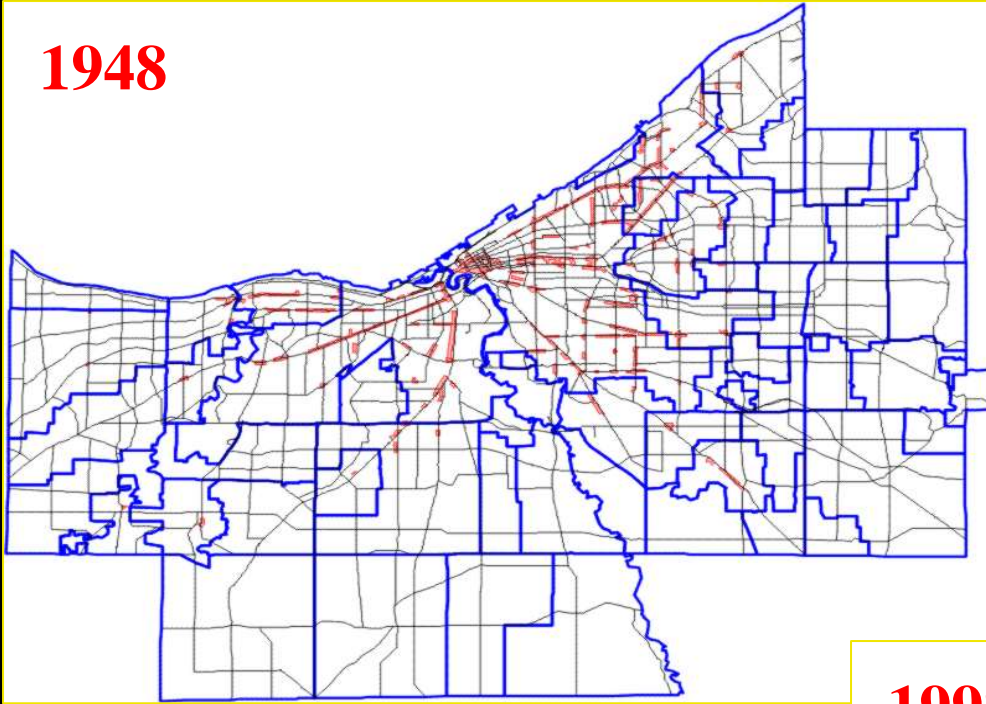




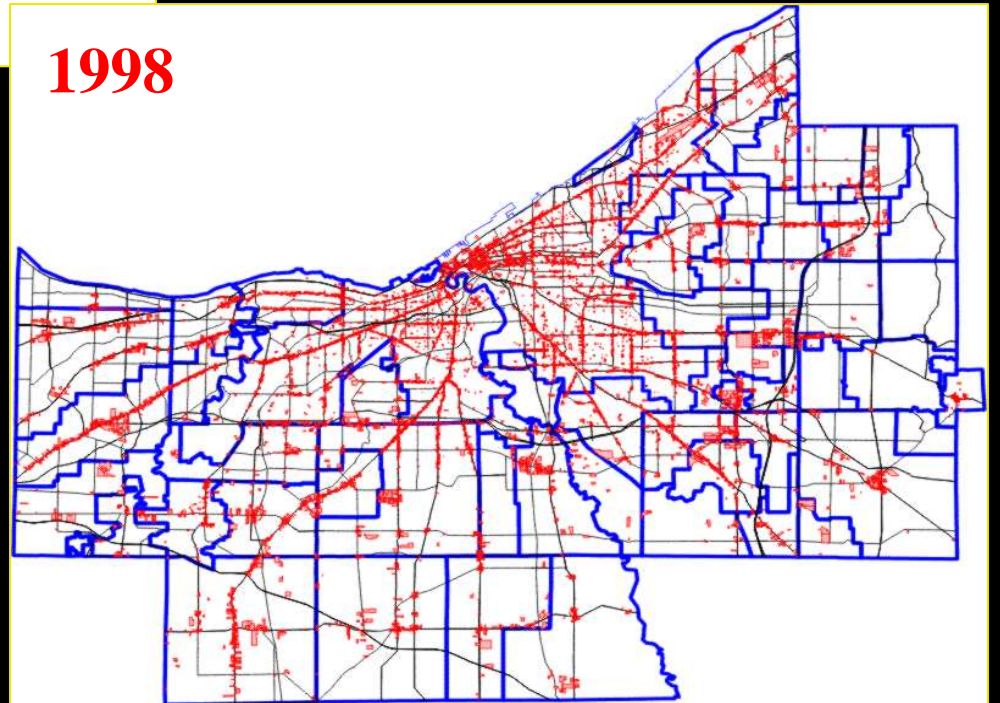
Northeast Ohio Retail Development Impacts: Policy Implications for a Sustainable Commercial Future

611 Capstone Spring 2007

1948



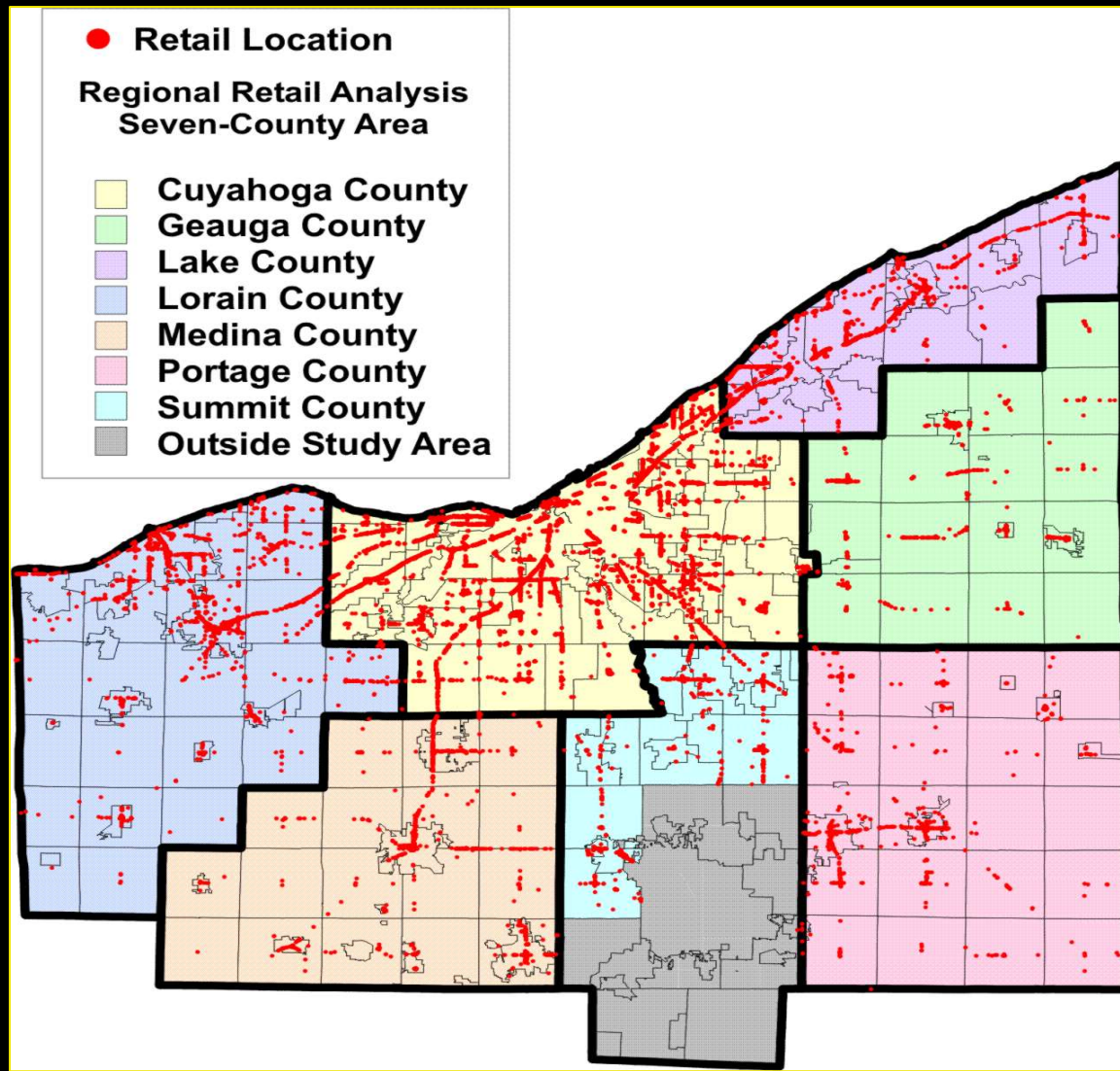
1998



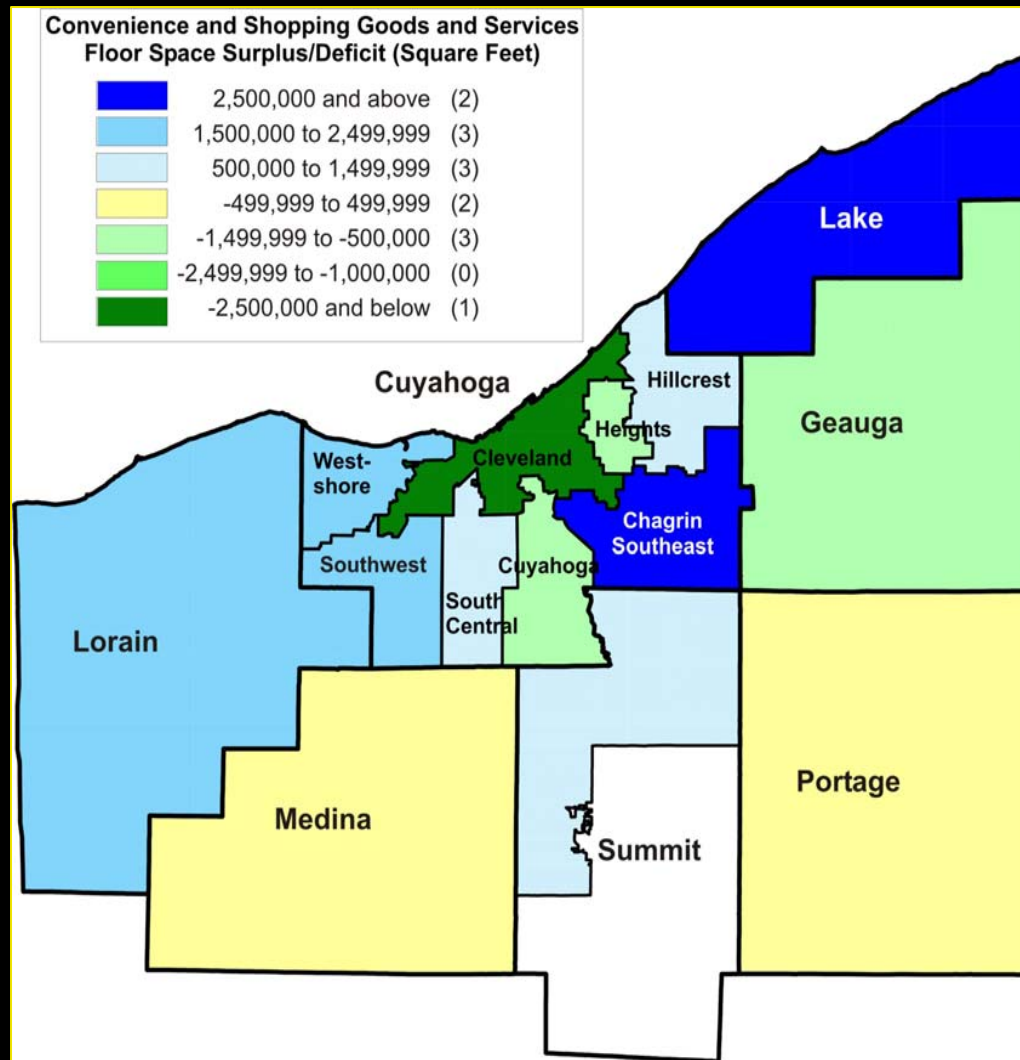
**Cuyahoga County
Retail Development**

1948-1998

Northeast Ohio Retail Development - 1999



Retail Surplus/Deficit Ratio - 1999



A background image showing a city skyline at dusk or dawn, with various buildings and a bridge visible against a dark sky. The title 'Study Methodology' is overlaid in large white text with a blue shadow effect.

Study Methodology

- **Phase I - inventory of retail establishments in Northeast Ohio**
 - Retail establishments 5,000 square feet or greater; shopping or convenience goods
 - Documented changes in use, type of retail, store names, and occupancy/vacancy status, and noted any demolitions
 - Identified new or proposed retail establishments > 5,000 square feet
 - Conducted a trade area analysis
 - *Identifies a surplus or deficit of retail based on existing space and buying power of households*
- **Phase II – analysis of the impacts of retail development**
 - Watersheds
 - Transportation systems
 - Buildings
 - Economic development
 - Municipal finances

A photograph of a city skyline at sunset or sunrise, with buildings and a bridge visible against a hazy sky. The image is used as a background for the title.

Sustainable Development

“Development that meets the needs of the present without compromising the ability of future generations to meet their own need.”

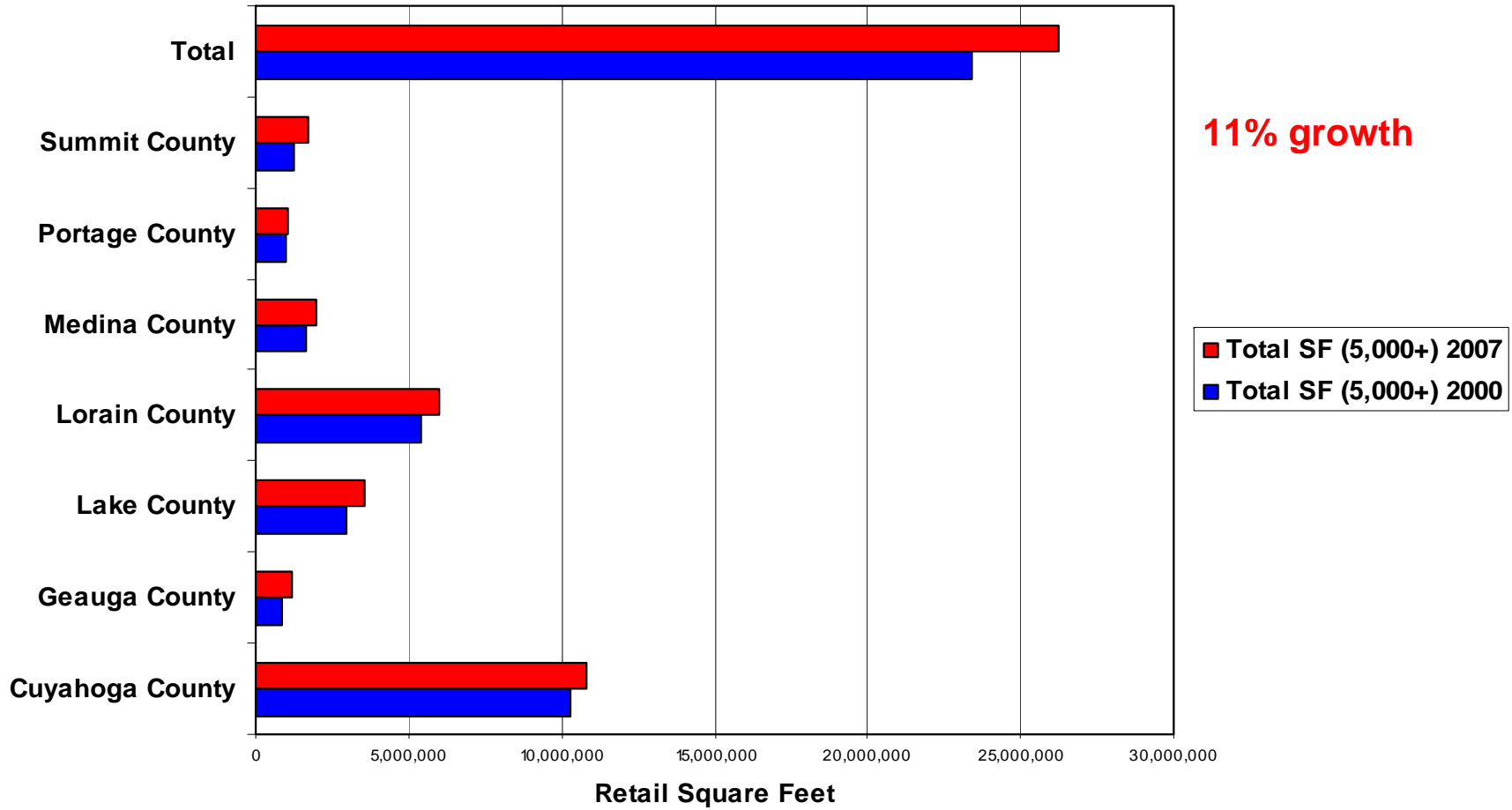
Brundtland Commission (1987)

A photograph of a city skyline at dusk or dawn, with buildings and a bridge silhouetted against a dark sky. The title 'Four Pillars of Sustainability' is overlaid in white text with a blue shadow.

Four Pillars of Sustainability

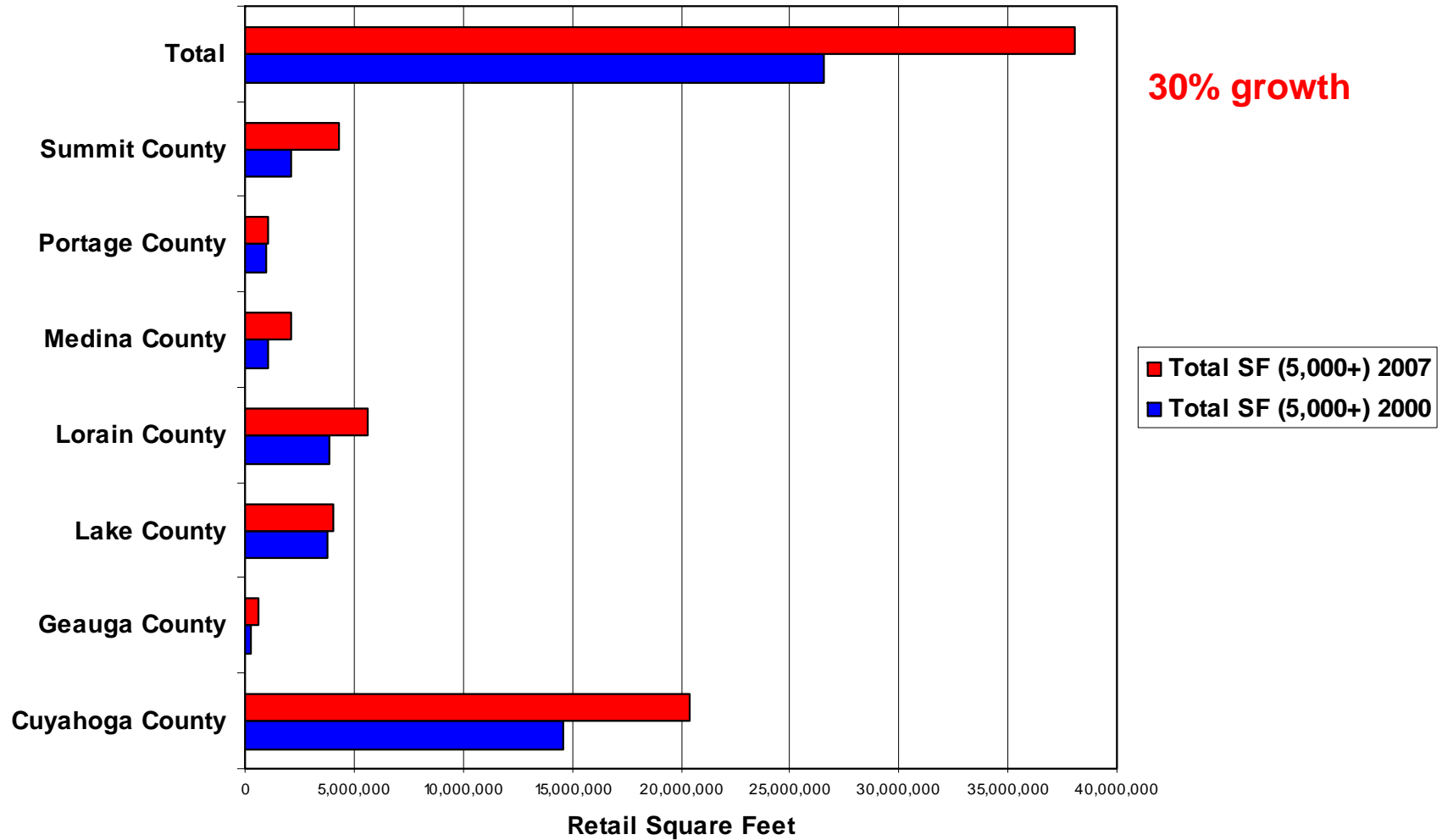
- Built Form
 - Lasting, reusable, efficient, affordable
- Economics
 - Opportunity, local wealth, affordability
- Political Participation
 - Opportunity, self-determination, collaboration
- Environmental Integrity
 - Protect ecosystem services, minimize pollution, live within earth's limits

Convenience Retail: Change in Square Footage 2000-2007



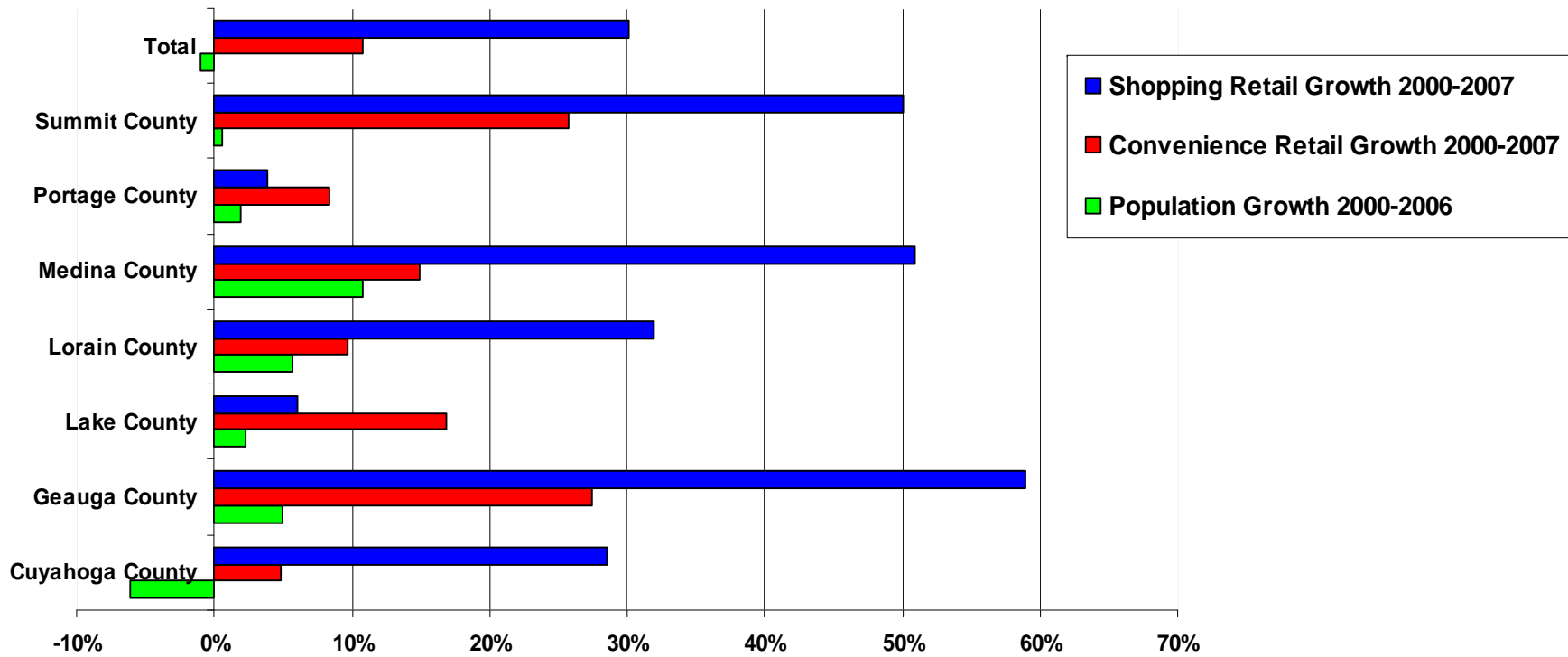
Study only includes retail establishments over 5,000 square feet

Shopping Retail: Change in Square Footage 2000-2007

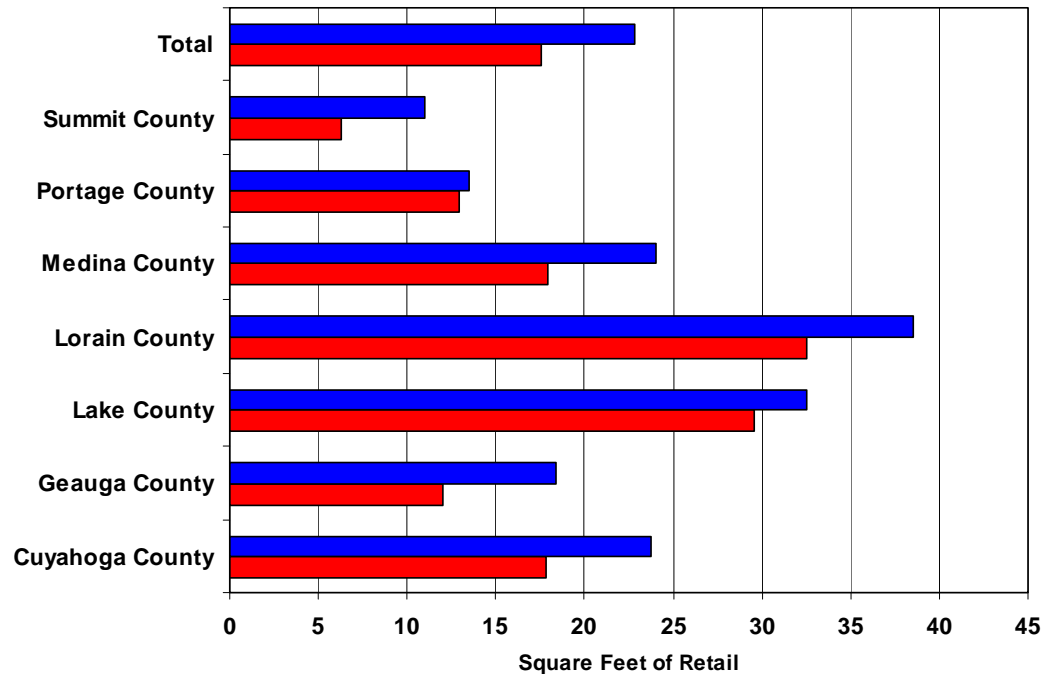


Study only includes retail establishments over 5,000 square feet

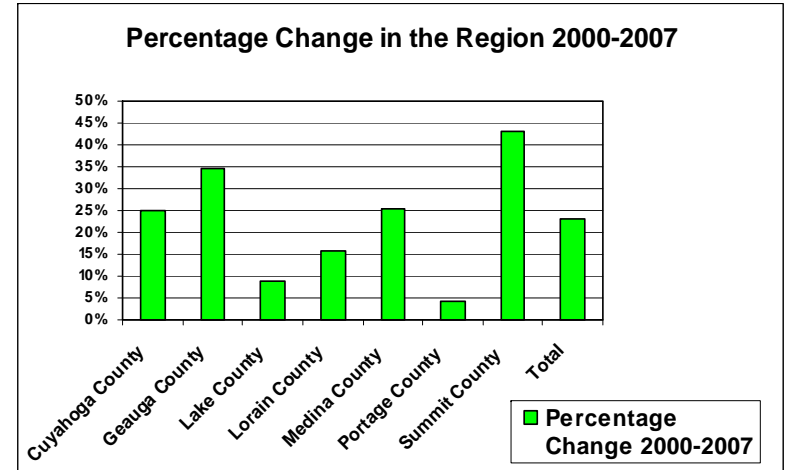
Population and Retail Growth Compared 2000-2007



Change in Amount of Retail per Person 2000-2007



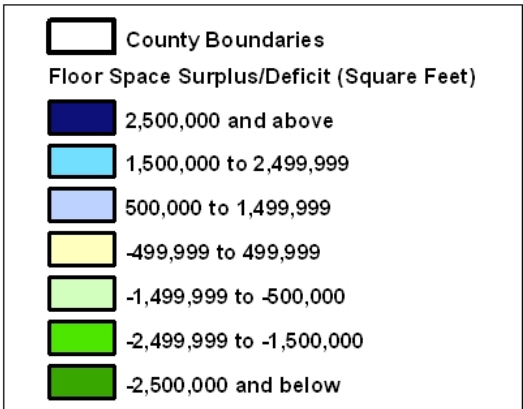
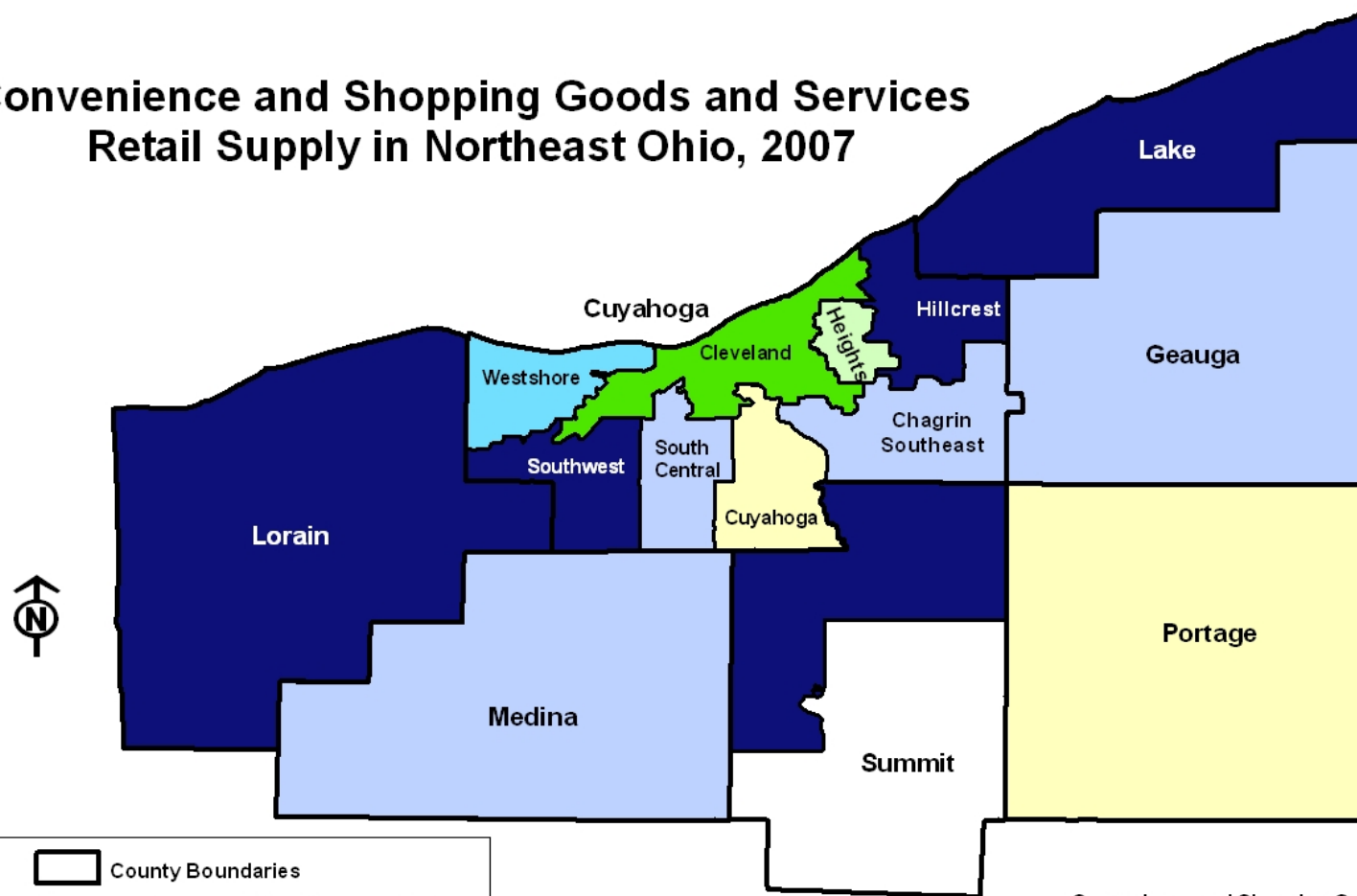
■ Amount of Retail per Person 2007
 ■ Amount of Retail per Person 2000



“Between 1990 and 2005 the amount of retail space per person in the United States doubled.... Because most of this development was auto-oriented in nature, for every square foot of new store space, another three or four square feet was paved for cars.”

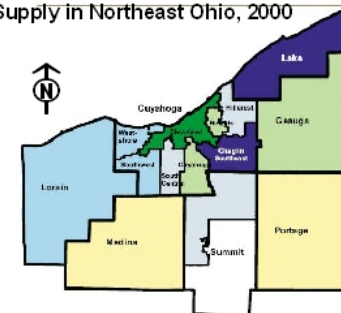
Stacy Mitchell. *Big-Box Swindle* (Boston, MA: Beacon Press 2006)

Convenience and Shopping Goods and Services Retail Supply in Northeast Ohio, 2007



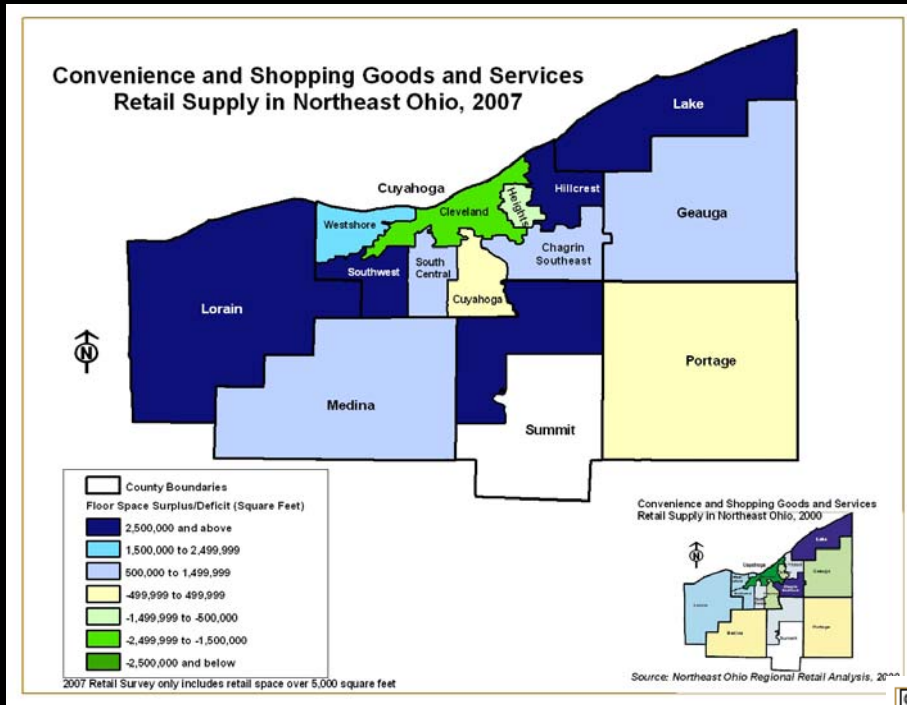
2007 Retail Survey only includes retail space over 5,000 square feet

Convenience and Shopping Goods and Services
Retail Supply in Northeast Ohio, 2000

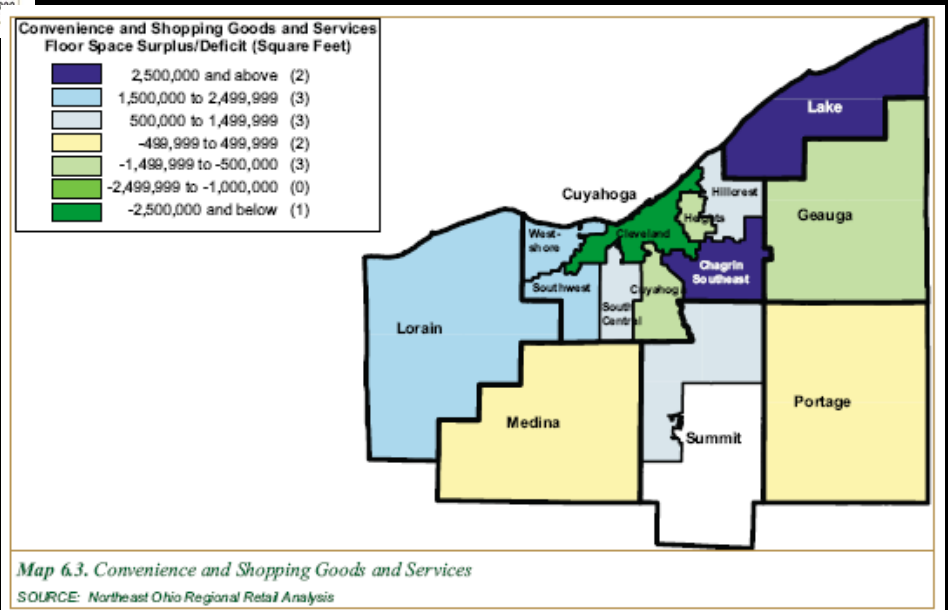


Source: Northeast Ohio Regional Retail Analysis, 2000

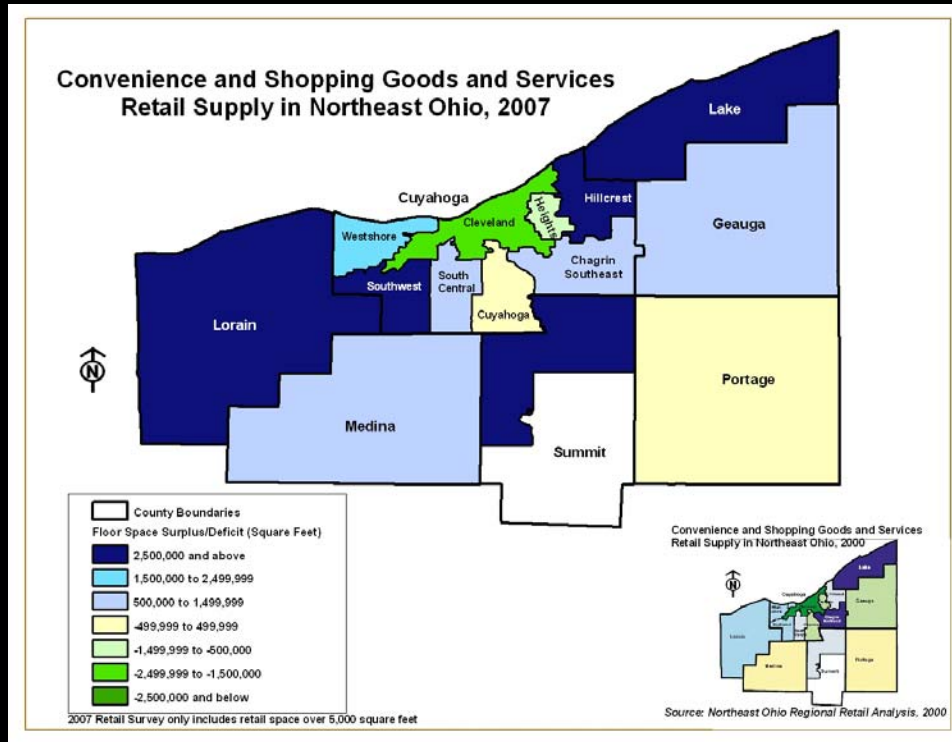
Floor Space Surplus/Deficit in Square Feet, 2007



Floor Space Surplus/Deficit in Square Feet, 2000



Floor Space Surplus/Deficit in Square Feet, 2007



Anticipated Floor Space Surplus/Deficit in Square Feet based on Proposed Retail Development, 2000

