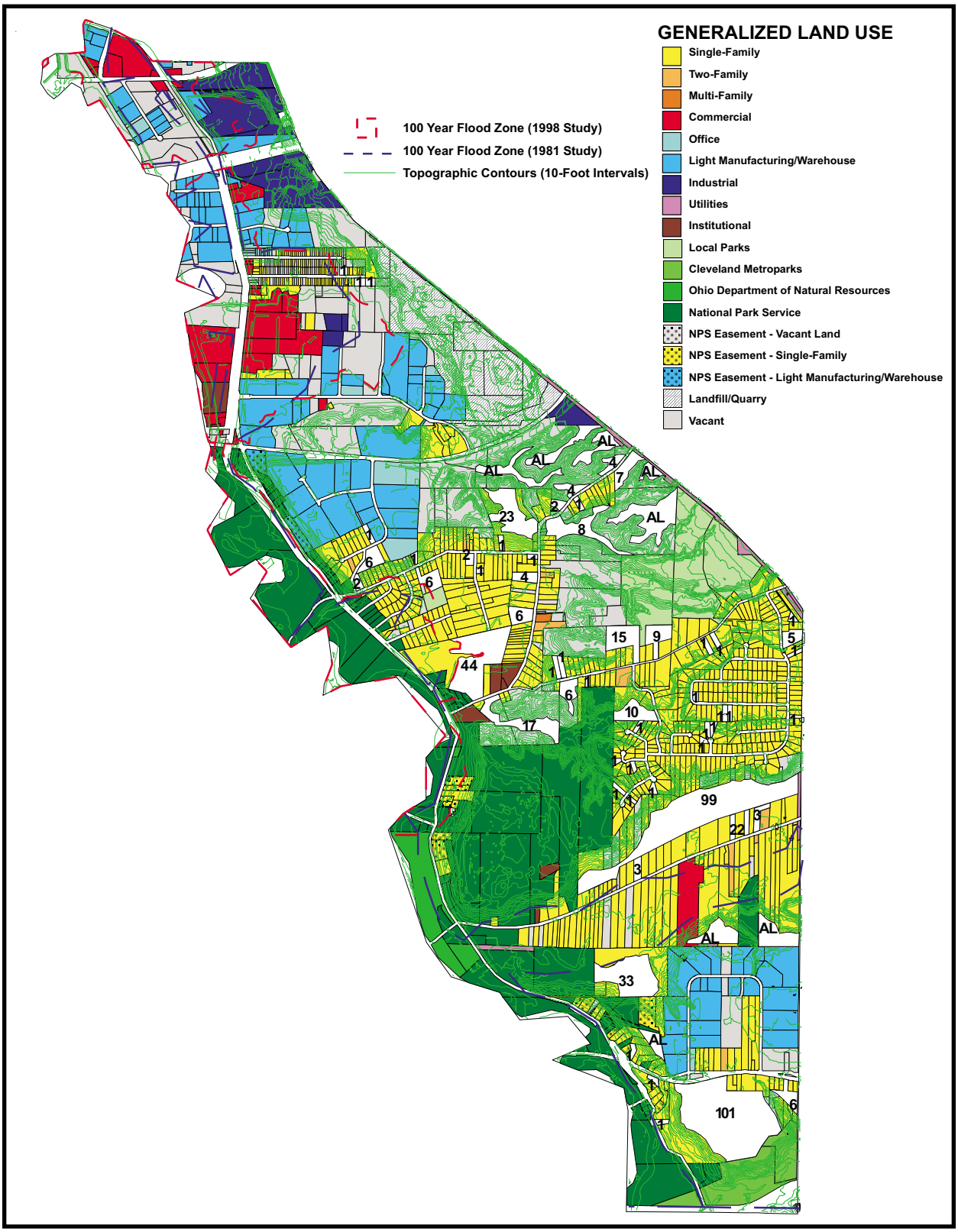
This analysis examines land both north and south of Rockside Road that is zoned Country Home District and is either vacant land or a large parcel currently containing one house. The purpose of the review is to estimate the number of houses that could be constructed in either larger subdivisions or at smaller scattered sites. Publicly-owned properties zoned for residential use are excluded from this review, such as the Village-owned parcels of Valley View Woods Park, as well as parcels owned by the National Park Service, Ohio Department of Natural Resources, and Cleveland Metroparks. In addition, areas zoned for residential use that have the natural development constraints of floodplains and steep slopes are also excluded from this analysis. Finally, wetlands are not included as a development constraint for this analysis, due to the fact that an on-site study at the time of potential development is the most accurate method to determine whether wetlands are present.

It is important to note that a property owner, or group of property owners, is in control of whether or not land becomes available for development. This build-out analysis should not be viewed as an endorsement of residential development at a given location, but rather as an indication of potential development based upon the current Village zoning code.

The specific number of homes that could be constructed at a specific site was determined by the following method. First, an area of land zoned Country Home was outlined, avoiding 100-year floodplains and steep slopes. Second, the acreage of the area was reduced by 14% to account for land needed for streets and utilities, such as easements and detention ponds. Finally, the remaining acreage was divided by 20,000 square feet, the minimum lot size required in the Country Home residential zoning district. For larger areas the results should be considered approximate, due to the fact that various street and lot configurations could create slight variations in the number of buildable lots.

The result of this analysis is that a total of approximately 461 homes could be constructed in Valley View (***Map 3-3***). Most areas consist of ten or fewer potential houses. North of Rockside Road, con-

Map 3-3, Residential Build-Out Analysis, Valley View, 1998



struction opportunities are limited to the possibility of several additional homes at the east end of Murray Road. South of Rockside Road, the buildable areas are a combination of individual undeveloped lots on existing streets, as well as larger areas that could be utilized for subdivisions. For example, two-thirds of the potential homes are accounted for within a total of five areas. Four of these large areas have one owner each: on the south side of Alexander Road (101 houses), north of Alexander Road and east of Canal Road (33 houses), and two areas north of Hathaway Road (44 houses and 23 houses). One large area involves multiple ownership: the rear portions of the large parcels along the north side of Tinkers Creek Road (99 houses). In comparison to the other four large areas, this Tinkers Creek area would be more difficult to develop due to the multiple land ownership and the lack of sanitary sewers on Tinkers Creek Road, which would limit the density of houses that could be constructed.

Another group of areas on ***Map 3-3*** are labeled "AL," which means they have limited access. These areas are sufficiently large on which to construct houses, however they are isolated from existing streets due to steep slopes and/or existing development. Three areas of limited access are adjacent to Hub Parkway, and the other five areas of limited access are clustered in the steeply sloping area between Rockside Road and Valley View Woods Park. Although these eight areas could be developed, the higher costs required to provide access may make these areas less desirable compared to other locations.

The potential construction of approximately 461 homes would also have an impact on the demographics of Valley View. Using 1990 U.S. Census data for estimates, 461 new homes would equal approximately 1,457 new residents and 402 children age seventeen and under.[1]

1 In 1990, the U.S. Census recorded 3.16 persons per household in Valley View . Therefore, the total of 461 new households would have a total of **1,457 new residents** (461 multiplied by 3.16).

In 1990, the U.S. Census recorded that 42.16% of the households in Valley View had children age 17 and under (676 total households divided by 285 households with children age 17 and under). Therefore, of the total 461 new households, **194 new households would have children age 17 and under** (461 multiplied by 42.16%).

In 1990, the U.S. Census recorded 590 children age 17 and under in the 285 Valley View households with children, which equals 2.07 children per household (590 divided by 285). Therefore, the total of 194 new households with children would have a total of **402 children age 17 and under** (194 multiplied by 2.07).

VILLAGE OF VALLEY VIEW

CHAPTER FOUR

HISTORIC AND ARCHITECTURAL SURVEY

INTRODUCTION

Most of the structures in Valley View have been constructed during the second half of the twentieth century. According to building construction data at the Cuyahoga County Auditor's Office, approximately 80% of all structures have been built since 1950 (793 of 995 structures). In contrast, only about 13% of all structures were built in 1939 or earlier (134 of 995 structures).

The buildings and structures that have historical and architectural significance date from the 1939 or earlier period. Generally, the significant buildings and structures were constructed during the 19th century and are part of the early settlement of the area, when Valley View was part of Independence Township. Many of the structures are part of the Ohio & Erie Canal or are an indirect result of its existence, such as houses, farms, and businesses. There is also an early 19th century cemetery. Two buildings are associated with the early days of the Village of Valley View.

This chapter includes discussions on the types of designations that the historic properties have received, the historical context and architectural characteristics of the properties, and issues relevant to the continued preservation of the properties.

DESIGNATIONS

A total of eighteen properties have been recorded on one or more official rosters. The locations and characteristics of these eighteen properties are shown in ***Exhibits 4-1*** and ***4-2*** and ***Map 4-1***.

Ohio Historic Inventory

The Ohio Historic Inventory (OHI) is a statewide program administered by the Ohio Historic Preservation Office, which is part of the Ohio Historical Society. Cuyahoga County was surveyed primarily during the late 1970's and early 1980's. Although any building or structure can be recorded, the OHI most often focuses on recording residential, commercial, and institutional buildings. he primary use of the OHI is as a research tool. The listing of a property in the OHI does not carry any benefits or restrictions. Sixteen of the eighteen historic buildings or structures identified in Valley View are listed on the OHI.

Ohio Archeological Inventory

The Ohio Archeological Inventory (OAI) is a statewide program administered by the Ohio Historic Preservation Office, which is part of the Ohio Historical Society. Cuyahoga County was surveyed primarily during the 1970's. The OAI focuses information on the native cultures that inhabited Ohio before settlement by Europeans. The primary use of the OAI is as a research tool. The OAI lists more than 40 known archeological sites in Valley View and the vicinity. The listing of a property in the OAI does not carry any benefits or restrictions. The specific locations are not available

Exhibit 4-1, Historic Structures, Official Designations, Valley View

Address	Current Name (Historic Name)	Date	Date Source	Ohio Historic Inventory	National Register of Historic Places	Historic American Engineering Record	National Historic Landmark
6075 Canal Road	(Valley View Village Hall) (S. Blessing House)	c. 1870	OHI	Yes			
Canal Road (south of Rockside Road)	Ohio & Erie Canal Lock 39 and Spillway	1825-27	NR	Yes	12/11/79		
6579 Canal Road	Bessie Birth House (Abraham Ulyatt House)	c. 1822	OHI	Yes	02/27/79		
7101 Canal Road	(William Knapp House)	c. 1833	OHI	Yes	03/19/79		
7104 Canal Road	Lock Tender's House and Inn	1854	NR	Yes	12/11/79		
Canal Road (at Hillside Road)	Ohio & Erie Canal Lock 38 and Spillway	1825-27	NR	Yes	12/11/79		
7243 Canal Road	(Edmund Gleeson House and Barn)	1850-55	OHI	Yes	12/18/78; 03/12/93		
Canal Road (south of Tinkers Creek Road)	Tinkers Creek Aqueduct	1825-27	NR		12/11/79		
Canal Road (at Fitzwater Road)	Ohio & Erie Canal Lock 37 and Spillway	1825-27	NR	Yes	12/11/79		
7604 Canal Road	Wilson Feed Mill (Alexander's Mill)	1853	NPS	Yes	12/17/79		
7733 Canal Road	Stephen Frazee House	1826	NPS	Yes	05/04/76		
6848 Hathaway Road	Valley View Village Hall (Valley View Village School)	1917	Plaque	Yes			
6865 Hathaway Road	(L. W. Edgar House)	c. 1840	OHI	Yes			
adjacent to 11201 Tinkers Creek Road	Tinkers Creek Cemetery (Hillside Cemetery)	c. 1810-1919	OHI	Yes			
11721 Tinkers Creek Road	(Sophia Franz House)	c. 1900	OHI	Yes			
12823 Tinkers Creek Road	(Christian Green House)	c. 1890	OHI	Yes			
12823 Tinkers Creek Road	(Christian Green Barn)	early 20th century	OHI	Yes			
Canal Road (Rockside Road to Lock 37 (Hillside Road))	Ohio & Erie Canal (Rockside Road to Lock 37 (Hillside Road))	1825-27	NR			Yes	11/13/66
Ohio & Erie Canal (Rockside Road to southern community boundary)	Ohio & Erie Canal	1825-27	NR		11/13/66	Yes	

DATE: c. - circa

DATE SOURCE: OHI - Ohio Historic Inventory form; NPS - National Park Service publication; NR - National Register of Historic Places nomination form

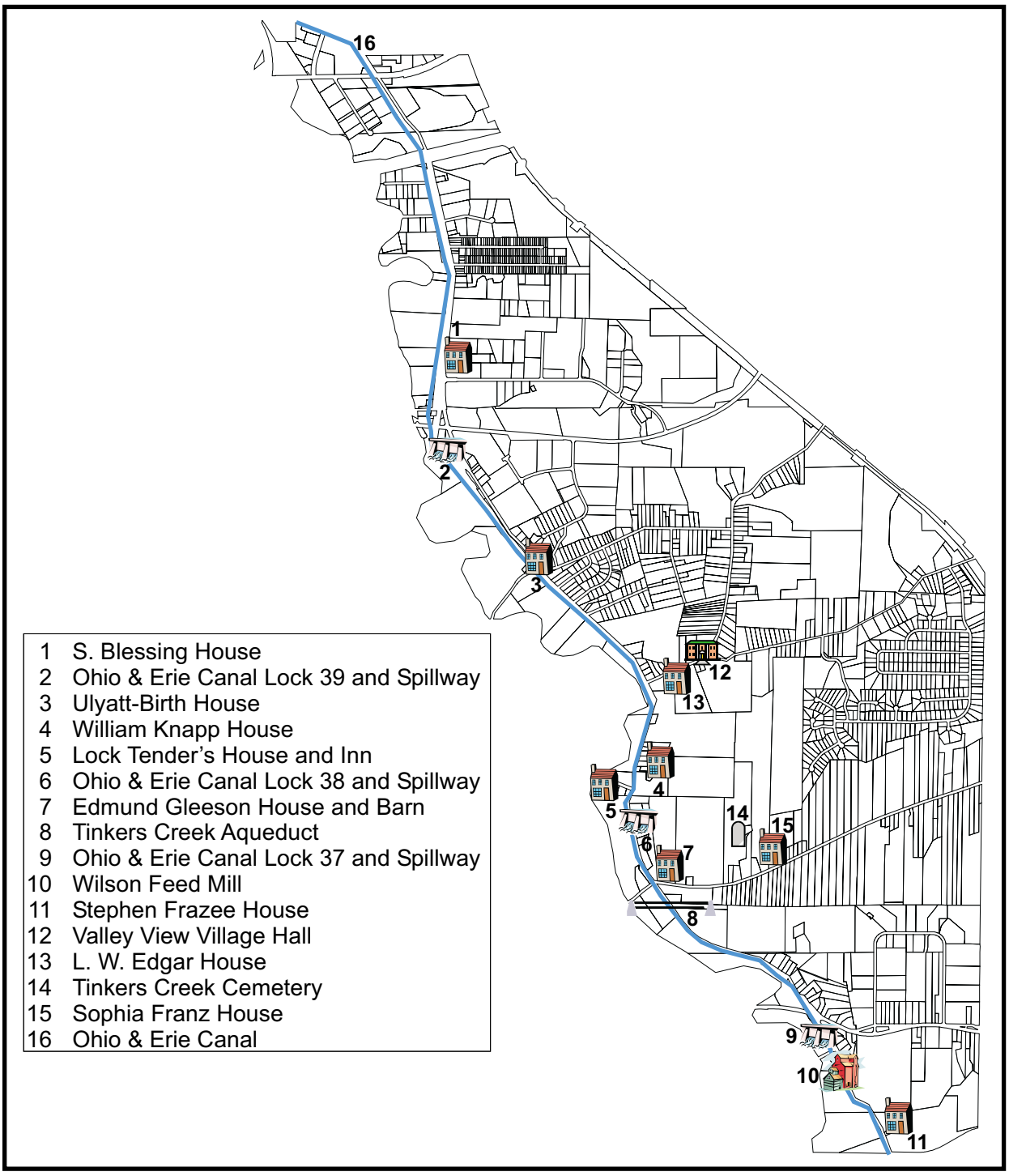
SOURCES: U.S. Department of the Interior: National Historic Landmark Program, National Park Service, and National Register of Historic Places. Ohio Historical Society: Ohio Historic Inventory

Exhibit 4-2, Historic Structures, Ownership and Status, Valley View

Address	Current Name (Historic Name)	Ownership	Status/Comments
6075 Canal Road	(Valley View Village Hall) (S. Blessing House)	Earl and Ina Foote	At-risk due to continuing new development nearby
Canal Road (south of Rockside Road)	Ohio & Erie Canal Lock 39 and Spillway	National Park Service	Unrestored but visible part of Ohio & Erie Canal
6579 Canal Road	Bessie Birth House (Abraham Ulyatt House)	National Park Service	Stabilized
7101 Canal Road	(William Knapp House)	National Park Service	Scheduled for exterior stabilization work
7104 Canal Road	Lock Tender's House and Inn	National Park Service	Cuyahoga Valley National Recreation Area visitors center
Canal Road (at Hillside Road)	Ohio & Erie Canal Lock 38 and Spillway	National Park Service	Restored for demonstrations as part of Ohio & Erie Canal
7243 Canal Road	(Edmund Gleeson House and Barn)	National Park Service	Stabilized
Canal Road (south of Tinkers Creek Road)	Tinkers Creek Aqueduct	National Park Service	Functioning as part of Ohio & Erie Canal
Canal Road (at Fitzwater Road)	Ohio & Erie Canal Lock 37 and Spillway	National Park Service	Unrestored but visible part of Ohio & Erie Canal
7604 Canal Road	Wilson Feed Mill (Alexander's Mill)	State of Ohio	In business as feed mill
7733 Canal Road	Stephen Frazee House	National Park Service	Stabilized
6848 Hathaway Road	Valley View Village Hall (Valley View Village School)	Valley View Village	Valley View Village Hall
6865 Hathaway Road	(L. W. Edgar House)	Charles and Florence Campbell	Maintained
adjacent to 11201 Tinkers Creek Road	Tinkers Creek Cemetery (Hillside Cemetery)	National Park Service	Maintained
11721 Tinkers Creek Road	(Sophia Franz House)	David and Nancy Wingenfeld	Maintained
12823 Tinkers Creek Road	(Christian Green House)		Demolished
12823 Tinkers Creek Road	(Christian Green Barn)		Demolished
Canal Road (Rockside Road to Lock 37 (Hillside Road))	Ohio & Erie Canal	National Park Service	Canal still exists; towpath in use for recreational purposes
Canal Road (Rockside Road to southern community boundary)	Ohio & Erie Canal	National Park Service	Canal still exists; towpath in use for recreational purposes

SOURCES: National Park Service, Cuyahoga County Auditor's Office, field survey

Map 4-1, Historic Structures, Valley View



SOURCES: U.S. Department of the Interior: National Historic Landmark Program, National Park Service, and National Register of Historic Places. Ohio Historical Society: Ohio Historic Inventory

for general release due to concerns about privacy protection for property owners and artifacts. This category is not listed as part of the exhibits of this chapter.

Historic American Engineering Record

The Historic American Engineering Record (HAER) is a program administered by the National Park Service. The HAER documents industrial, maritime, and engineering history and produces measured and interpretive drawings, historical reports, and large-format photographs. The primary use of the HAER is as a research tool. The listing of a property in the HAER does not carry any benefits or restrictions. The Ohio & Erie Canal has been documented on the HAER.

National Register of Historic Places

The National Register of Historic Places is a program administered by the National Park Service. The National Register is a federal designation intended to confer recognition, through a variety of criteria, to properties of local, state, or national significance. The more than 70,000 listings on the National Register include districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering, and culture. These listings incorporate approximately one million resources. Benefits of National Register listing include an investment tax credit for work approved by the National Park Service that is undertaken on income-producing (depreciable) properties, as well as a review process for federally-assisted projects to mitigate potential negative impacts to National Register properties. National Register designation does not place restrictions on owner-occupied properties. If owners use their own funds, they are free to sell, restore, remodel, or demolish the property. All ten properties in Valley View that are listed on the National Register are either part of the Ohio & Erie Canal or associated with it. All ten properties are owned either by the National Park Service or the State of Ohio.

National Historic Landmark

The National Historic Landmark program is administered by the U.S. Department of the Interior. This designation is reserved for the small percentage, currently about 3%, of properties listed on the National Register that "possess exceptional value or quality in illustrating and interpreting the heritage of the United States." The designation is honorary. In Valley View, the Ohio & Erie Canal has been designated a National Historic Landmark. To illustrate the rarity of this selection, only 65 resources in Ohio have been designated, and the only properties in Cuyahoga County are the Old Arcade in downtown Cleveland, the USS Cod submarine, the Rocket Engine Test Facility and the Zero Gravity Research Facility at NASA Lewis Research Center, and the Ohio & Erie Canal.

PROPERTIES

The properties in Valley View that have historic and architectural significance are located along the roads in existence in the 19th century, such as Canal Road, Hathaway Road, and Tinkers Creek Road, or are actually part of the Ohio & Erie Canal.

Generally, the significant buildings and structures were constructed during the 19th century and are part of the early settlement of the area, when Valley View was part of Independence Township. Many of the structures are part of the Ohio & Erie Canal or are an indirect result of its existence, such as houses, farms, or businesses. There is also an early 19th century cemetery. Two buildings are associated with the early days of the Village of Valley View.

The foremost resource in Valley View is the Ohio & Erie Canal, which has historic and engineering significance on a national level. Before the opening of the canal, poor roads limited overland transportation of goods, while the principal waterborne option of southern Ohioans was the distant New Orleans market via the Ohio and Mississippi Rivers.

The immediate success of the Erie Canal in New York prompted Ohio officials to consider a similar project. In 1822 the legislature created the Ohio Board of Canal Commissioners and after several years of engineering studies and political maneuvering, the Board selected two routes linking Lake Erie and the Ohio River. One canal eventually connected Cincinnati and Toledo; the other extended from Portsmouth northwards up the Scioto Valley to a point near Columbus, crossed the Licking Summit, and connected to the Muskingum, Tuscarawas and Cuyahoga Rivers, reaching Lake Erie at Cleveland. Groundbreaking for the Ohio & Erie took place in the summer of 1825 and the first section, 38 miles from Cleveland to the Portage Summit (Akron), including its 42 locks (later 44), officially opened July 4, 1827. The full 308-mile canal was completed in 1832, making it the first canal west of the Appalachians. Specifications called for a channel width of 26 feet at the bottom, 40 feet at the waterline, a minimum depth of four feet, and a towpath of ten feet on the river side of the channel. The project used only manual labor, and Ohio was fortunate that hundreds of experienced laborers, many of them Irish and German immigrants, had recently completed work on the Erie Canal. Workers endured hard labor, primitive living conditions, diseases such as malaria and cholera, and meager pay.

The economic impact of the canal on the Cuyahoga Valley was immediate. Real estate prices rose in areas traversed by the canal. Payrolls for laborers, stonemasons, carpenters, and blacksmiths stimulated purchases of food, clothing, and other essentials, while local producers furnished supplies such as stone, lumber, and tools. The construction program infused hard currency into a local economy in which barter was still common. With its completion, the canal provided the expansive interior of Ohio with easy market access, increasing the demand and lowering transportation costs for goods traveling each direction. Cleveland, with its lake shipping access to the Erie Canal at Buffalo, became an exchange point for a wide variety of products. Independence Township rapidly grew from 245 persons in 1830 to 1,485 in 1850. Agriculture dominated the economy of this rural area, utilizing both the canal and roads to transport products to market. Crops under production included corn, wheat, apples, and peaches. Other farmers successfully turned to dairying and its prod-

ucts such as cheese. A specialty product of the Valley was grindstones shaped from blocks of sandstone quarried in present-day Independence.

The preeminence of the canal, however, lasted only about 25 years. Tolls collected at Cleveland reached their peak in 1850. In that same year, the first railroad to enter Cleveland began regular operation. Canal boat passenger traffic at Cleveland dropped to zero by 1855. The Valley Railroad, completed in 1880 and linking Cleveland to Canton via Akron, was the first to operate north-to-south through the length of the Cuyahoga Valley. This is the railroad line located just west of the Cuyahoga River in Independence and used by the Cuyahoga Valley Scenic Railroad. The State of Ohio undertook extensive reconstruction efforts for the Ohio & Erie Canal during 1905-09, however a major flood in the spring of 1913 rendered the waterway useless for economic purposes.

Over a number of decades, the outlet of the Ohio & Erie Canal shifted from its original location in the Flats area near the mouth of the Cuyahoga River. In about 1880, the northernmost several miles of the canal were filled for use as railroad right-of-way, with the outlet relocated south to Independence Road, just north of the present LTV Steel complex. At the turn of the 20th century, from the fork of Broadway and Independence Road in Cleveland south to Harvard Avenue, industries began to assemble large tracts for land intensive uses such as steelmaking facilities and chemical plants.During the 1930's, the canal outlet was relocated to its present position south of Harvard Avenue, behind the Birmingham Steel facility, where for many years the water flow was used as a coolant for plant operations.

In Valley View, the historic Ohio & Erie Canal and associated structures and buildings have become visitor attractions. The canal prism still contains water. The remnants of locks just south of Rockside Road and at Fitzwater Road still exist, and an aqueduct continues to carry the canal over Tinkers Creek. The lock at Hillside Road has been restored to its 1906 appearance by the National Park Service for demonstrations. The adjacent 1854 building has been at various times a home, general store, tavern, hotel, and dance hall. The National Park Service has restored the building, using it as a museum of canal history and the visitor center for the northern portion of the CVNRA. At Fitzwater Road, Andrew Alexander built a grist mill in 1853 on property leased from the State of Ohio. Still an operating business today, the mill has been in the Wilson family since 1900, although the water wheel is now gone.

There are also five early and mid-19th century houses and farms that are now considered historic. The 1826 red brick Stephen Frazee House is an example of Federal style architecture. The National Park Service-owned house contains exhibits on the early settlement of the Western Reserve and illustrates how the early settlers carried their building traditions with them as they moved westward from the eastern seaboard. Two houses on Canal Road, the Ulyatt-Birth House (circa 1822) near Stone Road and the Edmund Gleeson House (circa 1850-1855) near Tinkers Creek Road, share the unusual and distinctive characteristic of sandstone block construction. The sandstone on the front wall of the Ulyatt-Birth House is carved into arch shapes. The Gleeson House has a front porch probably added in the 1880's and a later dormer. The large barn was constructed in 1905.The Gleeson property in particular was once part of much larger family land holdings. Both properties are owned by the National Park Service. The Gleeson House and Barn and the Ulyatt-Birth House

have been stabilized. The fourth house is the William Knapp House (circa 1833), a wood frame Greek Revival style house located across Canal Road from the CVNRA visitor center at Hillside Road. The National Park Service-owned property is currently in deteriorated condition, however exterior stabilization work is scheduled for 2001. The fifth house is the L. W. Edgar House (circa 1840), a brick Greek Revival style house with stone trim and a later front porch. It is located on Hathaway Road and is privately owned.

The other historic early 19th century property in Valley View is the Tinkers Creek Cemetery located on the plateau north of Tinkers Creek Road near Canal Road. Many of Independence Township's earliest settlers are buried here. The earliest existing headstone is dated 1810, and the most recent existing headstone is dated 1919. The cemetery was acquired by the Village of Valley View from Garfield Heights in 1930. The property is currently owned by the National Park Service. A survey in 1958 counted approximately 75 headstones. By the mid-1970's the number of headstones had decreased to about 20, which is still the approximate number today.

In addition to the early 19th century properties, there are also two houses from the latter part of the 19th century that are considered historic. The first house is the brick and stone S. Blessing House (circa 1870), located on Canal Road north of Rockside Road. The Blessing family farmed several tracts of land in the vicinity. This house later served as a school and then became the Valley View Village Hall. This building should be considered at-risk of demolition due to the land use changes and new development that are occurring nearby. The Sophia Franz House (circa 1900) on Tinkers Creek Road is considered typical of the small wood frame houses in Valley View built during that period.

The final building listed on the various rosters of historic buildings is the Valley View Village School (1917). The brick and stone building was originally used as an eight-grade school for the new village. The building became the Village Hall in 1941, which is its same use today.

Two structures listed on the Ohio Historic Inventory have recently been demolished. The Christian Green House and Barn, located on Tinkers Creek Road, have been demolished for construction of a new home. The circa 1890 two-story clapboard house was a typical farmhouse for its period. The barn with vertical siding was approximately the same age.

SUMMARY

The historic structures and buildings in Valley View are generally well maintained and remain clearly visible to residents and visitors. The Ohio & Erie Canal, as well as the 19th century houses and barns along Canal Road, still portray the area as it appeared 150 years ago. Due to the extent of property ownership by the National Park Service south of Rockside Road, the Canal Road corridor will remain the same in appearance into the future. North of Rockside Road, the appearance of the canal and use of the towpath are receiving long-term improvements by Cleveland Metroparks. The most important building north of Rockside Road, the Blessing House, is also potentially the most threatened. As development proceeds in the vicinity, the Village should take into consideration the significance of the property.

VILLAGE OF VALLEY VIEW

CHAPTER FIVE

ECONOMIC ANALYSIS

INTRODUCTION

The industrial, commercial and office sectors are important components of the economy of Valley View, due to their role of enhancing the tax base. The retention and expansion of these sectors, where feasible, are important to maintaining the economic viability of the Village.

This chapter examines trends and conditions in terms of the regional market and looks at how those relate on a local level. The existing inventory of commercial establishments in Valley View is profiled and comparisons are made with similar data gathered in a 1970 study. The chapter also provides a tally of the square footage of existing commercial, office, and industrial uses in Valley View, and examines the amount of recent new commercial, office, and industrial space that has been developed in the area.

Data gathered from the inventory of commercial establishments provide a basis for the commercial market analysis, including estimating of the current spending patterns of residents for purchasing goods and services, examining the type of goods and services that are currently over-represented, under-represented, or in sufficient supply in Valley View, and evaluating the demand for additional commercial development in the Village. A companion discussion outlines approximately how much additional acreage, based upon the current Village zoning code, could be developed for light manufacturing and office use, as well as providing an estimate of potential total square footage.

The final section includes a listing of economic development incentives and programs that are available within Valley View.

Development and redevelopment strategies for specific commercial and office locations will be addressed in Chapter 7, *Focus Areas*, and Chapter 10, *Final Development Plan*.

Current Regional Conditions and Trends

Market Factors

The Village of Valley View, as part of the Cleveland-Akron, Ohio Consolidated Metropolitan Statistical Area (CMSA), is located in the 14th largest consumer market area in the United States.[12] This market area includes more than 1.1 million households and is comprised of almost three million persons. In 1996, *Sales and Marketing Management* magazine determined that the Cleveland-Akron CMSA had a median household Effective Buying Income (EBI) of almost $33,000 and a total EBI of almost $45 billion.[34]Based on projections by *Sales and Marketing Management* mag-

1 "The Cleveland Market", *Greater Cleveland Fact Book*, The Greater Cleveland Growth Association, Research Department, 1997.

2 The Cleveland- Akron, Ohio CMSA is comprised of Ashtabula, Cuyahoga, Geauga, Lake, Lorain, Medina, Portage, and Summit Counties.

3 EBI is personal income less personal tax and non-tax payments (disposable personal income).

4 "The Cleveland Market"*, Greater Cleveland Fact Book*, The Greater Cleveland Growth Association, Research Department, 1997, pages 5-8.

azine for the Cleveland-Akron CMSA, by the year 2000 the average household EBI for the region will be almost $47,000 and the total EBI will exceed $53 billion.

The economy for the region is expected to remain stable as a result of the continued employment growth that is projected for the Cleveland-Akron CMSA, with an estimated 75,000 new jobs being generated for the area between 1995 and 2004. It is thought that most of the new jobs will occur in the services sector, primarily in the areas of miscellaneous business services (32.4% increase), non-profit organizations (26.3% increase), credit and financial services (25.7% increase), amusement and recreation (22.3% increase), health services (21.9% increase), auto repair and service (16.4% increase), and education (16.0% increase).[5]

Vacancy Rates

An article in *Crain's Cleveland Business* reported a 7.2% vacancy rate for Greater Cleveland (seven county area) retail centers in January, 1999, a decrease from the 7.8% vacancy rate in January, 1998.[6] Vacancy rates among the large, regional enclosed shopping malls have, however, increased slightly, from 10.8% in January, 1998 to 11.1% in January, 1999.

Retail vacancy rates within Cuyahoga County varied somewhat. In January, 1999, the City of Cleveland exhibited a vacancy rate of 6.2%, up slightly from the 5.1% in January, 1998. Western Cuyahoga County had a vacancy rate of 5.2% in January, 1999, a decrease from the 6.0% rate in January, 1998, while Eastern Cuyahoga County exhibited a vacancy rate of 10.9% in January, 1999, a decrease from the 12.0% in January, 1998.[7]

At the same time, retail rents have increased by approximately 10%, with quotes for space for small stores at $16 to $20 per square foot and big-box tenants paying in the range of $12 to $14 per square foot. The higher rents and prices for land are due primarily to three factors: ". . . years of a strong economy, the arrival in the area of more national retailers that are willing to pay more for space than locally based merchants, and the fact that less space is available for rent." [8]

Crain's Cleveland Business reported an 11.1% vacancy rate for suburban office space for 1998, a slight increase from the 10.8% vacancy rate in late 1997.[9] In the south suburban office market, which includes the Rockside Road area, the vacancy rate in 1998 was 9.0%, up from 6.5% in 1997. These changes in vacancy rates take into consideration the estimated 400,000 square feet of office space completed throughout the metropolitan area in 1998. The commercial real estate brokerage firm CB Richard Ellis, Inc. estimated that 571,603 square feet of office space is currently under

5 Ibid, page 12.

6 "Retailers' Rents Rise as Vacancies Shrink", *Crain's Cleveland Business Archives*, January 4, 1999.

7 "Retail Year-End Occupancy", *Crain's Cleveland Business*, January 4, 1999.

8 "Retailers' Rents Rise as Vacancies Shrink", *Crain's Cleveland Business Archives*, January 4, 1999.

9 "Office Tenants Feast on Suburban Space", *Crain's Business Archives*, December 7, 1998.

construction and an additional 1.33 million square feet is planned. Average suburban rents for 1998 were estimated at $16.90 per square foot, with the highest average rents in the southern suburbs commanding $19.10 per square foot. [10]

For industrial space, the commercial real estate brokerage firm Grubb & Ellis reported that 2.5 million square feet of industrial space was completed in the metropolitan area in 1998.[11] The total square footage completed has been declining each year since 1994, when industrial construction peaked this decade at 4.25 million square feet. This gradual decline has been attributed to the construction of more smaller buildings and fewer buildings in excess of 200,000 square feet in size.

Locational Factors Affecting Business Districts

Locational factors, such as easy access to freeways, the presence of major arterial streets, high traffic volume which generates additional customers for retail businesses, and an established market in the surrounding area for the goods and services offered, have been important in the development and growth of business districts. Valley View has these assets.

Accessibility

Valley View enjoys good access to major arterial roads, interstate highways, and airports. The main north-south route through Valley View is Canal Road. The main east-west arterial routes are Granger Road, Rockside Road, and Alexander Road. Interstate 77 access is available at the Pleasant Valley Road and Rockside Road interchanges, both of which are approximately 2.5 and 1.3 miles, respectively, from Canal Road. Interstate 480 access is available at Rockside Road and at East 98th Street/Transportation Boulevard, both of which are about 1.3 miles from Canal Road. From the intersection of Rockside and Canal Roads, it is approximately 11 miles to the Ohio Turnpike and approximately 12 miles to Cleveland Hopkins International Airport, with almost the entire route via interstate highways.

There is currently no public transportation service in Valley View. Several existing Greater Cleveland Regional Transit Authority routes serve areas of Cuyahoga Heights, Garfield Heights, Independence, and Garfield Heights, including shopping centers and industrial parks, in proximity to Valley View.

Traffic Volume Counts

The major arterial streets in Valley View have shown steady or growing volumes of traffic. The *1997 Cuyahoga County Engineer's Office Annual Report of Intersection Vehicle Counts* contains twenty-four hour estimates of traffic volume based upon the three most recent counts. The date of

10 Ibid.

11 Ibid.

the most recent intersection counts in Valley View ranges from 1989 to 1994, with the most recent counts at intersections from Rockside Road northward being from 1992 or 1994 (***Exhibit 5-1*** and ***Map 5-1***).

The most heavily travelled areas in Valley View are the vicinities of the following intersections: Canal Road/Rockside Road, Canal Road/Granger Road, and Canal Road/Warner Road. At the Canal Road/Rockside Road intersection, the most recent vehicle volume counts on Rockside Road showed daily traffic of 29,777 vehicles west of Canal Road and 21,330 vehicles east of Canal Road; the counts on Canal Road showed daily traffic of 16,230 vehicles north of Rockside Road and 9,691 vehicles south of Rockside Road. These figures represent 20%-48% increases from the oldest count to the most recent count.

At the Canal Road/Granger Road intersection, the most recent vehicle volume counts on Granger Road showed daily traffic of 14,941 vehicles west of Canal Road and 13,825 vehicles east of Canal Road; the counts on Canal Road showed daily traffic of 10,857 vehicles northwest of Granger Road and 17,119 vehicles southeast of Granger Road. These figures represent 3%-18% increases from the oldest count to the most recent count.

At the Canal Road/Warner Road intersection, the most recent vehicle volume counts on Warner Road showed daily traffic of 13,280 vehicles north of Canal Road and 10,387 vehicles south of Canal Road; the counts on Canal Road showed daily traffic of 10,599 vehicles west of Warner Road and 10,452 vehicles southeast of Warner Road. These figures represent a decline of 2% to an increase of 12% from the oldest count to the most recent count.

In general, the intersections on Canal Road south of Rockside had daily traffic counts in the 7,500-10,000 vehicle range, which represented an increase of roughly 20%-55% from the oldest count to the most recent count.

At the time of the most recent count, truck traffic exceeded 10% of all vehicles in the Canal Road business district corridor, including Canal Road southeast of Warner Road (12%), Canal Road southeast of Granger Road (12%), and Canal Road north of Rockside Road (18%). On the whole, truck traffic in Valley View averaged 3%-4% of all vehicles.

Existing Commercial, Office, and Industrial Inventory in Valley View

In addition to homes, Valley View has structures that are classified by the Cuyahoga County Auditor as commercial, office, manufacturing, and warehouse/storage uses. This section outlines the number and square footage of these businesses.

Overall, there are approximately 135 commercial, office, manufacturing, and warehouse/storage structures in Valley View.[12] These structures occupy approximately 3.7 million square feet of space

12 Commercial data is as of early 1998. Office, manufacturing, and warehouse/storage data is through 1996.

Exhibit 5-1, Twenty-Four Hour Vehicle Volume Counts, By Selected Streets, Three Most Recent Counts, Valley View

Major Street/Minor Street	Station #	Twenty-four Hour Vehicle Volume Count						Change Between Most Recent and Second Most Recent		Change Between Second Most Recent and Third Most Recent		Change Between Most Recent and Third Most Recent	
		Most Recent Volume		Second Most Recent Volume		Third Most Recent Volume							
		Vehicle Volume	Date	Vehicle Volume	Date	Vehicle Volume	Date	#	%	#	%	#	%
Alexander Road													
east of Canal Road ramps	1540	11,414	06/21/91	11,735	08/16/88	8,235	06/24/85	-321	-2.8%	3,500	29.8%	3,179	27.9%
Canal Road (north to south)													
west of Warner Road	1071	10,599	07/20/94	10,671	07/23/91	10,843	07/15/87	-72	-0.7%	-172	-1.6%	-244	-2.3%
southeast of Warner Road	1071	10,452	07/20/94	10,760	07/23/91	9,314	07/15/87	-308	-2.9%	1,446	13.4%	1,138	10.9%
northwest of Granger Road	94	10,857	07/20/94	11,043	07/23/91	8,833	07/15/87	-186	-1.7%	2,210	20.0%	2,024	18.6%
southeast of Granger Road	94	17,119	07/20/94	16,057	07/23/91	14,753	07/15/87	1,062	6.2%	1,304	8.1%	2,366	13.8%
north of Rockside Road	1300	16,230	08/06/92	16,033	06/14/88	10,927	07/19/84	197	1.2%	5,106	31.8%	5,303	32.7%
south of Rockside Road	1300	9,691	08/06/92	12,137	06/14/88	7,742	07/19/84	-2,446	-25.2%	4,395	36.2%	1,949	20.1%
northwest of Stone Road	348	10,403	08/06/92	9,968	06/14/88	6,394	07/19/84	435	4.2%	3,574	35.9%	4,009	38.5%
southeast of Stone Road	348	9,801	08/06/92	9,633	06/14/88	6,065	07/19/84	168	1.7%	3,568	37.0%	3,736	38.1%
northwest of Hathaway Road	822	8,893	06/21/91	7,721	06/14/88	6,553	07/19/84	1,172	13.2%	1,168	15.1%	2,340	26.3%
southeast of Hathaway Road	822	9,842	06/21/91	8,015	06/14/88	6,716	07/19/84	1,827	18.6%	1,299	16.2%	3,126	31.8%
north of Hillside Road	662	10,774	06/21/91	9,337	06/14/88	7,041	07/19/84	1,437	13.3%	2,296	24.6%	3,733	34.6%
south of Hillside Road	662	10,051	06/21/91	9,153	06/14/88	6,854	07/19/84	898	8.9%	2,299	25.1%	3,197	31.8%
north of Tinkers Creek Road	96	9,253	06/30/89	6,266	07/19/84	5,436	07/20/81	2,987	32.3%	830	13.2%	3,817	41.3%
south of Tinkers Creek Road	96	8,735	06/30/89	6,251	07/19/84	5,456	07/20/81	2,484	28.4%	795	12.7%	3,279	37.5%
northwest of Pleasant Valley Rd. ramp - north	1538	9,986	06/21/91	8,106	08/16/88	7,036	06/24/85	1,880	18.8%	1,070	13.2%	2,950	29.5%
southeast of Pleasant Valley Rd. ramp - north	1538	8,798	06/21/91	7,875	08/16/88	6,791	06/24/85	923	10.5%	1,084	13.8%	2,007	22.8%
northwest of Pleasant Valley Rd. ramp - south	1539	8,971	06/21/91	7,869	08/16/88	6,843	06/24/85	1,102	12.3%	1,026	13.0%	2,128	23.7%
southeast of Pleasant Valley Rd. ramp - south	1539	8,917	06/21/91	7,402	08/16/88	7,185	06/24/85	1,515	17.0%	217	2.9%	1,732	19.4%
northwest of Sagamore Road	1086	7,511	06/21/91	4,575	08/20/87	6,083	06/24/85	2,936	39.1%	-1,508	-33.0%	1,428	19.0%
Granger Road													
east of Canal Road	94	13,825	07/20/94	12,844	07/23/91	11,376	07/15/87	981	7.1%	1,468	11.4%	2,449	17.7%
west of Canal Road	94	14,941	07/20/94	15,065	07/23/91	14,447	07/15/87	-124	-0.8%	618	4.1%	494	3.3%
east of Warner Road	714	13,594	07/20/94	14,843	07/23/91	13,401	07/15/87	-1,249	-9.2%	1,442	9.7%	193	1.4%
west of Warner Road	714	22,499	07/20/94	25,081	07/23/91	24,024	07/15/87	-2,582	-11.5%	1,057	4.2%	-1,525	-6.8%
Hathaway Road													
east of Canal Road	822	3,559	06/21/91	2,710	06/14/88	1,557	07/19/84	849	23.9%	1,153	42.5%	2,002	56.3%
Pleasant Valley Road													
west of Canal Road ramps	1540	15,646	06/21/91	13,241	08/16/88	10,375	06/24/85	2,405	15.4%	2,866	21.6%	5,271	33.7%
Rockside Road													
east of Canal Road	1300	21,330	08/06/92	16,149	06/14/88	13,063	07/19/84	5,181	24.3%	3,086	19.1%	8,267	38.8%
west of Canal Road	1300	29,777	08/06/92	21,022	06/14/88	15,473	07/19/84	8,755	29.4%	5,549	26.4%	14,304	48.0%
Sagamore Road													
east of Canal Road	1086	788	06/21/91	966	08/20/87	825	06/24/85	-178	-22.6%	141	14.6%	-37	-4.7%
Stone Road													
east of Canal Road	348	820	08/06/92	965	06/14/88	840	07/19/84	-145	-17.7%	125	13.0%	-20	-2.4%
Tinkers Creek Road													
east of Canal Road	96	2,324	06/30/89	2,107	07/19/84	1,599	07/20/81	217	9.3%	508	24.1%	725	31.2%
Warner Road													
south of Canal Road	1071	10,387	07/20/94	11,850	07/23/91	9,733	07/15/87	-1,463	-14.1%	2,117	17.9%	654	6.3%
north of Granger Road	714	9,841	07/20/94	10,933	07/23/91	11,684	07/15/87	-1,092	-11.1%	-751	-6.9%	-1,843	-18.7%

Source: *Cuyahoga County Engineer's Office Annual Report of Intersection Vehicle Counts*, Cuyahoga County Engineer's Office, 1997

Map 5-1, Twenty-Four Hour Vehicle Volume Counts, By Selected Streets, Most Recent Count, Valley View

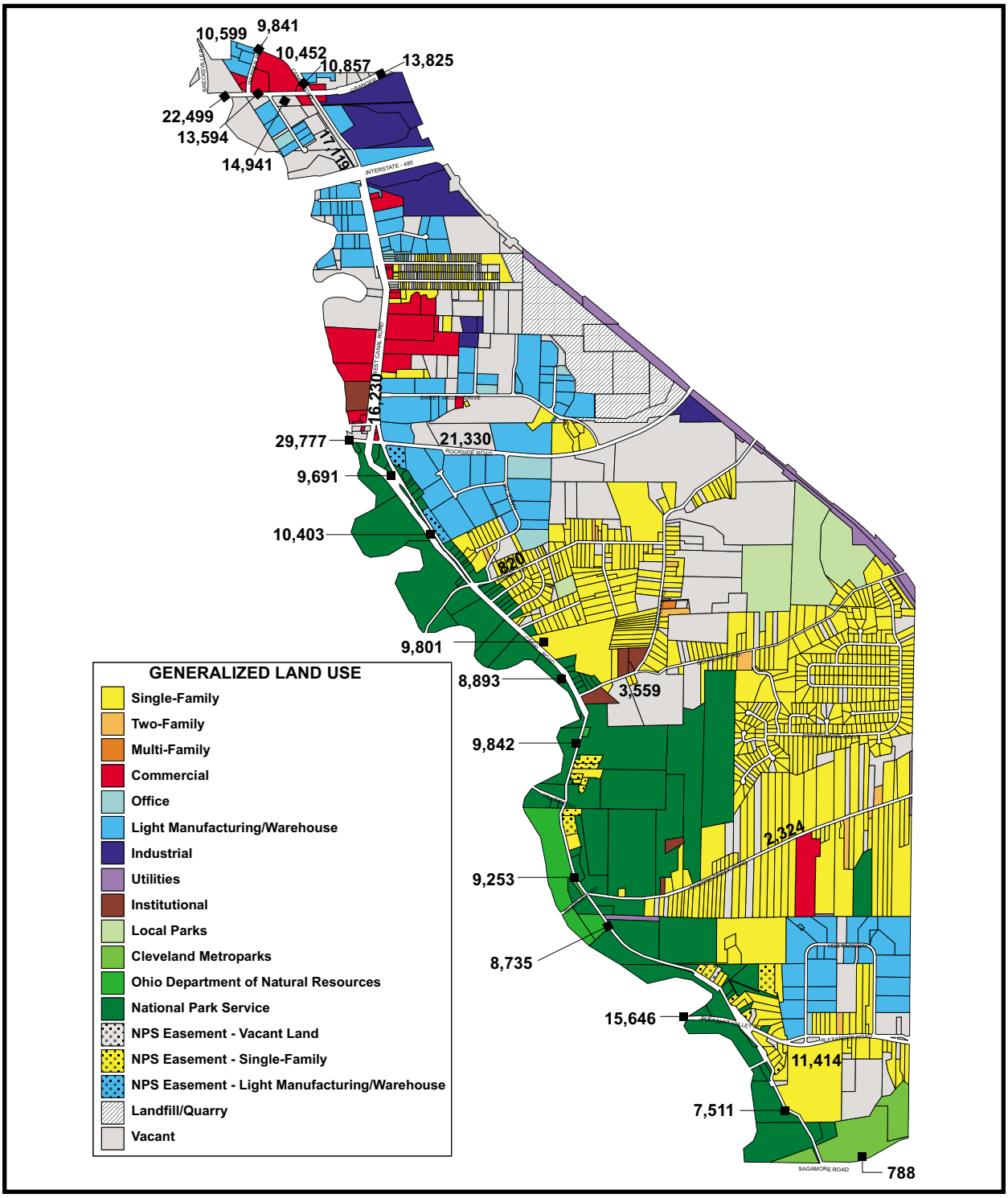
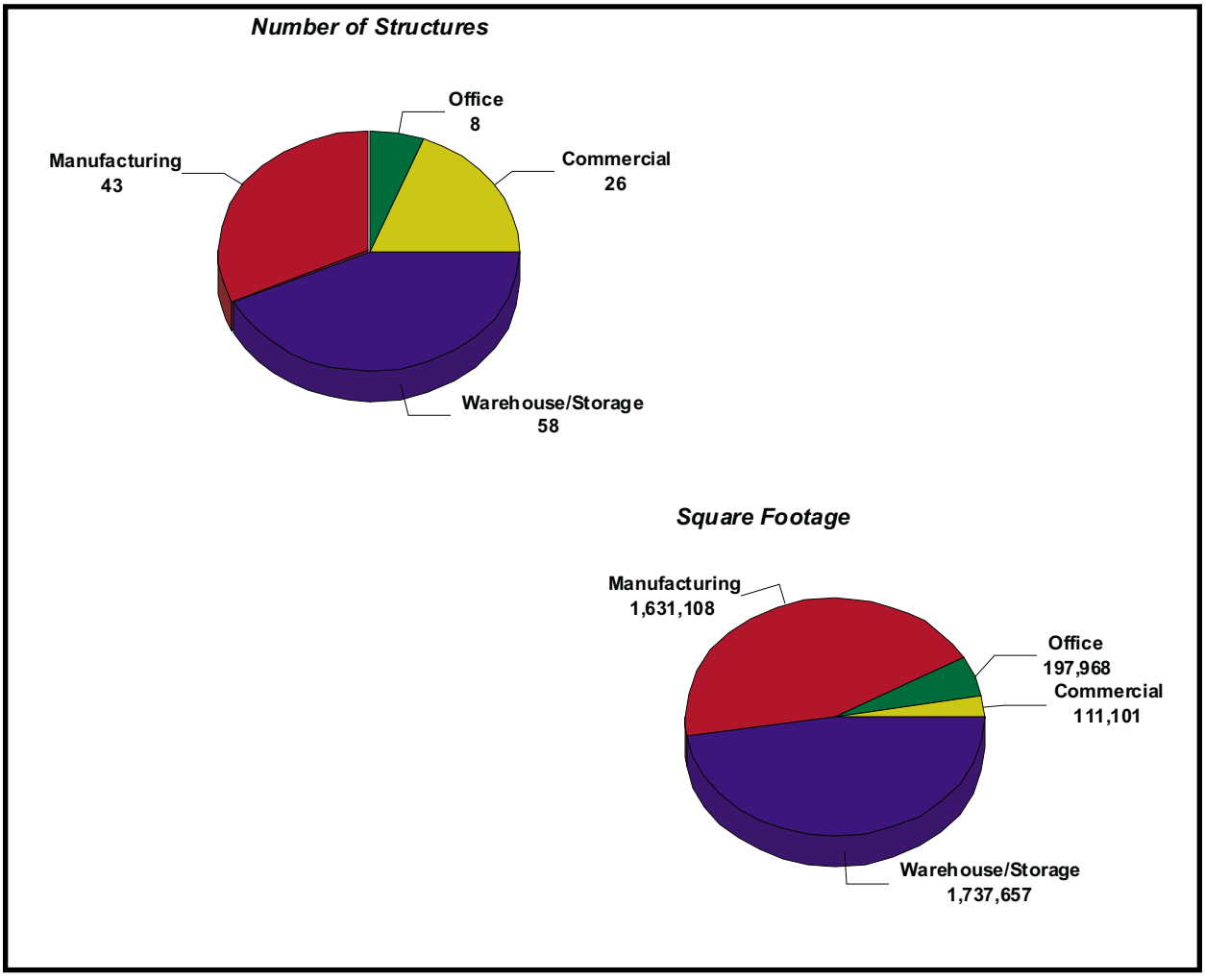


Exhibit 5-2, Non-Residential Structures and Square Footage Summary, Valley View, 1996/1998

1996									
COMMERCIAL*		OFFICE		MANUFACTURING		WAREHOUSE/STORAGE		TOTAL	
Number of Structures	Square Footage	Number of Structures	Square Footage	Number of Structures	Square Footage	Number of Structures	Square Footage	Number of Structures	Square Footage
26	111,101	8	197,968	43	1,631,108	58	1,737,657	135	3,677,834
19.3%	3.0%	5.9%	5.4%	31.9%	44.3%	43.0%	47.2%	100.0%	100.0%



Source: *Commercial: *Regional Retail Market Analysis*, Cuyahoga County Planning Commission, 1998; All other categories: Cuyahoga County Auditor's Office, data current through 1996.

(***Exhibit 5-2***). The warehouse/storage category has approximately 40% of the total structures and more than 45% of the total square footage. The manufacturing category has approximately 30% of the structures and 45% of the total square footage. The office building category has about 5% of the total structures and total square footage, while the commercial category has approximately 20% of the total structures and 3% of the total square footage.

Commercial Inventory

Inventory Methodology

A field survey of the commercial uses in Valley View was conducted in early 1998. This database was then linked with Cuyahoga County Auditor's Office records to obtain square footage measurements for each structure. Additional field surveys, aerial photographs, and databases were utilized as a means of verifying addresses and acquiring the tenant name, specific business type, and floor area when Auditor's Office data was either unavailable or not precise enough to determine the square footages of individual stores in multi-tenant structures.

Once inventoried, the establishments were grouped into six different commercial categories. An explanation of the classification system for commercial establishments is listed in Appendix 1 and the complete 1998 commercial inventory for Valley View is listed in Appendix 2.

Inventory Results

As of early 1998, there were a total of approximately 26 businesses occupying about 111,100 square feet of commercial space in Valley View (***Exhibits 5-3*** and ***5-4***). All of the commercial space was occupied at the time of the inventory.[13]

In comparison, a study with a similar methodology conducted by the Regional Planning Commission in 1970, reported about 53,000 square feet of occupied or vacant commercial space in Valley View.[14] Of this 53,000 square feet of space, approximately 52,000 square feet (98.3%) was occupied and 1,000 square feet (1.7%) was vacant.

The overall change occurring in commercial space in Valley View between 1970 and 1998 is a 109.6% increase in commercial space, which equals approximately 58,000 square feet.

The followng discussion will examine the inventory of each type of commercial space in more detail.

13 This study does not include any commercial vacancies or new occupancies occurring after the initial field study was compiled in early 1998, such as the movie theater complex.

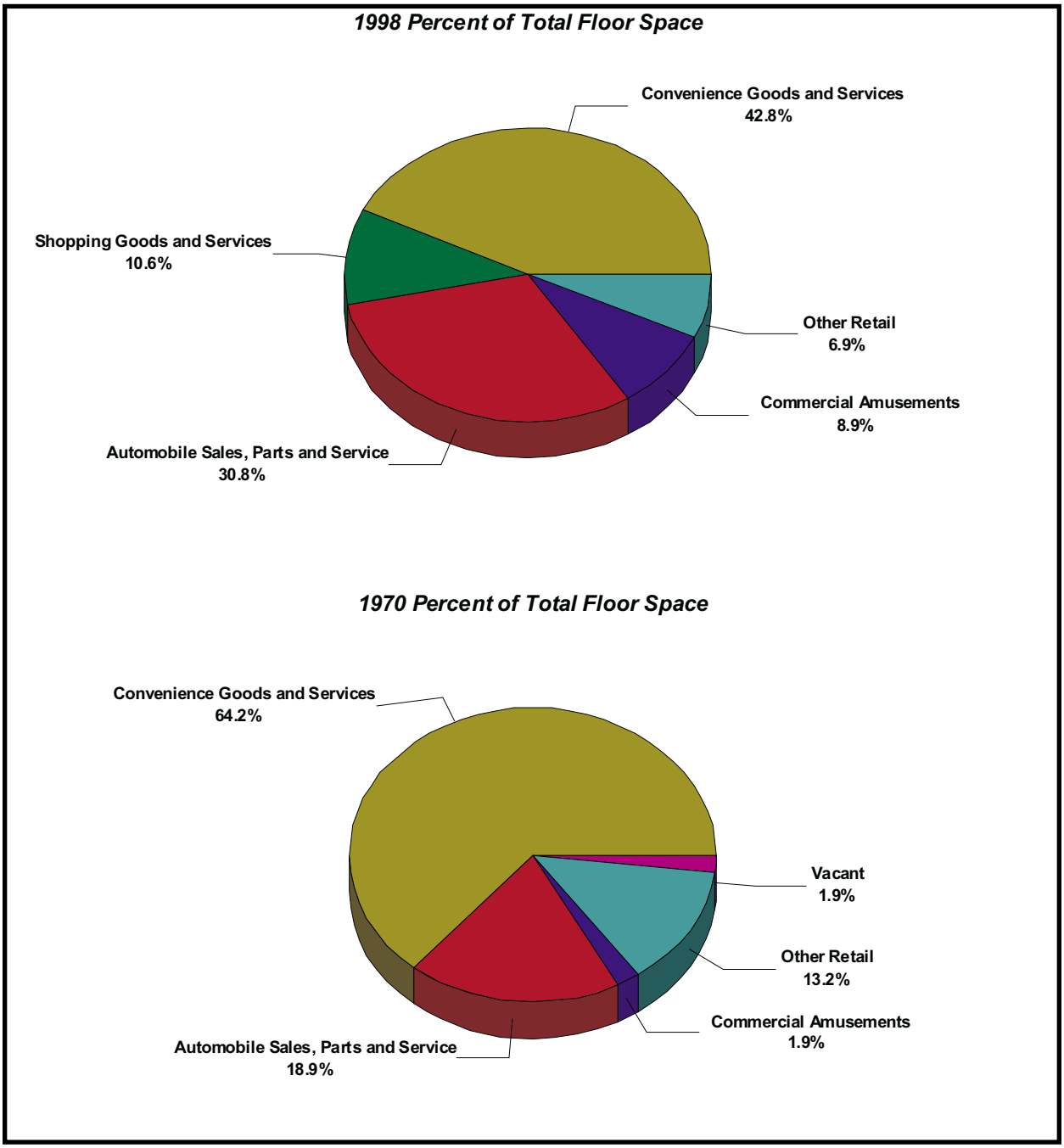
14 *Cuyahoga County, 1990, Retail Business Analysis*, Regional Planning Commission, May, 1970.

Exhibit 5-3, Commercial Inventory Comparison, Valley View, 1970 and 1998

Type of Establishment	1998 Building Floor Area	Percent of Total Floor Space	1970 Building Floor Area	Percent of Total Floor Space	Percent Change 1970-1998
CONVENIENCE GOODS AND SERVICES					
Supermarkets	0				
Other Food	2,000				
Food Service	35,465				
Drugs	0				
Other Convenience Goods	0				
Convenience Services	10,125				
SUBTOTAL	*47,590*	*42.8%*	*34,000*	*64.2%*	*40.0%*
SHOPPING GOODS AND SERVICES					
Department Stores	0				
Other General Merchandise	4,444				
Clothing and Shoes	0				
Other Shopping Goods	7,334				
Furniture	0				
SUBTOTAL	*11,778*	*10.6%*	*0*	*0.0%*	*100.0%*
AUTOMOBILE SALES, PARTS, AND SERVICE					
New Auto Sales	18,947				
Used Auto Sales	1,600				
Auto Parts Sales	10,000				
Auto Repair	1,708				
Gas Stations	1,994				
SUBTOTAL	*34,249*	*30.8%*	*10,000*	*18.9%*	*242.5%*
COMMERCIAL AMUSEMENTS					
Enclosed Amusements	9,869				
Social Halls	0				
SUBTOTAL	*9,869*	*8.9%*	*1,000*	*1.9%*	*886.9%*
OTHER RETAIL					
Hotels, etc.	0				
Funeral Homes	0				
Animal Hospitals	0				
Training Schools	6,100				
Business Services	0				
Unidentified	1,515				
SUBTOTAL	*7,615*	*6.9%*	*7,000*	*13.2%*	*8.8%*
VACANT					
Existing Vacant	0				
Incomplete Vacant	0				
SUBTOTAL	*0*	*0.0%*	*1,000*	*1.9%*	*-100.0%*
GRAND TOTAL	**111,101**	**100.0%**	**53,000**	**100.0%**	**109.6%**

Sources: *Regional Retail Market Analysis*, Cuyahoga County Planning Commission, 1998; *Cuyahoga County 1990: Retail Business Analysis*, Regional Planning Commission, May, 1970.

Exhibit 5-4, Commercial Inventory Comparison, Valley View, 1970 and 1998



Sources: *Regional Retail Market Analysis*, Cuyahoga County Planning Commission, 1998; *Cuyahoga County 1990: Retail Business Analysis*, Regional Planning Commission, May, 1970.

Retail Sector

Convenience Goods and Services

Convenience goods and services occupy the largest amount of commercial floor space in Valley View, with approximately 47,600 square feet, or 43% of total space. Examples of the types of establishments found in this category include grocery stores, other food stores such as delicatessens and beverage stores, restaurants, drug stores, and beauty salons. The largest subcategories in this group are *food service* (with 35,465 square feet and eleven businesses) and *convenience service*s (with 10,125 square feet and one business). There are no supermarkets or drug stores in Valley View.

The largest individual businesses in this group include J & F Luxury Travel and Cleveland's PM, each of which occupies just over 10,000 square feet of space, and the Big Boy Restaurant, which has about 5,500 square feet of space.

Convenience goods and services also contained the largest amount of floor space in the 1970 Retail Business Study. In 1970, there was 34,000 square feet of space devoted to ***convenience goods and services***, occupying almost two-thirds of the overall commercial inventory. By the 1998 survey, this catgory had increased by 40%, representing about 13,600 square feet.

Shopping Goods and Services

Shopping goods and services establishments is the third largest commercial category in Valley View. This category contributes 10.6% of the square footage to the commercial inventory and includes discount/variety stores, clothing, shoes, yard goods, sporting goods, furniture, carpet, and appliance stores.

The only subcategories in Valley View with floor space are *other shopping goods* (with just over 7,300 square feet of space and three businesses), and *other general merchandise* (with over 4,400 square feet of space and one business).

The largest individual stores in these groups are located in the Cloverleaf Flea Market Center.

The ***shopping goods and services*** category contained zero floor space in the 1970 Retail Business study.

Automobile Sales, Parts, and Service

Automobile sales, parts, and service establishments is the second largest commercial category in Valley View, with 30.8% of the commercial space. This category includes businesses such as new and used car dealerships, auto parts stores, repair shops, and gas stations. The majority of the space in Valley View consists of new vehicle dealerships (with almost 19,000 square feet of space, all occupied by Valley Ford Truck Sales) and auto parts sales (with 10,000 square feet of space, all occupied by Raney Tire).

Floor area for ***automobile sales, parts, and service*** establishments has more than tripled since the 1970 Retail Business study. In 1970 this category consisted of approximately 10,000 square feet of space; by 1998, floor area had increased to about 34,200 square feet, a 242% increase over the period.

Commercial Amusements

Commercial amusements establishments include enclosed amusements such as indoor movie theaters, auditoriums, bowling alleys, billiard parlors, roller/ice skating rinks, racquet clubs, and health clubs. Social halls include dance halls and private or semi-private social halls.

The Sherwood Forest Party Center, which is the only business in this category in Valley View, occupies almost 9,900 square feet of space.

Floor area for ***commercial amusements*** establishments in Valley View has increased since the 1970 Retail Business study. In 1970 this category consisted of approximately 1,000 square feet of space; by 1998, the floor area occupied almost 9,900 square feet.

Other Retail

Other retail is comprised of a variety of business types such as hotels/motels, funeral homes, animal hospitals, and business services. Commercial businesses of this type occupy approximately 7,600 square feet of space, or 6.9% of the total commercial inventory.

Floor area for ***other retail*** establishments has increased only slightly since the 1970 Retail Business study. In 1970 this category consisted of approximately 7,000 square feet of space; by 1998, floor area had changed to approximately 7,600 square feet of space.

Vacant

As of early 1998, the ***vacant*** commercial space in Valley View was zero. At the time of the 1970 Retail Business study, there was 1,000 square feet of vacant commercial space.

Office Inventory

Through 1996, the Cuyahoga County Auditor's Office classified approximately eight structures[15] occupying about 197,968 square feet of space in Valley View as office buildings. These structures are mostly one-story in height and are scattered throughout Valley View in industrial areas. All of the structures have been built since 1970.

15 The Cuyahoga County Auditor's Office includes new construction and a later addition to an existing building as separate structures.

Industrial Inventory

Through 1996, the Cuyahoga County Auditor's Office classified approximately 65 structures[16] occupying about 1,631,108 square feet of space in Valley View as manufacturing buildings.

Through 1996, the Cuyahoga County Auditor's Office classified approximately 76 structures[17] occupying about 1,737,657 square feet of space in Valley View as warehouse/storage buildings.

For example, construction began in the 1960's and continued into the 1970's in the Cloverleaf Parkway area, Halle Drive area, Warner Road area, and Bank Street/Wall Street/Exchange Street area. In addition, the oldest buildings in the Hub Parkway area date from the 1970's. All of these older areas have also had construction occasionally occur to the present. The newest industrial and warehouse area, Sweet Valley, began to develop in the late-1980's and has had significant construction during the 1990's.

New Commercial, Office, and Industrial Construction

Exhibit 5-5 illustrates the number and square footage of commercial, office, manufacturing, and warehouse/storage buildings constructed in Valley View and selected communities during the period 1993-1996. The communities used for comparison are those which are often direct competitors of Valley View for employers. The communities are in proximity to I-480, extending west to Brooklyn and east to Solon, as well as the Summit County communities of Macedonia and Twinsburg. Communities in proximity to I-77 are also included, ranging from Cuyahoga Heights on the north to Brecksville on the south.

Commercial space constructed during the period 1993-1996 in the listed communities consisted of 40 structures totalling about 1,247,000 square feet. Almost 90% of the square footage was built in Macedonia (369,167), Brooklyn (313,944), Bedford (231,186), and Independence (185,042), where commercial development included the construction of large shopping centers. In Valley View, 12,671 square feet of commercial space was built.

Office space constructed during the period 1993-1996 in the listed communities consisted of 13 structures totalling about 214,000 square feet. Only seven communities had office construction. More than 85% of the square footage was built in Twinsburg (115,261), Independence (40,052), and Solon (29,892). In Valley View, 2,880 square feet of office space was built.

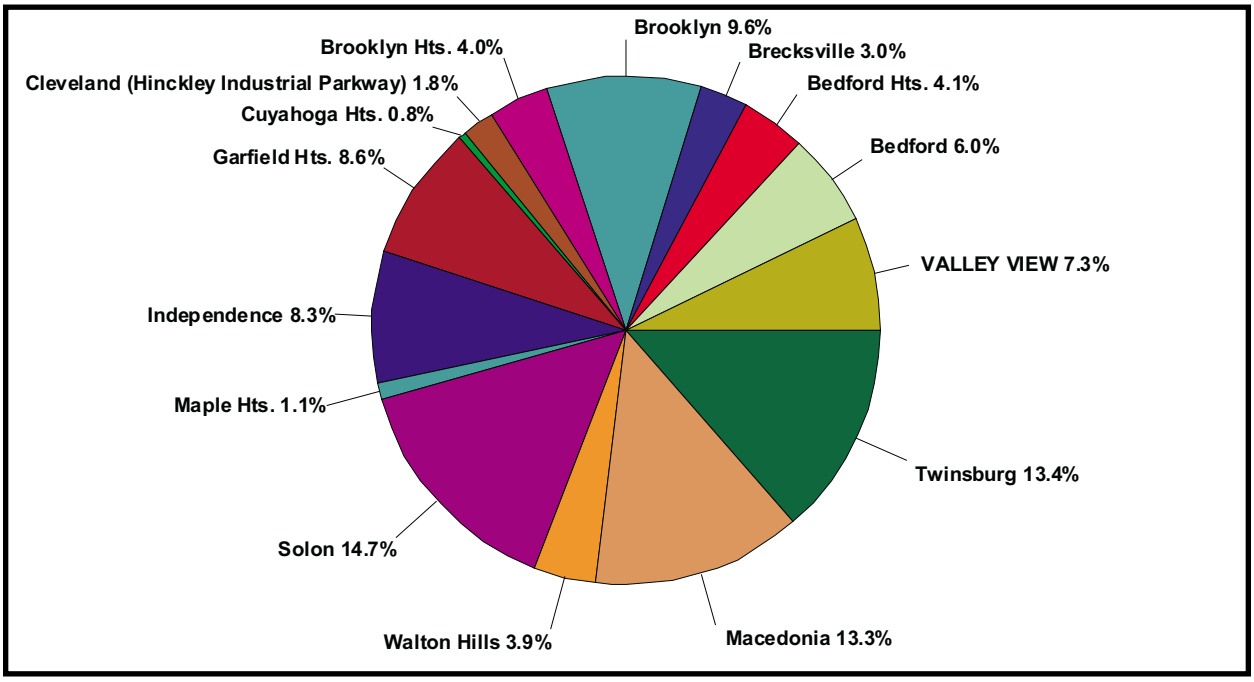
Manufacturing space constructed during the period 1993-1996 in the listed communities consisted of 37 structures totalling about 1,086,000 square feet. Almost 80% of the square footage was built in Twinsburg (275,784), Bedford Heights (153,981), Brooklyn Heights (147,325), Solon (145,356), and Valley View (129,024).

16 The Cuyahoga County Auditor's Office includes new construction and a later addition to an existing building as separate structures.

17 The Cuyahoga County Auditor's Office includes new construction and a later addition to an existing building as separate structures.

Exhibit 5-5, Nonresidential New Construction, Valley View and Selected Communities, 1993-1996

Community	COMMERCIAL		OFFICE		MANUFACTURING		WAREHOUSE/ STORAGE		TOTAL		
	Number of Structures	Square Footage	Number of Structures	Square Footage	Number of Structures	Square Footage	Number of Structures	Square Footage	Number of Structures	Square Footage	Percent of Square Footage
Valley View	**2**	**12,761**	**1**	**2,880**	**2**	**129,024**	**4**	**140,946**	**9**	**285,611**	**7.3%**
Bedford	9	231,186	0	0	1	3,200	0	0	10	234,386	6.0%
Bedford Heights	2	8,366	0	0	2	153,981	0	0	4	162,347	4.1%
Brecksville	1	2,416	1	7,904	3	78,515	1	28,800	6	117,635	3.0%
Brooklyn	5	313,944	0	0	2	64,152	0	0	7	378,096	9.6%
Brooklyn Heights	0	0	0	0	1	147,325	1	11,000	2	158,325	4.0%
Cleveland (Hinckley Industrial Parkway)	0	0	1	5,700	2	29,300	1	37,500	4	72,500	1.8%
Cuyahoga Heights	0	0	0	0	3	31,720	0	0	3	31,720	0.8%
Garfield Heights	1	59,255	0	0	2	11,967	8	266,342	11	337,564	8.6%
Independence	4	185,042	1	40,052	1	4,800	1	97,200	7	327,094	8.3%
Maple Heights	1	13,428	0	0	1	1,200	1	26,864	3	41,492	1.1%
Solon	6	37,449	3	29,892	4	145,356	6	364,603	19	577,300	14.7%
Walton Hills	0	0	0	0	1	9,530	5	145,419	6	154,949	3.9%
Macedonia	6	369,167	1	12,480	0	0	8	138,784	15	520,431	13.3%
Twinsburg	3	13,829	5	115,261	12	275,784	9	120,111	29	524,985	13.4%
TOTAL	**40**	**NA**	**13**	**214,169**	**37**	**1,085,854**	**45**	**1,377,569**	**135**	**3,924,435**	**100.0%**
	29.6%	**NA**	**9.6%**	**5.5%**	**27.4%**	**27.7%**	**33.3%**	**35.1%**	**100.0%**	**100.0%**	



Source: MetroScan database of Cuyahoga County Auditor's Office and Summit County Auditor's Office records.

Warehouse/storage space constructed during the period 1993-1996 in the listed communities consisted of 45 structures totalling about 1,378,000 square feet. Over three-quarters of the square footage was built in Solon (364,603), Garfield Heights (266,342), Walton Hills (145,419), Valley View (140,946), and Macedonia (138,784).

Overall space constructed during the period 1993-1996 in the listed communities consisted of 135 structures totalling about 3,924,000 square feet. Valley View was in the middle of the rankings. More than 40% of the total square footage was built in Solon (577,300), Twinsburg (524,985) and Macedonia (520,431). An additional 27% of the total square footage was constructed in Brooklyn (378,096), Garfield Heights (337,564), and Independence (327,094). The next group, consisting of approximately 13% of all square footage, was Valley View (285,611) and Bedford (234,386). The final group accounted for the remaining 19% of square footage: Bedford Heights (162,347), Brooklyn Heights (158,325), Walton Hills (154,949), Brecksville (117,635), Hinckley Industrial Parkway in Cleveland (72,500), Maple Heights (41,492), and Cuyahoga Heights (31,720).

Commercial Market Analysis

Supply and Demand Ratios for Retail Establishments

Previous sections of this chapter identified and compared the types of commercial floor space located in Valley View. This section focuses on an analysis of the commercial inventory in terms of meeting the goods and service needs of households in the community. The analysis compares estimates of the annual spending patterns for all households in Valley View to estimates of the gross dollar sales generated by the commercial establishments located in the Village. If the supply of specific types of retail is adequate for the population, then retail sales in dollars should at least equal or exceed the purchasing potential of all residents.

The *1998 floor space* totals are multiplied by a *national median sales per square foot* figure to determine an estimate of the annual gross dollar sales, by retail category (*total sales*). The estimate of the annual purchases for the entire community for retail goods and services (*total sales potential*) is then compared to the gross dollar sales generated by retail businesses in the community (*total sales*).

The final step, which is the difference between *total sales potential* and *total sales,* identifies either sales "capture" or "leakage." Sales capture occurs when the dollar sales of all retail businesses exceeds the purchases of all residents. In this case, the commercial sector has not only met the needs of its residents, but is drawing customers from outside the community. Sales leakage occurs when the dollar sales of all retail businesses falls short of the purchases of all residents. In this situation, residents are either voluntarily choosing to shop outside the community or must shop outside the community due to the absence of a specific type of business within the community.

The *sales capture and leakage* figures identified in ***Exhibit 5-6*** are translated into a surplus or deficit of actual floor space in ***Exhibit 5-7***. The *sales capture or leakage* figures were divided by the *national median sales per square foot* figures to arrive at a *surplus or deficit of square feet* of floor

Exhibit 5-6, Retail Sales Capture and Leakage, Valley View, 1998

1	2	3	4	5	6	7	8
Retail Category	**1998 Floor Space**	**Total Households**	**Sales/ Household/ Year**	**Total Sales Potential**	**National Median**	**Total Sales**	**Sales Capture/ Leakage**
Convenience	**47,590**	**802**	**$8,567**	**$6,870,734**	**$203.44**	**$9,681,710**	**$2,810,976**
Supermarkets, Other Food	*2,000*	802	*$3,736*	$2,996,272	*$235.66*	$471,320	-$2,524,952
Food Service	*35,465*	802	*$3,204*	$2,569,608	*$269.00*	$9,540,085	$6,970,477
Drugs	*0*	802	*$300*	$240,600	*$247.29*	$0	-$240,600
Other Convenience Goods, Services	*10,125*	802	*$1,239*	$993,678	*$139.94*	$1,416,893	$423,215
Shopping	**11,778**	**802**	**$7,647**	**$6,132,894**	**$184.85**	**$2,177,163**	**-$3,955,731**
Clothing and Shoes	*0*	802	*$3,146*	$2,523,092	*$192.25*	$0	-$2,523,092
Furniture	*0*	802	*$3,075*	$2,466,150	*$183.54*	$0	-$2,466,150
Auto	**34,249**	**802**	**$8,948**	**$7,176,296**	**$243.27**	**$8,331,754**	**$1,155,458**
New, Used Auto Sales	*20,547*	802	*$4,228*	$3,390,856	*$243.27*	$4,998,469	$1,607,613
Auto Parts, Repair	*11,708*	802	*$3,097*	$2,483,794	*$147.52*	$1,727,164	-$756,630
Gas Stations	*1,994*	802	*$1,623*	$1,301,646	*$339.01*	$675,986	-$625,660
Amusements	**9,869**	**802**	**$1,535**	**$1,231,070**	**$58.71**	**$579,409**	**-$651,661**
Other Retail	**7,615**	**802**	**$1,735**	**$1,391,470**	**$163.30**	**$1,243,530**	**-$147,941**
Total *	**111,101**	**802**	**$28,432**	**$22,802,464**		**$22,013,566**	**-$788,898**

** Total floor space does not include vacant space*

Source (by column):

2 = 1998 Valley View Commercial Inventory

3 = Urban Decision Systems, 1996 estimate

4 = U.S. Department of Labor, Bureau of Labor Statistics, Consumer Expenditure Survey, 1996 (adjusted to 1997 using Consumer Price Inc

5 = Column 3 x Column 4

6 = Dollars and Cents of U.S. Shopping Centers, ULI-Washington, 1997

7 = Column 2 x Column 6

8 = Column 7 - Column 5

Exhibit 5-7, Retail Sales and Floor Area Surpluses and Deficits, Valley View, 1998

1	2	3	4
Retail Category	**Sales Capture/ Leakage**	**National Median Sales per Square Foot**	**Surplus/(Deficit) in Building Square Feet**
Convenience	**$2,810,976**	**$203.44**	**13,817**
Supermarkets, Other Food	-$2,524,952	$235.66	-10,714
Food Service	$6,970,477	$269.00	25,913
Drugs	-$240,600	$247.29	-973
Other Convenience Goods, Services	$423,215	$139.94	3,024
Shopping	**-$3,955,731**	**$184.85**	**-21,400**
Clothing and Shoes	-$2,523,092	$192.25	-13,124
Furniture	-$2,466,150	$183.54	-13,437
Auto	**$1,155,458**	**$243.27**	**4,750**
New, Used Auto Sales	$1,607,613	$243.27	6,608
Auto Parts, Repair	-$756,630	$147.52	-5,129
Gas Stations	-$625,660	$339.01	-1,846
Amusements	**-$651,661**	**$58.71**	**-11,100**
Other Retail	**-$147,941**	**$163.30**	**-906**
Total	**-$788,898**		**-14,838**

Source: Please refer to previous exhibit.

space, by retail category. This square footage represents the amount of retail floor space that is either in excess or lacking in Valley View, ***based upon the purchasing potential of residents only***.

Retail Capture and Leakage Results

As of 1998, each of the estimated 802 households in Valley View spends approximately $28,432 per year on goods and services, totaling about $22.8 million of *total sales potential* for all residents. The estimated *total sales* of all commercial establishments in the Village is approximately $22.0 million annually. Comparing the *total sales* figure to the *total sales potential* figure results in a deficit in sales of about $800,000 annually, which means there is a slight overall leakage of retail sales in Valley View.

Examination by individual retail category, and, where possible, by subcategory, is an effective means of determining the specific categories in which sales capture and leakage are occurring.

Retail Capture and Leakage Results, by Category

Convenience Goods and Services

The ***convenience goods and services*** sector of the inventory has an overall sales capture equal to approximately 13,800 square feet of space and $2.8 million supported by nonresidents.

A breakdown by selected subcategories however, shows a leakage in sales for the ***supermarket*** subcategory of more than $2.5 million, which translates into approximately 10,700 square feet of additional space. There are no supermarkets in Valley View, however residents have access to nearby supermarkets, including stores in Garfield Heights, Brecksville, and Parma. The figure of 10,700 square feet is well below the size of current supermarkets, which range from 40,000-70,000 square feet.

There is only one smaller ***other food*** outlet in Valley View, Foote Farms, which occupies 2,000 square feet.

A situation similar to supermarkets occurs in the ***drug store*** subcategory. There is a sales leakage of approximately $240,000, which translates into less than 1,000 square feet. There are no drug stores in Valley View, however residents have access to drug stores in adjacent communities. The figure of 1,000 square feet is well below the size of current drug stores, which range from 10,000-15,000 square feet.

There is significant sales capture in other portions of the ***convenience goods and services*** sector of the inventory. In the ***food service*** subcategory, which includes carry-out, sit-down, and fast food restaurants, the sales capture is almost $7.0 million. This category provides a service to many of the employees who work in Valley View, as well as creating jobs in the community. In addition, the sales capture of this subcategory will expand in the near future, due to the proposed construction of several restaurants in connection with the new Cinemark movie theater complex, as well as the expansion of Lockkeeper's Inn.

In the ***other convenience goods and services*** subcategory, the sales capture is just over $420,000. This category is comprised solely of a travel agency, J & F Luxury Travel.

Shopping Goods and Services

The overall sales leakage in the ***shopping goods and services*** category in Valley View is almost $4.0 million, which translates into approximately 21,400 square feet of space. Sales leakage exists because Valley View does not have any of the main types of retail uses from this category, including furniture, clothing and shoes, electronics, sporting goods, department stores, or discount stores. These types of uses are located in large shopping centers and malls. Shopping districts in proximity to Valley View such as Beachwood Place, North Randall, Parmatown Mall, Great Northern Mall, and SouthPark Center provide residents with these types of goods.

Automobile Sales, Parts, and Service

The ***automobile sales, parts, and service*** establishments in Valley View result in a sales capture of over $1.1 million in this category. Sales capture in the ***new and used auto sales*** subcategory totals about $1.6 million. The primary generator of sales in this category is Valley Ford Truck Sales. Although the residents of Valley View are purchasing their vehicles outside of Valley View, additional development in this subcategory may not be a high priority. There are numerous automotive dealerships in communities such as Bedford, Independence, and Parma that serve the residents of Valley View. In addition, the Ohio Revised Code places limitations on the locations of dealerships, limiting the locations of similar dealership franchises to a minimum of a ten-mile radius.

The other subcategories have sales leakages that constitute small amounts of space, including ***auto parts and repair*** ($756,000 or about 5,100 square feet) and ***gas stations*** ($626,000 or about 1,800 square feet).

Commercial Amusements

Due to the fact that there is only one business in Valley View in this category, the Sherwood Forest Party Center, the sales leakage for the ***commercial amusements*** is most apparent when sales are translated into floor space.[18] Sales leakage, which accounts for about $651,000 annually, translates into a deficit of approximately 11,100 square feet of space.

This category however, will move into a sales capture situation with the addition of the Cinemark movie theater complex.

Other Retail

The ***other retail*** category exhibited a sales leakage figure of only about $148,000 and an estimated need for about 900 square feet of space. Retail uses included in this category include hotels/motels, funeral homes, animal hospitals, training schools such as dance studios, business services such as photocopying, and any unidentified retail uses. The largest use in this category is Johnson Dance & Gymnastics.

NONRESIDENTIAL BUILD-OUT ANALYSIS

The purpose of a build-out analysis is to determine, based upon the Village's current zoning code, approximately how many additional parcels of vacant land are zoned for new construction of commercial, office, manufacturing, or warehouse/storage buildings, the square footage of those vacant parcels, and the estimated square footage of the new construction.

18 The methodology includes only indoor amusements. Therefore, Golf Masters, Inc. on Canal Road, which includes an indoor/outdoor driving range and miniature golf course, is not counted. In addition, Cuyahoga County Auditor's Office records have no square footage listed for a building.

The Village zoning code contains three applicable zoning categories: Office Building, Research Laboratory & Light Manufacturing District (Hub Parkway); Light Manufacturing District (Halle Drive area); and Industrial District (north of Rockside Road).

These zoning districts contain the following building area regulations, meaning that a building can occupy no more than the following percentage of a lot:

- ✓ Office Building, Research Laboratory & Light Manufacturing District (Chapter 1252.04) - 40%
- ✓ Light Manufacturing District (Chapter 1251.03) - 60%
- ✓ Industrial District (Chapter 1254.05) - 50%

For the purposes of this analysis, only vacant property with the zoning classifications listed above is reviewed. For example, houses located in an area zoned for industrial use are not included, even though a new, large development would likely include the demolition of an isolated house. In addition, the review does not include an estimate of future square footage that could be constructed as additions to existing buildings, or situations in which existing buildings could be demolished and replaced with new structures.

Lands that have the natural development constraint of steep slopes are excluded from this analysis. In contrast, areas with wetlands and/or a 100-year floodplain are included as part of this analysis. For wetlands, an on-site study at the time of potential development is the most accurate method to determine whether wetlands are present and their extent. For floodplains, exclusion of areas within the 100-year floodplain would leave little of the existing vacant land available for development north of Rockside Road. As has occurred with the Thornburg Station development and the theater complex, design measures can be utilized to minimize potential flood hazards and damage. Therefore, vacant land within the 100-year floodplain is included in this analysis.

It is important to note that a property owner, or a group of property owners, is in control of whether or not land becomes available for development. This build-out analysis should not be viewed as an endorsement of development at a given location, but rather as an indication of potential development based upon the current Village zoning code.

The specific number of buildings and the total square footage that could be constructed in a specific area was determined by the following method. First, vacant parcels with the appropriate zoning were identified from the Existing Land Use Map contained in Chapter 3 and the Village zoning map. Second, where noted, the acreage of the area was reduced by 14% to account for land needed for streets and utilities such as easements and detention ponds. Finally, the remaining acreage was divided by the maximum lot coverage allowed in the applicable zoning district.[19]

19 It is assumed that provisions of the zoning code related to front, side, and rear yard regulations can be met. In addition, it is assumed that all new construction will be one story in height.

The result of this analysis is that a total of approximately 35 suitable parcels are currently vacant in Valley View (***Exhibit 5-8***). These parcels have a total size of about 7,415,000 square feet. Based upon the need at several areas for the installation of streets and utilities, and taking into consideration the maximum permissible lot coverage for buildings, a total of about 3,860,000 square feet of space could be constructed. The various areas outlined in ***Exhibit 5-8*** would generally have an increase of approximately 250,000-500,000 square feet of construction. Several areas however, would have significantly more construction. For example, the vicinity of the terminus of Heinton Road could have more than 900,000 square feet of construction, and Cloverleaf Parkway, extending to the I-480 Bridge, could have over one million square feet of construction.

Exhibit 5-8, Nonresidential Build-Out Analysis, Valley View, 1998

Area	1998							
	Number of Parcels	Square Footage	14% Reduction for Installation of Streets, Utilities, etc.	Remaining Square Footage	Maximum Lot Coverage	Total Footprint of Buildings if Built to Maximum Lot Coverage (Square Feet)	Total Footprint of Buildings if Built at 20% Lot Coverage (Square Feet)	Total Footprint of Buildings if Built at 35% Lot Coverage (Square Feet)
Hub Parkway	5	731,424	not applicable	731,424	40%	292,570	146,285	255,998
Halle Drive area	0	0	not applicable	0	50%	0	0	0
North side of Rockside Rd., east of Canal Rd.	1	732,679	not applicable	732,679	60%	439,607	146,536	256,438
North side of Sweet Valley Dr., west of Towpath Dr.	5	511,421	71,599	439,822	60%	263,893	87,964	153,938
Area between Towpath Dr. and Locklevel Dr.	2	679,773	not applicable	679,773	60%	407,864	135,955	237,921
Vicinity of terminus of Heinton Rd.	9	1,767,676	247,475	1,520,201	60%	912,121	304,040	532,070
West side of Canal Rd., opposite Heinton Rd.	3	943,498	132,090	811,408	60%	486,845	162,282	283,993
Cloverleaf Parkway and south to I-480 Bridge	10	2,051,216	287,170	1,764,046	60%	1,058,427	352,809	617,416
Total	**35**	**NA**		**6,679,353**		**3,861,327**	**1,335,871**	**2,337,774**

Source: Cuyahoga County Planning Commission, March, 1999

It is possible that buildings will not occupy the maximum permissible lot coverage, thereby decreasing these estimates. In general, it appears that many buildings occupy approximately 20%-35% of a lot. This would mean that the estimate of 3,860,000 square feet of new construction could be approximately 1,335,000 square feet at 20% lot coverage, or about 2,338,000 square feet at 35% lot coverage.

Through 1996, Valley View has a total of 3,678,000 square feet of existing commercial, office, manufacturing, and warehouse/storage buildings. The estimated future construction of 3,860,000 square feet would mean more than a doubling of the current building stock. Even the lower estimate of 1,335,000 square feet represents an increase of one-third over the existing situation.

During the period 1993-1996, approximately 71,000 square feet of commercial, office, manufacturing, and warehouse/storage space was constructed per year. At the same construction rate, the estimated future construction of 3,860,000 square feet of space would require approximately 54 years. For the lower square footage estimates, 2,338,000 square feet would require approximately 33 years, while 1,335,000 square feet would require about 19 years.

Economic Development Incentives and Programs

There are a number of business incentives and programs that are available to businesses in Valley View through the Cuyahoga County Department of Development, the Greater Cleveland Growth Association, and the State of Ohio.

Local Incentives and Programs

Cuyahoga County Department of Development

As a member of the Cuyahoga Urban County, Valley View, and businesses located in or moving to Valley View, are eligible to receive technical assistance and/or participate in any of the following programs offered by the Cuyahoga County Department of Development.

Storefront Renovation Program

The ***Storefront Renovation Program*** assists businesses and property owners with interior and exterior improvements to their buildings through low interest loans, as well as grants for architectural services. [20]

Eligible *exterior improvements* include brick re-pointing and cleaning, painting, roof replacement, window and door replacement, and awning installation. The cost for signage may be included when the signage is affixed to the structure and building code improvements are made. Up to 20% of the total project cost may be applied to improvements to parking lots and sidewalks.

Interior improvements that are permitted include code items, such as electrical, plumbing, heating, and structural repairs.

Program Financing:

Grants:

grants for architectural services are not to exceed $2,000 or 8% of material and labor costs.

Loans:

Loans of up to $75,000 per parcel are made at negotiated, below prime, fixed interest rates for twelve years with monthly payments beginning six months after the loan closing.

20 This program is administered by the Cuyahoga County Department of Development using Federal Community Development Block Grant Funds.

Applicant Requirements:

- ✓ Applicant must have title to the property and sufficient equity to secure a loan.
- ✓ Applicant must provide 10% equity based on the material and labor cost.
- ✓ Applicant must complete improvements within one year of the loan approval.
- ✓ All property taxes must be paid up-to-date by the loan closing.
- ✓ Commercial buildings must be inspected (both interior and exterior) by the local building department.
- ✓ Commercial buildings must be 1) located in designated Improvement Target Areas (ITA's) within Cuyahoga Urban County communities or 2) qualify individually, based upon a point scoring system administered by the Cuyahoga County Department of Development, as having significant repair needs. [21]

Economic Development Loan Program

The ***Economic Development Loan Program*** provides low-interest loans to qualified businesses for business expansion for the purpose of creating additional jobs for Cuyahoga County residents and stimulating expansion of the community's tax base. [22]

Business Financing:

- ✓ This program offers long term, fixed-rate financing at interest rates lower than conventional financing. The interest rate could be as low as 4%. This provides a lower debt service on overall financing and decreases the cash flow burden. The program fills a financing gap by attracting private investment that would not have ordinarily occurred.
- ✓ Loans can be approved from a minimum of $35,000 to a maximum of $350,000. Loans do not exceed 40% of the total project cost. Loan terms are typically five to seven years on equipment, and up to fifteen years on land and buildings.
- ✓ Loans are used for fixed asset financing, such as acquisition of land, buildings, capital machinery and equipment, and construction, expansion, or

21 The Village of Valley View has no designated ITA's.

22 This program is administered by the Cuyahoga County Department of Development using Federal Community Development Block Grant Funds.

conversion of facilities. Loans can also be used for infrastructure work related to business development, such as installation of an access road. Loans can not be used to refinance debt, purchase inventory, pay other non-capital costs, or for speculative projects.

- ✓ Loans may be used with other private and public funds. The County will take a subordinated collateral position to a bank provided there is adequate collateral (up to 90% Loan to Value ratio).

- ✓ Fees, which, on average, are $500, cover actual costs to process the loan, such as the filing of mortgages and/or the Cuyahoga County Department of Development's environmental review.

Business Requirements:

- ✓ For-profit commercial, retail, industrial, or service businesses that expand or move to Cuyahoga County qualify for consideration if they are registered to do business in Ohio.

- ✓ For purposes of participating in this program, business location is restricted to those communities that are members of the Cuyahoga Urban County, which includes Valley View.

- ✓ Within three years of the loan closing, businesses are required to create one new, full-time, permanent job for every $35,000 loaned.

- ✓ The business must provide a minimum of 10% equity. The business owner or majority stockholder must provide a personal guarantee for the loan amount.

- ✓ A majority of the jobs created must be available to lower income persons, as defined by the federal government. The business must execute a first source hiring agreement with Cuyahoga County's Department of Work & Training.

- ✓ The business must demonstrate adequate collateral and credit, as well as the ability to repay the loan.

Program Requirements:

- ✓ When loan funds are used for construction, federal prevailing wage rates must be paid and an environmental review by the Cuyahoga County Department of Development must be conducted. The business must include qualified minority and female providers of services, materials, and equipment in its procurement process.

- ✓ Loan approval normally takes 60 days from submission of the completed application. If accurately submitted by the 15th day of the month, the

Economic Development Loan Review Committee will meet on the 3rd Wednesday of the following month to review the loan package.

Competitive Municipal Grant Program

The Cuyahoga County Department of Development allocates 40% of the Federal CDBG funds it receives to Cuyahoga Urban County communities for eligible community development activities through the ***Competitive Municipal Grant Program***. [23]

Benefits:

- ✓ This program enables local communities to tailor development activities to local needs.
- ✓ Funds can be used for a variety of activities, such as infrastructure improvements, community facility renovation, neighborhood service programs, and master plans.
- ✓ Up to $150,000 is awarded to a community on a competitive basis.

Eligibility:

- ✓ Activities must benefit low-and moderate-income households, eliminate or prevent conditions of slums and blight, or meet another urgent community development need.
- ✓ Projects must be located within Cuyahoga Urban County communities.

Program Requirements:

- ✓ An application must be completed and submitted prior to the submission deadline.
- ✓ The community must conduct a public hearing to obtain citizen input and adopt a Resolution authorizing submission of the application.

Application Rating:

Applications will be rated higher which:

- ✓ Leverage other public and private funds,
- ✓ Have a high ratio of direct beneficiaries to project cost,
- ✓ Include minority and women's business enterprise participation,
- ✓ Include municipal assurances of affirmative action in fair housing,
- ✓ Include proactive measures that remove barriers to affordable housing,
- ✓ Have demonstrated a capacity to properly administer the grant,

23 This program is administered by the Cuyahoga County Department of Development using Federal Community Development Block Grant Funds.

- ✓ Have a high level of citizen interaction in the planning process, and
- ✓ Contains a long term, permanent improvement that is measurable and sustainable.

Cuyahoga County Brownfields Redevelopment Fund

Administered by the Cuyahoga County Department of Development, the ***Brownfields Redevelopment Fund*** is specifically designed to overcome environmental barriers to reuse and obtain full use of underutilized commercial/industrial properties. This new program became operational in 1999.[24]

Benefits:

- ✓ Clean up and reuse of property will create and/or retain jobs.
- ✓ Up to $1 million is awarded per project.
- ✓ For loans made on properties for which the local government holds title, Cuyahoga County will subsidize a specific percentage of the project costs. For Valley View, the subsidy is 20%.
- ✓ Funds can be used for a variety of activities, including property appraisals, land acquisition, site clearance, demolition, Phase I and II environmental testing, remediation, and costs associated with obtaining a Covenant Not to Sue under the Ohio Voluntary Action Program if such covenant is sought.

Eligibility:

- ✓ Sites with prior commercial or industrial usage which are eligible for the Voluntary Action Program (VAP) of the State of Ohio qualify for the program.
- ✓ Locations with housing, no prior development, or solid waste facilities do not qualify.

Program Requirements:

- ✓ Eligible applicants are local governments of Cuyahoga County, Cuyahoga County, nonprofit community development corporations, and private developers/businesses.

State of Ohio Incentives and Programs

Community Reinvestment Area Designation

Community Reinvestment Areas are designated areas in which property owners can receive tax incentives in the form of tax exemptions on eligible new investments. The designation allows local

24 The Brownfields Redevelopment Fund is funded by a partnership that includes the Board of Cuyahoga County Commissioners, the State of Ohio, local governments, and private lending and philanthropic institutions.

officials to encourage new investment and revitalization of the building stock of the community, specifically targeting commercial, industrial, and/or residential property.

The tax incentives involve only new investment in real property; existing taxable property remains taxable at the current level.

Benefits:
A municipality may designate an exemption of up to:

- ✓ 100% of the assessed value of real property improvements for up to 15 years on new construction; up to twelve years on major renovation projects of at least $5,000 for commercial, industrial, and residential properties of three or more units; and up to ten years on major renovation projects of at least $2,500 for residential properties of one or two units.

- ✓ Under specific circumstances involving commercial and/or industrial properties, local board of education approval of the exemption is required.

The Village of Valley View has designated the entire community as a ***Community Reinvestment Area***. Residential property activity is not eligible for benefits under the designation. New construction and renovation of commercial and industrial properties are eligible activities. The benefits are a 75% property tax abatement for a period of two to ten years, based upon the number of full-time jobs created (***Exhibit 5-9***).

At least thirteen communities in Cuyahoga County, including Valley View, offer ***Community Reinvestment Area*** designations. Communities with ***Community Reinvestment Areas*** located in proximity to Valley View include:

- ✓ Brooklyn: various abatement percentages for various number of years in specific areas, with various eligibility combinations of new construction and/or renovation for residential, commercial, and/or industrial property

- ✓ Cleveland: various combinations of abatement percentages and number of years citywide for residential new construction and renovation

- ✓ Parma: 100% abatement citywide for residential, commercial, and/or industrial property; eight years for new construction and five years for renovation

Enterprise Zone Certification

Enterprise zones are designated areas in which businesses can receive tax incentives in the form of tax exemptions on eligible new investments. The designation allows local officials to negotiate individually with businesses to encourage new investment and serve as an economic development tool. To be eligible, a business must agree 1) to retain or create employment, and 2) establish, expand, renovate, or occupy a facility located in an Enterprise Zone.

Exhibit 5-9, Community Reinvestment Area Program Terms, Valley View

Years of Abatement	Number of Full-time Jobs Created
2	2-20
3	21-40
4	41-60
5	61-99
6	100-149
7	150-199
8	200-299
9	300-399
10	500 or more

Source: "Community Reinvestment Areas (CRAs) in Cuyahoga County," The Greater Cleveland Growth Association, Research Department, March, 1996.

The tax incentives involve only new investment in real or personal property; existing taxable property remains taxable at the current level.

Benefits:

- ✓ Exemption of up to 75% of the assessed value of real property improvements and/or personal property increases for up to 10 years. The exemption level can be exceeded under special circumstances with local board of education approval.

- ✓ State franchise tax incentives are available to companies that are in compliance with their local Enterprise Zone Agreement and have created new jobs, provided that 25% or more of the new persons hired are from specific disenfranchised groups.

- ✓ Brownfield site incentives are available to companies that make at least a 250% investment over the existing value of the facility. The community can exempt up to 50% of the value of the facility prior to remediation, exempt up to 100% of the increase in the assessed valuation of the real property of the facility during or after remediation, and exempt up to 75% of the assessed value of personal property, all for up to ten years.

- ✓ Additional state incentives available include health care subsidies and disadvantaged worker hiring credits.

At least fifteen communities in Cuyahoga County offer ***Enterprise Zone certifications***, including Valley View. Communities with ***Enterprise Zone certifications*** located in proximity to Valley View include:[26]

- ✓ Bedford: entire community.
- ✓ Bedford Heights: most of community.
- ✓ Cleveland: most of community.
- ✓ Cuyahoga Heights: entire community.
- ✓ Garfield Heights: entire community.
- ✓ Maple Heights: entire community.
- ✓ Oakwood: most of community.
- ✓ Solon: western portion of community.

Relationship to Personal Property Taxes

The personal property tax is a tax levied annually by the State of Ohio. It is often referred to as the "inventory" tax, although that is not its official name. Personal property is defined as every tangible item which is owned, except real property. Tangible personal property includes machinery and equipment, furniture and fixtures, small tools, supplies, and inventory held for manufacture or resale. (Real property is defined as land, growing crops, all buildings, structures, improvements, and fixtures on the land). The value of the personal property is determined by the business filing the return, based upon requirements of the Ohio Revised Code and the Ohio Administrative Code, as well as rulings and guidelines set forth by the Ohio Department of Taxation.

The personal property tax rate is the same as the real property tax rate. Therefore, communities with high rates for real property taxes will also have correspondingly high personal property tax rates. The only method to reduce the tax owed by a business is through the State of Ohio's Enterprise Zone program, under which a community can abate a specified portion of the personal property tax due for a specified number of years on specified items, such as the purchase of new equipment.

26 Enterprise Zone data, Cuyahoga County Department of Development, prepared by Cuyahoga County Planning Commission, October, 1997.

VILLAGE OF VALLEY VIEW

CHAPTER SIX

INFRASTRUCTURE ANALYSIS

INTRODUCTION

This chapter contains an inventory of the existing public facilities within the Village, such as public buildings, parks, and recreation areas. The infrastructure portion discusses the current condition of the street, water, and sewer networks, outlines scheduled improvement projects, and makes recommendations concerning modifications to the existing street network within the Village.

INVENTORY OF EXISTING PUBLIC BUILDINGS

Community Center - 6828 Hathaway Road

The Community Center was built in 1997. The 23,000 square foot building includes a gymnasium, elevated track, fitness center, aerobics center, game room, two meeting rooms, a kitchen, offices, storage space, and maintenance rooms.

Village Hall - 6848 Hathaway Road

The Village Hall was originally built as a school at the turn of the 20th century. The building is about 10,000 square feet in size and houses the Village administrative offices.

Service/Recreation Garage - 6832 and 6838 Hathaway Road

This 17,800 square foot structure built in 1998 serves as a garage and maintenance facility for the service and recreation departments.

Arthur F. Westfall Safety Center - 6895 and 6899 Hathaway Road

This 32,000 square foot facility built in 1991 houses the police and fire departments.

The Village Engineer has indicated that the existing structures are satisfactory in terms of space needs and that, other than ongoing maintenance, no major projects are planned at this time.

INVENTORY OF EXISTING PARK FACILITIES

There are three parks in Valley View that are owned and maintained by the Village: Lombardo Park, Miller Park, and Valley View Woods. Lombardo Park and Miller Park serve the neighborhoods in their immediate area. Valley View Woods functions as a community park. Overall, these parks total approximately 107.7 acres. In addition, there is outdoor playground equipment located behind the Community Center. The facilities are well maintained. An itemization of facilities at each location is contained in ***Exhibit 6-1***.

Exhibit 6-1, Park Facility Inventory, Valley View, 1999

Location	Community Center	Lombardo Park	Miller Park	Valley View Woods	Total
	Hathaway Road	Charles Drive	Fosdick Road and Tiny Lane	Schreiber Road	
Acreage	n/a	3.7	1.0	103.0	**107.7**
Facilities					
Ball Field	0	1	0	2	**3**
Basketball Hoops	0	1	2	2	**5**
Horseshoe Pit	0	0	0	4	**4**
Open Field	0	0	2	0	**2**
Soccer Field	0	0	0	1	**1**
Tennis Court	0	1	0	2	**3**
Volleyball Court	0	0	0	2	**2**
Trails	No	No	No	Yes	**--**
Playground Facilities					
Base Material	Sand	Sand	Sand or Dirt/Grass	Sand	**--**
Chin-up Bars	0	0	1	0	**1**
Jungle Gym	0	0	1	1	**2**
Play Structure	1	1	1	2	**5**
Slide	0	0	1	0	**1**
Swing Set	0	0	1	0	**1**
Other Facilities					
Benches	3	2	2	8	**15**
Grills	0	1	1	5	**7**
Drinking Fountains	0	1	1	4	**6**
Parking Areas	Yes	Yes	No	Yes	**--**
Pavilions	0	1	1	6	**8**
Picnic Tables	0	4	4	32	**40**
Restrooms - Structure	0	0	0	2	**2**
Restrooms - Portable	0	1	1	1	**3**
Storage Buildings	0	0	0	1	**1**

Source: Cuyahoga County Planning Commission, May, 1999.

The National Recreation and Park Association (NRPA) is an organization that undertakes research and recommends guidelines for the quantity, types, and design of recreation facilities located in parks.[1] The Village parks compare favorably to these national guidelines. For example, the NRPA recommends a total of 6.25-10.5 acres of park and recreation land for every 1,000 residents. Currently in Valley View, these three local parks equal about 21.75 acres of parks per 1,000 residents. Not included in this calculation is the Ohio & Erie Canal Towpath Trail, which runs the length of Valley View and is used by many residents.

1 National Recreation and Park Association, *Recreation, Park and Open Space Standards and Guidelines*, 3rd ed., 1987.

Recommendations

- ✓ If any major new housing development occurs on the south side of Alexander Road, a small park, similar in size and activities to Lombardo and Miller Parks, should be included as part of the development to serve the residents of that vicinity.

INVENTORY OF EXISTING INFRASTRUCTURE

The overall condition of the roads, culverts, bridges, waterlines, and sewer system in Valley View is good, as rated by the Valley View Engineer (***Exhibit 6-2***). The sections of the infrastructure in the community that are in need of repair in the near-term consist of approximately ten center line miles of roads, four bridges, and four culverts.

Exhibit 6-2, Infrastructure Condition, Valley View, 1998

Component	Units	Condition				
		Excellent	Good	Fair	Poor	Critical
Roads	25.82 center line miles	2.15	13.66	7.94	2.07	0.00
Bridges	4	0	0	3	0	1
Culverts	6	0	2	4	0	0
Water Distribution	117,600 linear feet	0.00	117,600	0.00	0.00	0.00
Wastewater Collection	74,000 linear feet	0.00	74,000	0.00	0.00	0.00
Stormwater Collection	103,300 linear feet	0.00	103,300	0.00	0.00	0.00

Source: Ohio Public Works Commission, District One Public Works Integrating Committee, Capital Improvement Report, Summary Form, submitted September 30, 1998, as prepared by Valley View Engineer.

Infrastructure Condition Rating System
Excellent - No repair required.

Good - Infrastructure still functioning as originally intended but may require some minor repairs and/or upgrading to meet current design standards.

Fair - Infrastructure still functioning as originally intended but requires repairs to continue functioning as originally intended and/or to meet current design standards.

Poor - Infrastructure contains a major deficiency and will require repair to continue functioning as originally intended and/or upgrade to meet current design standards.

Critical - Infrastructure item either not functioning as originally intended or is not functioning at all times and will require significant upgrade to meet current design standards.

The Five-Year Capital Improvement Plan includes a variety of repair and new construction projects to address infrastructure needs, including a number of the current items that are in need of repairs. Overall, the current Five-Year Capital Improvement Plan outlines projects that total more than $10.7 million. The roster of projects is, of course, subject to change. An itemization of the improvements that are scheduled is shown in ***Exhibit 6-3***.

Exhibit 6-3, Five-Year Capital Improvement Plan, Valley View, 1999-2003

	Source of Funding	1999	2000	2001	2002	2003
West Canal Road - New - Phase A	Valley View	$740,000				
(Cloverleaf Parkway to south of I-480 Bridge)						
(Pavement, Waterline, Storm Sewer, Sanitary Sewer)						
West Canal Road - New - Phase B	Valley View	$325,000				
(Fosdick Road south to current terminus)						
(Pavement, Waterline, Storm Sewer)						
Canal Road - Widening	Valley View	$440,000				
(Sweet Valley Drive to Heinton Road)	and Private					
(Pavement, Storm Sewer)						
Canal Road - Widening	Valley View	$1,750,000				
(Heinton Road to Warner Road)	Ohio Public Works Comm.					
(Pavement, Storm Sewer)						
Tinkers Creek Road - New Storm Sewer	Valley View	$230,000				
(approximately 1,000 feet)						
Hathaway Road - Flooding Relief	Valley View	$33,000				
(Storm Sewer)						
Strathmore Subdivision - Stream Erosion Control	Valley View	$30,000				
Canal Road at Sweet Valley Drive	Valley View	$75,000				
New Traffic Signal						
Repair of Bridges over Ohio & Erie Canal	Valley View	$100,000				
(Fosdick Road Bridge, Old Rockside Road Bridge, and Warner Road Bridge						
Warner Road	Federal	$823,132				
(Granger Road to Canal Road)	Cuyahoga County Engineer					
(Grade, Drainage, and Pavement)						
Pavement Repair and Resurfacing	Valley View		$300,000			
(Alexander Road, Hillside Road, Old Alexander Road, Old Rockside Road, and Sagamore Road	Cuyahoga County Engineer					
Schreiber Road	Valley View			$350,000		
(Pavement Repair and Resurfacing, Storm Sewer)						
Hillside Road	Federal				$3,865,000	
(Canal Road to 500 feet west of CVNRA Railroad)	Cuyahoga County Engineer					
(Grade, Drainage, and Pavement, plus replacement/rehabiliation of two bridges						
Concrete Pavement Repair	Valley View				$200,000	
(Allen Drive, Carey Drive, Halle Drive, Hillcrest Drive, and Sweet Valley Drive)						
Pavement Repair and Resurfacing	Valley View					$200,000
(Bank Street, Exchange Street, Hub Parkway, Wall Street and West Canal Road)						
Canal Culvert 10 - Replacement	Valley View					$384,400
(North of Schreiber Road)	Other					
Canal Culvert 11 - Replacement	Valley View					$456,500
(South of Stone Road)	Other					
Canal Culvert 19 - Replacement	Valley View					$262,400
(South of Granger Road)	Other					
Canal Culvert 1A - Replacement	Valley View					$155,200
(North of Sagamore Road)	Other					
Total		$4,546,132	$300,000	$350,000	$4,065,000	$1,458,500

Sources: Valley View Engineer, 1999; Cuyahoga County Engineer, 1999

STREET NETWORK CHANGES

In the northern portion of Valley View, the main north-south traffic route is Canal Road, which is intersected by the major east-west roads of Rockside Road, Granger Road, and Warner Road. Leading off of Canal Road are seven cul-de-sacs: Bank Street, Wall Street, Exchange Street, Fosdick Road, Murray Road, Heinton Road, and Old Rockside Road. Cloverleaf Parkway is the one cul-de-sac leading from Granger Road. The only through street is Sweet Valley Drive. The result is that traffic must be repeatedly funneled on and off these cul-de-sacs via Canal Road. In addition, the businesses located directly on Canal Road also create traffic.

This section outlines several current projects, as well as additional proposals, to create a ***street network*** in the northern portion of Valley View. The goals of the network are to lessen dependence on Canal Road, open additional land for business development, and generally improve traffic movement. The specific projects and proposals are shown in ***Maps 6-1*** and ***6-2***.

Recently Completed

The one street network change recently completed is the widening and paving of Heinton Road. Primarily being completed to provide access to the new movie theater complex, this project will also open parcels to the east and north of the theaters for development. Heinton Road has also been linked to the terminus of Towpath Drive. This segment creates the benefit of a second point of access, enabling moviegoers to utilize Heinton Road to Towpath Drive to Sweet Valley Drive to Rockside Road as an alternate route.

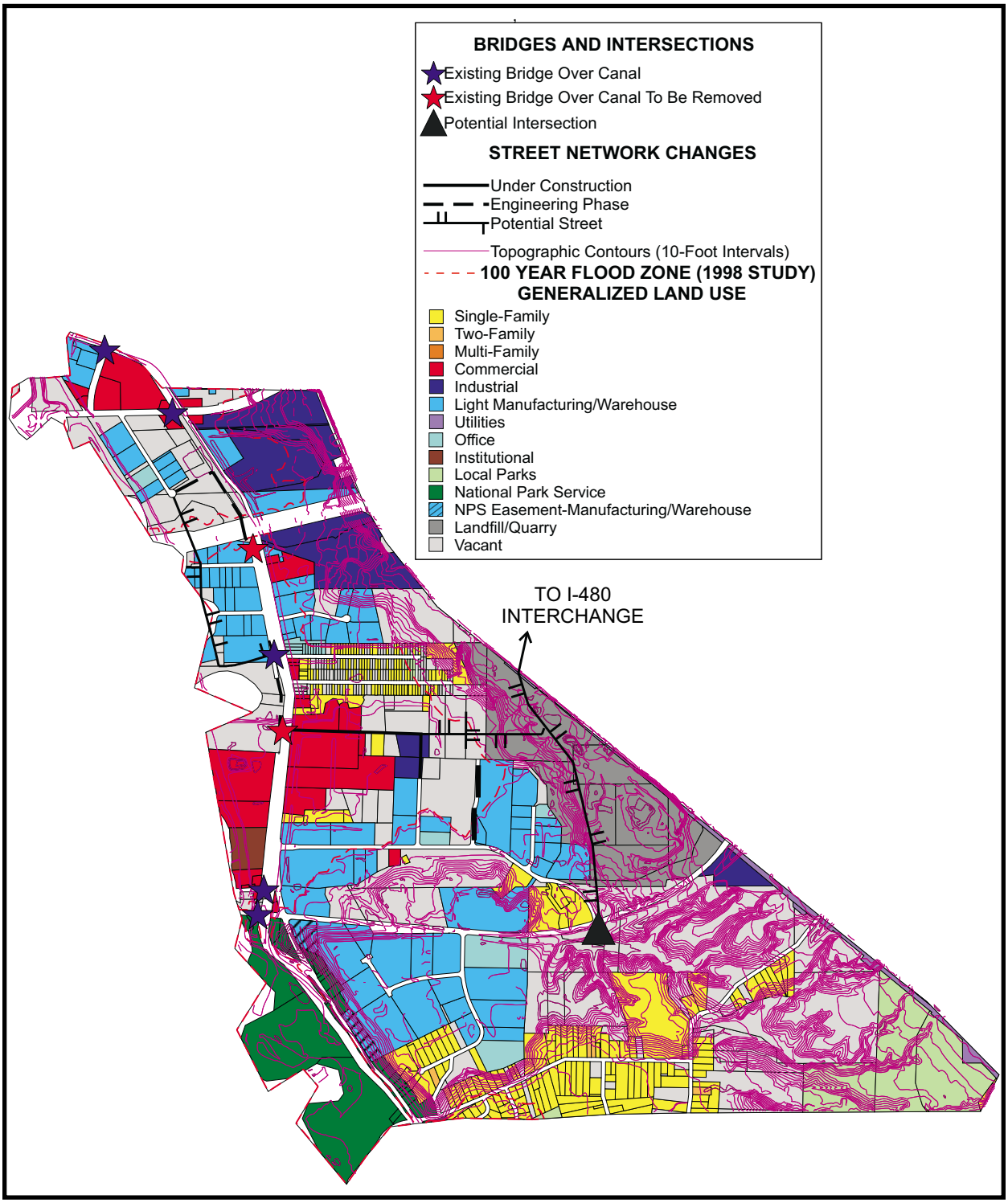
Under Construction/Engineering Phase

There are two street network changes currently under construction or in the engineering phase, both of which involve West Canal Road. The project designated as Phase A will create a road eastward from the terminus of Cloverleaf Parkway to the Ohio & Erie Canal, then turn southward and connect to the existing West Canal Road just south of the I-480 bridge. This project will provide Cloverleaf Parkway users with direct access to Canal Road and West Canal Road. The project designated as Phase B will close the gap that currently exists in West Canal Road from Fosdick Road south to its current terminus. The completion of this road situated parallel to Canal Road will provide an alternate route for some traffic.

Status of Bridges over the Ohio & Erie Canal

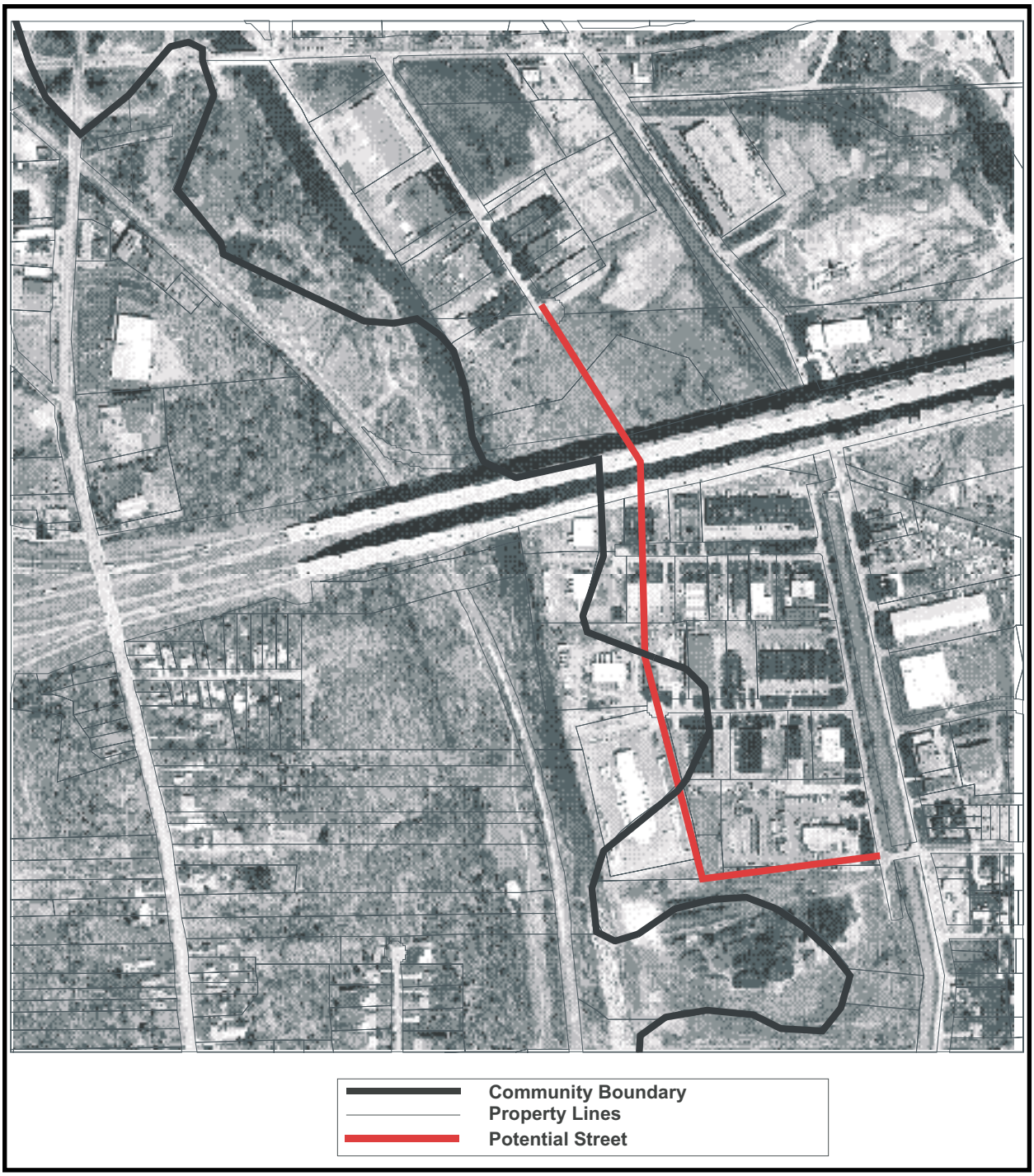
There are currently seven road bridges over the Ohio & Erie Canal: Warner Road, Granger Road, just south of the I-480 bridge, opposite Fosdick Road, opposite Heinton Road (closed), Old Rockside Road, and Rockside Road. The Village Engineer has indicated that two of the bridges—opposite Heinton Road and just south of the I-480 bridge— will be removed and not replaced. The result will be no reduction of access for traffic to West Canal Road. The bridges at Old Rockside

Map 6-1, Street Network Changes, Valley View



Source: Cuyahoga County Planning Commission, 1999

Map 6-2, Potential Street, Cloverleaf Parkway to Bridge at Fosdick Road, Valley View



Source: Cuyahoga County Planning Commission, 1999

Road and opposite Fosdick Road will remain, and the one open bridge being removed will be compensated for with new access connection to Cloverleaf Parkway.

Potential Streets

Cloverleaf Parkway to Bridge at Fosdick Road

The project currently under construction will have the beneficial impact of connecting Cloverleaf Parkway to West Canal Road. In general however, the land along the Cuyahoga River in Valley View and Independence from the terminus of Cloverleaf Parkway southward through the Exchange Street/Wall Street area is underutilized. The land is either vacant or occupied by uses such as truck terminals. Instead of tractor trailers parked along the river bank, there is an opportunity for high quality office development that would attract businesses due to its river setting and proximity to the Towpath Trail. The goal of the proposed road would be to facilitate development on the land between the proposed road and the Cuyahoga River. The current Wall and Exchange Street cul-de-sacs do not provide adequate access to the land to the west. The proposed road would create street frontage that would encourage development.

Although the boundary of Valley View and Independence undulates through the area, this situation could be rectified from an economic standpoint by having the two communities sign an agreement to share the tax revenues generated by the new development. In addition, because the development would generate revenue for both communities, it may be possible to share the cost of the proposed infrastructue improvements.

The proposed road would extend south from the terminus of Cloverleaf Parkway, link to the termini of Exchange Street and Wall Street, continue to the approximate location of the never-constructed Bond Street, and turn east to connect with West Canal Road and Canal Road in alignment with the bridge opposite Fosdick Road. The total length of the proposed road would be about 3,500 feet. It would result in the demolition of two small industrial buildings in Valley View.

Extension of Heinton Road

Directly east of the new terminus of Heinton Road are three large parcels of level land totaling approximately 18 acres suitable for development. The extension of Heinton Road approximately 650 feet would provide access to those parcels. Depending on the configuration of the potential development, Heinton Road may need to form a T-shape, with short north-south spurs providing additional access.

Rockside Road to I-480 Transportation Boulevard Interchange in Garfield Heights

The Boyas family has indicated their interest in continuing to develop their extensive land holdings both north and south of Rockside Road. They have proposed construction of a connector linking Rockside Road to the I-480 Transportation Boulevard Interchange in Garfield Heights. The portion of the roadway in Valley View would be approximately 4,000 feet in length. The proposal will

need to solve several difficult situations, most prominently how to traverse a short segment of sanitary landfill in Garfield Heights. The property owner and their engineer continue to work with the Ohio Environmental Protection Agency on this issue.

Another issue that will need to be resolved is the connection point at Rockside Road. Several locations have been suggested, however it is recommended that the connection point be located at the current Sweet Valley Drive/Rockside Road intersection. From a traffic safety perspective, this point has good sight lines and a good location relative to its position on the major hill on that section of Rockside Road. A location further east on Rockside Road than the current Sweet Valley Drive intersection is not recommended for several reasons. First, due to the steeper grade of Rockside Road, the outlet point might increase traffic hazards. Second, if a different location is chosen, the development may generate enough traffic to require its own traffic signal, which would place two signals on the Rockside Road hill.

To prevent the creation of a V-shape intersection consisting of Sweet Valley Drive and the new connector branching from Rockside Road at the same point, the existing Sweet Valley Drive outlet could be reoriented to create an intersection with the new connector several hundred feet north of Rockside Road.

Next, if any land on the south side of Rockside Road is developed, the recommended three-way intersection should be converted to a four-way intersection. This single access point from the south side would reinforce the use of the Sweet Valley Drive outlet location.

Finally, if the connector is constructed, it is recommended to extend Heinton Road to the east to intersect with the connector. This proposed intersection would be a total of approximately 1,900 feet from the current terminus of Heinton Road. This intersection would provide a direct route to I-480 from the entire Sweet Valley Drive/Heinton Road area, as well as the area that may be developed on the south side of Rockside Road.

VILLAGE OF VALLEY VIEW

CHAPTER SEVEN

FOCUS AREAS

iNTRODUCTION

Within Valley View are areas of special interest because of the potenial for future development or redevelopment. For these specific areas, more detailed analyses have been conducted in order to assess the impacts and benefits of possible development options. The areas studied are listed below and illustrated on ***Map 7-1***.

- ✓ Focus Area 1: Allega Facility on Canal Road
- ✓ Focus Area 2: Kurta Brothers Facility on Canal Road
- ✓ Focus Area 3: Rockside Road - South Side
- ✓ Focus Area 4: Cuyahoga River Floodway - Granger Road to Rockside Road
- ✓ Focus Area 5: Heinton Road Area

FOCUS AREA 1: Allega Facility on Canal Road
FOCUS AREA 2: Kurtz Brothers Facility on Canal Road

Introduction

These two focus areas involve adjacent large-scale facilities on Canal Road.

Focus Area 1 includes the parcels that are currently occupied by Anthony Allega Cement Contractors, Inc., a concrete facility on the east side of Canal Road just north of the Interstate 480 Bridge.

Focus Area 2 includes the parcels that are currently occupied by Kurtz Brothers Professional Landscape Products, a bulk landscaping material facility on the east side of Canal Road just south of the Interstate 480 Bridge.

The purpose of this analysis is to review potential development alternatives for the sites if, in the future, the current occupants decide to leave. Considering current surrounding land uses and freeway access, both Focus Areas are good candidates to retain for industrial development.

Current Conditions

Property Ownership

The Allega Facility includes three parcels totaling about 29 acres. The Kurtz Facility includes two parcels totaling about 24 acres. ***Exhibit 7-1*** provides detailed parcel information.

Land Use

The 1948 generalized land use map of Cuyahoga County in the possession of the Cuyahoga County Planning Commission shows that the area was vacant land. Subsequently, the current Allega facility site was occupied for many years by the Cloverleaf Speedway. Today, the vicinity is an indus-

Map 7-1, Focus Areas, Valley View

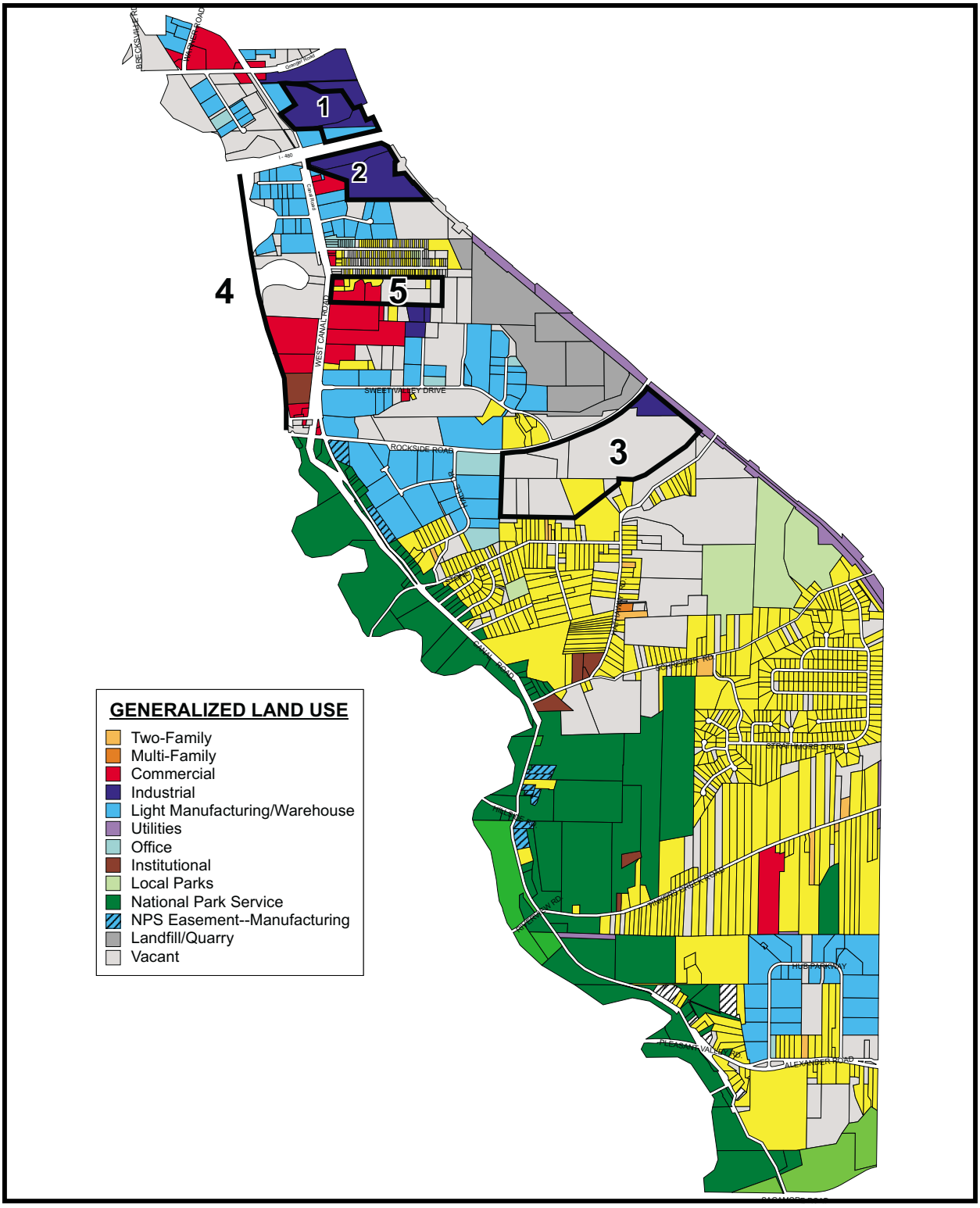


Exhibit 7-1, Focus Areas 1 and 2, Parcel Data

Parcel Number	Owner	Date of Transfer	Acreage
Allega Facility			
571-08-010	Canal Road Partners	01/01/96	15.72
571-08-012	JJJ Properties	01/01/90	4.73
571-10-001	JJJ Properties	01/01/85	9.01
Total			**29.46**
Kurtz Facility			
271-10-002	Hope Realty	01/22/97	8.77
571-10-003	Hope Realty	01/22/97	15.57
Total			**24.34**

Source: Cuyahoga County Auditor's Office, June, 2000

trial area (***Map 7-2***). The eastern portion of both properties is the steep slope formed by the wall of the Cuyahoga River Valley.

Zoning

All of the parcels in both focus area are zoned Industrial District (Chapter 1254), which allows a variety of industrial uses, as well as retail, wholesale, office, and warehouse uses.

Traffic Counts

Traffic counts conducted by the Cuyahoga County Engineer's Office show that the number of total vehicles and trucks are increasing on this section of Canal Road.

The most recent traffic count for Canal Road southeast of Granger Road, July 20, 1994, counted 17,119 vehicles for a 24-hour period. About 12% of the total vehicles were trucks. In 1987, a traffic count tallied 14,753 vehicles in a 24-hour period, 9% of which were trucks.

The most recent traffic count for Canal Road north of Rockside Road, August 6, 1992, counted approximately 16,230 vehicles for a 24-hour period. About 18% of the total vehicles were trucks. In 1984, a traffic count tallied 10,927 vehicles in a 24-hour period, 10% of which were trucks.

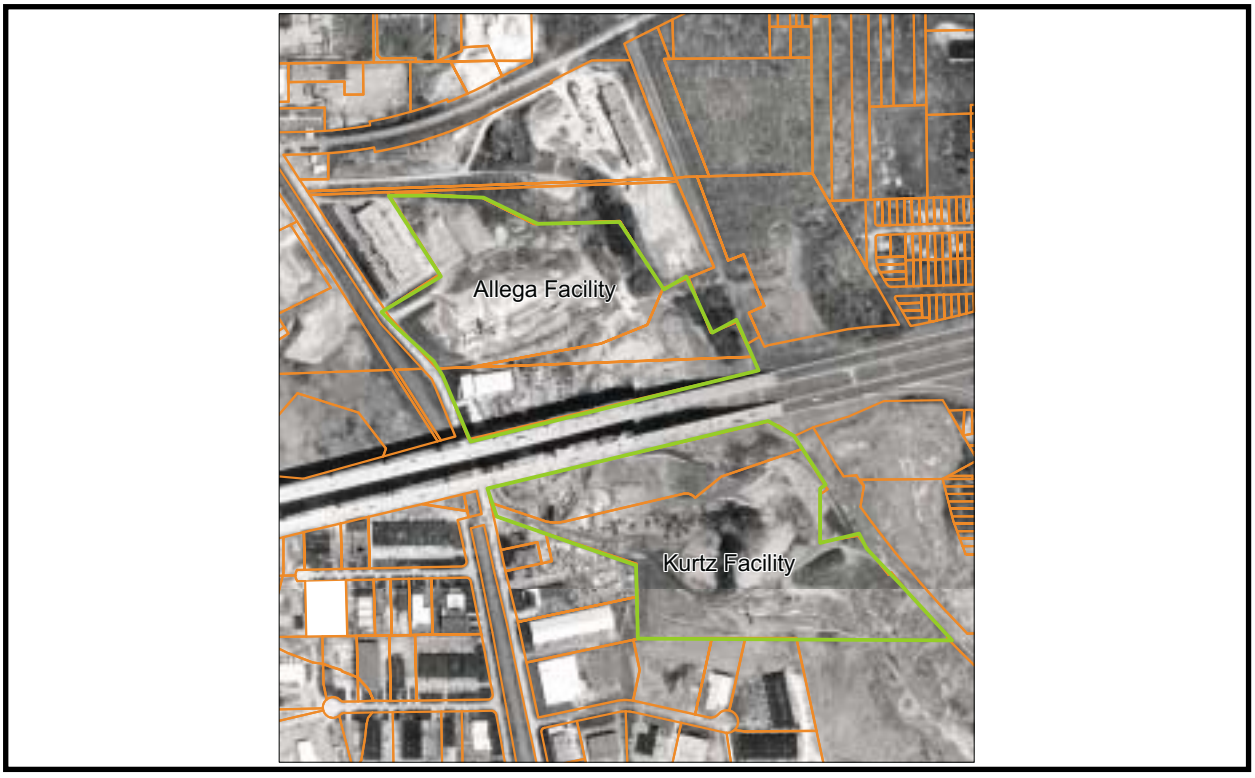
Development Alternatives

For both focus areas, the preferred alternative is light industry, which would reinforce the type of land uses already prevalent in the area.

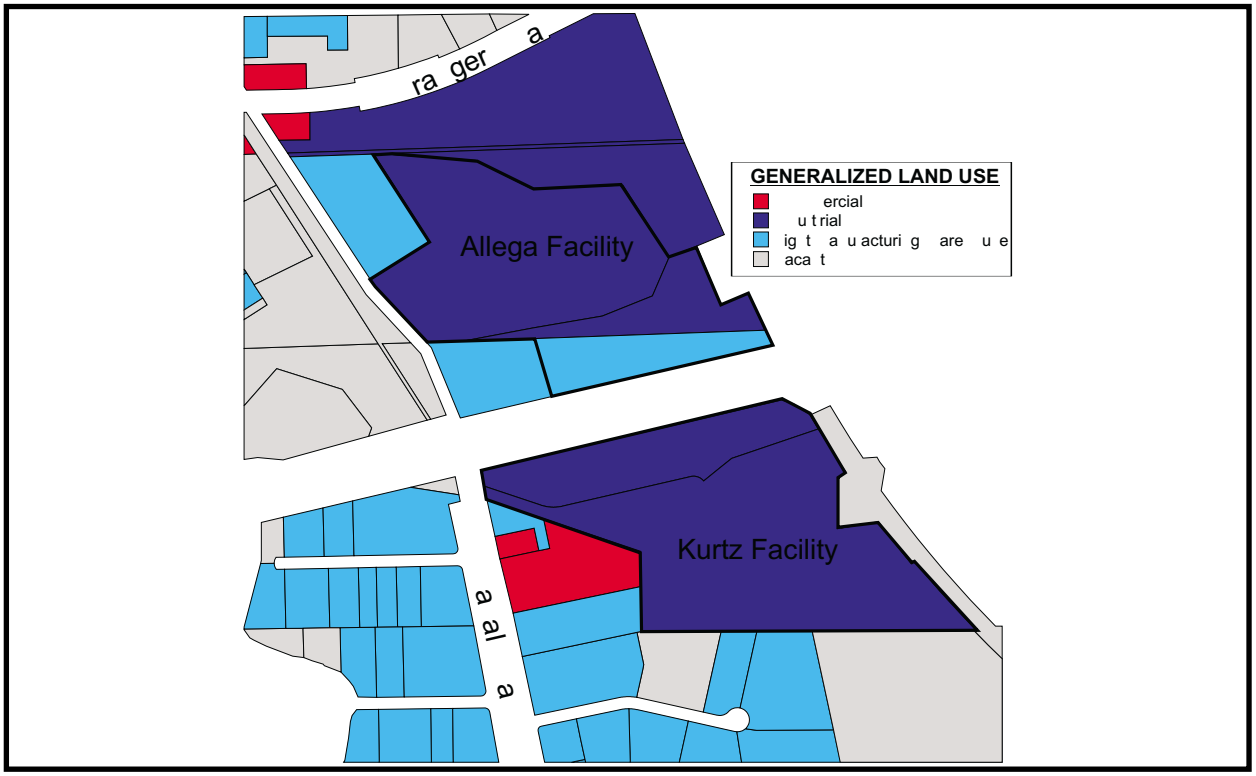
Focus Area 1 - Allega Facility

- ✓ If the current occupant relocated, the area would provide approximately 21.9 acres of **developable land** for new construction. Based on current Village zoning standards, the

Map 7-2, Focus Areas 1 and 2, Land Use



SOURCES: Aerial t gra y uya ga u ty gi eer ' ice r erty li e uya ga u ty Au it r ' ice



area would support approximately 253,000 square feet of industrial floor space, located along a new industrial road. ***Map 7-3*** illustrates one of the potential arrangements of buildings and a road.

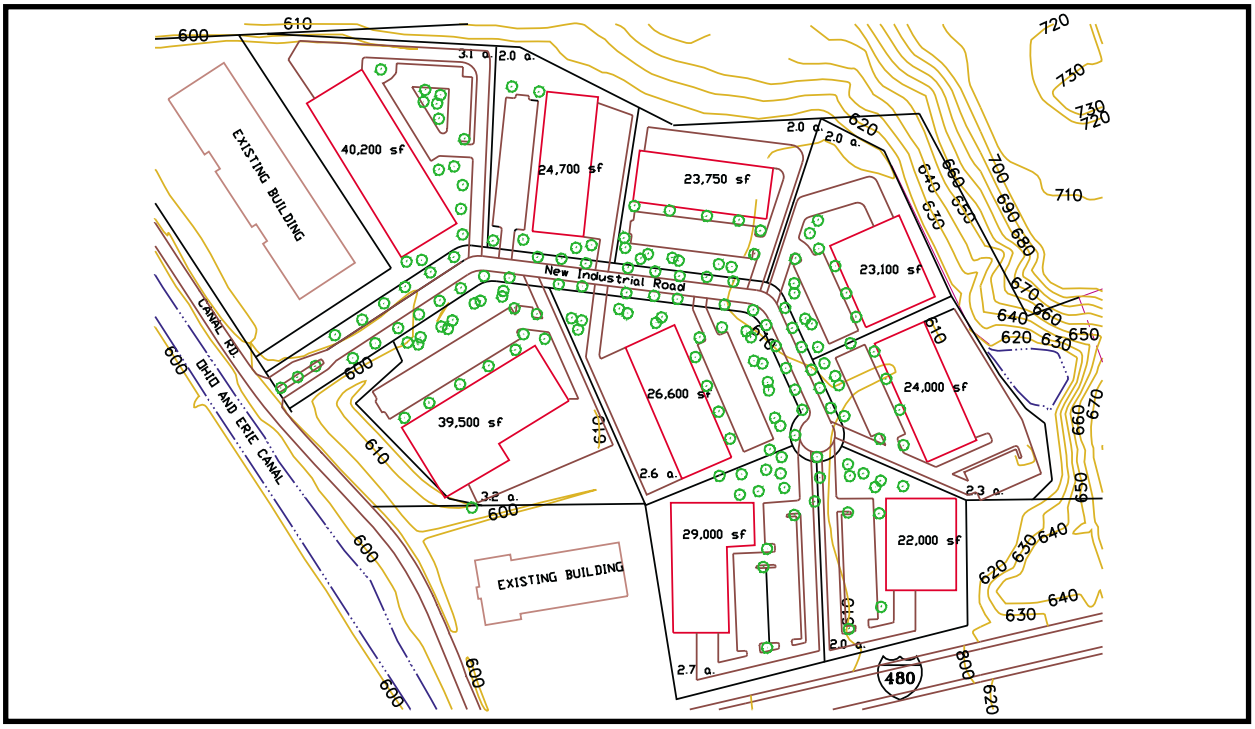
It is estimated that the new development would generate approximately $700,000 in combined income tax and property tax **revenue**, compared to the estimated $100,000 in revenue generated by the current business (***Exhibit 7-2).***

The new development would increase the number of daily **traffic** trips on Canal Road by about 10%.

Exhibit 7-2, Focus Areas 1 and 2, Development Impact Analysis

	Allega Facility		Kurtz Facility	
	Existing Conditions	New Industrial Development	Existing Conditions	New Industrial Development
Development Acreage	29.46	21.90	24.34	9.60
Dwelling Units	n/a	n/a	n/a	n/a
Estimated Floor Area	28,160	252,850	0	104,100
Potential Value of Site	$2,493,628	$11,630,180	$599,114	$4,569,655
Assessed Value	$872,770	$4,070,563	$209,690	$1,599,379
Annual Property Tax Value				
City	$5,279	$24,622	$1,268	$9,674
School	$22,386	$104,405	$5,378	$41,022
County	$10,845	$50,580	$2,606	$19,874
Library/Metroparks	$2,415	$11,261	$580	$4,425
Annual Income Tax Generation				
Current Residents	n/a	n/a	n/a	n/a
Total Estimated Current Average Monthly Employees/New Employees	70	546	27	225
Total Estimated Annual Employee Income	$46,124	$46,124	$46,124	$46,124
Total City Income Tax for Valley View	$64,574	$503,818	$24,907	$207,425
Annual Revenue				
All Tax Revenue	$105,498	$694,687	$34,739	$282,420
City Revenue	$69,853	$528,440	$26,175	$217,100
Annual City and School District Expenditures				
Share of Municipal Service Costs	$15,986	$124,688	$6,166	$51,382
New Public School Aged Children	n/a	n/a	n/a	n/a
Expenditure Per Public School Pupil	n/a	n/a	n/a	n/a
Public School District Expenditures	n/a	n/a	n/a	n/a
Net Fiscal Impact for City	$53,867	$403,752	$20,009	$165,718
Physical Impacts				
New Traffic Trips (daily)	211	1,649	82	679
Sewer System Total Usage (gal/day)	9,030	70,454	3,483	29,006

Map 7-3, Focus Area 1, Development Alternative



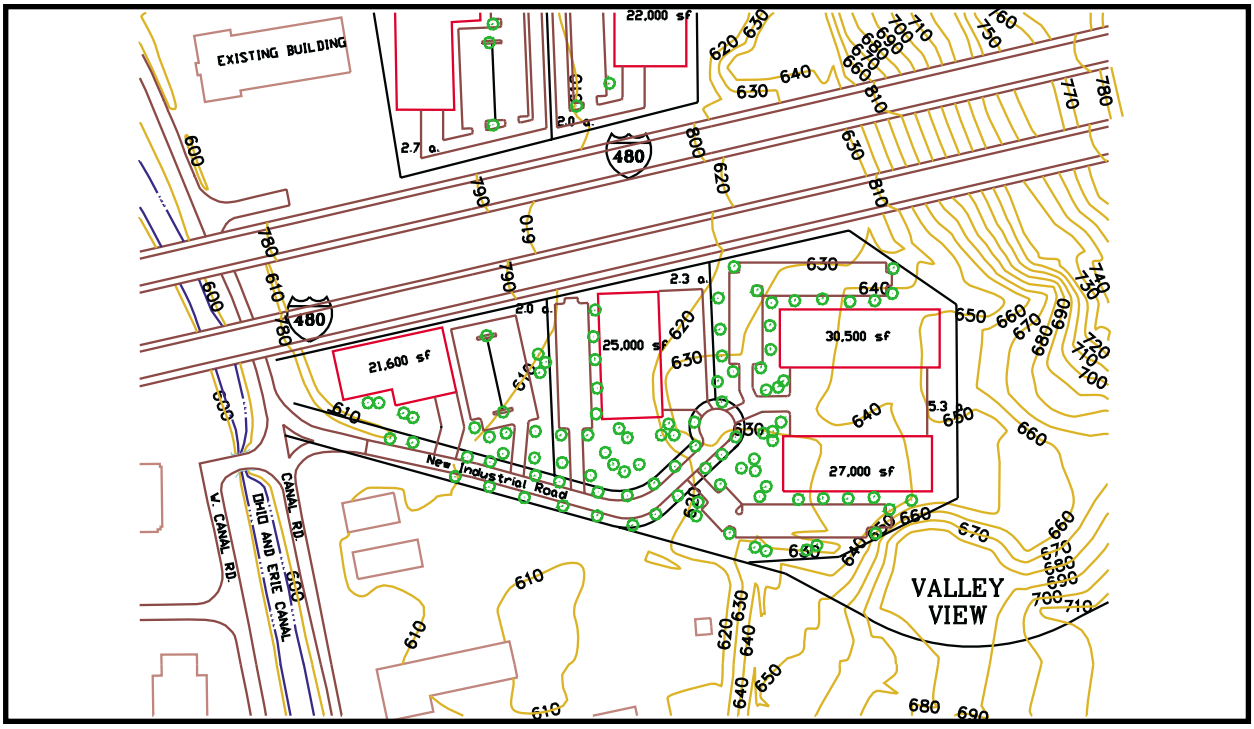
A significant portion of the area is within the 100-year **floodplain** identified in the 1998 U.S. Army Corps of Engineers study. This designation will not prevent development, however grading, layout, and design of a new development will need to ensure that the infrastructure and buildings will not be harmed by floodwaters.

Focus Area 2 - Kurtz Facility

- ✓ If the current occupant relocated, the area would provide approximately 9.6 acres of **developable land** for new construction. The amount of developable acreage is modest due to the location of the steep slopes toward the rear of the property. Based on current Village zoning standards, the area would support approximately 104,000 square feet of industrial floor space, located along a new industrial road. Exhibit 7-5 illustrates one of the potential arrangements of buildings and a road. The existing bridge over the Ohio & Erie Canal that links Canal Road and West Canal Road is planned for removal. Therefore, the four-way intersection shown on ***Map 7-4*** may not exist in the future.

- ✓ It is estimated that the new development would generate approximately $282,000 in combined income tax and property tax **revenue**, compared to the estimated $35,000 in revenue generated by the current business (***Exhibit 7-2***).

Map 7-4, Focus Area 2, Development Alternative



- ✓ The new development would increase the number of daily **traffic** trips on Canal Road by less than 5%.

- ✓ This area is not part of the 100-year **floodplain** identified in the 1998 U.S. Army Corps of Engineers study.

FOCUS AREA 3: Rockside Road - South Side

Introduction

This focus area involves a large tract of vacant land on the south side of Rockside Road east of Canal Road. On Rockside Road, the focus area extends to the community boundary with Garfield Heights. The focus area has street frontage on Rockside Road, Hathaway Road, and Stone Road

The purpose of this analysis is to review potential development alternatives for the area. One of the key issues for future land uses is whether or not a connector road is built from the vicinity of the Rockside Road/Old Rockside Road intersection to the Transportation Boulevard exit of Interstate 480.

Current Conditions

Property Ownership

Focus Area 3 includes eleven total parcels (nine in their entirety and two in part). The land is primarily owned by Boyas Excavating (***Exhibit 7-3***). The Boyas family intends to be involved in the development of the properties.

The developer estimates that the proposed development will include approximately 135 acres on the south side of Rockside Road. This estimate includes areas reserved as buffers to existing adjacent houses.

For the purposes of this analysis, CPC is using approximately 120 acres as the area to be developed.

Exhibit 7-3, Focus Area 3, Parcel Data

Parcel Number	Owner	Date of Transfer	Acreage
571-25-001	Dolores Kurtz	01/05/90	7.61
572-14-004	Boyas Excavating	01/01/85	3.51
572-14-006	Boyas Excavating	01/10/94	5.74
572-16-001	Boyas Excavating	08/11/88	71.47
572-16-002	Boyas Excavating	08/11/88	1.87
572-17-003	Boyas Excavating	01/10/94	4.6
572-17-013	Boyas Excavating	01/10/94	2.14
572-17-016	Boyas Excavating	01/10/94	15.31
572-17-017	Boyas Excavating	01/10/94	7.59
572-18-001 (part)	B. and S. Borkowski Trust	04/07/99	23.38
572-18-004 (part)	B. and S. Borkowski Trust	04/07/99	3.58
Total			**146.8**

SOURCE: Cuyahoga County Auditor's Office, June, 2000

Land Use

The 1948 generalized land use map of Cuyahoga County in the possession of the Cuyahoga County Planning Commission shows that the area was vacant land. The area remains vacant land today, with the only activity being the filling operation by Boyas Excavating and a small facility fronting on Rockside Road operated by the Kurtz family. A large parcel fronting on Hathaway Road and Stone Road has a single-family home located near the street frontage, while the rear portion is vacant (***Map 7-5***).

The land uses in the vicinity of the focus area are varied. North of Rockside Road are light industrial and quarry/landfill uses. West of the focus area, on Rockside Road, are light industrial uses. To the east of the area, in Garfield Heights, are residential and commercial uses. On the south side of the focus area are single-family houses and vacant land.

Zoning

The area is divided between two zoning districts. The Country Home District (Chapter 1248) occupies the larger eastern portion of the area. The western portion of the area is zoned Industrial District (Chapter 1254).

Traffic Counts

Traffic counts conducted by the Cuyahoga County Engineer's Office show that the number of total vehicles and trucks are increasing on this section of Rockside Road.

The most recent traffic count for Rockside Road east of Canal Road, August 6, 1992, counted approximately 21,330 vehicles for a 24-hour period. About 13% of the total vehicles were trucks. In 1988, a traffic count tallied 16,149 vehicles in a 24-hour period, 8% of which were trucks.

The most recent traffic count for Rockside Road west of Turney Road, July 15, 1997, counted approximately 20,153 vehicles for a 24-hour period. About 5% of the total vehicles were trucks. In 1990, a traffic count tallied 21,395 vehicles in a 24-hour period, 6% of which were trucks.

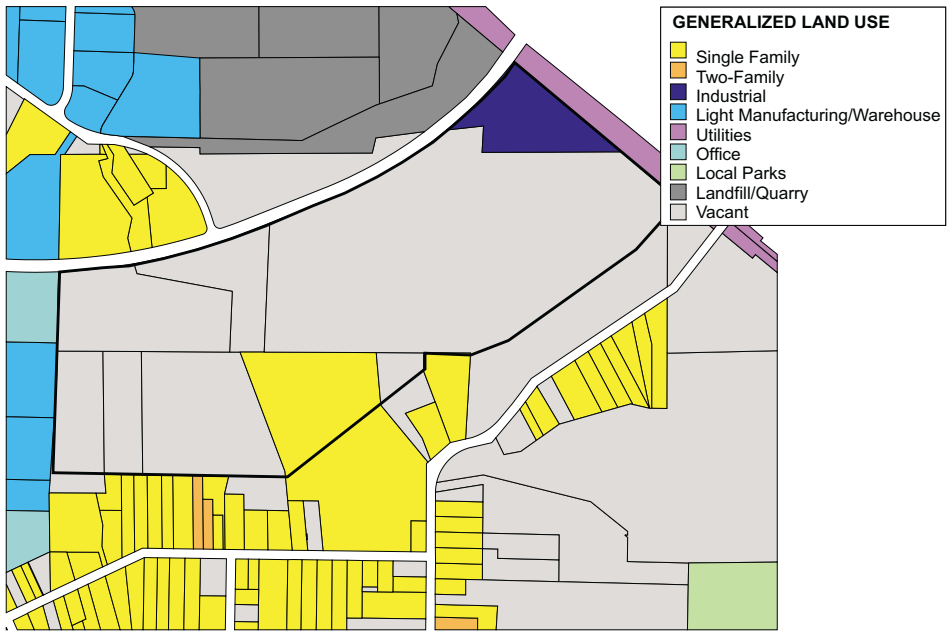
Development Alternatives

Considering the topography and surrounding land uses, the area is a good candidate for a single use or combination of uses such as retail, office, and/or light industrial. A development proposal could also include some housing as a component in the more remote sections of the focus area.

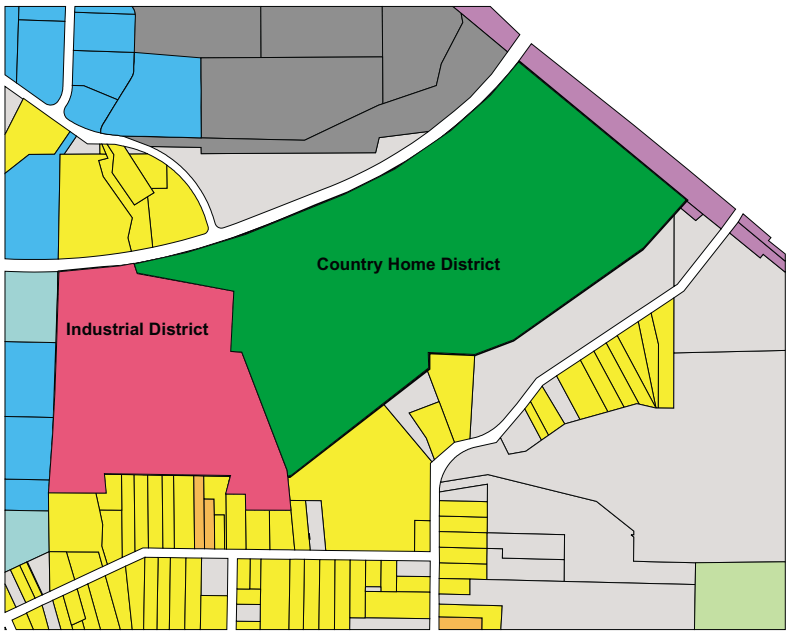
All alternatives utilize an estimate of approximately 120 acres of developable land. This figure excludes area reserved as buffers to the adjacent houses.

- ✓ The emergence of Rockside Road as a heavily travelled arterial road and its development as a light industrial, commercial, and office corridor over the past generation means that residential zoning fronting on Rockside Road is no longer an appropriate option.

Map 7-5, Focus Area 3, Rockside Road, South Side, Land Use



Map 7-6, Focus Area 3, Rockside Road, South Side, Zoning



- ✓ The type of development to be built south of Rockside Road will be influenced by the presence or absence of a connector road from Rockside Road north to the Transportation Boulevard interchange of Interstate 480. The construction of a connector, which would provide quick freeway access, may encourage more office development. The lack of a connector may mean that the area would be more suitable for light industrial development.

- ✓ Development of the area on the south side of Rockside Road is estimated to be at least seven to ten years into the future. This time frame is due to the filling activities that must be completed on the properties, the final outcome of the connector road issue, and the likelihood that the area north of Rockside Road will be developed sooner.

- ✓ In March, 1999 the present land owner, Boyas Properties, proposed approximately 1.7 million square feet of development on the south side of Rockside Road, divided into about 800,000 square feet of corporate office space and 910,000 square feet of light industrial space (***Map 7-7***). The area south of Rockside Road is part of a proposed 4,435,000 square feet of development both north and south of Rockside Road encompassing about 500-525 acres. The property owner's consultant, Commonwealth Development Consulting, has indicated that complete build-out could take up to twenty years. The Boyas Properties schematic master plan shows a connector road to Interstate 480.

- ✓ The Boyas Properties proposal includes a buffer 300 feet deep along the Hathaway Road frontage to shield the residential area. Along Stone Road, the distance from the houses to the rear property line of the proposed development varies, however the distance is generally several hundred feet.

- ✓ CPC has illustrated three variations for development that are different in character from the Boyas Properties concept, illustrating the potential flexibility of the property due to its size and location (***Map 7-8***). The basic concepts of office and/or light industrial development however, are likely to appear at the time of actual development.

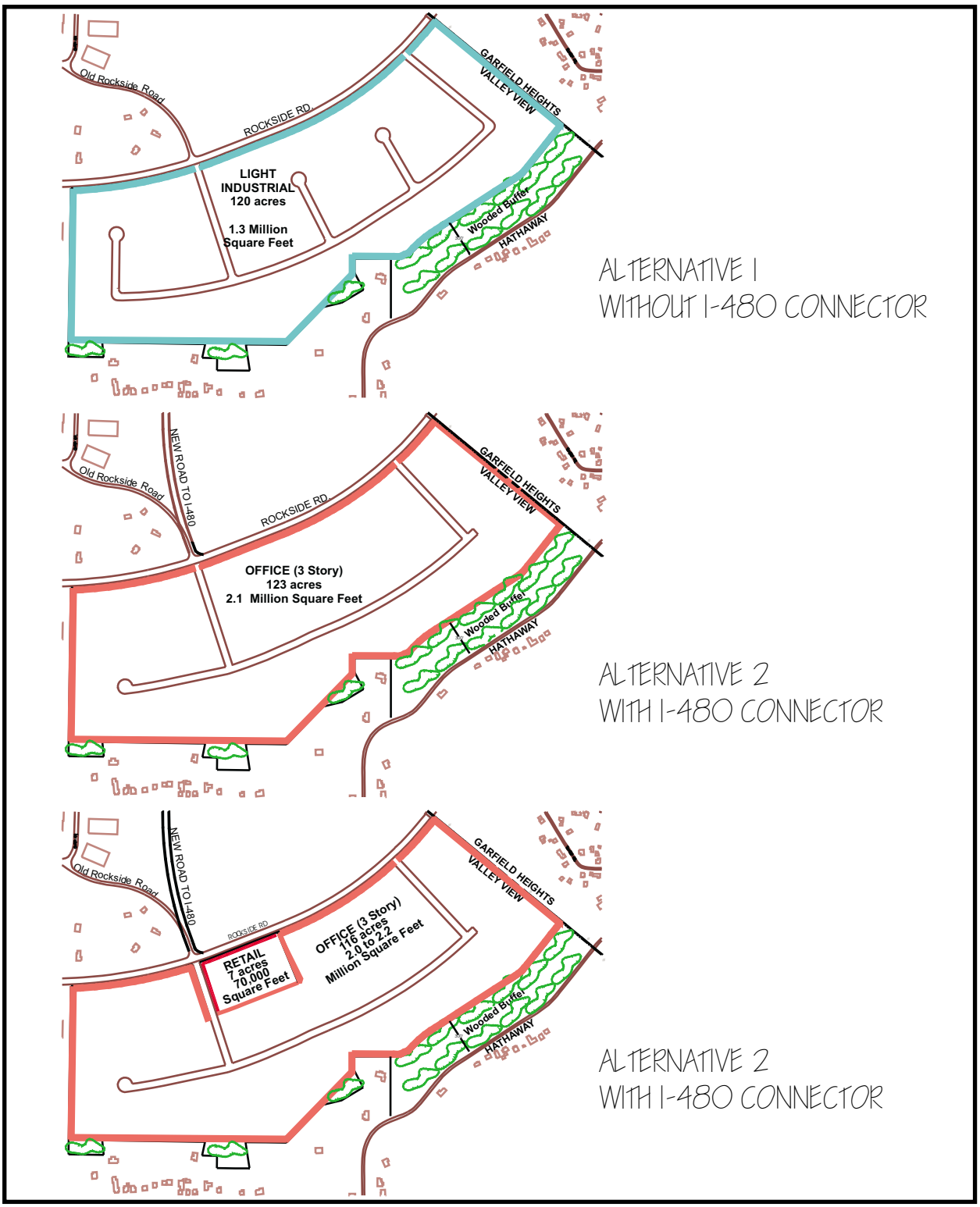
Recommendations

- ✓ Do not consider rezoning the property at present. Discussions concerning rezoning would be appropriate 1) when the connector road is under construction or has been completed; **AND** 2) a specific development proposal has been submitted to the Village. The retail, office, and/or light industrial markets may change between the present and when the property is ready for development. Rezoning at the appropriate time in the future will provide the Village with the best understanding of the current conditions, rather than making a decision years in advance.

- ✓ On Rockside Road, coordinate the access point of the Interstate 480 connector road and the main access point for the area south of Rockside to ensure that a four-way intersection is created.

Map 7-7, Focus Area 3, Boyas Properties Schematic Master Plan, Alternate C

Map 7-8, Focus Area 3, CPC Development Alternatives



- ✓ Do not permit access to the property from Hathaway Road for any purpose.
- ✓ As part of any development proposal, ensure that a developer leaves a wooded buffer, or installs a sufficiently deep wooded buffer, on the new development side of the property line to shield residents from a clear view of the development.
- ✓ As part of any development proposal, ensure that information about the location, size, planting materials, and other features of the buffers is incorporated into legally binding documents for the long-term protection of the character of the residential areas.

Development Impact Analysis

Exhibit 7-4 illustrates the economic analysis for the three CPC alternatives, as well as the March, 1999 Boyas Properties proposal. In summary, the complete development of the property would create a revenue source of several million dollars annually for the Village. The impacts of this scale of development could include up to 25,000 new traffic trips daily, as well as approximately 350,000 gallons per day of new demand on the sewer system. The magnitude of the impacts would vary based upon the specific types of development.

Exhibit 7-4, Focus Area 3, Development Impact Analysis

	Existing Conditions	Alternative 1 - Without I-480 Connector	Alternative 2 - With I-480 Connector	Alternative 3 - With I-480 Connector*	Alternative 4 - Boyas Properties (March 1999)**
Development Acreage	120.00	120.00	123.00	123.00	120.00
Estimated Floor Area	0	1,300,000	2,100,000	2,170,000	1,710,000
Potential Value of Site	$1,390,571	$60,281,375	$158,397,312	$162,140,054	$102,111,092
Assessed Value	$486,700	$21,098,481	$55,439,059	$56,749,019	$35,738,882
Annual Property Tax Value					
City	$2,944	$127,621	$335,340	$343,264	$216,178
School	$12,483	$541,151	$1,421,947	$1,455,546	$916,661
County	$6,048	$262,167	$688,877	$705,155	$444,086
Library/Metroparks	$1,346	$58,369	$153,373	$156,997	$98,872
Annual Income Tax Generation					
Total Estimated Current Employees/New Employees	n/a	2,808	6,909	7,036	4,598
Total Estimated Annual Employee Income	n/a	$46,124	$43,680	$27,742/ret, $43,680/ofc	$43,680/ofc, $46,124/ind
Total City Income Tax for Valley View	n/a	$2,590,324	$6,035,702	$6,106,167	$4,112,911
Annual Revenue					
All Tax Revenue	$22,821	$3,579,632	$8,635,240	$8,767,129	$5,788,707
City Revenue	$2,944	$2,717,945	$6,371,043	$6,449,431	$4,329,089
Annual City and School District Expenditures					
Share of Municipal Service Costs	n/a	$641,251	$1,577,779	$1,606,781	$1,050,026
Net Fiscal Impact for City	$2,944	$2,076,694	$4,793,264	$4,842,650	$3,279,063
Physical Impacts					
New Traffic Trips (daily)	n/a	8,480	22,938	25,785	14,676
Sewer System Total Usage (gal/day)	n/a	362,232	138,180	152,180	306,254

*Alternative 3 is a combination of 70,000 square feet of retail space and 2.1 million square feet of office space.
**Alternative 4 is a combination of 800,000 square feet of office space and 910,000 square feet of light industrial space.

FOCUS AREA 4: Cuyahoga River Floodway - Granger Road to Rockside Road

Focus Area 4 includes the area defined as the floodway of the Cuyahoga River from Granger Road to Rockside Road. For discussion purposes, the focus area includes both sides of the Cuyahoga River, including land in Valley View and Independence. In Valley View, the land uses are primarily commercial, light manufacturing/warehouse, or vacant land. The zoning for this area is Industrial District (Chapter 1254), which allows a variety of industrial uses, as well as retail, wholesale, office and warehouse uses. At this time, development on vacant land, or demolition and redevelopment on occupied property is basically not possible within the floodway.

The purpose of this analysis is to provide the definition of a floodway, describe the area designated as a floodway, outline the impact of the floodway designation on development, and review the status of efforts to modify the floodway boundary to accommodate property owners and continue to meet environmental regulations.

Definition of Floodway

Chapter 1228 of the Codified Ordinances of Valley View, *Flood Damage Prevention*, defines a floodway as:

> The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Ideally, the floodway is the area within which no buildings or obstructions should be located. The clear path allows the excess water to flow through the area efficiently, carrying debris with it, and does not raise the depth of floodwaters in adjacent areas.

1998 U.S. Army Corps of Engineers Study

In May, 1998, the U.S. Army Corps of Engineers completed a *Draft Flood Insurance Study Report* of the Cuyahoga River, which included Valley View and Independence north of Hillside Road. The report included new data on floodplain boundaries and the location of the floodway. The report has been submitted by the Army Corps of Engineers to the Federal Emergency Management Agency for approval. The Valley View Engineer has indicated that the Village has been utilizing the revised maps since May, 1998.

Study Results

The 1998 U.S. Army Corps of Engineers study changed the boundary of the Cuyahoga River floodway. In the area between the I-480 Bridge and Granger Road, the floodway boundary does not have a significant impact on existing buildings or potential development (***Map 7-9***). The floodway is approximately 150-200 feet wide on both the east and west banks of the Cuyahoga River. On the

east bank, the floodway remains behind the rear wall of all but one building on the west side of Cloverleaf Parkway.

Between the I-480 Bridge and Rockside Road however, the revised floodway boundary has an important impact on existing buildings and vacant land. The west bank of the Cuyahoga River is located in Independence, where the floodway is approximately 25-50 feet wide from the I-480 bridge to approximately 1,600 feet north of Old Rockside Road. The narrowness of the floodway in this area may be due to a combination of the elevation of the river bank created as part of the river straightening project undertaken in the mid-20th century, as well as the elevation of the existing railroad track that parallels the river. The result is that the railroad track is outside the floodway, even though it is as close as 80-100 feet to the river. From about 1,600 feet north of Old Rockside Road south to Old Rockside Road, the floodway expands from about 100 wide to about 400 feet wide.

On the east bank of the Cuyahoga River, the floodway boundary is much wider in the same area. At the I-480 Bridge the floodway is about 200 feet wide, gradually expanding to more than 400 feet wide at Wall Street. The floodway eventually expands to about 550 feet wide, decreasing to about 400 feet wide about 1,100 feet north of Old Rockside Road (Family Golf Center). From this location, the floodway gradually decreases to about 250 wide at Old Rockside Road.

Study Impact

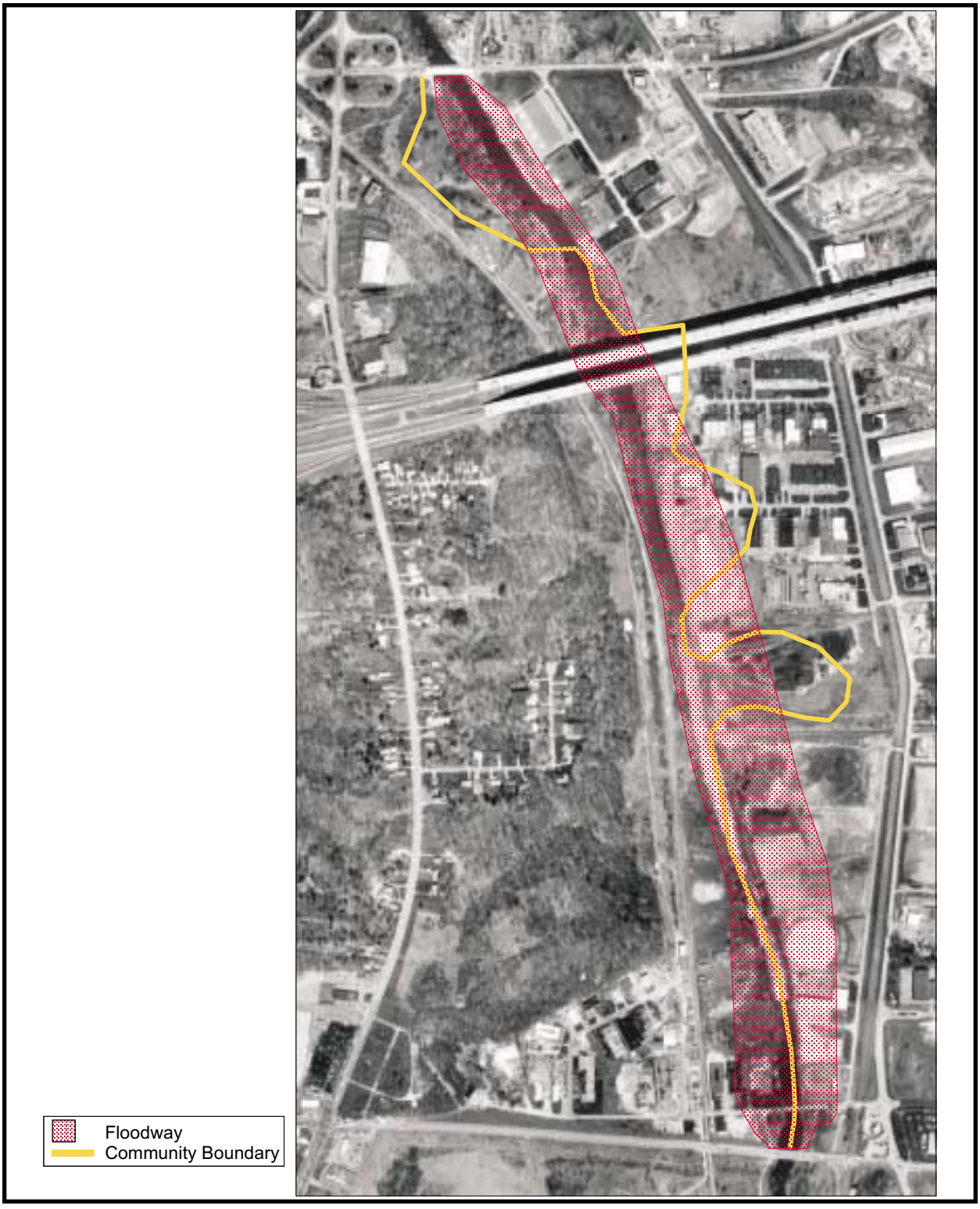
The impact of the 1998 U.S. Army Corps of Engineers study is that construction activity in Valley View along the Cuyahoga River will need to address the regulatory issue of being located in the floodway. Section 1228.17(a) of the Codified Ordinances of the Village of Valley View states that in the floodway:

> Encroachments, including fill, new construction, substantial improvements and other development, are prohibited, unless a technical evaluation demonstrates that an encroachment will not result in any increase in flood levels during the occurrence of the base flood discharge.

Improper filling, new construction, and building additions in the floodway will damage buildings, as well as worsen flooding in areas adjacent to the floodway by forcing more water further away from the river.

One new development located in the floodway that has successfully completed the approval process through the Village Engineer and the U.S. Army Corps of Engineers is Thornburg Station. In this situation, the buildings will be elevated above the floodway and the 100-year floodplain. The only part of the development that will be subject to flooding is the open air parking area. Although this approach has been successful with a small-scale development, it may not be practical for larger developments. The Village Engineer considers the vacant land in the entire 100-year floodplain to be generally unbuildable, due to the fact that the existing grade is eight to ten feet below projected flood levels and filling is not an acceptable solution.

Map 7-9, Focus Area 4, Cuyahoga River Floodway, Granger Road To Rockside Road, Aerial View



SOURCES: Aerial Photography: Cuyahoga County Engineer's Office, 1993. Floodway: U.S. Army Corps of Engineers, 1998.

For existing buildings, a location within a floodway does not require removal. However, if a property owner files insurance claims frequently due to flood damage, the Federal Emergency Management Agency may propose to purchase the property rather than continue to pay repeated claims through the federal flood insurance program. As a result of natural disasters that cause significant flooding, such as hurricane Floyd, the Federal Emergency Management Agency has a voluntary program to purchase damaged properties at fair market value and demolish them.

Efforts to Modify the Floodway Boundary

The Village Engineer has begun discussions with the U.S. Army Corps of Engineers to determine whether modifications to the Cuyahoga River channel may reduce flooding and make it more feasible for property owners to develop their land. The concept is to change the existing steep sides of the river channel to a less steep profile with a natural vegetation strip. The result would be that the capacity of the river channel to carry floodwater would increase. With more water in the river channel, it may be possible that 1) the depth of the floodwater in the floodway would decrease; and 2) the floodway boundary could be adjusted closer to the river. Both of these results could make it more cost effective for property owners to develop their properties and meet the flood regulations. Potential modifications to the river channel should be designed to also produce the results of lessening erosion and creating habitat for animals and plants.

If the Village and the U.S. Army Corps of Engineers are able to agree on a plan, the final decision would be made by the Federal Emergency Management Agency.

The Village Engineer met with staff from the U.S. Army Corps of Engineers, Ohio Environmental Protection Agency/Division of Surface Water, and Ohio Canal Corridor, Inc. in June, 1999 to informally review the project as a whole. The next step is for the Village Engineer to prepare a conceptual idea in writing for U.S. Army Corps of Engineers staff comments.

Another organization which may be able to assist in accomplishing this proposed project is the American Heritage River Task Force. The fourteen rivers designated nationwide by President Clinton on July 30, 1998, including the entire length of the Cuyahoga River, represented an effort to recognize and reward local efforts to restore and protect America's rivers and waterfronts. The application process was guided by many local partners, coordinated by the Cuyahoga River Remedial Action Plan. For each American Heritage River, a person has been hired as a federal employee to be a "River Navigator" to help communities identify federal programs and resources to help carry out their plans. The designation does not impose any regulatory burdens. The designation does not come with its own funding. The purpose of the Navigator is to assist communities to identify resources and resolve river-related issues that involve federal agencies, which is how this person may be able to assist the Village. The local River Navigator was hired in early 2000 and is located in offices in the Cuyahoga Valley National Recreation Area. The Village Engineer has submitted a written request to the Task Force requesting their assistance.

FOCUS AREA 5: Heinton Road

Introduction

This focus area includes the north side of Heinton Road and the non-culverted portion of a creek and its vicinity from approximately the eastern terminus of Heinton Road to Canal Road. Approximately 2,700 linear feet of creek is located in this area.

Creek at terminus of Heinton Road, looking north toward Murray Road.

The recent paving of Heinton Road and the new movie theater/restaurant complex on the south side of Heinton Road means that the area on the north side of Heinton Road is now more attractive as a location for development. A key issue however, is that development could have negative consequences on the flooding and erosion problems of the creek, which could also adversely affect the adjacent residents to the north on Murray Road. In addition, new development without adequate buffering could decrease the quality of life for Murray Road residents.

Current Conditions

Property Ownership

Cuyahoga County Auditor's Office data shows that the north side of Heinton Road includes twelve parcels. Some parcels are owned by businesses, while other parcels have individual persons as owners.

Land Use

The north side of Heinton Road is a combination of vacant land, businesses, and single-family homes (***Map 7-10***).

The land uses in the vicinity of the focus area are varied. North of the focus area are the single-family homes on Murray Road. South of the focus area is large-scale commercial development. East of the focus area is vacant land.

Zoning

Almost all of the area is zoned Industrial District (Chapter 1254), which allows a variety of industrial uses, as well as retail, wholesale, office, and warehouse uses. The parcels fronting on Canal Road between the creek and Murray Road are zoned Business District (Chapter 1250), which al-

Map 7-10, Focus Area 5, Heinton Road, Aerial View

SOURCE: Cuyahoga County Engineer, 1993

lows various retail stores and services, as well as single-family homes, parks, playgrounds, agriculture, nurseries, greenhouses, public buildings, and churches.

Environmental Issues

The north side of Heinton Road is entirely within the 100-year floodplain of the Cuyahoga River. The creek is too small to appear on the Federal Emergency Management Agency floodplain maps.

In this focus area, the creek exists as a shallow channel that is subject to erosion. This problem is worsened due to the fact that the upstream portion of the creek has been culverted. First, the culvert means that the creek can not release any of its water in the upstream area. Second, the culvert increases the speed of the moving water, which in turn increases the channel erosion in the open areas of the creek, such as this focus area.

Development Recommendations

Land Use

The north side of Heinton Road is situated between the large commercial uses of the movie theater complex and restaurants to the south and the single-family homes to the north. The land use selected for the north side of Heinton Road could serve as a good transition between the adjacent uses. The current zoning classification, Industrial District (Chapter 1254), allows industrial uses, as well as retail, wholesale, office, and warehouse uses.

Low-rise office buildings are the preferred alternative for the north side of Heinton Road. Office buildings generate minimal truck traffic and are used primarily five days per week for twelve hours per day. With the situation of adjacent residences, office uses are generally more quiet, generate less truck traffic, and operate fewer hours than other potential uses such as retail or industrial (***Map 7-11 and Map 7-12***).

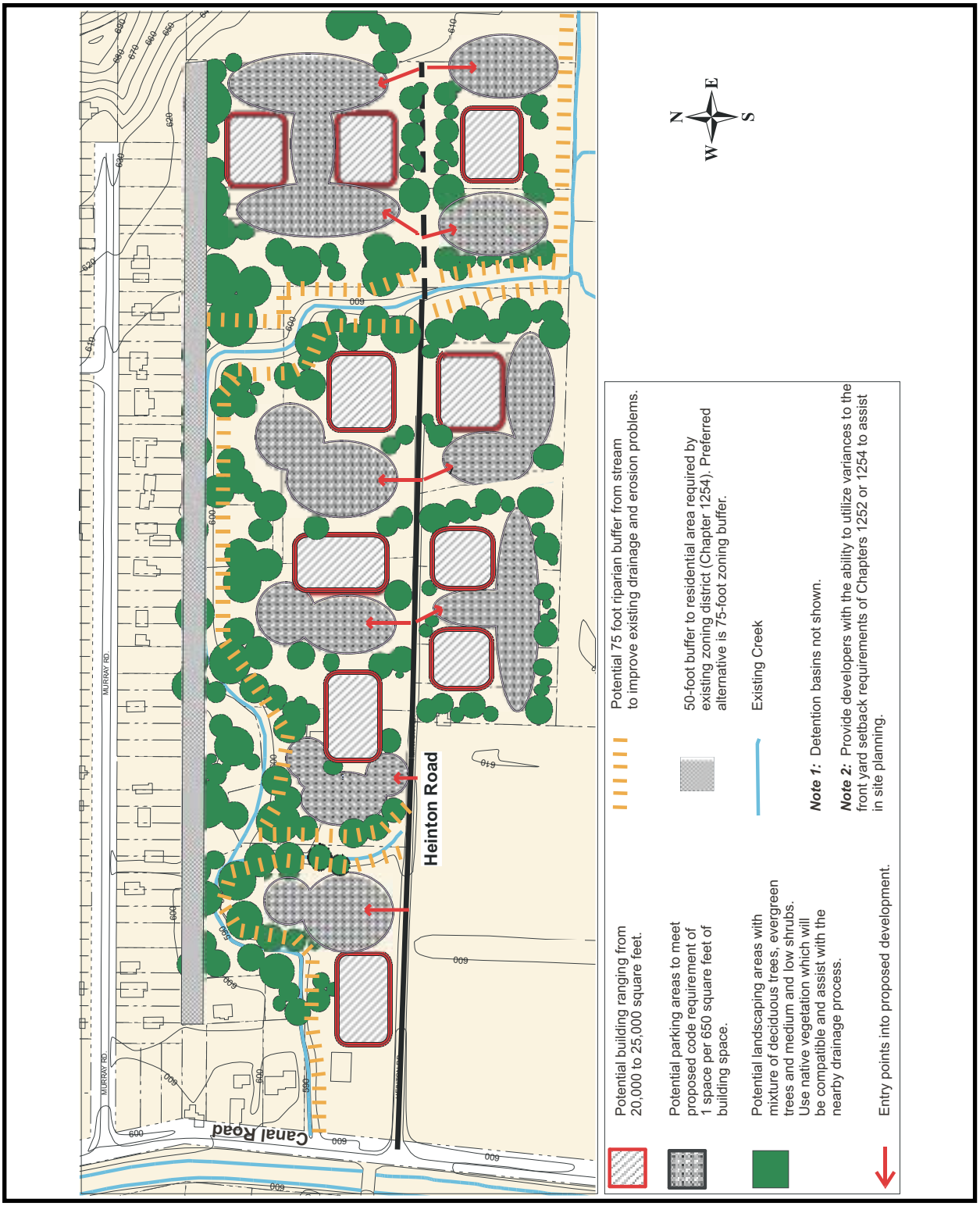
Therefore, a zoning change is recommended. Due to the fact that a use district allowing only office buildings does not exist at this time, an alternative would be to change the zoning to Office Building/Research Laboratory/Light Manufacturing District (Chapter 1252). This chapter specifically emphasizes its use for situations “where residences are in close proximity” (Chapter 1252.03(a). Although some types of light manufacturing would be permitted under Chapter 1252, a positive aspect is that retail development is not an available option.

Buffers

The current zoning classification, Industrial District (Chapter 1254), includes a requirement for a 50 foot wide buffer when an industrial use abuts a residential use (1254.03(c)).

The Office Building/Research Laboratory/Light Manufacturing District (Chapter 1252) requires a 75 foot wide buffer when a use abuts a residential area (1252.04(b)(1)).

Map 7-11, Focus Area 5, Heinton Road, Low-Rise Office Building Concept



Map 7-12, Focus Area 5, Heinton Road, Low-Rise Office Building Concept and Creek Protection, Perspective View

The rezoning of this area from Chapter 1254 to Chapter 1252 of the zoning code would create a larger buffer for the residential area. This larger buffer area would give both the Village Planning Commission and developers greater flexibility in solving potential issues for the residents, including noise, glare, and undesirable views.

Drainage

Development on the north side of Heinton Road will create surfaces that are impervious to natural drainage, such as building roofs, driveways, and parking areas. Rain and snow, instead of slowly soaking into the ground and being released into the creek, will quickly run off. Without appropriate drainage solutions, uncontrolled runoff could worsen erosion in the creek and dump pollutants directly into it, such as motor oil and road salt, which would then flow into the Cuyahoga River.

Inadequately landscaped detention basin at Cinemark Theaters. Note erosion in bottom of basin.

Basin on Towpath Drive where aesthetics have been considered.

It is recommended that developments include detention basins to collect stormwater and release it in a slow controlled flow to the creek. In addition, the detention basins should meet specific design criteria.

Currently, the Village does not have regulations concerning detention basin design. The result is that existing detention basins vary considerably in their landscaping. Detention basin regulations, which could be applicable throughout all areas of Valley View, should contain the following items:

- ✓ Natural shape. Detention basins are often rectangular in shape, because it fits easily within other predefined shapes, such as parking lot layouts and property line configurations. A detention basin in the shape of a bathtub appears unnatural. Detention basins should be created in a shape reminiscent of a natural pond.

- ✓ Appropriate vegetation. Detention basins should be filled with plants that are adapted to wetland conditions. Grasses that require mowing, such as turf grasses, are not appropriate. In addition, vegetation in the bottom of the basin needs to hold the soil in place, in order to avoid creating a new erosion problem. In addition, appropriately selected vegeta-

tion can help filter pollutants that enter the basin from runoff. Chapter 8, Design Guidelines, outlines sample design details for detention basins, particularly landscaping (***Exhibit 8-3***).

- ✓ Maintenance responsibility. Any regulations should also clearly outline who is responsible for maintenance, the maintenance standards, and the enforcement and penalties for lack of maintenance. It is recommended that property owners be named the responsible party for detention basin upkeep.

Riparian Buffer

A "riparian buffer"is a naturally vegetated area along a creek or river. This natural area decreases bank erosion, reduces the speed of floodwaters, filters out pollutants, and provides plant and animal habitat.

In this focus area, the buffer area would ensure that parking areas, driveways, and buildings would be situated away from the banks of the creek. In addition, vegetation within the buffer would lessen bank erosion, which would protect property. The recommended buffer distance on both sides of the creek, 75 feet, was derived from research conducted by Chagrin River Watershed Partners, Inc., a nonprofit organization of member communities in counties throughout the Chagrin River watershed.

It is recommended that the Village adopt regulations to establish riparian buffer areas on all watercourses within Valley View, ranging from small creeks to the Cuyahoga River. Chagrin River Watershed Partners, Inc. has created a model ordinance which could be utilized by Valley View as a starting point to establish its own regulations.

VILLAGE OF VALLEY VIEW

CHAPTER EIGHT

DESIGN GUIDELINES

INTRODUCTION

Most of the people who pass through a community see only a small portion of it. In Valley View for example, many people see only the Canal Road corridor north of Rockside Road. These people come to work, make deliveries, attend a business meeting, stop at a bar or restaurant, and leave the community. Their image of Valley View is created solely by the limited number of buildings they see.

For many decades, the Canal Road area was rural in character, with agriculture, a few houses, and scattered commercial and industrial buildings. As development spread in Cuyahoga County during the past fifty years, the Canal Road corridor gained layers of additional buildings, including light industrial and office parks, small individual commercial and industrial buildings, and large-scale uses such as a concrete facility, compost and landscaping material facility, golfing center, truck dealership, and a movie theater complex. As commonly occurs with a large number of buildings constructed over many decades, these buildings vary widely in their size, exterior materials, signage, parking needs, and landscaping. Although these building characteristics meet the needs of each property separately, it is more difficult for them to project a cohesive design image than the more recent office and commercial buildings on Rockside Road in Independence or the older commercial and public buildings in the center of Brecksville. ***Exhibit 8-1*** illustrates the types of potential changes that design guidelnes and codified ordinance revisions could have an existing multi-tenant retail building inValley View.

In addition, Canal Road itself has influenced the physical appearance of nonresidential properties flanking it. Historically, Canal Road has been a two-lane road with dirt shoulders. There have been no curbs or curb cuts for driveways. This undefined roadway edge has meant that many property owners kept their parking areas informal, without specific driveways, landscaping, or striping. The street reconstruction project scheduled for 2000 will create curbs and curb cuts for driveways. This will provide property owners with an excellent opportunity to create paved, landscaped, striped parking areas. ***Exhibit 8-2*** illustrates the types of potential changes that design guidelines and codified ordinance revisions could have on the existing parking lot of a Canal Road business in Valley View.

This chapter is divided into two sections. The first section outlines proposed design guidelines for commercial, industrial, and office properties within Valley View. The design guidelines cover items that would usually be outside the scope of specifically listing as part of the codified ordinances. For implementation, it is recommended that the Planning Board adopt the design guidelines, and use them as part of their review of applications. The implementation of the guidelines should be further strengthened by having the Village Council ratify the Planning Board's approval of the document. In 1984, the Ohio Supreme Court, in *Village of Hudson v. Albrecht, Inc.* (9 Ohio st. 3d 69, 458 N.E.2d 852 (1984)), declared that "in order to be valid...the legislative enactment must set forth sufficient criteria to guide the administrative body in the exercise of its discretion."[1]

The second section outlines specific changes to the codified ordinances of the Village. These items include the specific code citation, the existing code language, and the recommended code language.

1 Mark L. Hinshaw, *Design Review*, American Planning Association, Planning Advisory Service, Report 454, 1995, p. 10.

Exhibit 8-1, Potential Design Impact, Existing Retail Building, Valley View

Existing

Signage is inconsistent in size, shape and style.

Building materials are unattractive for commercial storefront.

Store entrances lack definition and attention.

Building lacks architectural elements to define building.

Lack of landscaping creates an uninviting storefront.

Proposed

Add architectural elements such as cornice and trim to improve building appearance.

Highlight storefront entrances with building materials and landscaping.

Install landscaping as foundation planting to define and emphasize building.

Develop consistent signage in size, shape and color.

Add elements such as awnings and lighting fixtures to highlight building storefront.

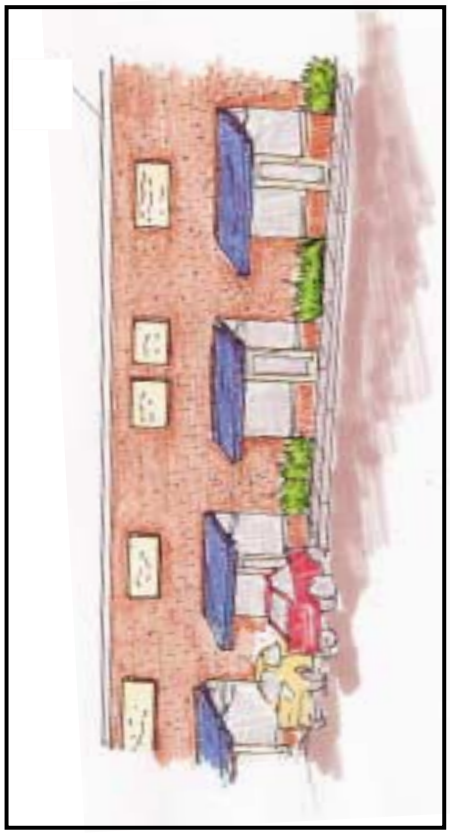


Exhibit 8-2, Potential Design Impact, Existing Parking Lot, Valley View

For implementation, revisions to codified ordinances would need to be approved by the Village Council.

The goal of reviewing the codified ordinances of the Village that pertain to design and recommending modifications, as well as preparing design guidelines, is to balance the multiple goals of :

- ✓ protecting the investment of existing businesses and property owners;
- ✓ providing prospective investors with information that will simplify their application process and make it more predictable; and
- ✓ conveying to everyone both inside and outside the Village what are the community expectations concerning design.

Design Guidelines

In 1993, the Appeals Court of the State of Washington, in *Anderson et al v. City of Issaquah* (70 Wn. App. 64 (1993)) provided specific guidance concerning design review. First, the court declared that design review is a legitimate extension of zoning authority, which had not been expressly stated previously by any court. Second, to be defensible, a design review procedure must include standards that will give unambiguous direction to applicants, designers, and decision makers. According to the court, an applicant cannot be required, and decision makers can not be permitted, to guess at the meaning of design requirements. Third, the decision-making body must follow adopted criteria and not set them aside, substituting personal opinions.[2]

The following proposed design guidelines provide a level of detail that should be sufficient to meet the standards of the courts. These guidelines develop strategies for sound design practices with regard to overall site design, building structure, parking, landscaping, and lighting.

In addition to the design guidelines, administrative procedures would also need to be established, handling items such as preliminary plans and meetings, documentation required for a design review submission, etc. Administrative procedures are not included in this chapter.

Applicability

- ✓ New construction
- ✓ Construction on existing buildings which alters exterior elevations

  Examples would include, but are not limited to, changes to roof lines, changes to building height, and changes to walls (such as the construction of additions).

2 Ibid.

- ✓ Some items may not be applicable to a specific project due to the need for the guidelines to apply to:
    - ✓ new construction and renovation of existing buildings;
    - ✓ small and large buildings; and
    - ✓ properties with one or multiple buildings.

Definitions

As part of this chapter, the word "should" is defined as an item that is preferred. The word "shall" is defined as mandatory.

A "business park" is defined as multiple structures that function together by sharing a street network. Examples of business parks in Valley View include Cloverleaf Parkway, Hub Parkway, and Sweet Valley. Uses within a business park may include one or more of the following: commercial, office, research and development, light industrial, and warehouse.

1. Site Development

1.1 The location and placement of buildings on individual sites shall reflect consideration for topography, drainage patterns, the preservation of existing trees or other natural vegetation, roadway access, and screening requirements.

1.2 New building(s) shall take into consideration the required front setback and the setback of nearby buildings to position a new building in a compatible manner.

1.3 If a property abuts the Ohio and Erie Canal and/or the Cuyahoga River, pedestrian uses and/or buffering along the waterway(s) should be encouraged.

1.4 Projects with multiple buildings should orient individual buildings to complement the entire complex.

Business Parks: Business parks should have a campus-style environment. The pairing of buildings in a tandem arrangement along a road is encouraged. This development pattern can minimize the number of driveway curb cuts.

1.5 Utilities should be located underground.

1.6 A hierarchy of circulation should be established, including a main roadway, secondary roadway(s), vehicle parking area(s), pedestrian circulation, loading areas, storage areas, and service areas.

2. Exterior of Buildings

2.1 The exterior wall material of buildings should be masonry. The following exterior cladding material shall not be used: metal sheets (smooth, corrugated, or other profiles).

Business Parks: In business parks, the exterior wall material of buildings should be masonry. The following exterior cladding material shall not be used on any wall that faces a public right-of-way: metal sheets (smooth, corrugated, or other profiles). On walls that do not face a public right-of-way, metal sheets are permitted, however metal sheets shall be combined with another material, such as masonry.

2.2 Applicants are encouraged to include architectural features that add visual interest to the mass of a building, such as varied setbacks, brick relief patterns, and the mixing of materials, colors, and textures. Blank walls facing a public right-of-way shall not be permitted.

2.3 Applicants are encouraged to include architectural details on buildings, such as cornices, dormers, cupolas, columns, piers, bays, and trimwork around doors and windows.

2.4 Applicants are encouraged to utilize a roof shape that is complementary to the building and promotes visual interest. Combining various roof shapes and pitches on the same building is permitted.

2.5 Applicants are encouraged to include clear glass display windows in the building, particularly on the front facade. Display windows should be similar in size and spacing to each other.

2.6 All buildings shall be architecturally finished on all four sides, with a higher level of finish on the front facade.

2.7 The dominant color range for a building should be earth tones. Showy or flashy colors shall be avoided. Accent colors should be limited to trim, fascia boards, door panels, awnings, and miscellaneous metals. The color range for accent colors is not restricted, but are subject to review.

2.8 The building entrance shall recognize the relationship of pedestrian walkways, parking areas, and the adjacent roadway.

3. Parking

3.1 The number of curb cuts between a parking area and a public right-of-way shall be minimized.

3.2 Parking areas should be located to the rear and/or side of the building(s) on a property. The placement of a building(s) toward the rear of a property with all the parking in front should be discouraged.

3.3 Parking areas shall be visually buffered from the roadway by landscaping. Mounding combined with landscaping is also permitted.

3.4 The parking area design should take into consideration existing trees and drainage patterns and protect these resources when feasible.

4. Service Areas

4.1 Services areas shall be screened from adjacent property and all public rights-of-way. Service areas should ideally be provided at the rear (side opposite the street) of all buildings. Where it is necessary to locate service areas on the sides of buildings perpendicular to the street, extra effort shall be taken to screen any view into the service area from public rights-of-way. Preferred methods of screening include curved entrances, landscaping, and depressed service areas. Wing walls are acceptable, but not encouraged. Wing walls shall be constructed of the same materials as the main building.

4.2 Trash receptacles shall be placed within a three-sided masonry or wood enclosure and screened from public rights-of-way and all property lines. Receptacles shall be easily serviced.

4.3 Roof top mechanical equipment shall be screened so as not to be seen from ground level. Screening materials shall be compatible with building materials.

4.4 All ground-mounted service equipment, such as air conditioners, transformers, trash collection equipment, and other service functions should be consolidated in a single enclosed service area wherever possible.

5. Landscaping

5.1 Existing trees should be preserved and included in the landscape design when feasible.

5.2 Applicants are encouraged to include a variety of plant materials in the landscape, including trees, shrubs, perennials, ornamental grasses, annuals, bulbs, and groundcovers. These plant materials should provide visual interest throughout the year in terms of color, size, and form. The use of native and drought-tolerant plant materials is encouraged.

5.3 New and existing trees should be planted so as not to obstruct signage, vehicular sight lines, or pedestrian sight lines.

5.4 The spacing of new trees and plant materials should take into consideration their mature dimensions.

5.5 All landscaped areas not in planting beds shall be planted in turf grasses. Edging material to separate turf grass areas from planting beds should be used. The edging shall be concrete, steel, brick, or stone. Plastic edging shall not be used. For easier maintenance around building foundations, the use of narrow paving “mowstrips” is encouraged.

5.6 Accent planting is encouraged in areas of high visual impact, such as building entrance areas and foundation planting areas.

5.7 Storm water detention basin(s) shall be landscaped with a variety of plant materials that are compatible with the function of the detention basin(s). In addition, the perimeter of the detention basin shall be landscaped. Features such as rocks and stonework are also permitted. Grasses that require mowing, including turf grasses, shall not be used in the detention basin landscaping (***Exhibit 8-3***).

5.8 All landscaped areas shall have an automatic irrigation system.

6. Exterior Lighting

6.1 Lighting should provide a feeling of safety and security throughout the area.

6.2 The applicant shall install attractive and efficient site lighting fixtures which adequately light the property and avoid light spillover onto adjacent properties.

6.3 Parking lot light fixtures shall be mounted on a metal pole. Both the pole and light fixture shall be black or dark bronze in color. Parking lots shall be illuminated to a minimum of one foot-candle. *Note: A foot-candle is a unit for measuring illumination that is equal to the amount of direct light thrown by one candle on a square foot of surface every part of which is one foot away.*

6.4 The use of lighting specifically to illuminate walkways should be encouraged. Walkway areas shall be illuminated to a minimum of two foot-candles. Lighting sources less than six feet above ground level shall be designed to prevent glare into the faces of pedestrians.

6.5 The use of landscape accent lighting and architectural lighting should be encouraged. These lighting fixtures should be unobtrusive and emit a low level of light.

6.6 The light fixtures and standards throughout a property shall be compatible in design with each other and the design of the building(s).

7. Outside Storage and Loading Areas

7.1 No outside storage or operations of any kind shall be permitted unless such activity is visually screened from public view in a manner which is architecturally compatible with the property as a whole. Silos, tanks, towers, and other structures or equipment shall be architecturally compatible with the property as a whole or screened from public view.

7.2 All commercial/utility vehicles stored on-site must be inside a closed building or within a screened portion of the site. Where complete screening is impractical due to site conditions, screening up to the seven-foot level is acceptable.

7.3 All loading and service areas shall be clearly signed. Loading spaces shall be clearly denoted on the pavement and, when occupied, shall not hinder on-site vehicle circulation. Loading spaces shall be directly in front of a loading door. Loading areas shall be designed to accommodate backing and maneuvering on-site, not from a public street. All loading areas shall be screened from public view.

Exhibit 8-3, Example of Detention Basin Landscaping, Valley View

Figure A.3 Section of Typical Stormwater Management Detention Pond

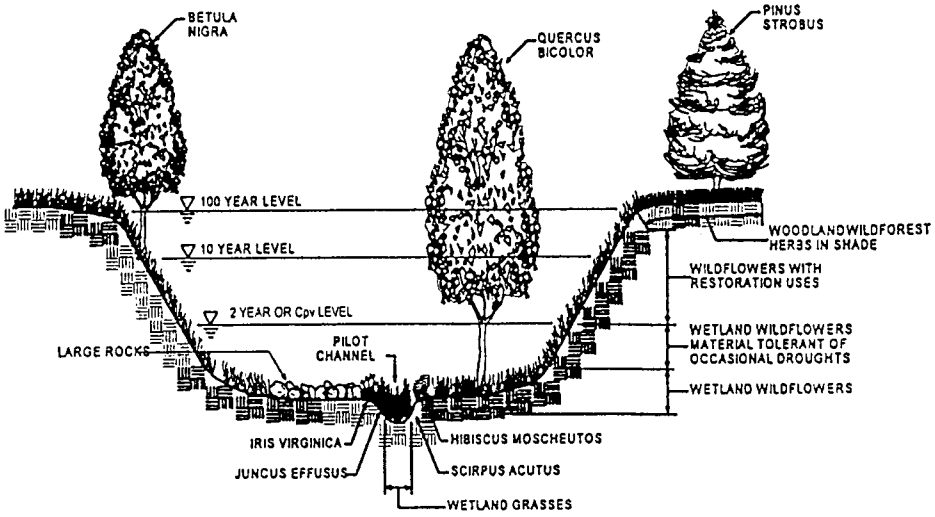
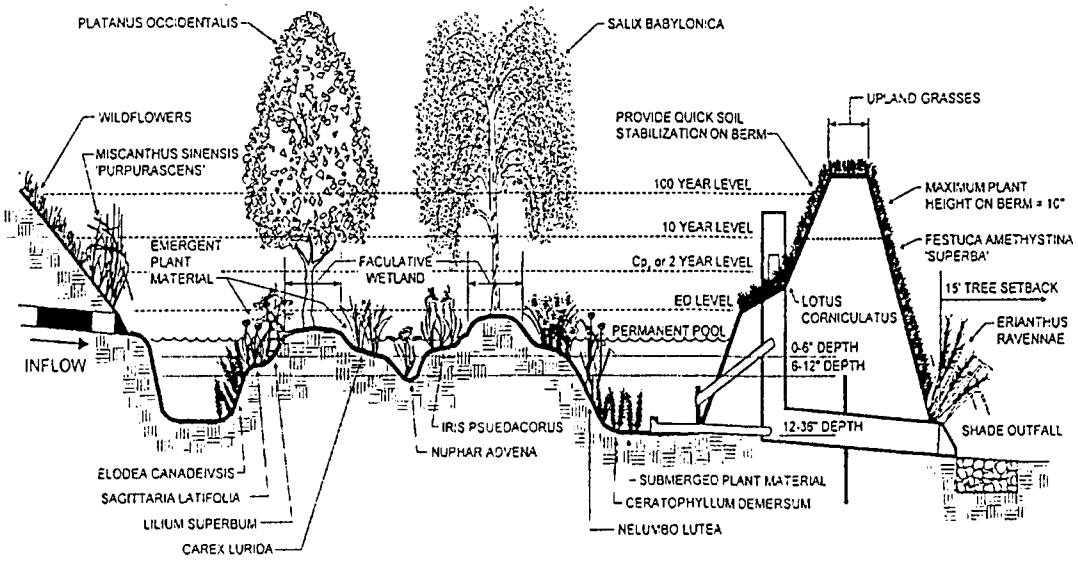


Figure A.4 Section of Typical Shallow Extended Detention Wetland System



SOURCE: State of Maryland, Department of the Environment, Stormwater Design Manual, December, 1999

7.4 A project shall accommodate service vehicles, such as package pick-up and delivery, as well as other services. Service vehicles shall have a dedicated parking location(s), such as a parking area or turn-out. Service vehicles and their occupants shall not disrupt access for other persons.

8. Site Furniture

8.1 The design of site furnishings should be compatible with the architecture of the building. Refined details and finishes should be encouraged. The use of railroad ties and wooden timbers should be avoided.

8.2 Accent paving should be encouraged in order to provide visual interest and identify important pedestrian areas, such as building entries, and pedestrian crossings. Paving colors should be compatible with the overall color palette of a property. Examples of accent paving materials include brick, interlocking pavers, and textured, stamped, and/or colored concrete.

9. Building Entry Areas

9.1 Vehicular drop-off zones should be provided at building entries.

9.2 Special plantings should be used to emphasize building entries.

9.3 Building entry areas should include seating, special lighting, trash receptacles, and bicycle parking.

9.4 Parking spaces reserved for use by persons with disabilities shall be provided in that portion of the surface parking area(s) located closest to the building entrance. Any needed ramps shall also be provided in conjunction with this parking.

PARKING REGULATIONS REVIEW

General

There is no separate parking chapter in the Valley View Zoning Code. Parking is covered within the individual use district chapters to varying degrees. Some chapters include more restrictions on parking than others, and there appear to be several instances of conflicting regulations.

One of the few consistencies within the code is the requirement that parking and driveways are paved in concrete or asphalt and drained to prevent discharge of water over public sidewalks, roadways or into residential areas.

Proposed Overall Organization

A single chapter on parking would be preferable. The individual use district chapters would have sections which reference the parking chapter. Standards would apply to all use district chapters ex-

cept for any differences or exceptions specifically noted in the parking chapter or use district chapter.

Required Number of Parking Spaces

Existing Regulations

The code currently has parking space requirements for office and industrial uses within Chapter 1252 (Office, Research, Light Mfg.) and Chapter 1254 (Industrial), based upon the use and square footage of the building. Chapter 1250 (Business) states that the minimum size of a parking lot is three times the footprint of the building. There are no parking space requirements in the Country Home District.

Recommendations

Exhibit 8-4 proposes parking requirements for uses based upon the type and size of use.

Notations requiring compliance with the American with Disabilities Act for the provision of handicapped spaces should be added to the code.

Dimensional Requirements of Parking Spaces, Parking Lot Aisles, and Driveways

Existing Regulations

The only zoning district with dimensional requirements is Chapter 1252 (Office, Research, Light Mfg.), which contains required dimensions for parking spaces (10 feet x 20 feet) and driveways. This chapter also has standards for the spacing of office and industrial driveways (minimum 40 feet to nearest intersection right-of-way and minimum 120 feet between driveways).

Recommendations

Minimum parking space dimensional requirements should be established which apply to all nonresidential properties. As compared to the 10 feet x 20 feet stall requirement in Chapter 1252, in general the minimum size of a parking space could be reduced to 9 feet x 19 feet.

Proposed minimum parking lot aisle and parking space dimensions for various off-street parking configurations are illustrated in ***Exhibit 8-5, including 90 degree parking, 60 degree parking, 45 degree parking, and parallel parking.***

The minimum driveway widths outlined in Chapter 1252 should be used to apply to all nonresidential properties (***Exhibit 8-6***). Those dimensions are as follows:

Drive-through lanes are now common for many uses such as banks, fast food restaurants, and pharmacies. These lanes and associated queuing areas should be separated from circulation lanes, dis-

Exhibit 8-4, Recommended Schedule of Parking Spaces, Valley View

Building or Use	Applicable Zoning District	Current Parking Space Requirement	Proposed Parking Space Requirement
Residential			
One Family Residence	CH, B, I	None	2 enclosed spaces per dwelling unit
Boarding or Lodging Houses	I	None	1 space for each roomer, plus 2 spaces for resident family
Hotels and Tourist Homes	I	None	1 space per guest room or suite, plus 1 space for each 2 employees
Institutional			
Hospitals	Not currently listed as a permitted use	None	1 space per 2 beds, plus 1 for each employee, plus 1 per doctor on staff
Clinics	Not currently listed as a permitted use	None	1 space per 100 sq.ft., plus 1 space per employee or doctor
Places of Worship	CH, B, ORLM, I	None (CH and I) Min. Area of 3 times Bldg. Footprint (B) 1 space per 200 sq.ft.(ORLM)	1 space per 4 seats in an auditorium or assembly room, whichever is larger
Public Government Buildings	CH, B, ORLM, I	None (CH and I) Min. Area of 3 times Bldg. Footprint (B) 1 space per 200 sq.ft.(ORLM)	1 space per full-time employee, plus 1 space per 4 seats in an auditorium and assembly room, plus drop-off zone
Libraries	CH, B, I	None (CH and I) Min. Area of 3 times Bldg. Footprint (B)	1 space per employee, plus 1 space per 300 sq. ft., plus drop-off zone
School Buildings	CH, B, I	None (CH and I) Min. Area of 3 times Bldg. Footprint (B)	1 space per full-time employee, plus 1 space per 4 seats in an auditorium & assembly room, plus drop-off zone
Day Care Centers	Not currently listed as a permitted use	Not currently listed as a permitted use	1 per 400 sq.ft.
Amusements and Assembly			
Theatres, lodge halls, auditoriums, arenas, stadiums and other places of assembly	Not currently listed as a permitted use	May be interpreted as similar permitted use in Business District, 1250.02(3) - Min. Area of 3 times Bldg. Footprint	1 space per 4 seats in a building or structure plus 1 space per 2 employees, or 1 space per 35 sq.ft. plus 1 space per employee, whichever is greater
Skating Rinks and Swimming Pools	Not currently listed as a permitted use	May be interpreted as similar permitted use in Business District, 1250.02(3) - Min. Area of 3 times Bldg. Footprint	1 space per 50 sq.ft of area used for assembly, skating or swimming, plus 1 space per 2 employees, plus drop-off zone
Bowling Alleys	Not currently listed as a permitted use	May be interpreted as similar permitted use in Business District, 1250.02(3) - Min. Area of 3 times Bldg. Footprint	5 spaces per lane
Mortuaries	Not currently listed as a permitted use	May be interpreted as similar permitted use in Business District, 1250.02(3) - Min. Area of 3 times Bldg. Footprint	1 space per 50 sq.ft. of assembly rooms, plus 1 space for each 2 employees (minimum 30 spaces total)
Golf Courses	Not currently listed as a permitted use	May be interpreted as similar permitted use in Business District, 1250.02(3) - Min. Area of 3 times Bldg. Footprint	7 spaces per hole
Driving Range	Not currently listed as a permitted use	May be interpreted as similar permitted use in Business District, 1250.02(3) - Min. Area of 3 times Bldg. Footprint	1.5 spaces per tee
Banquet Halls, Party Centers and Dance Halls	Not currently listed as a permitted use	May be interpreted as similar permitted use in Business District, 1250.02(3) - Min. Area of 3 times Bldg. Footprint	1 space per 35 sq.ft., plus 1 space per employee
Tennis, Handball, Racquetball Courts	Not currently listed as a permitted use	May be interpreted as similar permitted use in Business District, 1250.02(3) - Min. Area of 3 times Bldg. Footprint	4 spaces per court
Health Club	Not currently listed as a permitted use	May be interpreted as similar permitted use in Business District, 1250.02(3) - Min. Area of 3 times Bldg. Footprint	1 space per 200 sq.ft.

Exhibit 8-4 (continued)

Building or Use	Applicable Zoning District	Current Parking Space Requirement	Proposed Parking Space Requirement
Business			
Medical and Dental Offices	B, ORLM	Min. Area of 3 times Bldg. Footprint (B) 1 space per 200 sq.ft. (ORLM)	1 space per 100 sq.ft.
Professional and Other Office Buildings	B, ORLM	Min. Area of 3 times Bldg. Footprint (B) 1 space per 200 sq.ft. (ORLM)	1 space per 200 sq.ft.
Retail Stores	B	Min. Area of 3 times Bldg. Footprint (B)	1 space per 200 sq.ft.
Furniture, Appliance, Wholesale Office, Showroom	B, ORLM	Min. Area of 3 times Bldg. Footprint (B) 1 space per 200 sq.ft. of office (ORLM) 1 space per 1,000 sq. ft. of warehse. (ORLM)	2 spaces for first 1000 sq.ft., plus 1 space per 200 sq.ft. over 1000 sq.ft.
Barber and Beauty Shops, Retail Services	B	Min. Area of 3 times Bldg. Footprint (B)	1 space per 200 sq.ft.
Drugstores	B	Min. Area of 3 times Bldg. Footprint (B)	1 space per 200 sq.ft., plus 5 stacking spaces for drive-thru window
Banks	B	Min. Area of 3 times Bldg. Footprint (B)	1 space per 200 sq.ft., plus 6 stacking spaces for the first drive-thru window, plus 2 spaces for each add'l window
Eating Places, Bars and Taverns	B	Min. Area of 3 times Bldg. Footprint (B)	1 space per 50 sq.ft., plus 10 stacking spaces for drive-thru window
Shopping Centers: 12,000 sq.ft. to 600,000 sq.ft. of Building Area	B	Min. Area of 3 times Bldg. Footprint (B)	4.5 spaces per 1,000 sq.ft. between 12,000 sq.ft. and 600,000 sq.ft.
Shopping Centers: Over 600,000 sq.ft. of Building Area	B	Min. Area of 3 times Bldg. Footprint (B)	5 spaces per 1,000 sq.ft. over 600,000 sq.ft.
Auto Business - Sales and Service			
Gas Stations	B	Min. Area of 3 times Bldg. Footprint (B)	4 spaces per bay , plus 1 space per employee
Auto Repair [Not Bodywork]	B	Min. Area of 3 times Bldg. Footprint (B)	4 spaces per bay , plus 1 space per employee
Gas Station Mini-marts	Not currently listed as a permitted use	May be interpreted as similar permitted use in Business District, 1250.02(3) - Min. Area of 3 times Bldg. Footprint	1 space per 200 sq.ft., plus 1 space per employee (minimum 5 spaces total)
Gasoline Stations with Car Wash	Not currently listed as a permitted use	May be interpreted as similar permitted use in Business District, 1250.02(3) - Min. Area of 3 times Bldg. Footprint	1 space per employee, plus 5 stacking spaces
Auto Wash Establishments	Not currently listed as a permitted use	May be interpreted as similar permitted use in Business District, 1250.02(3) - Min. Area of 3 times Bldg. Footprint	1 space per employee, plus 40 stacking spaces of at least 2 lanes
Self-service Auto Washes	Not currently listed as a permitted use	May be interpreted as similar permitted use in Business District, 1250.02(3) - Min. Area of 3 times Bldg. Footprint	1 space per employee, plus a stacking area of 3 cars per bay, plus a drying area of 1 car per bay
Motor Vehicle Sales Establishment	Not currently listed as a permitted use	May be interpreted as similar permitted use in Business District, 1250.02(3) - Min. Area of 3 times Bldg. Footprint	1 space per employee, plus 10% of available floor area used in display of motor vehicles (minimum 15 spaces total)

Exhibit 8-4 (continued)

Building or Use	Applicable Zoning District	Current Parking Space Requirement	Proposed Parking Space Requirement
Industrial			
Research Laboratory	ORLM	1 for each 2 employees on major and secondary shift (ORLM)	1 per 650 sq.ft. or 1 per emplyee, whichever is greater, plus minimum 5 visitor spaces
Storage and Distribution Facilities	ORLM	1 per 1000 sq.ft. or 1 per 1.5 employees, whichever is greater (ORLM)	No Change Recommended
Truck Terminals	I	1 per 1000 sq.ft. or 1 per 1.5 employees, whichever is greater (ORLM)	No Change Recommended
Manufacturing Plants	ORLM, I	1 for each 2 employees on major and secondary shift (ORLM)	1 per 650 sq.ft. or 1 per emplyee, whichever is greater, plus minimum 5 visitor spaces

Zoning District Abbreviations
CH - Country Home
B - Business
ORLM - Office Building, Research Laboratory, Light Manufacturing
I - Industrial

Source: Cuyahoga County Planning Commission

tinctly marked, and approximately ten feet in width. These standards should be included for the applicable business uses.

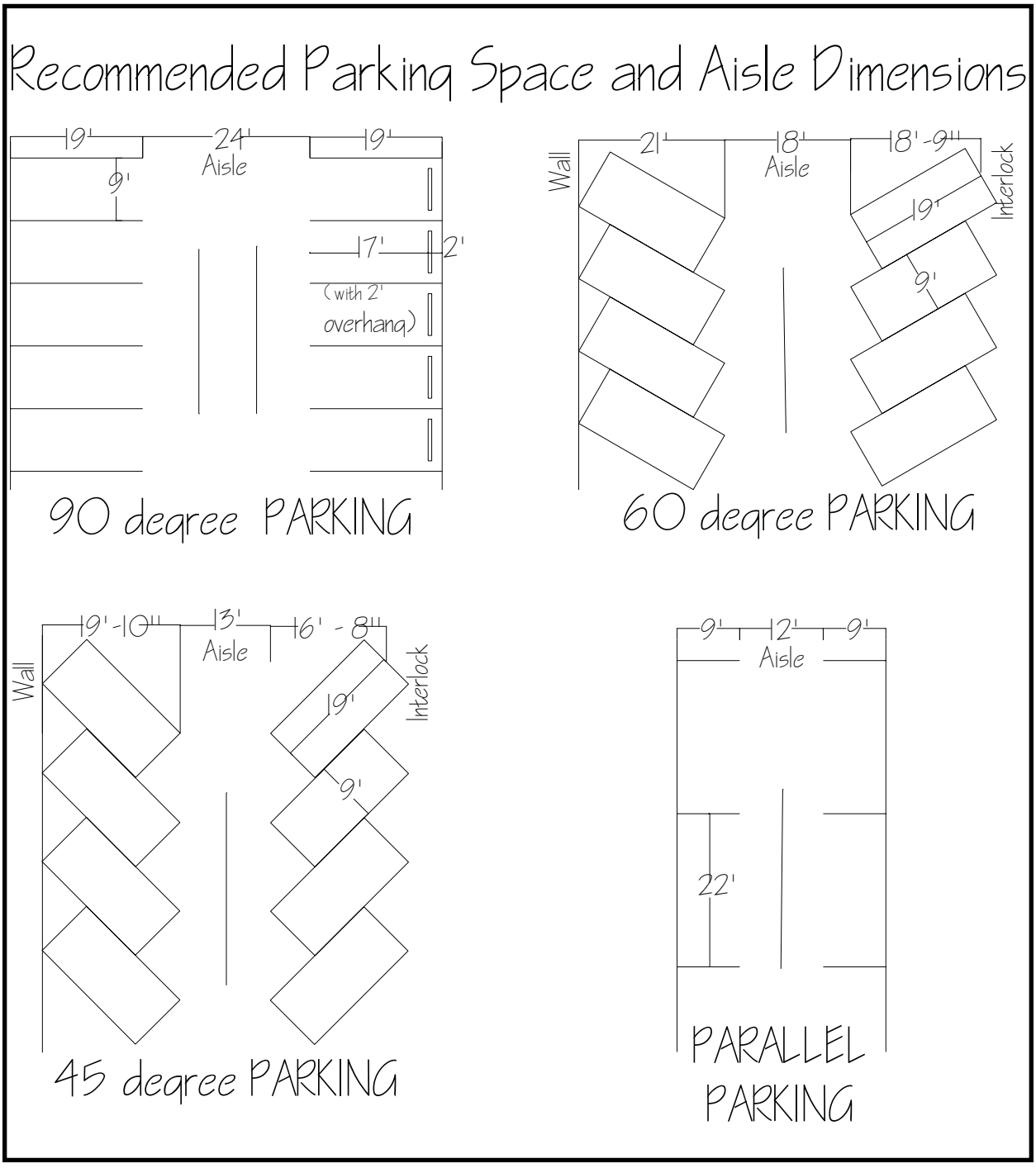
Valley View has driveway spacing requirements for office and industrial uses, but not for business districts. Not all communities have driveway spacing requirements. Many of the communities that do have requirements apply the standard to all nonresidential properties. The current standards of Valley View are similar to a number of other Cuyahoga County communities (***Exhibit 8-7***). The Valley View standards of a minimum 40 feet to nearest intersection right-of-way and minimum 120 feet between driveways should be used to apply to all nonresidential properties.

Loading

Existing Regulations

Loading regulations are located within the various use chapters of the Valley View Zoning Code. Separate sections on loading are included in Chapter 1252 (Office, Research, Light Mfg.) and Chapter 1254 (Industrial). These chapters require that loading is not allowed in front of buildings and a minimum vertical clearance of fourteen feet for loading areas is needed. The regulations also state that the length of the loading space should accommodate the usual size truck which would serve the building. The regulations give the Planning Commission discretion concerning how many loading docks the building must have. There are no written loading regulations for Chapter 1250 (Business). Buffering of loading areas from residential areas is covered in Chapter 1266 (Buffering).

Exhibit 8-5, Recommended Parking Space and Aisle Dimensions, Valley View



Source: Cuyahoga County Planning Commission

Exhibit 8-6, Recommended Driveway Widths, Valley View

	Width (feet)	
	Minimum	Maximum
One Lane	10	12
Two Lanes	18	24
Three Lanes	27	33

Exhibit 8-7, Current Driveway Distance Minimum Requirements, Valley View and Selected Communities

Community	Minimum Distance to Intersection (feet)	Minimum Distance Between Driveways (feet)
Highland Heights	75	150
Olmsted Falls	25	No requirement
Olmsted Township	30	No requirement
Orange	40	120
Parma Heights	75	150
Richmond Heights	50	120
Valley View	**40**	**120**

Source: Community Zoning Codes

Recommendations

Loading regulations should be consolidated into a parking chapter of the zoning code. The loading regulations would apply to all uses except as noted in the text.

Loading regulations should be established to cover Chapter 1250 (Business).

A minimum number of loading spaces should be established with a schedule in the zoning code rather than based upon the determination of the Planning Commission. For example, many zoning codes require the number of loading spaces to be based upon the size of the building (***Exhibit 8-8***). Some uses may require more than the minimum number of loading spaces, however that change would be the decision of the applicant. If the building is smaller and not serviced by large trucks, a loading area instead of a loading dock is required. The loading area is required to not conflict with the usual on-site traffic circulation.

The minimum size of a loading space should be established in the zoning code. The size of the space relates to the size of the truck servicing a building. For example, a conventional semi-trailer has a trailer 40 feet in length, plus a cab length of an additional six to twelve feet. Straight trucks (trucks with no detachable trailer) are approximately nineteen feet in length. City delivery semi-trailers

Exhibit 8-8, Minimum Number Of Loading Spaces Required, Selected Communities

Building Size	Brook Park	Parma	Middleburg Heights	Strongsville
Retail				
20,000 sq.ft. or less			1	1
20,001 to 50,000 sq. ft			2	2
50,001 to 100,000 sq. ft.			3	3
5,000 to 10,000 sq. ft.	1	1		
10,001 to 40,000 sq. ft.	2	2		
40,001 to 100,000 sq. ft.	3	3		
Each additional 50,000 sq. ft.	1	1		
Industrial				
40,000 sq. ft. or less	1	1	1	1
40,001 to 100,000 sq. ft.	2	2	n/a	2
Each additional 50,000 sq. ft.	1	1	1	1

Source: Municipal Zoning Codes

Exhibit 8-9, Minimum Size Of Loading Spaces Required, Selected Communities

Building Size	Brook Park	Parma	Middleburg Heights	Strongsville
5,000 sq. ft. or less	Loading Platform	Loading Platform	Loading Platform	Loading Platform
5,001 to 15,000 sq. ft	12 feet x 25 feet	12 feet x 25 feet	12 feet x 25 feet	12 feet x 25 feet
15,001 sq. ft. or more	14 feet x 60 feet	12 feet x 50 feet	12 feet x 40 feet	12 feet x 40 feet

Source: Municipal Zoning Codes

vary from 20 feet to 28 feet in length. The following are examples of standards from other zoning codes (***Exhibit 8-9***).

LANDSCAPING AND SCREENING REGULATIONS REVIEW

General

Similar to the Valley View parking regulations, landscaping requirements that affect parking lot development, as well as buffering requirements, are located in a number of different chapters in the zoning code. There appears to be some inconsistencies between the requirements. Chapter 1262 (Landscaping) was written in 1972, with amendments made in 1978. Chapter 1252 (Office, Research, Light Mfg.), approved in 1979, is the only use chapter that appears to have some buffer requirements for parking. Chapter 1266 (Buffering) was adopted in 1995, and much of its regulations deal with landscaping between the Country Home District and other zoning districts.

Proposed Overall Organization

The provisions of each of these chapters should be made consistent. It would be preferable to have the regulations covering landscaping and buffering combined into one chapter.

A single chapter combining landscaping and buffering regulations would be preferable. The individual use district chapters would have sections which reference the landscaping/buffering chapter. Standards would apply to all use district chapters except for any differences or exceptions specifically noted in the landscaping/buffering chapter or use district chapter.

Perimeter Landscaping - Along The Street

Existing Regulations

Section 1262.03 (Landscaping, approved 1972) contains a general statement that "objectionable views of open parking areas, loading-unloading zones, buildings and utilities shall be screened to conceal such views from public streets and neighboring properties." No specific requirements are specified.

Chapter 1266 (Buffering, approved 1995) provides some requirements for buffering between land uses and contains a specific section (1266.05 (c)) which states that "owners or developers of off-street parking shall be required to include a plan for buffering the parking area." Due to the fact that Chapter 1266 focuses on buffering between land uses, it does not appear that the above statement pertains to an additional requirement for buffering between parking lots and the street.

Recommendations

Specific requirements for perimeter landscaping along the street should be included in the zoning code, such as a minimum 50% opacity up to a height of 2.5 feet.

The existing side and rear lot line buffering requirements must be achieved within one year of installation (Section 1266.04(f)). This same requirement should apply for the street side buffering.

A number of the existing general provisions for buffering requirements in Chapter 1266 (Buffering) could also apply to the perimeter landscaping along the street.

Chapter 1250 (Business) should be revised to include a minimum setback from the street for parking, and the area within the setback should be a landscaped strip. Because Valley View is more rural in character than many other communities in Cuyahoga County, the minimum depth for the landscaping strip along the street should be greater than the minimal width needed to ensure the survival of the vegetation. The greater depth of the strip, such as a minimum of ten feet to fifteen feet, instead of a common four feet to eight feet in more urban communities, would reinforce rural community character. If in certain geographic locations a more narrow "urban" landscaping strip or a more generous "rural" landscaping strip would be more appropriate, those types of setbacks could be mapped and override code requirements.

The issue of a landscaped strip at the street separating the roadway from the parking lot would not apply to Chapter 1252 (Office, Research, Light Mfg.) and Chapter 1254 (Industrial), because those chapters require all parking to be behind the building lines (1252.04(c)) and (1254.03(d)). In these two districts, where the distance between the street and parking is substantial, the code could recommend berming along with plantings to provide screening. This type of improvement would also work for corner properties, where the side yard, with its parking, would be exposed directly to the street.

The current requirement in Chapter 1262 (Landscaping) for one serviceable tree in a front yard for every 100 feet of frontage (1262.06(a)) should be increased to one tree for every 30 or 40 feet of frontage. In addition, instead of regimented spacing, clustering of trees and bushes for a more natural effect should be encouraged.

Section 1262.07(e) discusses fencing material and opacity for residential properties, however it appears that the code does not address the comparable issue for nonresidential properties. Consideration could be given to permitting decorative fencing, such as split rail or something similar, as part of front and side yard landscaping. An additional option that could be provided in areas of the Village where the scale of business development is smaller and closer to the street, or the character of the development is more formal, is to permit decorative metal fencing, such as fencing that resembles old fashioned "wrought iron fencing."

Perimeter Landscaping - Buffering

Existing Regulations

Chapter 1266 (Buffering, approved in 1995) addresses buffering along side and rear lot lines between various use districts. The buffer area is required to be a minimum ten feet wide between the various districts, except along the border of a Country Home District, where the buffer area must be fifty feet wide. The buffering is required to be on the property in the least restrictive zoning district.

An opacity requirement of 80% in summer and 60% in winter is required between a level of two feet and ten feet above the ground, and that level of buffering must be achieved within twelve months of installation. A plan for the buffering is required and reviewed by the Planning Commission.

Overall, the regulations are consistent with current standards. The opacity level to a height of ten feet is higher than in some other codes, however this height requirement may not be out of scale in a more rural setting, compared to a more urban community.

Recommendations

Section 1266.06 should be modified to state that a person with technical expertise, such as the Village Engineer or a landscape architect, will review the buffering plan to assess whether it meets the 80% in summer and 60% in winter opacity levels. Note: Both Oakwood and Glenwillow have a

landscape architect who is hired on an as-needed basis to provide technical reviews for their Planning Commissions.

There are several technical revisions that should be made in relation to buffering.

- ✓ Section 1266.04(c)(1) (Buffering) - This section states the width of the buffer shall be at least **50 feet** when abutting a Country Home District. Section 1252.04(c) (Office, Research, Light Mfg.) addresses parking in side and rear yards and states that parking cannot be less than **30 feet** from a Country Home District. The reference in Section 1252.04(c) should be changed to 50 feet.

- ✓ Section 1266.04(c)(4) (Buffering) - This section states that buffer plant material must provide a **maximum** of 80% opacity in summer and 60% in winter. This reference should state a **minimum** 80% in summer and 60% in winter.

- ✓ Section 1262.06(d) (Landscaping) - This section, approved in 1978, has a different standard for the buffering of parking next to a Country Home District. This section requires only a five foot setback and a row of hardy hedges which must be at least five feet in height. This text has been superseded by Chapter 1266 (Buffering), approved in 1995. The 1978 regulations should be removed from the code.

- ✓ Section 1262.07(c) (Landscaping) - This section states that the maximum height of fences, walls, hedges, etc. which mark or establish boundaries around a property is six feet. The opacity requirement in Section 1266.04(c)(4) requires buffering up to height of ten feet. Additional language is needed to clarify the existing wording. For example, Chapter 1262 (Landscaping) could specify that the six foot maximum height applies to abutting properties lines in the same use district, such as Country Home. Chapter 1266.04(d) (Buffering) could be amended to state that within the buffer, fences and walls must be a maximum of six feet in height, with "landscaping" above, unless modified by the Planning Commission.

Interior Parking Lot Landscaping

Existing Regulations

Section 1262.06(c) (Landscaping) states that all parking lots over 50 spaces are required to provide landscaping islands which equal at least 7% of the total area of the parking spaces, driveways, and walkways. In addition, serviceable plant material must be provided and properly maintained within the islands.

Recommendations

The minimum size of parking lots to which the 7% calculation applies could be lowered from fifty spaces to twenty spaces.

The 7% requirement for landscaping islands is consistent with current standards, although the code language could be sharpened to indicate exactly which landscaping areas are included in the 7% figure. For example, does the current calculation of the 7% total include landscaping 1) between the street and the parking lot and 2) between the side or rear lot line and the parking lot? This could be an issue because in some cases there is no other requirement for landscaping in the areas listed above unless it is for buffering from another zoning district or is part of a required front yard. If the calculation used to derive the 7% total includes any landscaping around the perimeter of the parking lot, this could greatly reduce the effectiveness of the requirement. It is recommended that the following areas be excluded from the calculation used to derive the 7% landscaping total: 1) landscaping required as part of buffering, 2) landscaping that is part of yard requirements, and 3) retention basins.

The code should indicate that the square footage represented by the landscaped islands within the parking area must be evenly distributed throughout the parking area.

There should be a requirement to have curbing or wheel stops to protect the landscaping islands.

A minimum size for each landscaping island should also be considered, such 100 square feet when adjacent to a single row of parking and 200 square feet adjacent to a double row of parking. If the provision in the proposed design guidelines is adopted to require automatic irrigation systems in the landscaped areas, the minimum size requirement may not be needed.

The code currently requires serviceable plant material, but does not specify the use of trees. Specific requirements for trees should be added to the code. Fox example, The American Planning Association's PAS Report 411, *Aesthetics of Parking*, quotes code requirements ranging from one tree for every five spaces to one tree for every twenty spaces. In addition, the code should indicate that the trees must be evenly distributed throughout the parking area.

Accessory Use Screening

Existing Regulations

Section 1262.03 (Landscaping) has a general statement which says objectionable views of parking, loading-unloading, buildings and utilities shall be screened to conceal such views from the street and neighboring properties. This may, or may not, apply to dumpsters in the parking lot. The buffering chapter only applies to properties at the borders of different use districts.

Recommendations

Many communities have regulations on this topic that are more specific than Valley View. More details are currently outlined in the proposed design guidelines. Those recommendations could either remain in the design guidelines or be transferred to the zoning code to augment Section 1262.03.

SIGN REGULATIONS REVIEW

General

Most signage regulations are contained in one chapter of the Valley View Zoning Code (Chapter 1264), approved in 1995, however sign regulations are also located within the individual use district chapters. There appear to be some instances of conflicting regulations.

Proposed Overall Organization

A single chapter on signs should contain all applicable regulations. The individual use district chapters would have sections which reference the signage chapter. Standards would apply to all use district chapters except for any differences or exceptions specifically noted in the signage chapter or use district chapter.

This section is arranged numerically by the sequence of sections in the signage chapter and includes only the sections on which recommendations are provided.

1264.03 - Definitions, Classifications, Measurements of Area

Existing Regulations

Section 1264.03(b)(7) defines directional signs as signs that direct the safe flow of vehicular and pedestrian traffic.

Recommendation

This definition could be expanded to indicate that it includes signs for handicap parking spaces and loading zones, unless these types of items are already covered as part of the phrase in the definition "standard traffic devices may be used."

1264.05 - Country Home District Signs

This section includes recommendations applicable to residential zoning districts, even though the work program for the master plan indicates that this chapter relates solely to nonresidential properties.

1264.05(a) Nameplate

Existing regulations

Section 1248.02(d) (Country Home) contains regulations indicating that home occupation and professional office signs are allowed, with a size limit of **two square feet**. Home occupation signs are typically included as nameplates, but Section 1264.05(a), which covers nameplates, does not mention home occupation signs, and it limits the size of nameplates to **one square foot**. Section 1258.13

(Uniform Use District Regulations) allows home occupation signs up to a limit of **two square feet**. Section 1258.15 (Uniform Use District Regulations) allows residential professional office signs up to a limit of **six square feet**.

Recommendations

Signage regulations in Section 1248.02(d), Section 1258.13, and Section 1258.15 should be deleted.

It is suggested to modify the language in Section 1264.05(a) to make the intent clear by incorporating the phrases "home occupation" and "residential professional office" signs, and, as a compromise for the differing size limits in the current code, increase the size limit to two square feet.

1264.05(b) Bulletin Board

Existing Regulations

Section 1248.02(d) (Country Home) limits the size of bulletin boards to twelve square feet. Section 1264.05(b) also limits the size of bulletin boards to twelve square feet. Section 1264.05(b) also permits temporary signs for special events, however the specifics concerning this type of sign are not clear.

Recommendations

Signage regulations in Section 1248.02(d) should be deleted.

More detail should be added for the temporary signs for special events. For example, Westlake limits the size to 32 square feet, with a maximum of two signs permitted per calendar year, and the signs must be mounted on buildings.

1264.05(c) Real Estate Signs

Existing Regulations

Section 1248.02(d) (Country Home) limits the size of real estate signs to **twelve square feet**. Section 1264.05(c) limits the size of real estate signs to **fifteen square feet**.

Recommendations

Signage regulations in Section 1248.02(d) should be deleted.

Real estate sign sizes of twelve and fifteen square feet are high in comparison to other codes. A more common limit, which should be considered, is six square feet. Westlake uses another approach, correlating the size of the sign with the acreage of the property: Less than one acre: six square feet; One to five acres: twelve square feet; More than five acres: 32 square feet.

1264.05(f) Monument Signs (Subdivisions)

Existing Regulations

This section outlines the standards for monument signs at the entrance of subdivisions. The illumination of a sign is at the discretion of the Planning Commission.

Recommendations

An item could be added to state that illumination can not be from an internal source.

Other signs which could be added to Section 1264.05

Residential Uses - Garage Sale Signs

This type of sign could have the following characteristics:

Maximum Size - four or six square feet
Location - only on the property where the sale is being held
Duration - only during the days of the sale

Institutional Uses - Identification Signs

Identification signs are a type of sign defined in Section 1264.03(b)(9), however it is not listed in Section 1264.05 as a permitted sign in a Country Home District. This type of sign would apply to public buildings and institutional buildings such as schools and churches. The most common use of this sign would be to display the name of the building. For example, Westlake limits the size of an identification sign to 24 square feet and allows one per street frontage.

Institutional Uses - Directional Signs for Parking Lots

Maximum Number per Drive - one or two
Maximum Size - four square feet
Maximum Height - two or three feet
Minimum Setback from Lot Lines - five feet

1264.06 - Business District Signs Generally

Existing Regulations

The current regulations permit the erection of "pole signs," which are defined in Section 1264.03(c)(4) as "a sign which is supported wholly by a pole or poles, posts or braces upon the ground and which is not attached to any building."

Recommendations

A trend in many communities is to prohibit pole signs. Where pole signs are not permitted, businesses utilize ground mounted signs. For example, pole signs are not permitted in Bay Village, Independence, and Lyndhurst. The proposed sign code in North Olmsted does not permit pole signs. Westlake uses a slightly different approach, limiting pole signs to a height of eight feet.

Implementation of a regulation to prohibit pole signs needs to address several issues. Concerning new signs, typically no new pole signs could be erected after the effective date of the ordinance. There are also several methods to address the issue of existing pole signs. For example, a change in the occupant of a space would result in the removal of the pole sign. This would prevent subsequent tenants from utilizing the same pole and sign cabinet and changing only the sign panel. In addition, it may be prudent to consider a sunset date, such as five years or seven years after the effective date of the ordinance, at which time the remaining pole signs must be removed. This time delay provides a tenant with the opportunity to recover the economic investment in a sign that may have been made just prior to the enactment of the ordinance.

1264.07 (a)(1) and 1264.07(a)(2) - Area of Signs

Existing Regulations

Pole signs can be a maximum size of either 50 square feet or 75 square feet per side, depending upon the number of occupants.

Ground signs can be a maximum size of 40 square feet per side.

In addition to the above signs, additional signage square footage is permitted that totals a maximum of three times the frontage of the building (width times three).

Section 1250.02(b) states that the total maximum square footage of signage permitted is width times two.

Recommendations

Using the above criteria, the allowable square footage of signage is significantly higher in Valley View than in other communities, and the code could be revised to reduce the permitted signage without having a detrimental effect on businesses.

Signage regulations in Section 1250.02(b) should be deleted.

A common method to determine the maximum square footage of all signs (freestanding and attached) is to use the building frontage–width expressed in "feet"–which is then enlarged by a constant factor. The following are examples from other communities: Width times 1.00 (Solon); width times 1.35 (Independence); or width times 1.50 (Lyndhurst and Westlake). Brecksville utilizes a calculation of with plus 30. Bedford Heights uses a calculation of width times 2.00 up to the first 50

feet of width, width times 1.00 for the next 50 feet of width, and width times 0.40 for the width over 100 feet.

For example, in Valley View a one tenant building that is 50 feet wide could have a total of 200 square feet of signage (50 square feet (one side of a freestanding sign), plus 150 square feet (three times the width of the building)). The following figures are the maximum signage for the same building in other communities: Solon (50 square feet), Independence (67.5 square feet), Lyndhurst and Westlake (75 square feet), Brecksville (80 square feet), and Bedford Heights (100 square feet).

1264.07(b) - Additional Signs

Existing Regulations

In addition to the formulas in Section 1264.07(a) above, other signs are permitted, which further increases the allowable square footage of signage.

Section (b)(1) permits signs above the ground floor that do not exceed 2% of the floor area occupied by the establishment, or 50 square feet, whichever is smaller.

Section (b)(4) permits permanent signs indicating the name, owner, or manager of a building, with the size to be approved by the Planning Commission.

Section (b)(5) permits directional signs, with each sign not to exceed four square feet.

Section (b)(6) permits temporary sale and promotion signs with a maximum size equal to 40% of the total square footage permitted for the establishment. Signs are permitted in a window, on the outside of a building, and in a yard. Section 1264.15 prohibits paper posters or painted letters applied directly to a wall, which could be interpreted to mean a window, because a window forms part of a wall.

Recommendations

The signage listed in sections (b)(1), (b)(4), and (b)(5) should be included as part of the formula in section (a) listed above.

The language in section (b)(5) for directional signage should be augmented to indicate a maximum height, such as two or three feet, and setback from property lines, such as five or ten feet.

The potential discrepancy between section (b)(6) and Section 1264.15 should be clarified.

Additional limits could be considered for the temporary and promotion signs outlined in section (b)(6). For example, this type of sign is often permitted only in windows. In addition, the size of the signage could be reduced. Westlake allows signage up to a maximum of 30% of the window area, and Bay Village and Bedford allow signage up to a maximum of 15% of the window area.

1264.07(c) - Executive Office Park

Recommendation

This section discusses signs for a use district classification that does not exist within the remainder of the zoning code. It would be preferable to delete this section at this time. If this classification is created in the future, sign regulations can be created at the same time.

Other sign which could be added to Section 1264.07

Shopping Center Identification Sign

This would be defined as a ground sign that identifies the name shared by the development as a whole. The maximum size of the sign would be typically about 40 square feet, and it would need to meet the other requirements relating to ground signs. This square footage of this sign would be in addition to the signage permitted for individual businesses in the shopping center. The trade-off would be that if a shopping center identification sign is allowed, then individual ground signs for tenants of the shopping center are not.

1264.08(a)(2) - Area of Signs

Existing Regulations

Pole signs can be a maximum size of either 50 square feet or 75 square feet per side, depending upon the number of occupants.

Ground signs can be a maximum size of 40 square feet per side.

In addition to the above signs, additional signage square footage is permitted that totals a maximum of three times the frontage of the building (width times three), plus one times the length of one other side of the building (length times one).

Section 1254.06(a) (Industrial) states that billboards advertising off-premise businesses are prohibited. This regulation was approved in 1961. Section 1264.15, approved in 1995, prohibits off-premises advertising devices.

Section 1254.06(c) (Industrial) states that flashing signs are permitted. This regulation was approved in 1961. Section 1264.14(b) allows flashing signs as a conditional use approved by the Planning Commission. Section 1264.15 prohibits flashing signs except for time and temperature devices. Chapter 1264 (Signs) was approved in 1995.

Recommendations

Using the above criteria, the allowable square footage of signage is significantly higher in Valley View than in other communities, and the code could be revised to reduce the permitted signage without having a detrimental effect on businesses.

Signage regulations in Section 1254.06 should be deleted.

Signage regulations in Section 1264.14(b) and Section 1264.15 concerning flashing signs should be clarified.

A common method to determine the maximum square footage of all signs (freestanding and attached) is to use the building frontage–width expressed in "feet"–which is then enlarged by a constant factor. The following are examples from other communities: Width times 1.00 (Westlake); one ground sign up to 50 square feet plus wall signs equaling width times 1.00, not to exceed 50 square feet (Middleburg Heights); or one ground sign or pylon sign up to 50 or 65 square feet plus wall signs equaling width times 1.00, not to exceed 50 square feet (Independence). Highland Heights uses a calculation of width times 1.00, not to exceed 75 square feet, for buildings with a setback of less than 75 feet; width times 1.50, not to exceed 150 square feet, for buildings with a setback of 75 feet to 150 feet; and width times 2.00, not to exceed 200 square feet, for buildings with a setback of more than 150 feet.

For example, in Valley View a one tenant building that is 100 feet wide, 200 feet deep, with a front yard setback 50 feet, could have a total of 550 square feet of signage (50 square feet (one side of a freestanding sign), plus 300 square feet (three times the width of the building), plus 200 square feet (one times the length of one other side of the building)). The following figures are the maximum signage for the same building in other communities: Westlake (100 square feet), Middleburg Heights (100 square feet), Independence (100 square feet or 115 square feet), and Highland Heights (75 square feet).

1264.08(b) - Additional Signs

Existing Regulations

In addition to the formulas in Section 1264.08(a) above, other signs are permitted, which further increases the allowable square footage of signage.

Section (b)(2) permits permanent signs indicating the name, owner, or manager of a building, with size to be determined by the Planning Commission.

Section (b)(3) permits directional signs, with no specification concerning sign size or sign approval process.

Recommendations

The signage listed in sections (b)(2) and (b)(3) should be included as part of the formula in section (a) listed above.

The language in section (b)(3) for directional signage should be augmented to indicate a maximum height, such as two or three feet, and setback from property lines, such as five or ten feet.

Other sign which could be added to Section 1264.08

Industrial Park Identification Sign

This would be defined as a ground sign that identifies the name shared by the development as a whole. The maximum size of the sign would be typically about 40 square feet, and it would need to meet the other requirements relating to ground signs. This square footage of this sign would be in addition to the signage permitted for individual businesses in the industrial park.

1264.09 - Location

Existing Regulations

Section (a) permits a wall sign to extend above the front wall up to the distance the sign is located from a side lot line or a party wall.

Section (d) states that ground signs for business and industrial use districts may be located a minimum of fifteen feet from the right-of-way, five feet from an adjacent business or industrial lot line, or 25 feet from an adjacent residential district lot line.

Section (d) discusses ground signs in an Executive Office Park District.

Recommendations

Section (a) could be revised to delete the reference permitting wall signs to extend above the front wall, which would improve aesthetics.

In section (d), the permitted location of ground signs is the same for business and industrial districts. The smaller minimums in the current code are appropriate for small business lots, but not necessarily suitable for larger industrial properties, such as the ongoing development in Sweet Valley. It is suggested to increase the minimums to 25 feet from the right-of-way, 50 feet from an adjacent business or industrial lot line, or 100 feet from an adjacent residential district lot line. If a specific sign request involved a smaller industrial lot, such as those located on Exchange Street, the applicant could request a variance.

Section (d) discusses signs for the Executive Office Park District, a use district classification that does not exist within the remainder of the zoning code. It would be preferable to delete this reference at this time. If this classification is created in the future, sign regulations can be created at the same time.

1264.10 - Height

Existing Regulations

This section discusses the height of pole signs.

Recommendations

This section should be revised to include information on the height of all types of signs. For example the height of ground signs, currently mentioned in Section 1264.07(c)(1), should be moved here.

If the decision is made to prohibit pole signs, the existing Section 1264.10 would be deleted.

If the decision is made to permit pole signs but lower the overall height of the sign, the height figures in this section would need to be revised. In addition, this section contains the names of use districts that are not currently part of the Valley View Zoning Code.

1264.14 - Illumination

Existing Regulations

This section discusses various aspects of the illumination of signs.

Recommendations

In addition to the current regulations, the following items could also be considered:

- ✓ Require the source of external light to be screened from public view or designed as an integral component of the overall sign design. This item would mean ground mounted lights would be concealed with landscaping, and wall mounted lights would have an improved architectural design.

- ✓ Require the illumination of subdivision identification signs, shopping center identification signs, and industrial park identification signs only with external lighting. This requirement would prohibit these signs from being internally illuminated.

- ✓ Move the minimum foot-candle figures for parking lots and walkways from the design guidelines to the zoning code. Placing the information in the code will permit the Village Engineer to review the illumination as part of the review the Engineer already conducts for the Planning Commission.

1264.15 - Prohibited Signs

Existing Regulations

This section lists the various types of signs that are currently prohibited, including billboards, which are described as "off-premises advertising devices."

Recommendations

In addition to the current regulations, the following items could be considered for addition as prohibited signs:

- ✓ Pole Signs
- ✓ Balloons used as advertising devices
- ✓ Three-dimensional objects on roofs or poles

1264.16 - Permit Required; Applications; Plans

Existing Regulations

This section outlines the submission requirements to the Building Department and Planning Commission.

Recommendations

In addition to the current submission requirements, the following items could be considered for inclusion:

- ✓ Photos of site and surrounding buildings and uses
- ✓ Material samples

VILLAGE OF VALLEY VIEW

CHAPTER NINE

CUYAHOGA VALLEY IMPACT ANALYSIS

INTRODUCTION

This chapter is divided into two sections. The first section summarizes projects underway in the vicinity of Valley View that involve the Ohio & Erie Canal National Heritage Corridor, Cuyahoga Valley National Recreation Area, Ohio & Erie Canal Reservation of Cleveland Metroparks, Ohio & Erie Canal Scenic Byway, and the Cuyahoga Valley Scenic Railroad.

The second section discusses the impact of these projects on Valley View and economic opportunities in the Canal Road area.

BACKGROUND

The Ohio & Erie Canal, which opened for commercial navigation in 1832, was the first inland waterway to connect the Great Lakes at Lake Erie with the Gulf of Mexico via the Ohio and Mississippi Rivers. The Ohio & Erie Canal was part of a canal network in Ohio that was one of America's most extensive and successful systems during a period in history when canals were essential to the growth of the United States. In addition, the Ohio & Erie Canal spurred economic growth in Ohio that lifted the state from near bankruptcy to the third most economically prosperous state in just twenty years.

NORTH CUYAHOGA VALLEY CORRIDOR CONCEPT PLAN

In 1992, the Cuyahoga County Planning Commission (CPC) published the *North Cuyahoga Valley Corridor Concept Plan*, which examined the Ohio & Erie Canal, Cuyahoga River Valley, and adjacent neighborhoods from the northern boundary of the Cuyahoga Valley National Recreation Area (CVNRA) at Rockside Road to Lake Erie at downtown Cleveland. The report emphasized the Cuyahoga Valley as a unifying element in the metropolitan area, replacing the traditional perception of the valley as an east-west dividing line.

The national significance of the valley is clear:

> The lower Cuyahoga Valley has been one of the main physical features of the region for thousands of years. It has been the location for villages, encampments, and burial sites of prehistoric cultures, including the mound builders. In the mid-18th century, it became important in French and British fur trading. Both Benjamin Franklin and George Washington predicted a preeminent role for the Valley in the westward expansion of America due to its size and location. Settlement by New Englanders began in the 1790's, and the mouth of the river was selected by Moses Cleaveland as the location for the principal city of the Connecticut Western Reserve.
>
> Successive technological advances in the 19th century brought a canal, railroads, and shipping. With the benefits of a geographic location midway between extensive deposits of natural resources, access to land and transportation networks, and the evolution of interrelated industries such as oil, chemicals, and paint; sewing machines and clothing; and

> iron, steel, fasteners, machine tools, automobiles, and shipbuilding, the lower Cuyahoga Valley emerged as the setting for one of the most significant examples of industrialization and urbanization in America.

The *Concept Plan* presented projects under the six main topics of economic development, heritage education, transportation, recreation, open space, and environmental policy statements. Several projects have an impact on Valley View.

- ✓ Identification of locations and economic incentives to retain and expand existing light industry and attract new industrial development, such as various areas in Valley View.

- ✓ Emphasis of the need for a steady long-term commitment of funds to ensure proper construction and maintenance of the essential infrastructure resources of the area, such as Canal Road.

- ✓ Creation of a bicycle transportation network extending through the Cuyahoga Valley, to take advantage of opportunities to explore the distinctive lake, river, and canal environments, the industrial and engineering heritage of the Valley, and the architecture and history of Cleveland neighborhoods and suburban communities. *This network is the existing and future segments of the Ohio & Erie Canal Towpath Trail and its neighborhood linkages.*

- ✓ Preservation of tracts of land in the vicinity of Cuyahoga Heights as a habitat preservation area. *This project is the new Cleveland Metroparks Ohio & Erie Canal Reservation.*

- ✓ Showcasing the 45-foot waterfall on Mill Creek with the addition of observation decks. *Cleveland Metroparks has undertaken this project and is currently working with other partners to create a trail linking the Mill Creek waterfall with Garfield Park Reservation. In addition, a bikeway connection is being considered that would link Garfield Park Reservation in Garfield Heights to Bacci Park in Cuyahoga Heights.*

- ✓ Extension of the Cuyahoga Valley Scenic Railroad excursion train into downtown Cleveland. *The route for this project continues under negotiation with LTV Steel and CSX.*

NATIONAL HERITAGE CORRIDOR DESIGNATION

The Ohio & Erie Canal National Heritage Corridor received official federal designation from the U.S. House of Representatives and the U.S. Senate on October 4, 1996, and President Clinton signed the legislation on November 12, 1996.

The Ohio & Erie Canal is one of a few Heritage Corridors designated in the country, following the Illinois & Michigan Canal in Illinois, the Blackstone River Valley in Massachusetts and Rhode Island, and the Delaware & Lehigh Navigation Canal in Pennsylvania.

The federal legislation cites four purposes for the designation:

- ✓ to preserve and interpret significant historic and cultural lands, waterways, and structures within the corridor;

- ✓ to encourage economic development;

- ✓ to provide a management framework to assist the state, local communities, and nonprofit organizations in preparing and implementing a corridor management plan, as well as develop policies and programs to preserve and interpret the cultural, historic, natural, recreation, and scenic resources of the corridor; and

- ✓ to authorize the Secretary of the Interior to provide financial and technical assistance to the state, local communities, and nonprofit organizations in preparing and implementing a corridor management plan.

The boundaries of the corridor generally follow the route of the Ohio & Erie Canal from Cleveland to Dover, through the Cuyahoga and Tuscarawas River valleys (***Map 9-1***). The route of the Ohio & Erie Canal includes the metropolitan areas of Cleveland and Akron, the Cuyahoga Valley National Recreation Area, canal towns such as Clinton and Canal Fulton, the Tuscarawas River valley, and rural communities such as Bolivar and Zoar. This is an area where four million people live within sixty miles.

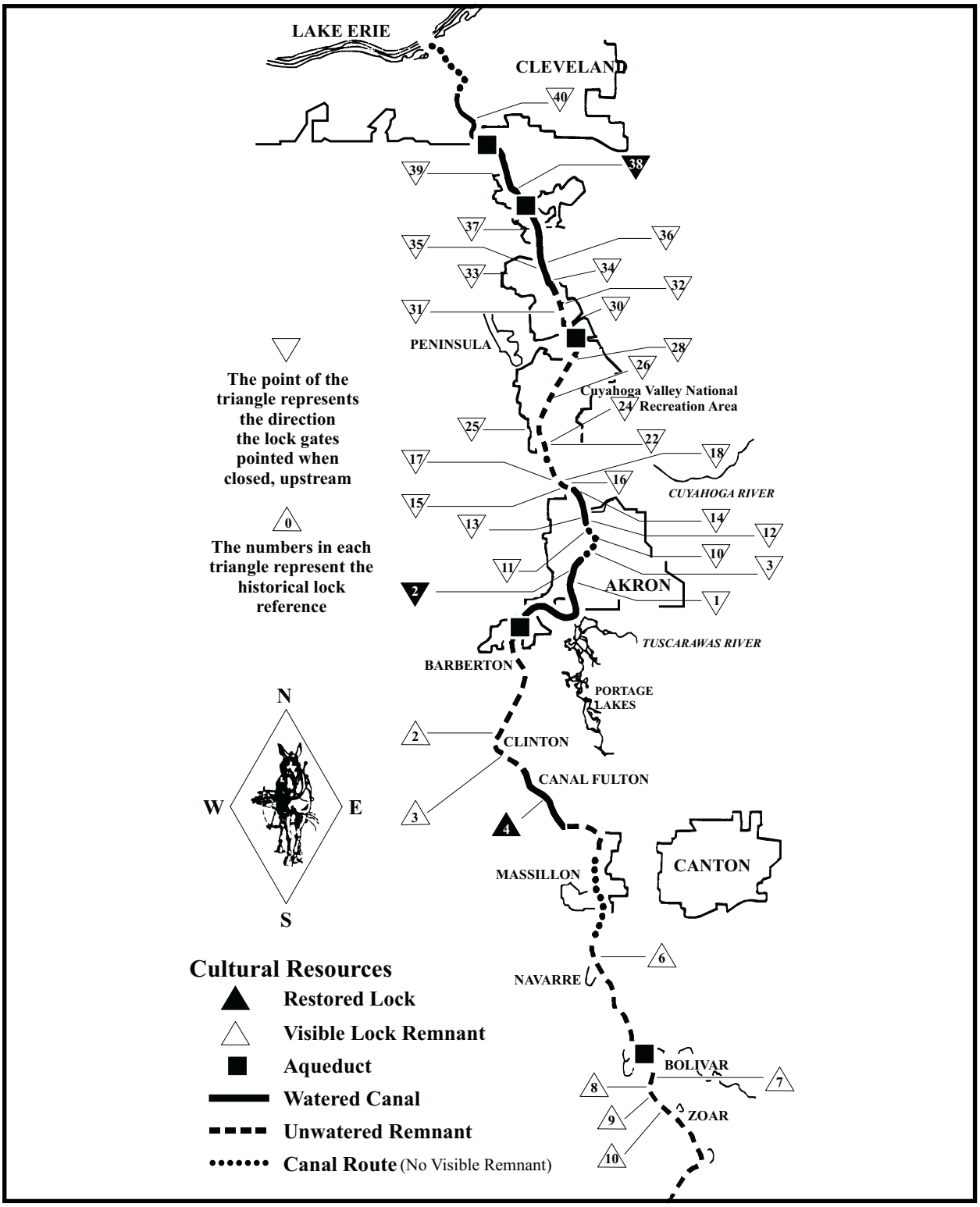
The creation of the National Heritage Corridor does not impose regulations on local communities. In addition, the designation does not create an owned and operated unit of the National Park Service. The intent of the National Heritage Corridor is to provide recognition and influence in order to foster cooperative effort and leverage funds.

The Ohio & Erie Canal National Heritage Corridor legislation permits annual funding of up to $1 million in federal funds, to be matched 1:1 by state, local, and/or private funds. A total of $10 million in federal funding is available over the life of the corridor legislation, which expires on September 30, 2012.

The legislation established the Ohio & Erie Canal Association as the management entity responsible for 1) ensuring that the management plan is prepared (which was approved by the U.S. Department of the Interior in 2000); 2) assisting communities and organizations to voluntarily develop policies and programs within the heritage corridor; and 3) overseeing the expenditure of federal funds. The Association is a new nonprofit organization recently formed through a collaboration between two existing nonprofit organizations, the Cleveland-based Ohio Canal Corridor and the Akron-based Ohio & Erie Canal Corridor Coalition.

In addition, the legislation established a 21-member volunteer advisory committee, the Ohio & Erie Canal National Heritage Corridor Committee, to provide advice and technical assistance to the Ohio & Erie Canal Association. Members of this Committee represent the corporate community, tourism, historic preservation, park districts, county planning agencies, local communities, state government, and the National Park Service.

Map 9-1, Ohio & Erie Canal National Heritage Corridor



SCENIC BYWAY DESIGNATION

During 1996 the Ohio Department of Transportation announced that the Ohio & Erie Canal Scenic Byway had been designated as the first official Scenic Byway in Ohio. In June, 2000, the route was designated by the Federal government as a National Scenic Byway. The route focuses on the path of the canal for approximately 110 miles, from its original northern terminus in downtown Cleveland to Dover, Ohio. The route traverses all or part of four counties: Cuyahoga, Summit, Stark, and Tuscarawas.

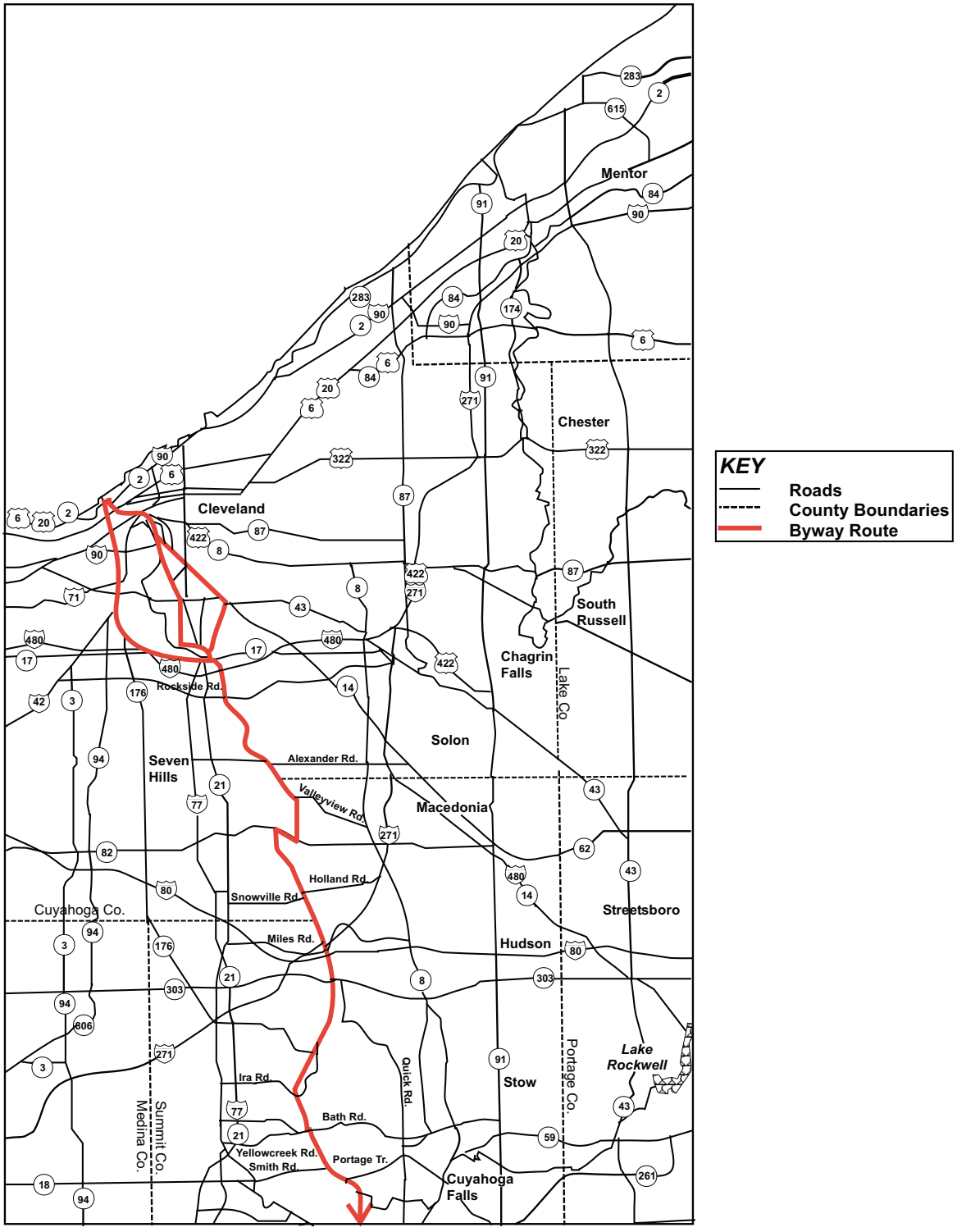
The application process for the scenic byway designations was managed by the Ohio & Erie Canal Scenic Byway Task Force. This group includes the membership of the four county engineers, four county planning agencies, the National Park Service, Cuyahoga Valley Communities Council, Ohio Canal Corridor, and the Ohio & Erie Canal Corridor Coalition. The Task Force also received input from an Advisory Council, whose 100-plus members represented a variety of community interests from throughout the byway route.

The byway utilizes a combination of state routes, county roads, and local roads (***Maps 9-2A*** and ***9-2B***). Within Cuyahoga County several routes are used, which form a loop. Coming northward, the byway is located on Canal Road as it enters Cuyahoga County from Summit County. The byway continues northward on Canal Road until it splits into three separate routes in order to reach the original outlet of the Ohio & Erie Canal at downtown Cleveland, which was located on the east bank of the Cuyahoga River approximately under the Detroit-Superior Bridge. The Central Route continues northward on Canal Road, East 49th Street, and Independence Road toward downtown Cleveland. The East Route splits from Canal Road at Warner Road, utilizing Warner Road and Broadway Avenue to reach downtown Cleveland. The West Route splits from Canal Road at Granger Road, utilizing Granger Road, Schaaf Road, Broadview Road, and Pearl Road/West 25th Street to reach downtown Cleveland. The purpose of the three routes is to highlight the connection between the Ohio & Erie Canal, the Cuyahoga River Valley, and the different ethnic urban neighborhoods that abut the valley.

Scenic byway designation offers an opportunity for a community such as Valley View to promote and protect its unique relationship to the Ohio & Erie Canal, Cuyahoga River Valley, and nearby Mill Creek Valley through tourism, economic development, and resource conservation. A byway may be described as roads that provide an enjoyable and relaxing experience for drivers. In addition, the route highlights scenic, historic, natural, cultural, recreational, and/or archaeological qualities of an area. The benefits of scenic byway designation include new tourism opportunities, identification on official highway maps, state and national marketing and promotion, economic and community development opportunities, and possible additional funding for maintenance of the scenic byway route.

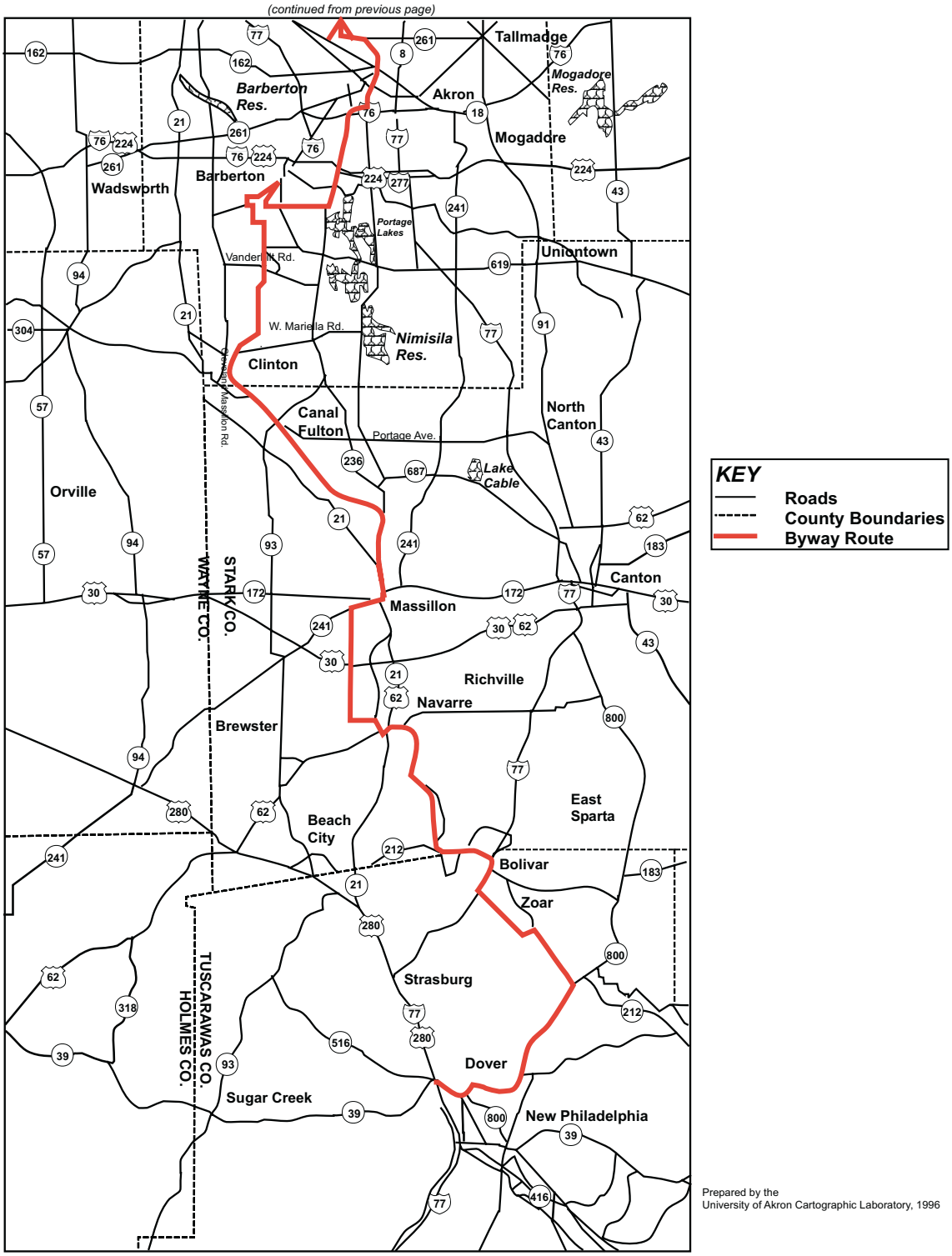
An example of the benefits of designation has already occurred. In the late 1990's, the Federal Highway Administration awarded the State of Ohio $400,000. Of this total, the Ohio Department of Transportation used $160,000 to manage its scenic byway program. The remaining $240,000 was awarded to the Task Force through the Summit County Engineer's Office. These funds were matched by a total of $60,000 from the four county engineers' offices, for a grand total of $300,000.

Map 9-2A, Ohio & Erie Canal Scenic Byway (Northern Section)



(continued on next page)

Map 9-2B, Ohio & Erie Canal Scenic Byway (Southern Section)



These funds are being used to create a visitors map and guide for the byway, as well as to design, fabricate, and install signage marking the byway route through the four counties and 37 communities. The maps and signs are anticipated to be in place in 2001. The purpose of using the funds for these two projects is to bring public exposure to the byway by guiding visitors along the route, as well as to specific destinations.

NATIONAL PARK SERVICE - CUYAHOGA VALLEY NATIONAL RECREATION AREA

The Cuyahoga Valley National Recreation Area (CVNRA), established by Congress in December, 1974, includes approximately 600 acres in Valley View that are owned by the National Park Service. In addition, the National Park Service holds easements on about 33 acres of land. Finally, the Ohio Department of Natural Resources owns approximately 36 acres of land that actually function as part of the CVNRA.

The National Park Service has several projects underway or planned for the near future in Valley View and its vicinity:

- ✓ The National Park Service is one of the partners who participated in the recent acquisition of the Ohio Department of Mental Health facility in Sagamore Hills/Bedford;

- ✓ The historic Knapp house on Canal Road across from the Canal Visitors Center is scheduled for exterior stabilization work;

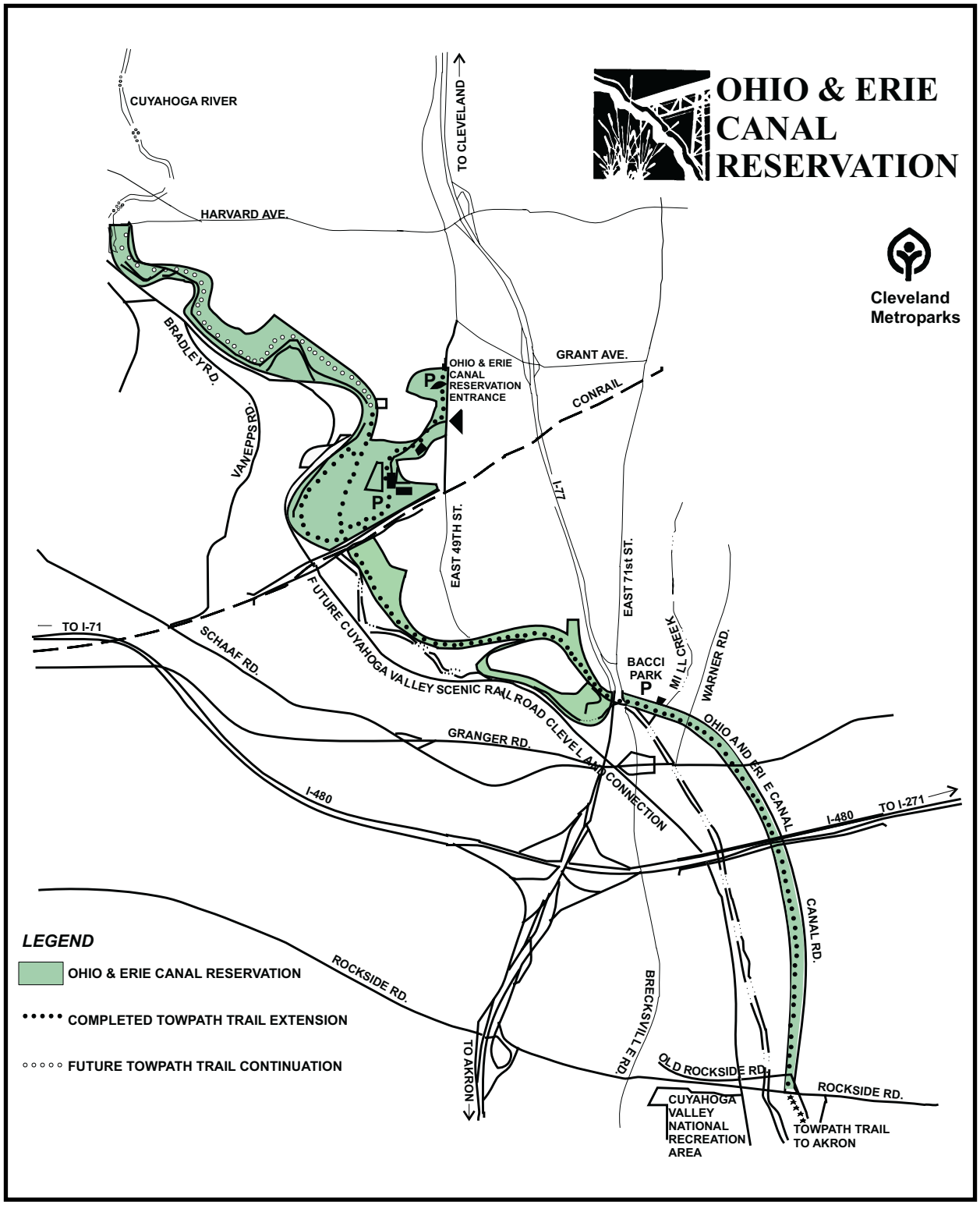
- ✓ Projects involving the maintenance, servicing, and storage facility being created for the Cuyahoga Valley Scenic Railroad at the Fitzwater Yard, as well as railroad stop shelters, are described in more detail in the **CUYAHOGA VALLEY SCENIC RAILROAD** section.

CLEVELAND METROPARKS - OHIO & ERIE CANAL RESERVATION

Overview

The Ohio & Erie Canal Reservation, opened in August, 1999, was established by Cleveland Metroparks as its fourteenth reservation (***Map 9-3***). Several hundred acres of land along the Ohio & Erie Canal and the Cuyahoga River in the communities of Valley View and Cuyahoga Heights will be managed through lease agreements and easements. Major property owners have cooperated to make their land available for park/recreation facilities, cultural and historic interpretation, and wildlife management include the Aluminum Company of America (ALCOA), Birmingham Steel (formerly American Steel & Wire), BP America, FirstEnergy (formerly Cleveland Electric Illuminating Company), the Northeast Ohio Regional Sewer District (NEORSD), and the State of Ohio. The activities within the reservation will focus on trails, picnicking, wildlife management, urban fishing opportunities in the canal, and outdoor education programs.

Map 9-3, Cleveland Metroparks - Ohio & Erie Canal Reservation



Canal Reservation Bikeway

One of the highlights of the new reservation is the extension of the Ohio & Erie Canal Towpath Trail. The current trail in the Cuyahoga Valley National Recreation Area (CVNRA) extends for approximately 22 miles from Akron northward to Rockside Road. During 1999, the Towpath Trail in the CVNRA attracted approximately 1.6 million users.

In 1998-99, Metroparks constructed an additional 4.3 mile segment of ten-foot wide paved trail from Rockside Road northward to the area below Birmingham Steel (formerly American Steel & Wire) in Cuyahoga Heights (approximately East 49th Street and Grant Avenue). The $2.3 million project was funded through the federal Intermodal Surface Transportation Efficiency Act (ISTEA-Surface Transportation Program, Enhancement Program) and Cleveland Metroparks. Overall, the Canal Reservation had about 210,000 visitors during its first ten months of operation (August, 1999 through May, 2000). An estimated 150,000 to 170,000 of these visitors used the Towpath Trail.

Regional Connections to Canal Reservation Bikeway

The bikeway segment in the Ohio & Erie Canal Reservation is also part of a much larger bikeway plan. Cleveland Metroparks intends to undertake two additional segments, the first extending to the vicinity of the intersection of Harvard Avenue and Jennings Road and the second extending from the Harvard/Jennings vicinity to the Cleveland Metroparks Zoo. Long-term plans are also being formulated to complete the trail route to downtown Cleveland by continuing northward from Harvard/Jennings past LTV Steel and through the Tremont neighborhood of Cleveland to reach the Flats. At the Flats, the route would intersect with the Cleveland Lakefront Bikeway, a partially completed bikeway that will eventually connect Edgewater Park on the west side with the Flats, downtown Cleveland, and the east side locations of Gordon Park, the Cultural Gardens, University Circle, Bratenahl, and Wildwood Park.

To the south of the existing Towpath Trail in the CVNRA, various agencies and organizations are working to create a continuous bikeway that would extend beyond Zoar, Ohio. Zoar Village, a 19th century utopian community with an extensive grouping of architecturally and historically significant buildings, is also near the southern endpoint for the National Heritage Corridor.

Finally, planning is also underway for a cross-state bikeway, the Ohio-to-Erie Trail, with the anticipated endpoints being Cincinnati and Cleveland. The route being implemented from Zoar to Cleveland is anticipated to be the preferred route through northeast Ohio.

CUYAHOGA VALLEY SCENIC RAILROAD

The Cuyahoga Valley Scenic Railroad (CVSR), formerly the Cuyahoga Valley Line Railroad, began operations in 1975. During the mid-1980's, the track utilized by the CVSR was purchased by the National Park Service. The rail line was originally constructed from Cleveland to Akron in the late 19th century, as the first north-south route through the Cuyahoga Valley. The rail line, from Rockside Road in Independence to Howard Street in Akron, was listed on the National Register of

Historic Places in 1985. The CVSR operates first-generation diesel locomotives and streamlined passenger coaches. CVSR maintains a regular schedule of trips, utilizing stops in Akron, near Stan Hywet Hall & Gardens, near Hale Farm & Village, Peninsula, Boston Store, Station Road Bridge, Canal Visitors Center, and the northern terminus of the line just north of Rockside Road in Independence. Access to the station in Independence is via Canal Road to Old Rockside Road in Valley View.

The CVSR operates special seasonal, holiday, and educational trips in addition to its regular 20-mile and 52-mile excursions. The total ridership in 1999 was about 85,000. The long-range plan for the CVSR includes extension of the line southward to Canton and northward to downtown Cleveland.

Several construction projects related to the CVSR have been recently completed or are planned. The Fitzwater Maintenance Facility, donated to the National Park Service by Cuyahoga County in 1995, has been renovated and expanded . The facility includes maintenance, servicing, and storage facilities for the locomotives and passenger cars, as well as administrative offices. Access to the Fitzwater facility in Independence is via Canal Road to Fitzwater Road in Valley View. In addition, construction of passenger shelters by the National Park Service at the Canal Visitors Center and at Rockside Road for the CVSR is scheduled for the year 2000. Although the two shelters are located in Independence, primary access is via Canal Road in Valley View.

DEVELOPMENT IMPACTS

Traffic Impact

The recreation and heritage projects in the vicinity of Valley View, such as the new Cleveland Metroparks Canal Reservation, the Towpath Trail, and the Scenic Byway, will all make use of Canal Road as their main north-south travel route. Although not all traffic will utilize the entire length or same portion of Canal Road, an overall traffic increase should be anticipated, particularly north of Rockside Road.

In addition to recreation and heritage destinations, two new commercial developments will further increase traffic in the Canal Road area.

- ✓ The owner of Lockkeeper's Inn has proposed an expanded restaurant, retail, and office development at the present location of Lockkeeper's Inn at the northwest corner of Rockside and Canal Roads. To be known as Thornburg Station, the architecture of the upscale development is intended to blend with its historic setting on the canal. Constructed is expected to be underway in 2001.

- ✓ The Cinemark movie theater complex has approximately 5,000 seats in 24 screening rooms, with space for several national restaurants on the same site.

Based upon the figures in ***Exhibit 9-1***, the estimated average number of vehicle trips per hour of daylight, year round, generated by the heritage destinations, would be 170 (High Estimate). The

aforementioned commercial developments are not included in the High Estimate. The High Estimate represents all vehicles taking the same route to and from a destination, which may not always be the situation. In addition, the year round vehicle trips per hour of daylight is an average that will vary due to season of the year and day of the week.

Exhibit 9-1, Hereitage Destinations and Estimated Vehicle Trips, Valley View Vicinity

Destinations in Vicinity of Valley View	Estimated Number of Vehicles	Estimated Number of Vehicle Trips (High Estimate)
Cleveland Metroparks - Ohio & Erie Canal Reservation (including Ohio & Erie Canal Towpath Trail)	350,000	700,000
Ohio & Erie Canal Scenic Byway	20,000	40,000
Total	**370,000**	**740,000**

Source: Cuyahoga County Planning Commission

Potential Development Impact

Development in the vicinity due to the recreation and heritage destinations, as well as other commercial and industrial projects, will have an impact on both Valley View and Garfield Heights in the vicinity of Canal Road.

The presence of the Cleveland Metroparks Canal Reservation, the Towpath Trail, and the Scenic Byway may create development opportunities for Valley View and Garfield Heights properties located near this activity. The two areas of Valley View most likely to be affected are Canal Road (Rockside Road to the Garfield Heights and Cuyahoga Heights boundaries) and properties located between Canal Road and the western boundary of Valley View (Rockside Road to the Garfield Heights and Cuyahoga Heights boundaries). These properties are generally zoned as Industrial, with the exception of the east side of Canal Road from south of Murray Road to north of Fosdick Road, which is zoned Business.

The two areas in Garfield Heights most likely to be affected are Canal Road (Warner Road to the Garfield Heights boundary south of Old Granger Road) and Warner Road (east side from Canal Road to the base of the grade). The west side of Warner Road was not considered as promising of a location for development due to topography and the environmental problems associated with the properties. The Canal Road and east side Warner Road properties are generally zoned as Industrial Park, with the exception of the northeast corner of Warner and Canal Roads, which is zoned as Office Park.

The proximity of the area to interstate highways, but with a location outside the congestion of the Rockside Road/I-77 interchange, is gradually making the Canal Road area more attractive to employers and developers of commercial property. For example, office or light industrial development would provide access for employees without the traffic problems of the Rockside Road/I-77 area, lunch or after work dining locations, entertainment at the movie theater/restaurant complex, and ac-

cess to unique recreation amenities— the Towpath Trail and Metroparks Reservation— for fitness or relaxation activities during the day or after work.

The new development and renovation work that has occurred over the years along Canal Road in Valley View and Garfield Heights has had varying degrees of attention to aesthetic issues such as signage, billboards, landscaping, parking lot design, right-of-way improvements, and pedestrian accessibility. It is recommended that the Village of Valley View review local zoning codes and policies concerning these topics to ensure that the highest quality, most attractive development can be obtained. Recommendations on these issues are addressed as part of this Valley View master plan. A similar zoning code review is being undertaken by the City of Garfield Heights.

One additional issue for Valley View is the proximity of the Towpath Trail, Ohio & Erie Canal, and Cuyahoga River. Customarily, structures are built with an obvious front and rear. The front faces a public street or parking area, while the rear is not intended for public viewing. Service functions are concentrated at the rear, such as loading docks/delivery areas, employee parking, and refuse/recycling facilities. From the design and construction standpoint of a building, this means perhaps the use of less expensive materials, less architectural detail, and less landscaping. The structures located between the canal and river are in an unusual situation. Due to the amenities located on each side, a complex such as Thornburg Station was designed to not have an obvious front and rear. It must accommodate service functions, however the architecture and landscaping make the complex seem as if all sides are frontage. All sides are viewed by the public.

Achieving this demanding design standard will be the challenge for properties located between the canal and river. In addition, the floodplain must also be taken into consideration, utilizing design solutions to minimize potential damage. For example, at Thornburg Station the structures were raised above the potential flooding level. These design standards can also be utilized when renovations are considered for existing buildings.

Finally, there is also the unusual situation in a portion of this large area between the canal and river where parcels fronting the east bank of the Cuyahoga River are located in Independence rather than Valley View. If Valley View intends to implement higher aesthetic standards for items such as structures, signage, parking areas, landscaping, and pedestrian accessibility, then this information must be communicated to the elected officials, staff, and planning commission of Independence. An ongoing relationship should be established on these issues, in order to ensure that both communities create the same type of quality development.

Roadway Improvements In Vicinity

Canal Road

The Village of Valley View is currently implementing improvements to Canal Road by widening the road to three lanes from Rockside Road to the northern community boundary. Advantages of the roadway project include safety improvements through the elimination of the existing dirt shoulders,

which are often used as passing areas, and water quality improvements in the canal due to the construction of curbs and catch basins to divert water runoff.

The design of this project addresses traffic and roadway issues while maintaining the character of the roadway in its historic setting next to the Ohio & Erie Canal and as a route on the Ohio & Erie Canal Scenic Byway. These multiple goals are the standard against which future projects should be evaluated.

Hillside Road

The Cuyahoga County Engineer's Office, as part of its 2002 projects, intends to undertake major reconstruction of Hillside Road from Canal Road to 500 feet west of the Cuyahoga Valley Scenic Railroad tracks. The work will involve both the bridge over the Ohio & Erie Canal and the bridge over the Cuyahoga River. The total project cost is estimated at $3.9 million (*Capital Improvement Program Report, Cuyahoga County Engineer's Office, April 14, 2000*).

Warner Road

The Cuyahoga County Engineer's Office, as part of its 2002 projects, intends to regrade, install drainage improvements, and repave the portion of Warner Road in Valley View (Granger Road to Canal Road) at a cost of $824,000 *(Capital Improvement Program Report, Cuyahoga County Engineer's Office, April 14, 2000)*.

Bikeway Connectors

The Ohio & Erie Canal Towpath Trail, located on the original towpath of the canal as it passes Valley View, will be the north-south spine of the bikeway network in the Cuyahoga Valley from Cleveland to Akron. From this main route, it is anticipated that various connectors will link the Towpath Trail to residential areas surrounding the valley.

Fosdick Road/Murray Road Neighborhood

The residents of Fosdick Road and Murray Road have a location near their neighborhood to reach the Towpath Trail. Near Fosdick Road, there is a bridge across the canal linking West Canal Road and Canal Road. The Valley View Engineer has indicated that this bridge is likely to continue to be used for vehicular traffic.

Tinkers Creek Road

Tinkers Creek Road extends between Canal Road in Valley View and Dunham Road in Walton Hills. In addition, located at the Dunham Road terminus is the Cleveland Metroparks Bedford Reservation Button Road parking and picnic area. Tinkers Creek Road is emerging as a connector to the Towpath Trail due to the level terrain, good visibility, and parking availability at Button Road. Increased use of Tinkers Creek Road by bicyclists also raises safety issues for cyclists and drivers.

Therefore, in order to provide a recreational opportunity for area residents, Metroparks users, and CVNRA users, as well as improve safety, it is recommended that the Village of Valley View, Village of Walton Hills, and Cleveland Metroparks explore the creation of a Tinkers Creek Road bikeway connector.

Tinkers Creek Road from Canal Road to Dunham Road is approximately 9,000 feet. Tinkers Creek Road has a 60-foot public right-of-way, with a total of 21 feet of pavement for the two lanes. The following exhibit outlines the location of existing infrastructure and utilities on Tinkers Creek Road (***Exhibit 9-2***).

Exhibit 9-2, Tinkers Creek Road, Existing Infrastructure and Utilities, Valley View

Infrastructure/Utility Element	Location
NORTH SIDE	
Pavement Edge	10 ½ feet from centerline of road
Water Main	15 feet from centerline of road
Ditch	19 to 20 feet from centerline of road
Fire Hydrants	22 feet from centerline of road
SOUTH SIDE	
Pavement Edge	10 ½ feet from centerline of road
Sanitary Sewer	This area would be the preferred location of a sanitary sewer, if installed (Valley View Engineer)
Natural Gas Main	30 feet from centerline of road

Source: Valley View Engineer, July, 1998.

There are two potential designs for the bike path. One potential design would be to locate an asphalt-paved bike path approximately ten feet wide all on one side of the road, which would accommodate two-way bicycle usage. The second potential design would be to locate a five-foot wide asphalt-paved bike path on each side of the road, with each path accommodating one-way bicycle usage traveling in the same direction as vehicles. It is not anticipated that the floodplain in the vicinity of Tinkers Creek, which may include a portion of a bike path, would have an impact on the paved path.

Due to the arrangement of the existing infrastructure, as well as the space that would be required for a potential future sanitary sewer on the south side of the road, the Valley View Engineer prefers a bike path location entirely on the north side of the road. The approximately ten-foot wide path would likely be situated between the pavement edge and the existing fire hydrants. Ideally, this scenario would include the laying of pipe in the existing ditches and filling them to ground level. Although a bike path on the north side would be located directly above the water main, the Village Engineer indicated that there are few problems with this pipe and a maintenance problem is not anticipated. A north side location may require a change in location for some existing mailboxes.

A bike path project similar to the one outlined above has just been constructed along Forbes Road in Oakwood. The Oakwood project included the construction of approximately 9,100 linear feet of a ten-foot wide asphalt path. The project also included the installation of driveway culverts, subsurface drainage improvements as needed, and the repair as needed of the existing ditch located just off the edge of the roadway. The total project cost was approximately $655,000.[1]

There are several funding sources available for the project. The most important source is the Transportation Equity Act for the 21st Century (TEA-21). This new federal transportation legislation, enacted in 1998, will be in effect for the next six years. The legislation provides funding for projects such as bike paths through a specific fund known as "Enhancements." Cleveland Metroparks obtained funds through the previous federal transportation legislation to construct the Towpath Trail in the new Ohio & Erie Canal Reservation. The Oakwood bike path project utilized over $400,000 from the same federal source. It is also possible, due to the potential linkages to bike paths managed by the National Park Service and Cleveland Metroparks, that these two agencies may be willing to financially participate in a bike path connector.

Additional analysis would be needed regarding both the bike path and its connections to other recreational facilities at the east and west ends of Tinkers Creek Road. For example, at the east end, there would be no direct connection to the Metroparks all purpose trail that parallels Gorge Parkway in the Bedford Reservation. The current Metroparks trail remains at the higher elevations of Gorge Parkway; it does not reach the lower elevation of Dunham Road. Cleveland Metroparks would need to examine the situation in more detail to determine the most effective endpoint of a Tinkers Creek Road connector. At the west end of Tinkers Creek Road, the existing Riverview Road bridge across the canal could be utilized to reach the existing Towpath Trail. The bridge has been closed for a number of years, and it would need to have an engineering assessment and be repaired as needed.

Sagamore Road

The north side of Sagamore Road in Valley View is land owned by Cleveland Metroparks as part of its Bedford Reservation. The land on the south side of Sagamore Road, located in Sagamore Hills, was primarily occupied by the State of Ohio Department of Mental Health's Northcoast Behavioral Healthcare System campus (formerly known as the Western Reserve Psychiatric Habilitation Center). The land is now primarily owned by the Village of Sagamore Hills, Cleveland Metroparks, and the National Park Service. An unpaved all purpose trail under the jurisdiction of Cleveland Metroparks crosses Sagamore Road east of the Northcoast Behavioral Healthcare System campus.

Although these lands adjacent to the roadway are in public ownership, the area is not as desirable at this time for a bikeway connection to Canal Road. First, Sagamore Road is both steep and winding, making it undesirable for use as a bikeway. Second, the adjacent public lands also include forest, ravines, and a stream, which would make construction more difficult. Third, the Sagamore Road vi-

1 The $655,000 total project cost included an estimated $130,000 for a bridge to span a ravine. This type of expenditure would not be needed on Tinkers Creek Road, although a potential project in Valley View/Walton Hills may require construction items not needed in the Oakwood project.

cinity is not densely populated. Finally, unlike the Tinkers Creek Road situation, there is no major destination point of bicycling activity east of Canal Road. Cleveland Metroparks has no immediate plans to upgrade the existing north-south trail that crosses Sagamore Road.

This situation may warrant review in the future depending upon the evolution of the new park lands.

VILLAGE OF VALLEY VIEW

CHAPTER TEN

FINAL GUIDE PLAN

The Final Guide Plan reflects the results of discussions with local elected officials and Village staff concerning each chapter of the master plan. The first section discusses the community goals and priorities developed at the beginning of the project (Chapter 1), and how they are reflected in the various chapters of the plan. The second section summarizes the information on the future of the special areas of study (Focus Areas).

COMMUNITY GOALS AND PRIORITIES

Economic Development

The goals emphasize expansion of the tax base of the Village and promoting the locational advantages and business opportunities of Valley View.

The Economic Analysis (Chapter 5) includes a build-out analysis for nonresidential properties, including an estimation of the square footage of industrial buildings that could be constructed at various locations on land currently zoned for light industrial use, based upon the requirements in the zoning code.

The Infrastructure Analysis (Chapter 6) discusses potential street network changes for the portion of the Village north of Rockside Road, which would open additional tracts of land for development and create a direct freeway connection to I-480.

The Focus Areas (Chapter 7) provide detailed information on the potential economic impact of the development or redevelopment of specific tracts of land, including the current Allega and Kurtz facilities on Canal Road, the vacant south side of Rockside Road, the Cuyahoga River floodway, and Heinton Road.

Enhancement of Commercial/Industrial Areas

The goals emphasize the need to encourage high quality design for commercial and industrial buildings, both for rehabilitation of existing structures and new construction projects.

The Design Guidelines (Chapter 8) include detailed statements for building design, signage, parking and service areas, and property features, as well as a detailed review of the current zoning code regulations pertaining to parking, landscaping, buffers, and signage.

Quality of Life

The goals concentrate on initiatives such as preserving the rural character of the southern portion of the Village, providing park and recreation opportunities, and making connections with the Ohio & Erie Canal Towpath Trail.

The Cuyahoga Valley Impact Analysis (Chapter 9) summarizes projects underway in the vicinity of Valley View that involve the Ohio & Erie Canal National Heritage Corridor, the Cuyahoga Valley National Recreation Area, Cleveland Metroparks Ohio & Erie Canal Reservation, the Ohio & Erie Canal Scenic Byway, and thee Cuyahoga Valley Scenic Railroad. This chapter also discusses the impact of these projects on Valley View and the economic opportunities in the Canal Road area.

The Historic and Architectural Survey (Chapter 4) highlights various historic properties in the Village, the types of designations that the properties have received, the historical context and architectural characteristics of the properties, and issues relevant to their continued preservation.

Environmentally Sensitive Areas

The goals emphasize the protection of environmentally sensitive areas such as steep slopes, wetlands, watercourses, erosion prone locations, and floodplains.

The Land Use analysis (Chapter 3) includes specific discussions and maps of natural features, including floodplains, wetlands, and steep slopes. This chapter also contains a residential build-out analysis which determines, based upon the current zoning code, approximately how many additional homes could be constructed at various locations on land currently zoned for residential use.

Focus Area 4 (Chapter 7) analyzes the floodway of the Cuyahoga River north of Rockside Road, including the impact of the floodway designation on development, and the status of efforts to modify the floodway boundary to accommodate property owners and continue to meet environmental regulations.

Focus Area 5 (Chapter 7) discusses the north side of Heinton Road and how new development could be placed sensitively to coexist with the creek, giving special attention to land use selection, buffers to the adjoining residential areas, drainage, and riparian buffers. This section includes a recommendation for legislation to create buffers along watercourses throughout the Village.

Infrastructure

The goals relate to providing an existing and future street network that meets the needs of businesses, residents, and visitors, and ensuring that utilities such as the water and sewer systems are adequate to meet community needs.

The Infrastructure Analysis (Chapter 6) discusses potential street network changes for the portion of the Village north of Rockside Road, which would improve traffic circulation and create a direct freeway connection to I-480.

FOCUS AREA SUMMARIES

This information on the Focus Areas is summarized from the material in Chapter 7, Focus Areas.

Focus Area 1

Allega Facility - Canal Road

If the current occupant relocates, the site is best suited for light industrial development.

No zoning change would be needed.

The area would provide approximately 21.9 acres of developable land.

Based on current Village zoning standards, the area would support approximately 253,000 square feet of industrial floor space, located along a new industrial road (***Map 10-1***).

The new development would generate approximately $700,000 in combined income tax and property tax revenue.

The new development would increase the number of daily traffic trips on Canal Road by about 10%.

A significant portion of the area is within the 100-year floodplain identified in the 1998 U.S. Army Corps of Engineers study. This designation will not prevent development, however it will need to be taken into consideration for the grading, layout, and design of the site.

Focus Area 2

Kurtz Facility - Canal Road

If the current occupant relocates, the site is best suited for light industrial development.

No zoning change would be needed.

The area would provide approximately 9.6 acres of developable land.

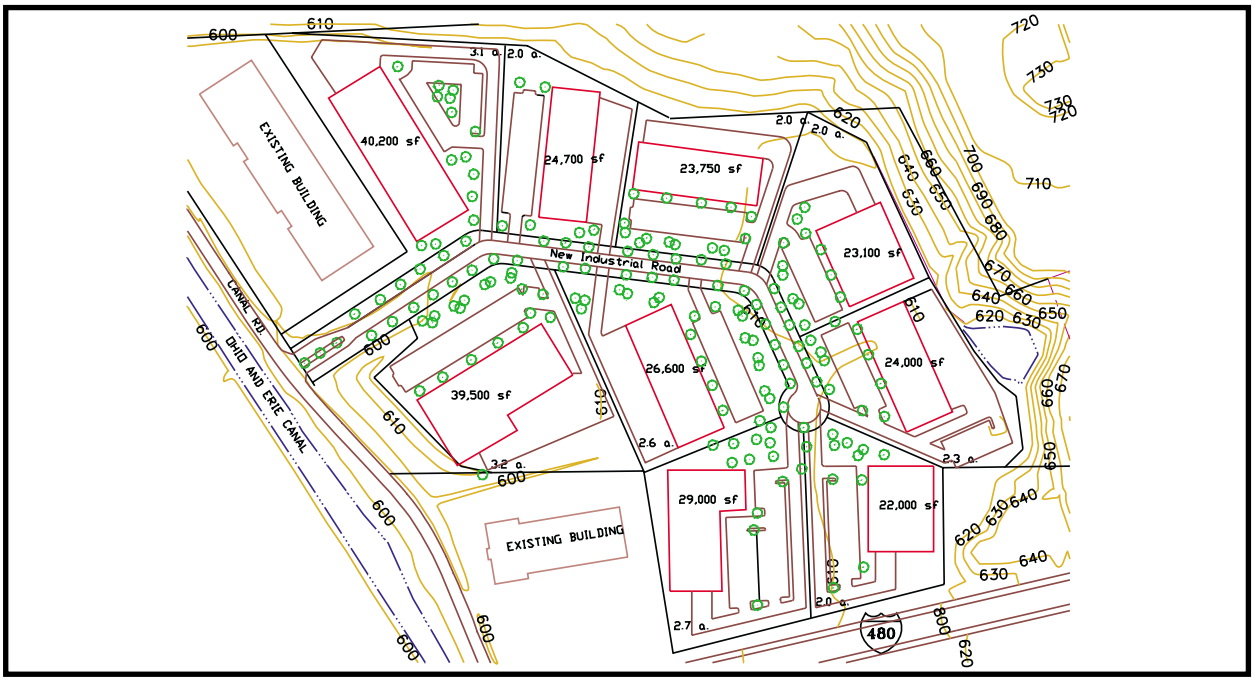
Based on current Village zoning standards, the area would support approximately 104,000 square feet of industrial floor space, located along a new industrial road (***Map 10-2***).

The new development would generate approximaely $282,000 in combined income tax and property tax revenue.

The new development would increase the number of daily traffic trips on Canal Road by about 5%.

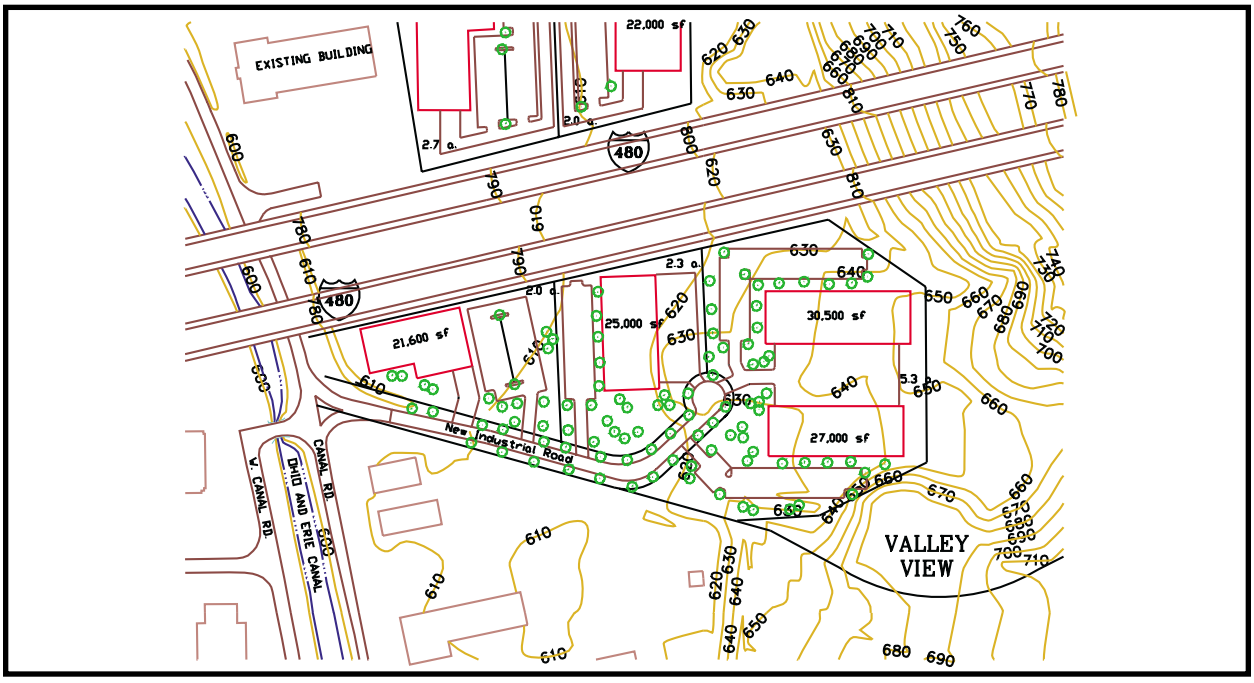
This area is not part of the 100-year floodplain identified in the 1998 U.S. Army Corps of Engineers study.

Map 10-1, Focus Area 1, Allega Facility, Light Industrial Concept, Valley View



Source: Cuyahoga County Planning Commission

Map 10-2, Focus Area 2, Kurtz Facility, Light Industrial Concept, Valley View



Source: Cuyahoga County Planning Commission

Focus Area 3

Rockside Road (south side)

The area includes all or part of eleven parcels, primarily owned by Boyas Excavating.

The total area is approximately 147 acres.

The area would provide approximately 120 acres of developable land. This figure excludes areas reserved as buffers to the adjacent houses on Hathaway Road.

Considering the topography and surrounding land uses, the area is best suited for combinations of uses such as retail, office, and/or light industrial.

In March, 1999, the major landowner proposed approximately 1.7 million square feet of development, divided into about 800,000 square feet of corporate office space and 910,000 square feet of light industrial space. The same landowner has proposed additional development on the north side of Rockside Road.

The type of development to be built south of Rockside Road will be influenced by the presence or absence of a connector road from Rockside Road north to the Transportation Boulevard exit of Interstate 480. The construction of a connector, which would provide quick freeway access, may encourage more office development. The lack of a connector may mean that the area would be more suitable for light industrial development.

Development of the area on the south side of Rockside Road is at least seven to ten years into the future. This time frame is due to the filling activities that must be completed, the final outcome of the connector road issue, and the likelihood that the area north of Rockside Road will be developed sooner.

The full build-out of the area will bring significant additional traffic and sewer system demands, which should be taken into consideration when initial development plans are proposed.

The area is divided into two zoning districts, Country Home and Industrial.

To prepare for the future development, it is recommended that the Village take the following steps:

- ✓ Do not consider any rezonings at present. The Country Home district is the most restrictive in terms of allowable uses. Any change to a retail, office, or light industrial use would require rezoning. If the Country Home district was rezoned now to Industrial, a developer could erect retail, office, and/or light industrial uses, without the need to consult the Village. Discussions concerning rezoning would be appropriate when 1) the connector road is under construction or has been completed; and 2) a specific development proposal has been submitted for review.

- ✓ On Rockside Road, coordinate the access point of the Interstate 480 connector road and the main access point for the area south of Rockside Road to ensure that a four-way intersection is created.

- ✓ Do not permit access to the property from Hathaway Road for any purpose.

- ✓ Ensure that a developer leaves a wooded buffer, or installs a sufficiently deep wooded buffer, on the new development side of the property line to shield residents from a view of the development. The Village Council should work to obtain an agreement that creates a buffer larger than that permitted by current regulations.

- ✓ Ensure that information about the location, size, planting materials, and other features of the buffers is incorporated into legally binding documents for the long-term protection of the character of residential areas.

The potential flexibility of the property due to its size and location is illustrated through the accompanying three development concepts (***Map 10-3).***

Focus Area 4

Cuyahoga River Floodway

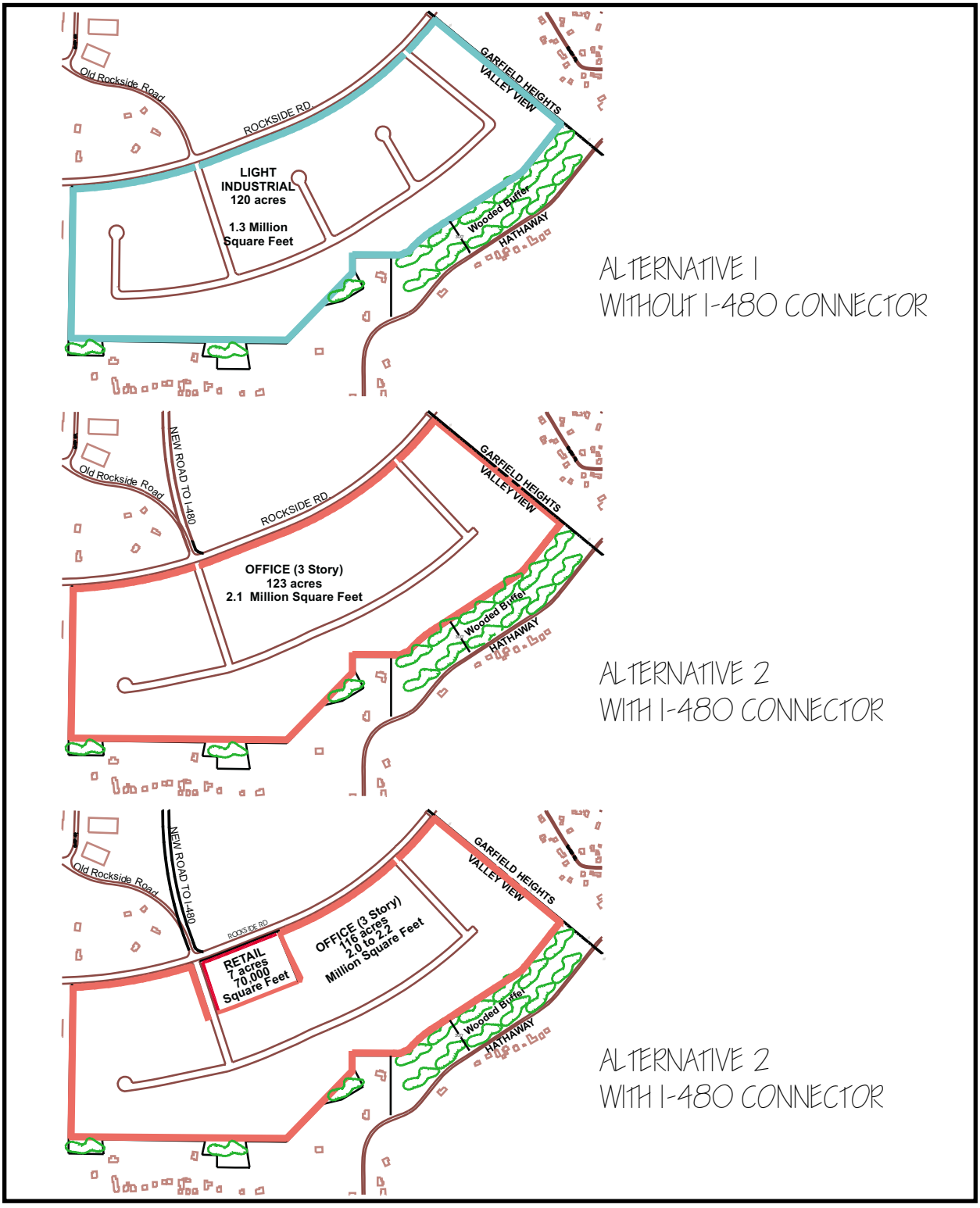
Granger Road to Rockside Road

A floodway is defined as "the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot" (Chapter 1228, Flood Damage Prevention, Codified Ordinances of Valley View). The code further states that "encroachments, including fill, new construction, substantial improvements and other development are prohibited, unless a technical evaluation demonstrates that an encroachment will not result in any increase in flood levels during the occurrence of the base flood discharge" (Section 1228.17(a), Flood Damage Prevention, Codified Ordinances of Valley View). The clear path in the floodway is intended to allow the excess water to flow through an area efficiently, carry debris with it, and not raise the depth of floodwaters in adjacent areas.

In the mid-20th century, the Cuyahoga River in the vicinity of Granger Road to Rockside Road was straightened. The profile of the river banks that were created resulted in a floodway configuration that was not symmetrical when compared to the course of the river, particularly in the area from the I-480 bridge to Rockside Road. In that area on the west side of the river (Independence), a swath generally 25-50 feet wide became the floodway. In the same area on the east side of the river (Valley View), a much wider swath 200-550 feet wide became the floodway (***Map 10-4***).

The flooding conditions immediately east of the floodway, known as the 100-year floodplain, have also worsened through the decades. As a result of a 1998 U.S. Army Corps of Engineers study, the 100-year flood in this area is estimated to be a depth of eight to ten feet.

Map 10-3, Focus Area 3, CPC Development Alternatives



Source: Cuyahoga County Planning Commission

Map 10-4, Focus Area 4, Cuyahoga River Floodway (Granger Road To Rockside Road), Valley View

Source: Cuyahoga County Planning Commission

The much wider floodway and deep water in the 100-year floodplain have led the Village Engineer to conclude that the vacant land in the 100-year floodplain is generally unbuildable. In addition, filling is prohibited in the floodway and not considered an acceptable solution in the adjacent 100-year floodplain.

To improve the existing conditions, the Village has the opportunity to possibly modify the physical characteristics of the river banks, which would lessen the flooding problems on the Valley View side and make additional land available for development. The Village Engineer has begun discussions with the U.S. Army Corps of Engineers regarding the concept of changing the existing steep sides of the river channel to a less steep profile with a natural vegetation strip. The result would be that the capacity of the river channel to carry floodwater would increase. With more water in the river channel, it is possible that 1) the depth of the floodwater in the floodway would decrease, and 2) the floodway boundary could be adjusted closer to the river. Both of these results could make it more cost effective for property owners to develop their properties and meet the flood regulations.

Modifications to the river channel should be designed to also produce the results of lessening erosion and creating habitat for animals and plants.

The next step is for the Village Engineer to prepare a conceptual idea in writing for U.S. Army Corps of Engineers staff comments. If the Village and the Corps of Engineers are able to agree on a plan, the final decision would be made by the Federal Emergency Management Agency.

The Village Engineer has also submitted a written request for assistance to the American Heritage River Task Force for the Cuyahoga River. In 1998, President Clinton designated fourteen American Heritage Rivers, representing an effort to recognize and reward local efforts to restore and protect America's rivers and waterfronts. The designation included the entire length of the Cuyahoga River. The designation does not impose any regulatory burdens. The designation does not come with its own funding. For each American Heritage River, a person has been hired as a federal employee to be a "River Navigator." The purpose of the Navigator is to assist communities to identify resources and resolve river-related issues that involve federal agencies, which is how this program may be able to assist the Village. The local River Navigator was hired in early 2000 and is located in office space provided by the National Park Service in the Cuyahoga Valley National Recreation Area.

Focus Area 5

Heinton Road

The recent paving of Heinton Road and the new movie theater/restaurant complex on the south side of Heinton Road means that the area on the north side of Heinton Road is now more attractive as a location for development. A key issue however, is that development could have negative consequences on the flooding and erosion problems of approximately 2,700 linear feet of the existing creek, which could also adversely affect the adjacent residents to the north on Murray Road. In ad-

dition, new development without adequate buffering could decrease the quality of life for Murray Road residents.

Almost all of the area is zoned Industrial District (Chapter 1254), which allows a variety of industrial uses, as well as retail, wholesale, office, and warehouse uses.

The north side of Heinton Road is entirely within the 100-year floodplain of the Cuyahoga River.

In this focus area, the creek exists as a shallow channel that is subject to erosion. This problem is worsened due to the fact that the upstream portion of the creek has been culverted.

Development Recommendations

The following information is summarized on ***Map 10-5***.

- ✓ Low-rise office buildings are the preferred alternative for the north side of Heinton Road. With the situation of adjacent residences, office uses are generally more quiet, generate less truck traffic, and operate fewer hours than other potential uses such as retail or industrial.

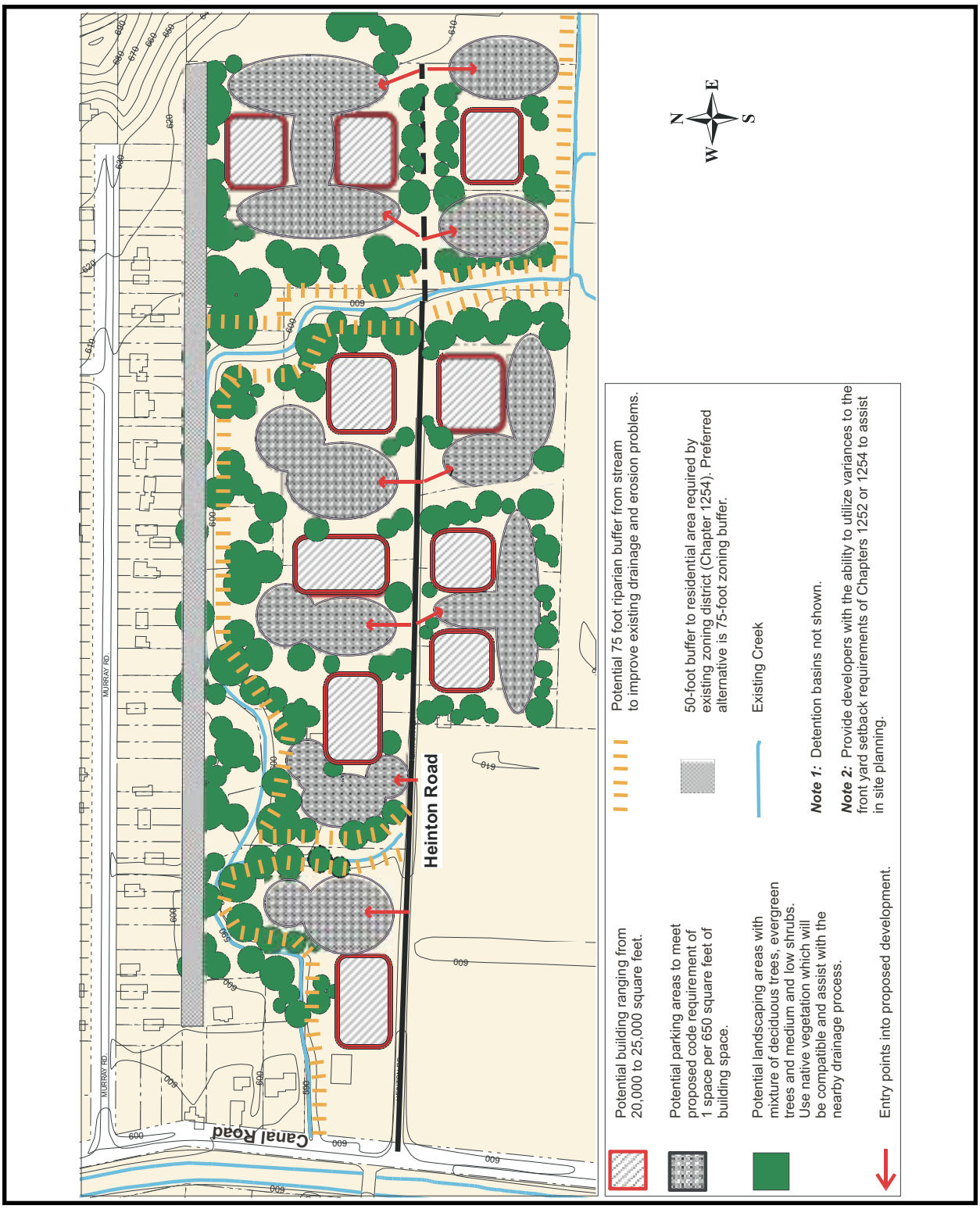
- ✓ In the long term, create a new zoning district that only permits office buildings. For the near term, an alternative would be to change the zoning to Office Building/Research Laboratory/Light Manufacturing District (Chapter 1252). This chapter specifically emphasizes its use for situations "where residences are in close proximity" (Chapter 1252.03(a)). Although some types of light manufacturing would be permitted under Chapter 1252, a positive aspect would be that retail development would not be an available option.

- ✓ Increase the size of the required buffer between industrial uses and residential uses. In the near term, a rezoning from Chapter 1254 to Chapter 1252 would increase the required buffer from 50 feet to 75 feet, which would give both the Village Planning Commission and developers greater flexibility in solving potential issues for the residents, including noise, glare, and undesirable views.

- ✓ Create regulations that would require new development to include detention basins to collect stormwater and release it in a slow controlled flow to the creek. In addition, the detention basins should meet specific design criteria concerning shape and vegetation. These regulations could be applicable throughout all areas of Valley View, including residential, commercial, and industrial developments.

- ✓ Create regulations to establish riparian buffers, a naturally vegetated area along a creek or river. This natural area decreases bank erosion, reduces the speed of floodwaters, filters out pollutants, and provides plant and animal habitat. These regulations could be applicable on all watercourses within Valley View, ranging from small creeks to the Cuyahoga River.

Map 10.5, Focus Area 5, Heinton Road, Low-Rise Office Building Concept



VILLAGE OF VALLEY VIEW

CHAPTER ELEVEN

IMPLEMENTATION PLAN

This chapter of the master plan discusses implementation strategies to carry out the recommendations outlined within this document. In order for the community to successfully reach its goals, it will require an ongoing, concerted effort by the local elected officials, board and commission members, and citizens of Valley View.

ADOPT THE MASTER PLAN

The formal adoption of the master plan by the Village is a basic step to the successful implementation of the policies and recommendations of this document. The formal adoption of the plan enables the Village Council and Planning Commission to make decisions on issues based upon clearly stated long-range goals and policies that have formal support.

The master plan also serves as a practical, working guide. For example, near-term decisions on specific issues and situations can be made within the framework of long-term goals. For example, local officials should look to the master plan for guidance when making decisions such as amendments to the zoning code, review of development proposals, and selection of capital improvement projects.

REVIEW THE MASTER PLAN PERIODICALLY

A master plan should not be viewed as a one-time effort or permanent document. For example, this document was created to provide guidance to address current issues. A master plan should be one part of a continuous planning process within Valley View. This plan attempts to forecast future changes in the Village, but unforseen economic, technological, and social conditions are valid reasons for future amendments to the master plan. Proposed amendments to the master plan should be considered whenever elements of the plan become unworkable due to unanticipated changes in the community. In addition, the master plan should be reviewed in its entirety every five to seven years to determine if changes to the plan are warranted.

CREATE PUBLIC AWARENESS OF THE MASTER PLAN

Distribution of the master plan is critical to ensuring its success. At a minimum, copies of the plan should be available to the Mayor, Building Department, Village Engineer, Village Council, and the Planning Commission. In addition, copies should be available to businesses, residents, and landowners. A copy could also be placed on deposit at the Cuyahoga County library branch most often patronized by Valley View residents. Ultimately, the effectiveness of the plan depends upon the extent to which it is read, understood, used, and respected.

AMEND THE ZONING CODE AND MAP

The Village's Planning and Zoning Code and zoning map form the legal basis for regulating development. A well organized, comprehensive, and up-to-date code improves the zoning administra-

tion process, addresses some of the current development issues, and should result in better quality development.

General changes to the zoning code should include:

- ✓ revision of the use of district regulations to rework the current content in which a wide variety of uses are permitted in a single district, such as the situation in which any type of commercial, office, and industrial use is permitted in Industrial Districts;

- ✓ creation of new use chapters, if applicable, such as to specifically permit mixed use development or designate buffers along watercourses;

- ✓ removal of obsolete language;

- ✓ revision to the regulations concerning parking, signage, landscaping, and buffers, as outlined in Chapter 8, Design Guidelines;

- ✓ creation of a provision within the parking regulations to grant discretion to the Planning Commission to require an applicant to provide a traffic impact study for a proposed project, which would be reviewed by both the Village Engineer and the Planning Commission;

- ✓ creation/revision of stormwater management regulations to meet the new federal requirements administered by the U.S. Environmental Protection Agency that will go into effect on March 10, 2003; and

- ✓ revision of the zoning map for the Village to reflect the revised use district regulations.

One potential source of funding the preparation of revisions to the Planning and Zoning Code, other than Village funds, is the Cuyahoga County Department of Development. Valley View is a member of the Cuyahoga Urban County, a group of 46 communities in Cuyahoga County that are eligible to receive funding for various types of community projects. The source of the funds is the Community Development Block Grant (CDBG) program of the U.S. Department of Housing and Urban Development. Each year, the Cuyahoga County Department of Development solicits applications from the 46 member communities for funding through the Competitive Municipal Grant Program. In 1998, Valley View received $300,000 in funds toward construction of the public plaza portion of the forthcoming Thornburg Station project. In 1999, Newburgh Heights received $20,000 in CDBG funds to update their zoning code. Newburgh Heights combined this allocation with $2,000 of Village funds for a $22,000 project. Funding deadlines for the Competitive Municipal Grant Program occur annually. Details concerning this program are described in Chapter 5, Economic Analysis.

RECOMMENDATIONS BY CHAPTER

Chapter 3 - Land Use Analysis

Review the residential build-out analysis to anticipate how the location and speed of construction of new single-family homes may impact the Village in terms of revenue, as well as impacts to city services, traffic, roads, and sewers.

Chapter 4 - Historic and Architectural Survey

Monitor development activity that could threaten the S. Blessing House, 6075 Canal Road, which also formerly housed the Valley View Village Hall. This is the most important historic building north of Rockside Road. If the property is redeveloped, one option is to convert the building to a commercial use, such as a small shop. A second option would be to move the building to another site.

Chapter 5 - Economic Analysis

Review the nonresidential build-out analysis to anticipate how the location and speed of construction of new commercial, office, manufacturing, and warehouse/storage space may impact the Village in terms of revenue, as well as impacts to city services, traffic, roads, and sewers.

Chapter 6 - Infrastructure Analysis

Parks

If any major new housing development occurs on the south side of Alexander Road, a small park, similar in size and activities to Lombardo Park and Miller Park, should be included as part of the development to serve the residents of the vicinity.

Roads

Work to create an appropriate street network in the northern portion of Valley View to lessen dependence on Canal Road, open additional land for business development, and generally improve traffic movement.

Work with Independence to construct a connector road from the terminus of Cloverleaf Parkway southward past Wall Street and Exchange Street, then east to the existing bridge over the Ohio & Erie Canal that aligns with Fosdick Road. Due to the undulating community boundary in this area, a potential road and associated new development would be situated in both communities. Valley View and Independence could approve an agreement to jointly share tax revenues and road construction costs associated with the project. The property frontage on the Cuyahoga River, as well as the proximity of the Towpath Trail, has the potential to attract high quality office development.

Extend Heinton Road further east to open additional land to development.

Continue to monitor the progress of the proposed connector road from Rockside Road to the I-480 Transportation Boulevard interchange in Garfield Heights. The construction of the road is dependent upon the property owner receiving permission from the Ohio Environmental Protection Agency to build the road across a section of a sanitary landfill in Garfield Heights. The property owner (Boyas) and the project engineer (McCabe Engineering) are continuing to work through the regulatory approval process. If the property owner presents the Village with plans for a roadway, the following items are recommended:

- ✓ If the connector is constructed north of Rockside Road, Heinton Road should be extended to the east to intersect with the connector.

- ✓ The proposed connector should meet Rockside Road at the location of the current Sweet Valley Drive/Rockside Road intersection. This is the preferred location due to the topography of Rockside Road and traffic safety considerations.

- ✓ To prevent the creation of a V-shape intersection consisting of Sweet Valley Drive and the proposed connector branching from Rockside Road at the same point, the existing Sweet Valley Drive outlet should be reoriented to create an intersection with the proposed connector several hundred feet north of Rockside Road.

- ✓ If land on the south side of Rockside Road is developed, the recommended three-way intersection should be converted to a four-way intersection.

Chapter 7 - Focus Areas

The summaries of recommendations are located in Chapter 10.

Chapter 8 - Design Guidelines

The Planning Commission should review the proposed guidelines and issue a recommendation to Village Council concerning implementation.

The Village Council should approve an ordinance adopting the design guidelines.

The Planning Commission should review proposed zoning code changes and issue a recommendation to Village Council concerning modifications to the current regulations concerning parking, signage, landscaping, and buffering.

The Village Council should approve one or more ordinances amending the current regulations concerning parking, signage, landscaping, and buffering.

Chapter 9 - Cuyahoga Valley Impact Analysis

Valley View is situated at the center of a number of recreation and open space resources that are important on the metropolitan, regional, and national levels.

Ohio & Erie Canal National Heritage Corridor

The Village should continue to have an ongoing working relationship with the Ohio & Erie Canal Association, which is the overall management entity for the National Heritage Corridor, as well as Ohio Canal Corridor, which is the primary nonprofit organization in the north end of the corridor. The first private sector development in Valley View influenced by this federal designation is the proposed Thornburg Station.

Ohio & Erie Canal Scenic Byway

This driving route, designated by the Ohio Department of Transportation as a state scenic byway and designated by the federal government as a national scenic byway, includes Canal Road as part of its route. This designation improved the recent application of the Village to the Ohio Public Works Commission to obtain funds for Canal Road improvements. The development of visitor maps and signage marking the route are being coordinated by the Ohio & Erie Canal Scenic Byway Task Force. Map availability and signage installation is expected in early 2001. Signage locations will be coordinated with the Village Engineer.

National Park Service - Cuyahoga Valley National Recreation Area (CVNRA)

The National Park Service is the largest landowner in Valley View. Although the relationship between the National Park Service and Village was difficult during the formative years of the park, it has become an asset that has attracted new homeowners to Valley View because of the outdoor recreation and relaxation opportunities it provides.

One recent National Park Service project that has benefitted Valley View is the purchase by Sagamore Hills, Cleveland Metroparks, and the National Park Service of the former Ohio Department of Mental Health facility in Sagamore Hills. Hundreds of acres of land will now be used for open space and park purposes, rather than the construction of homes. It has been estimated that the total development project could have included up to 1,000 homes, which would have meant a significant increase in traffic approaching Valley View from the south.

The Village and the National Park Service should continue to work together toward mutually beneficial goals.

Cleveland Metroparks - Ohio & Erie Canal Reservation

This park was officially opened in the summer of 1999. One of the highlights of the new reservation is the paved bike trail situated on the towpath of the Ohio & Erie Canal. Within the next few years, additional construction will extend the trail to downtown Cleveland. Eventually, this trail will be-

come part of a bikeway network extending the length of the National Heritage Corridor, and in a larger project, part of a cross-state bikeway.

Cuyahoga Valley Scenic Railroad

The scenic railroad has steadily increased its ridership each year, adding trips and in the near future extending the line to Canton. Until the long-term goal of providing service into downtown Cleveland is accomplished, the station at Old Rockside Road will continue to be the main station at the north end of the railroad. Although the train station is located in Independence, all access is through Valley View.

Development Impacts

Traffic

Valley View should continue to work with the National Park Service, Cleveland Metroparks, the Cuyahoga Valley Scenic Railroad, and Ohio Canal Corridor to monitor traffic generated by the new recreation and heritage related destinations. Any additional impact will be most noticeable on Canal Road, which is also being impacted by new and proposed commercial and light industrial development.

Building Design

Developers interested in properties located between the Ohio & Erie Canal and the Cuyahoga River should be cognizant of these two water features. Buildings in this area should not be designed with a traditional rear elevation, where service functions are concentrated and less attention is given to architectural detail, materials, and landscaping. Thornburg Station is an example of a development that has addressed this issue of designing buildings to accommodate service functions, yet provide high quality architecture and landscaping. Please refer to Chapter 8, Design Guidelines.

Bikeway Connectors

The presence of the Towpath Trail will likely encourage use by Valley View residents. Residents in the Fosdick Road/Murray Road neighborhood have a connecting bridge over the canal that is available for their use.

Tinkers Creek Road is emerging as a connector to the Towpath Trail due to the level terrain, good visibility, and parking availability at the Button Road parking and picnic area at the Cleveland Metroparks Bedford Reservation. Increased use of Tinkers Creek Road by bicyclists also raises safety issues for cyclists and drivers. Therefore, in order to provide a recreational opportunity for area residents, Metroparks users, and CVNRA users, as well as improve safety, it is recommended that the Village of Valley View, Village of Walton Hills, and Cleveland Metroparks explore the creation of a Tinkers Creek Road bikeway connector.