

**Village
of
Cuyahoga
Heights**



**Master
Plan
Addendum**

March, 2004

Prepared by the Cuyahoga County Planning Commission

VILLAGE OF CUYAHOGA HEIGHTS MASTER PLAN COMMITTEE

Katherine M. Unger, Chair Person
George M. Suhy, Council Representative
Oliver Vaccher, Council Representative
Carl Casavecchia, Community Resident
Rick Centa, Community Resident

**VILLAGE OF CUYAHOGA HEIGHTS
MASTER PLAN
ADDENDUM**

March, 2004

Prepared by

Cuyahoga County Planning Commission
323 Lakeside Avenue West, Suite 400
Cleveland, Ohio 44113
(216) 443-3700 - (216) 443-3737 (FAX)

Paul A. Alsenas, Director
Richard J. Sicha, Principal Planner (Project Manager)

Planning Staff

James Danek, Principal Planner

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FOCUS AREA 7
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INTRODUCTION

The Village of Cuyahoga Heights Master Plan Committee, working with the staff of the Cuyahoga County Planning Commission, completed the *Master Plan* in June, 2002. As a follow-up to that work, the Village Council requested that two additional Focus Area plans be developed for existing industrial properties on East 71st Street, south of Grant Avenue.

This addendum to the June, 2002 *Master Plan* includes two Focus Areas. Area 7 covers the west side of East 71st Street, south of Grant Avenue. Area 8 covers the east side of East 71st Street, south of Grant Avenue. The most current available information sources have been used in this addendum, such as 2002 aerial photographs and 2004 parcel data. For purposes of continuity however, the development impact analyses use the same data sources that were used in the 2002 plan.

FOCUS AREA 7: EAST 71ST STREET, SOUTH OF GRANT AVENUE, WEST SIDE

Introduction

This focus area includes all or part of three properties located on the west side of East 71st Street. The purpose of this analysis is to review the potential to create new light industrial space by redeveloping the existing industrial buildings on two parcels, and utilizing the vacant rear portion of another parcel.

Property Ownership

The focus area contains three parcels totaling approximately 21.5 acres (*Exhibit 1*). The area for possible redevelopment, totaling about 16.5 acres, involves the Sable Realty, Inc. parcel, occupied by Voyale Corp. and several additional small industrial firms, and the unoccupied Cuyahoga Foundry Co. parcel. The vacant land for possible develop-

ment, the rear portion of the Cuyahoga Heights Business Park parcel, totals about 5 acres.

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 already developed with industry. Cuyahoga County Auditor's Office records indicate that the specific structures in the focus area date as far back as the 1910's (*Exhibit 2*).

Zoning

All of the parcels are zoned Industrial (Chapter 1248), which allows a variety of industrial uses, as well as retail, wholesale, commercial, and warehouse uses.

Traffic Counts

The most recent traffic count, done in 1996, showed approximately 8,000 vehicles on East 71st Street south of Grant Avenue. At the time of the same count, the number of trucks was approximately 880, representing about 11% of all vehicles.

Detailed traffic count information is displayed in 2002 *Master Plan*, Chapter 4, *Economic Development and Market Analysis*.

Brownfields

Based upon state and federal databases, as displayed in the Cuyahoga County Planning Commission's online Brownfields Geographic Information System, there are no properties within the focus area that are officially listed as having environmental issues. The official listings however, do not necessarily mean that a property is free of environmental problems. For example, a vacant property may not appear on the listings because several of the databases pertain to the use of federally regulated substances as part of current production processes, such as many chemicals. Therefore a property owner may be aware of problems on the site that have been documented by private consultants on behalf of the owner, but the property would not appear on databases of sites with environmental issues.

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Exhibit 1, Focus Area 7, Parcel Data

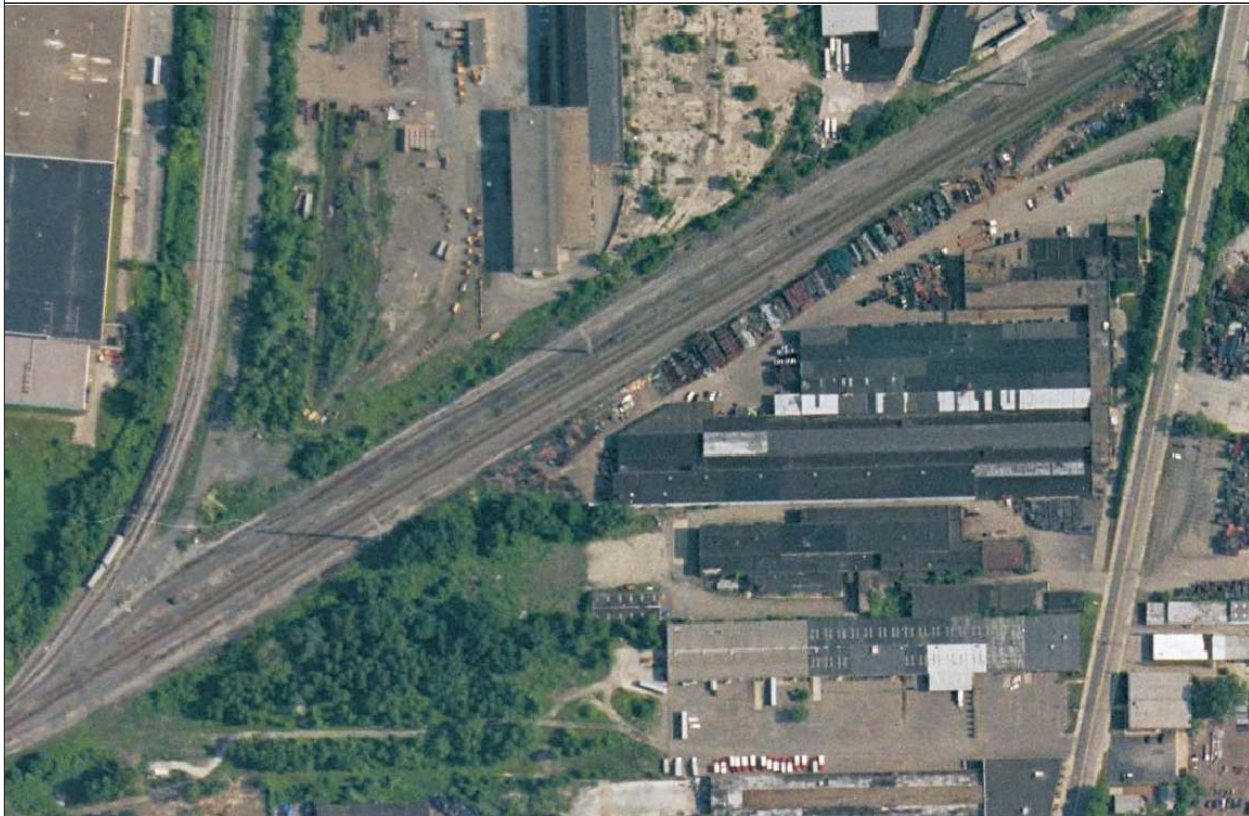
Address	Parcel Number	Owner	Date of Transfer	Building Date	Acreage	Estimated Market Value
4510 East 71st St.	522-10-016 & 017	Sable Realty Inc.	9-17/2001	1914	10.60	\$ 904,500
4530 East 71st St.	522-10-018	Cuyahoga Foundry Co.	4-26/1920	n/a	5.97	\$ 660,200
4560 East 71st St.	522-10-019	Miop Inc.	7-11/2000	n/a	4.94*	\$ 230,700
Total					21.51	\$ 1,795,400

n/a = not available

*acreage and estimated market value reflects only the vacant rear portion of the property.

Source: Cuyahoga County Auditor's Office, January 2004.

Exhibit 2, Focus Area 7, Land Use



Source: Airphoto USA, copyright 2002.

Development Alternative

The area is currently a series of industrial buildings, which developed from the 1910's onward. The Sable Realty, Inc. parcel, occupied by Voyale Corp. and several other small industrial firms, contains about 225,000 square feet of floor space. In contrast, the Cuyahoga Foundry Co. parcel contains about 84,600 square feet of floor space, which has been unoccupied for a lengthy period of time and may be difficult to renovate to current market standards.

The focus area currently serves as an industrial district, and it is recommended that the area continue as such, with new development as **light industrial uses**.

If the Sable Realty, Inc. and Cuyahoga Foundry Co. parcels were redeveloped, they could support a total of about 182,000 square feet of light industrial space on about 16.5 acres (*Map 1*). The vacant land on the rear portion of the Miop, Inc. property could support about 75,000 square feet of light industrial space on about five acres. All of this development combined would equal about 257,000 square feet of space on 21.5 acres.

The new development represents a combined building coverage of approximately 25% on the Sable Realty and Cuyahoga Foundry parcels and about 34% on the rear portion of the Miop parcel. These percentages are consistent with a commonly used standard of 30% - 35% building lot coverage.

Currently, the higher elevation of East 71st Street in relation to the parcels, as well as the triangular shape of the area caused by the adjacent railroad line, creates an unusual access situation. A single driveway located on the Cuyahoga Foundry parcel serves both that parcel and the south and east sides of the buildings on the Sable Realty parcel. A second access point to East 71st Street is situated at the northern edge of the Sable Realty parcel, which serves the northwest portion of the complex of buildings and is the main entrance for the businesses located on the property. For any future redevelopment, these two access points can remain at their current locations.

The overall redevelopment of the Sable Realty and Cuyahoga Foundry parcels would be facilitated if the parcels were under common ownership, which would permit the greatest flexibility and efficiency in terms of the number, location, and size of new structures, parking areas, and loading docks. There are several active businesses on the Sable Realty parcel however, and redevelopment is not feasible unless these businesses relocate or cease operations. By itself, the Cuyahoga Foundry parcel is too narrow to redevelop with a building of significant size.

There are several options available for the development of the rear portion of the Miop parcel. For example, the project could be undertaken on its own with some minor changes to building size and parking requirements, because access to East 71st Street is available through the parking lot of the existing building. The land could also be developed as a phase of a larger project immediately to the north, with access provided through the reconfigured parcels.

Parking standards used for the above analysis were about two parking spaces per 1,000 square feet of industrial space, which totaled about 365 spaces for the Sable Realty and Cuyahoga Foundry parcels and about 153 spaces for the rear portion of the Miop parcel.

The properties in the focus area currently generate an estimated \$20,800 in income and property tax revenue for the Village. It should be noted that this revenue estimate is based upon an estimate of 40 full-time equivalent jobs at the Sable Realty property, which would include Voyale Corporation and several additional small industrial businesses. This estimate was derived by counting vehicles on the property and in the parking area on the east side of East 71st Street identified for Voyale employee parking. The counting was done from the public right-of-way in the early afternoon of Thursday, March 25, 2004. The proposed development would generate approximately \$252,800 annually in combined income tax and property tax revenue for the Village (*Exhibit 3*). After estimating the cost of providing services to the new development, it is anticipated that the net fiscal impact to the Village would be about \$48,900, plus about

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\$114,300 in property tax revenue to the school district.

It is estimated that the proposed new development would generate about 1,800 vehicle trips per day, which is similar to the vehicle trips generated by the existing development.

Map 1, Focus Area 7, Development Alternative



Source: Cuyahoga County Planning Commission

Exhibit 3, Focus Area 7, Development Impact Analysis

Focus Area 7: East 71st Street, south of Grant Avenue, west side	Light Industry	Existing Conditions
Site Characteristics		
Total site acreage	21.5	21.5
Total site square footage	936,540	936,540
Industrial space (sq ft)	257,000	309,600
Number of employees	514	40
Potential land value of site	\$887,000	-
Potential building value of site	\$13,184,100	-
Total potential property value (land and building)	\$14,071,100	\$1,795,400
Environmental Impacts		
Sewage flow (gallons/day)	66,300	5,200
Water consumption (gallons/day)	77,100	6,000
Solid waste production (tons/day)	0.7093	0.0552
Total trips generated per day: weekday	1,791	139
Revenues		
Estimated avg annual employee income	\$29,970	\$29,970
Income tax revenues - Village	\$231,069	\$17,982
Property tax revenues - Village	\$21,750	\$2,775
Property tax revenues - School	\$114,342	\$14,589
Total Village Revenues	\$252,818	\$20,757
Expenditures		
Cost to provide services*	\$203,956	\$15,872
NET FISCAL IMPACT - VILLAGE	\$48,862	\$4,885

*Municipal service expenditure categories include: general government, public safety, public health and welfare, public works, community development, recreation, and debt service.

Source: Cuyahoga County Planning Commission

FOCUS AREA 8: EAST 71ST STREET, SOUTH OF GRANT AVENUE, EAST SIDE

Introduction

This focus area includes all or part of ten properties located on the east side of East 71st Street, extending from just south of North American Manufacturing Co. through the Hillside Party Center. The purpose of this analysis is to review the potential to create new light industrial space by redeveloping the existing outdoor storage areas, three small industrial buildings, two houses, and a party center. The focus area is separated into two sections by a vacant ravine.

Property Ownership

The focus area contains all or part of ten parcels totaling approximately 23.6 acres (*Exhibit 4*).

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 generally vacant land, although industrial uses were located immediately to the north in proximity to railroad tracks. Cuyahoga County Auditor's Office records indicate that the specific structures in the focus area generally date from the 1950's through the 1970's (*Exhibit 5*).

Zoning

All of the parcels are zoned Industrial (Chapter 1248), which allows a variety of industrial uses, as

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Exhibit 4, Focus Area 8, Parcel Data

Address	Parcel Number	Owner	Date of Transfer	Building Date	Acreage	Estimated Market Value
4455 East 71st St.	522-26-006	North American Mfg. Co.	1-1/91	vacant land	1.78	\$ 39,800
4455 East 71st St.	522-26-004	Sable Realty Inc.	9-17/2001	n/a	3.12	\$ 245,400
n/a	522-26-003	Sable Realty Inc.	9-17/2001	n/a	12.50	\$ 324,700
4535 East 71st St.	522-26-010	Alexander Berkes	12-1/1981	1949	0.44	\$ 156,500
4545 East 71st St.	522-26-002	Paul Carlisle, Trustee	9-4/1984	1951/1978	1.70	\$ 177,000
4567 East 71st St.	522-26-011	Joel and Leonard Liptak	4-26/1994	1983	1.05	\$ 365,400
4579 East 71st St.	522-26-001	Douglas Pallini	6-22/1973	1871	0.19	\$ 72,000
4585 East 71st St.	522-26-013	Sable Realty Inc.	6-22/1995	1958	0.20	\$ 90,100
4617 East 71st St.	522-25-018	Ar-kater Inc	3-4/1976	1953/1962	1.71	\$ 586,000
4617 East 71st St.	522-25-003	Hillside Reclamation, Inc.	7-11/1975	vacant land	4.08	\$ 82,400
Total					23.65	\$ 2,139,300

n/a = not available.

Source: Cuyahoga County Auditor's Office, January 2004.

well as retail, wholesale, commercial, and warehouse uses.

Traffic Counts

The most recent traffic count, done in 1996, showed approximately 8,000 vehicles on East 71st Street south of Grant Avenue. At the time of the same count, the number of trucks was approximately 880, representing about 11% of all vehicles.

Detailed traffic count information is displayed in 2002 *Master Plan*, Chapter 4, *Economic Development and Market Analysis*.

Brownfields

Based upon state and federal databases, as displayed in the Cuyahoga County Planning Commission's online Brownfields Geographic Information System, there are no properties within the focus area that are officially listed as having environmental issues. The official listings however, do not necessarily mean that a property is free of environmental problems. For example, a vacant property may not appear on the listings because several of the databases pertain to the use of federally regulated substances as part of current production processes, such as many chemicals. Therefore a property owner may be aware of problems on the site that have been documented by private consultants on behalf of the owner, but the property would not appear on databases of sites with environmental issues.

Exhibit 5, Focus Area 8, Land Use



Source: Airphoto USA, copyright 2002.

Development Alternative

The focus area consists of mostly level to somewhat sloping land situated on the rim of the Mill Creek Valley. The area is a combination of outdoor industrial storage, small industrial businesses, a party center, and several homes. Several parcels are less than one acre in size, while several larger parcels extend down the wall of the valley to the old B&O Railroad right-of-way or Mill Creek.

The focus area is currently a mix of land uses that do not coexist well, such as industrial buildings and outdoor storage in proximity to residences. In addition, the outdoor industrial storage that occupies much of the acreage of the focus area emphasizes that the land is underutilized and could be directed toward a higher use. The focus area is zoned for industrial use, and it is recommended that the area continue as such, with new development planned to create a unified **light industrial district**.

One zoning change is recommended. Permanent parcel 522-25-008 (4651 East 71st Street) is currently zoned Industrial (Chapter 1248). It is recommended that this parcel be rezoned to Residential (Chapter 1246). This rezoning would make the land use of the parcel, which is a house built in the 1950's, conform to its zoning classification.

If the parcels were redeveloped, they could support a total of about 214,000 square feet of light industrial space on about 16.9 acres (*Map 2*). The new development represents a building coverage of approximately 29%, which is consistent with a commonly used standard of 30% - 35% building lot coverage.

Unlike the situation for parcels on the west side of East 71st Street, the topography creates only minimal access issues on the east side of the street. The major curb cut leading to the industrial storage areas, which also provides a second access route to North American Manufacturing, can remain at its current location for any future development. At other locations, curb cuts can be relocated to best serve any new buildings, parking, and loading areas.

Due to the size and configuration of the largest group of parcels, the overall redevelopment could be conducted as a series of individual projects, with each project needing only all or part of several parcels in order to proceed. There are several active employers in the focus area, including small industrial shops and a party center. As properties are sold for redevelopment purposes, these businesses should be assisted to find suitable alternate space in the Village if that is their desire.

Parking standards used for the above analysis were about two parking spaces per 1,000 square feet of industrial space, which totaled about 430 spaces for the entire focus area.

The properties in the Focus Area currently generate an estimated \$26,400 in income and property tax revenue for the Village. The proposed development would generate approximately \$210,900 annually in combined income tax and property tax revenue for the Village (*Exhibit 6*). After estimating the cost of providing services to the new development, it is anticipated that the net fiscal impact to the Village would be about \$41,000, plus about \$974,000 in property tax revenue to the school district.

It is estimated that the proposed new development would generate about 1,500 vehicle trips per day, which would represent less than a 20% increase from the most recent traffic count levels on East 71st Street in 1996.

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Map 2, Focus Area 8, Development Alternative



Source: Cuyahoga County Planning Commission

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Exhibit 6, Focus Area 8, Development Impact Analysis

Focus Area 8: East 71st Street, south of Grant Avenue, east side	Light Industry	Existing Conditions
Site Characteristics		
Total site acreage	16.9	23.6
Total site square footage	736,164	1,028,016
Industrial space (sq ft)	214,000	40,200
Number of industrial employees	428	40
Commercial space (sq ft)	0	10,364
Number of commercial employees (full-time equivalent)	0	15
Number of dwelling units	0	2
Total number of residents	0	4
Potential land value of site	\$955,000	-
Potential building value of site	\$10,978,200	-
Total potential property value (land and building)	\$11,933,200	\$2,139,300
Environmental Impacts		
Sewage flow (gallons/day)	55,200	6,400
Water consumption (gallons/day)	64,200	8,000
Solid waste production (tons/day)	0.5906	0.0772
Total trips generated per day: weekday	1,491	380
Revenues		
Estimated avg annual employee income (industrial)	\$29,970	\$29,970
Estimated avg annual employee income (commercial)	-	\$16,930
Median household income	-	\$41,995
Income tax revenues - Village	\$192,407	\$23,051
Property tax revenues - Village	\$18,445	\$3,301
Property tax revenues - School	\$96,969	\$17,356
Total Village Revenues	\$210,853	\$26,352
Expenditures		
Cost to provide services*	\$169,831	\$24,810
NET FISCAL IMPACT - VILLAGE	\$41,022	\$1,542

*Municipal service expenditure categories include: general government, public safety, public health and welfare, public works, community development, recreation, and debt service.

Source: Cuyahoga County Planning Commission