



# *Fairview Park Master Plan Update*

*January 2005*



*Prepared by  
Levin College of Urban Affairs  
Cleveland State University*

**CITY OF FAIRVIEW PARK**

*City Officials*

Eileen Ann Patton, Mayor  
Lucian C. Rego, Law Director  
T. R. Kowalski, Finance Director  
James M. Kennedy, Director of Public Service and Development  
Selwin Kulcsar, Building Commissioner  
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David Simon, Fire Chief

*City Council*

Norman Bringman, President , Council At Large  
James Robatin, Ward 1  
William Minek , Ward 2  
Fredric Gauthier, Ward 3  
William Westfall, Ward 4  
Julie Thomas, Ward 5  
Maureen Sweeney, Council at Large  
Traci Waldron, Council Clerk

*January 2005*

# **CITY OF FAIRVIEW PARK**

## ***Master Plan Update Task Force***

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Norman Bringman, President of Council

Julie Thomas, Councilwoman, Chair of Planning and Zoning Committee

William Westfall, Councilman, Chair of Finance Committee

Michael Polito, Chamber of Commerce Representative

Mark Schwartz, Fairview Shopping Center, Business Representative

Dick Rose, Senior Citizen Representative

Dennis Rehor, Recreation Commission Representative

Tom Davis, School Board Representative

Dr. Nylajeon McDaniel, Superintendent of Fairview Park Schools

Rev. Dan Sewell, Ministerial Association Representative

Pat Manning, Ward 1 Representative

Twyla Sales, Ward 2 Representative

Dan Jones, Ward 3 Representative

Greg Weimer, Ward 4 Representative

Michael Keaton, Ward 5 Representative

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Richard Mackay, City Engineer

Thomas Lenahan, Development Office

James M. Kennedy, Director, Public Service and Development\*

***January 2005***

\*Taskforce Chair

# **CITY OF FAIRVIEW PARK MASTER PLAN**

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***January 2005***



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# **Introduction**

## *City of Fairview Park Master Plan*

A community master plan is a document prepared by a local government that sets forth policies regarding the development and redevelopment of a community. The plan defines goals, assesses demographic, land use and economic trends, analyzes alternatives for development and redevelopment, makes recommendations, and develops implementation strategies.

Fairview Park first formulated a comprehensive master plan almost 30 years ago. A second master plan was completed in the spring of 1999. The majority of the recommendations of that plan were implemented. During late 2003, community leaders deemed that an update to the plan was needed to respond to changes in conditions in Fairview Park.

A twenty-member Master Plan Update Task Force was appointed, and the Levin College of Urban Affairs at Cleveland State University was selected as project consultant. The project began in May of 2004 with a community survey of 500 residents.

The Master Plan Update Task Force was selected to represent a broad cross-section of the community: government, city schools, businesses, churches, senior citizens and the general public. Over the course of the project's duration, the Task Force met eight times to carefully develop and review each Plan component and to provide valuable local input into the planning process. This input, coupled with the survey to residents and news media accounts of the Plan's progress, is intended to build community support with respect to the implementation of recommendations set forth in the Plan.

Most importantly, the Master Plan Update should not be considered a final product that is etched in stone. Rather, it should serve as a guide for addressing issues which are important to the City at this point in time, while still allowing for flexibility in making decisions on individual projects, as long as they are consistent with the Plan's goals. In the future, as changes in economic or social conditions occur, updating the Plan again should be considered in order to address future issues in a consistent and proactive manner.

# **Chapter 1**

## **Community Goals**



One of the most critical elements in the development of a master plan is the formulation of community goals. The goals are comprised of general statements that reflect both short and long-term desires and a future vision of a community as determined by its elected officials, stakeholders and residents. The goals serve as a framework within which any recommendations set forth in the master plan must be structured. Ultimately, the goals will serve as a guide for policy makers as they consider future redevelopment decisions and to courts of law in determining whether such decisions involving land use and zoning matters are fair and equitable.

In order to be considered an accurate depiction of a cohesive community vision, the goals should reflect the views of all facets of a community's population. With this in mind, the City of Fairview Park has solicited input on community strengths, weaknesses, perceptions and concerns from community representatives on two different fronts:

- A 20-member Master Plan Update Taskforce, reflecting similar community representation; and
- A random survey of 500 households in the City conducted in April 2004. The survey resulted in a response rate of over 32%. Survey results are illustrated in *Appendix A*. Appendix A.1 is the survey sent to residents. Appendix A.2 is a graphic summary of the results. Appendix A.3 presents the “raw” scores from tabulation of the survey.

Based on the information collected from the survey and their own experiences the Taskforce formulated six overall community goals for the master plan for the City of Fairview Park. These goals, along with more detailed community planning objectives and policies, are listed below, and will be incorporated into various sections of the Master Plan Update.

### ***Goals and Objectives for Master Plan Update***

#### **Goal #1 Promote Fairview Park as a Location for Sustainable Economic Development, Encouraging Retention, Expansion and Attraction of Businesses**

Objectives:

- Identify opportunities to lessen the tax burden of homeowners by expanding the City's tax base
- Undertake appropriate measures to create new employment opportunities within the city of Fairview Park

- Emphasize attraction of neighborhood retail
- Promote a “shop in Fairview Park” program in cooperation with local retail businesses
- Encourage the attraction of additional retail services requested in the 2004 Quality of Life survey, such as restaurants, another drugstore and other retail establishments which could be supported by the local marketplace
- Use public funds to leverage private investment for residential and commercial expansion and redevelopment
- Publicize existing programs and incentives and develop new strategies for retaining existing businesses and attracting new ones
- Promote the strategic business location advantage of Fairview Park with respect to Cleveland Hopkins International Airport, downtown Cleveland business district, NASA-Glenn Research Center, Fairview Hospital, the Great Northern Corporate Center, and Rocky River Reservation of Cleveland Metroparks system.
- Promote the uniquely spectacular vistas of the Rocky River Valley and other natural features as a marketing advantage for attracting high quality development to the City
- Identify and seek to establish an effective balance between commercial and residential land uses
- Encourage mixed use development projects through appropriate zoning
- Continue the redevelopment of underutilized or marginal properties
- Identify potential changes in zoning or other community policies which could encourage existing business expansion

---

**Goal #2 Provide High Quality City Infrastructure to Support Good Quality of Life for All Fairview Residents**

Objectives:

- Ensure that existing facilities that add to the quality of life for all Fairview residents, including the post office, library services, day care centers, and churches, are well maintained

- Increase the cost efficiency of city facilities and operations to lessen the tax burden on homeowners
  - Improve energy efficiency of publicly-owned city buildings in the city to reduce operating costs based on an energy audit of city buildings
  - Investigate the potential for energy efficiency and improved building performance in city-approved building projects
  - Identify a location and build a new multi-purpose community recreation complex
  - Assess the potential for designating bicycle routes to link with the Metroparks trails and those of neighboring communities
  - Identify opportunities to establish small public open spaces throughout the city
  - Continue to implement a coordinated streetscape plan for the City's commercial arterials featuring major right of way improvements, such as trees, brick pavers and landscaping
  - Enhance pedestrian-friendly qualities for shopping, recreation activities and walking, including benches
  - Improve aesthetics at the western end of Fairview Park on Lorain Road through signs and streetscape upgrades
  - Continue to seek funding to upgrade the city's street and sewer systems
  - Identify funding and a strategy for burying utility wires along key commercial corridors
  - Identify areas with significant parking problems and recommend strategies for potential remedies
  - Upgrade City Hall facilities, including the Dunson community room and parking facilities
  - Assess need, potential relocation and funding sources for upgraded service department facilities
-

**Goal #3 Provide High Quality City Services to Foster a Good Quality of Life for Fairview Park Residents**

Objectives:

- Continue to work with Cuyahoga County library system to improve and maximize use of the Fairview Park Library
  - Expand organized recreation programs for all residents and create special programs for children, teens and senior citizens
  - Establish/expand education programs for adult residents
  - Expand recycling program to include paint, office paper, cardboard and oil
  - Continue to develop a “customer service” culture among all Fairview Park public employees
- 

**Goal #4 Support High Quality Schools Facilities for the Children of Fairview Park**

Objectives:

- Identify opportunities for collaboration between City of Fairview Park and Fairview Park School District to improve school and recreation facilities in Fairview Park
  - Encourage community use of school facilities for adult education and other resident uses
  - Strengthen the partnership with the city school district to identify appropriate strategies to improve school facilities
  - Develop strategies to engage the community in addressing the facilities challenges faced by school district
-

## **Goal #5 Encourage A Strong Sense of Community Among Fairview Park Residents and Business Owners**

### Objectives:

- Continue programs to ensure the safety of all Fairview residents, including institution of a formal neighborhood watch program
  - Foster a friendly and “small town” atmosphere among residents through design of public spaces
  - Develop the concept of a “town center” as a recognizable, memorable civic space
  - Organize and hold art festivals, food, and cultural festivals to draw the community together
  - Identify effective ways to communicate and engage residents and businesses in city and school governance and social events
  - Identify funding and staffing to create a community newsletter from the city to residents and businesses
  - Encourage strong civic organizations and institutions that work together to improve the community
  - Foster effective leadership in the public and private sectors
  - Encourage good corporate citizenship in the business and commercial areas
  - Identify effective mechanisms to encourage people to be “good neighbors” (shovel their sidewalks, rake leaves, not put trash out too soon, etc.)
- 

## **Goal #6 Ensure Good Quality Housing and Neighborhoods that Meet the Needs of Residents Though All Stages of Their Lives**

### Objectives:

- Examine potential traffic calming measures in accident prone neighborhoods of the City
- Develop strategies to protect residential areas from commercial encroachment

- Identify mechanisms to support modification of existing housing stock to meet needs of the community's changing demographic composition
- Identify appropriate locations for different types of housing to serve the needs of all residents
- Encourage/develop senior housing facilities located near the center of town, the senior center and the recreation/community center
- Assess the marketability of live/work types of housing in Fairview Park
- Maintain and improve the City's housing stock through the ongoing code enforcement program and participation in the First Suburbs Consortium Housing Initiative.
- Identify additional resources for improving the physical condition of apartment buildings along Lorain Road

## **Chapter 2**

### **Current Conditions: Population, Housing, Tax Base and Education**



This chapter provides information about the current characteristics of Fairview Park, which forms the basis of the strategic plan recommendations. Included in this analysis is a review of population, housing, tax base and school district information. This chapter provides an update of similar information prepared for the 1999 plan that compared Fairview Park to adjacent suburban communities including Bay Village, Lakewood, North Olmsted, Rocky River, and Westlake. In some instances, aggregate numbers for Cuyahoga County are also provided. The data was taken from the latest data sources, including the 2000 Census, the Cuyahoga County Auditor, Cleveland State University’s Housing Policy and Research Center, the Ohio Department of Taxation, and the Ohio Department of Education.

## Population Characteristics

As is the case with most inner-ring suburban communities, Fairview Park continues to show a decrease in population, but at a much slower rate in the past ten years than in the previous three decades. The City reached its peak population in 1970, but out-migration, lack of vacant land for new development, lower birth rates, and a continuing national decrease in household size have contributed to a lower population base. As indicated in Table 2.1 and Figure 2.1, Fairview Park’s 2000 population was 17,572, down 2.5% from 1990. Bay Village, Lakewood and North Olmsted also experienced population loss over the same period, while Rocky River showed a slight gain. Only Westlake, with its large tracts of vacant land, experienced a substantial increase in population.

Figure 2.1, Percent Change in Population Growth, Fairview Park and Nearby Communities

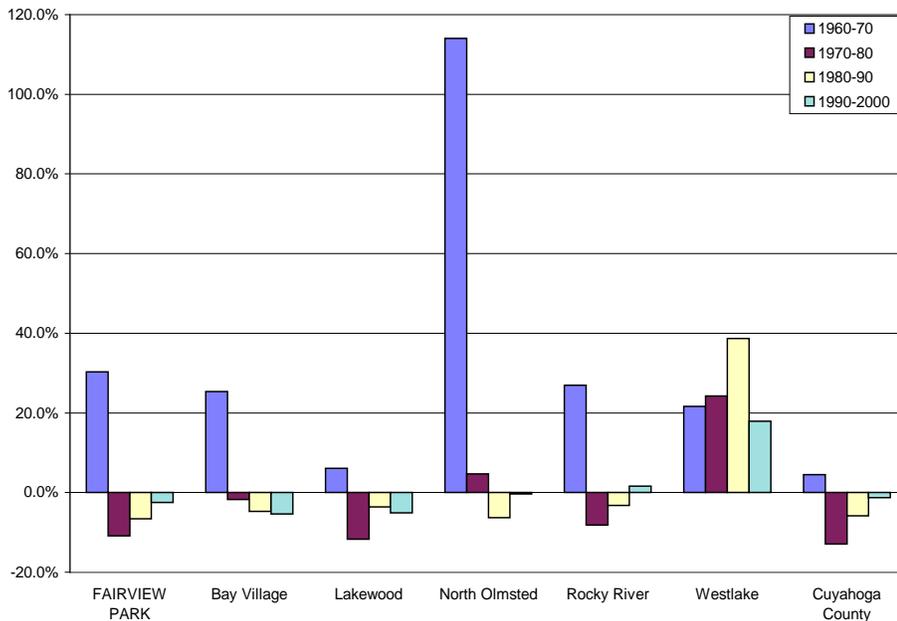


Table 2.1. Population Growth, Fairview Park and Nearby Communities

	Population					Percent Change			
	1960	1970	1980	1990	2000	1960-1970	1970-1980	1980-1990	1990-2000
<b>FAIRVIEW PARK</b>	<b>16,642</b>	<b>21,681</b>	<b>19,311</b>	<b>18,028</b>	<b>17,572</b>	<b>30.3%</b>	<b>-10.9%</b>	<b>-6.6%</b>	<b>-2.5%</b>
Bay Village	14,489	18,163	17,846	17,000	16,087	25.4%	-1.7%	-4.7%	-5.4%
Lakewood	66,154	70,173	61,963	59,718	56,646	6.1%	-11.7%	-3.6%	-5.1%
North Olmsted	16,290	34,861	36,486	34,204	34,113	114.0%	4.7%	-6.3%	-0.3%
Rocky River	18,097	22,958	21,084	20,410	20,735	26.9%	-8.2%	-3.2%	1.6%
Westlake	12,906	15,689	19,483	27,018	31,856	21.6%	24.2%	38.7%	17.9%
Cuyahoga County	1,647,895	1,721,300	1,498,400	1,412,140	1,393,978	4.5%	-12.9%	-5.8%	-1.3%

**SOURCE:** 1960-1990 data are from Office of Strategic Planning, Ohio Department of Development, November 1997

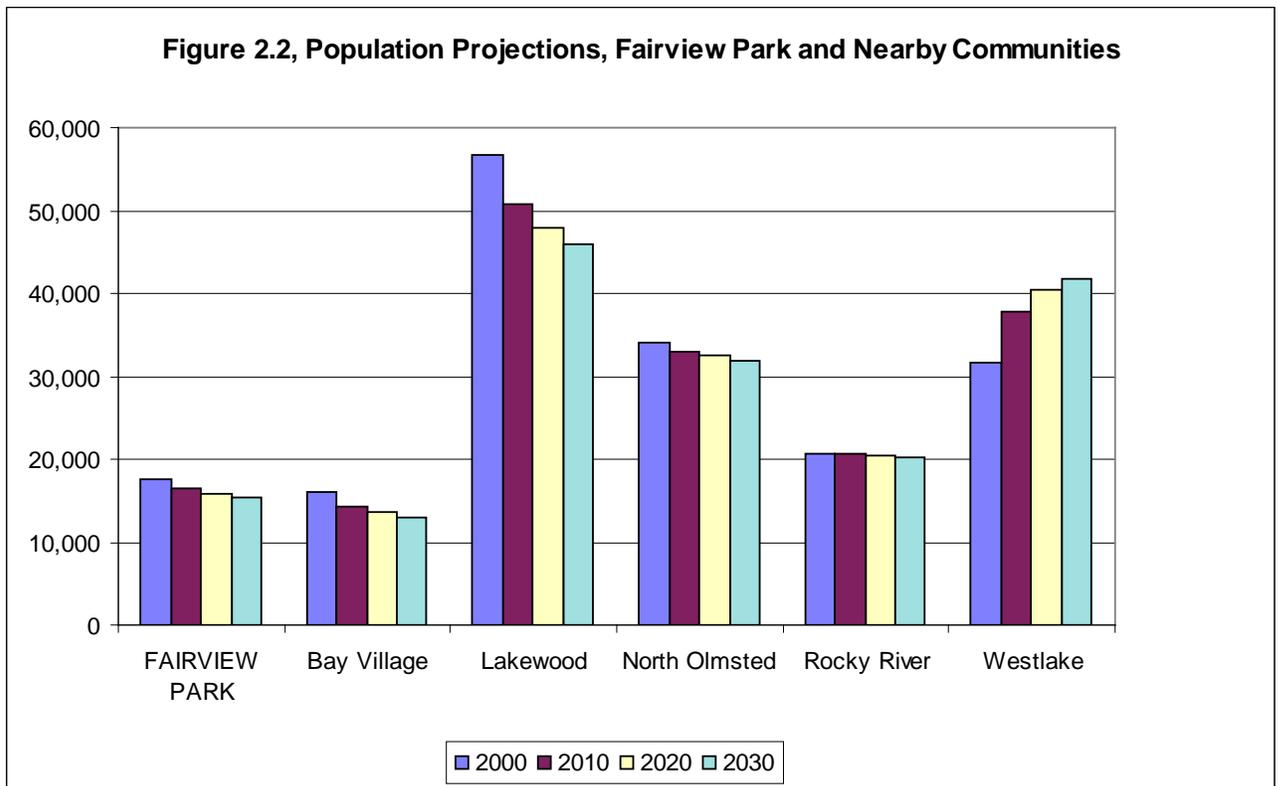
**SOURCE:** 2000 data are from Census of Population and Housing, US Bureau of the Census

The Northeast Ohio Areawide Coordinating Agency estimates that the population of Fairview Park, as well as all other west shore communities, excluding Westlake, will continue to experience population loss over the next 25 years. This can be attributed to the fact that household size will continue to decline, and since no new large tracts of land are available for development of new housing subdivisions in the west shore area outside of Westlake, population loss is the likely trend. Cuyahoga County, which had a population of 1.7 million in 1970, is projected to decline to 1.2 million by 2030. Table 2.2 and Figure 2.2 illustrate this trend.

**Table 2.2. Population Projections, Fairview Park and Nearby Communities**

	Population			
	2000	2010	2020	2030
<b>FAIRVIEW PARK</b>	<b>17,572</b>	<b>16,445</b>	<b>15,883</b>	<b>15,429</b>
Bay Village	16,087	14,354	13,525	12,935
Lakewood	56,646	50,745	47,917	45,887
North Olmsted	34,113	33,059	32,480	31,886
Rocky River	20,735	20,641	20,538	20,317
Westlake	31,719	37,772	40,508	41,820
Cuyahoga County	1,393,845	1,332,540	1,301,870	1,274,020

**SOURCE:** Northeast Ohio Areawide Coordinating Agency, 5/04 DRAFT



Westlake's land area, at 15.9 square miles, is by far the largest of any west shore community. Fairview Park is the second smallest at 4.7 miles. The 1980, 1990 and 2000 population densities of all the west shore communities are shown in Table 2.3.

**Table 2.3, Population Density of Fairview Park and Nearby Communities**

	Square Miles	Persons Per Square Mile		
		1980	1990	2000
<b>FAIRVIEW PARK</b>	<b>4.7</b>	<b>4108.7</b>	<b>3835.7</b>	3734.9
Bay Village	4.6	3979.6	3695.7	3556.7
Lakewood	5.5	11266.0	10857.8	10278.8
North Olmsted	11.5	3172.7	2974.3	2920.7
Rocky River	4.8	4392.5	4252.1	4379.8
Westlake	15.9	1225.3	1699.2	2008.0
Cuyahoga County	458.3	3269.5	3081.3	3038.3

	Acres	Persons Per Acre		
		1980	1990	2000
<b>FAIRVIEW PARK</b>	<b>3,008</b>	<b>6.4</b>	<b>6.0</b>	5.8
Bay Village	2,944	6.1	5.8	5.6
Lakewood	3,520	17.6	17.0	16.1
North Olmsted	7,360	5.0	4.7	4.6
Rocky River	3,072	6.9	6.6	6.8
Westlake	10,176	1.9	2.7	3.1
Cuyahoga County	293,312	5.1	4.8	4.8

**SOURCE:** 1980-2000 Census of Population and Housing, US Bureau of the Census; 1993 Planometrics data

In 2000, 28.9% of the population of Fairview Park was 55 years of age or older, significantly lower than the 32.3% in 1990. The city also showed an increase of children under the age of 21, from 22.3% in 1990 to 23.8% in 2000. Thus, Fairview Park has shown a tendency to become younger in the past decade, an infrequent occurrence among mature, older communities. Rocky River was the only west shore community to have a higher percentage of residents over 55, at 34.7%. The Cuyahoga County average in 2000 was 27.9%.

As indicated in Table 2.4, more than half of Lakewood's population is between the ages of 21 and 54, more than any other west shore community. Approximately 44% of Fairview Park's residents fit into this category.

Table 2.4, Age Composition, Fairview Park and Nearby Communities

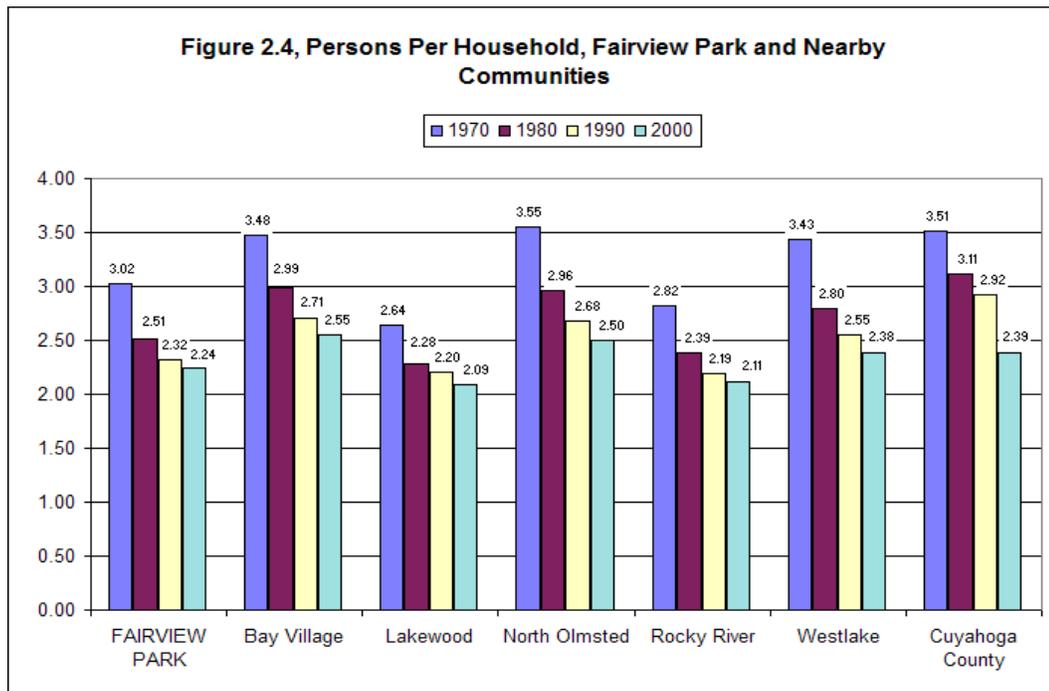
	2000		1990		Change 1990- 2000
	#	%	#	%	
<b>FAIRVIEW PARK</b>					
Under 5	1,036	5.90%	1,013	5.6%	23
5-10	1,062	6.04%	1,007	5.6%	55
10-14	1,087	6.19%	988	5.5%	99
15-19	1,000	5.69%	1,010	5.6%	-10
20-24	668	3.80%	985	5.5%	-317
25-34	2,294	13.05%	2,662	14.8%	-368
35-44	2,842	16.17%	2,560	14.2%	282
45-54	2,505	14.26%	1,974	10.9%	531
55-64	1,693	9.63%	2,131	11.8%	-438
65-74	1,614	9.19%	2,135	11.8%	-521
75+	1,771	10.08%	1,563	8.7%	208
<b>TOTAL</b>	<b>17,572</b>	<b>100.00%</b>	<b>18,028</b>	<b>100.0%</b>	<b>-456</b>
<b>BAY VILLAGE</b>					
Under 5	1,026	6.38%	1,175	6.9%	-149
5-10	1,181	7.34%	1,248	7.3%	-67
10-14	1,204	7.48%	1,190	7.0%	14
15-19	1,057	6.57%	1,159	6.8%	-102
20-24	408	2.54%	697	4.1%	-289
25-34	1,661	10.33%	2,201	12.9%	-540
35-44	2,586	16.08%	3,138	18.5%	-552
45-54	2,936	18.25%	2,138	12.9%	798
55-64	1,709	10.62%	1,759	10.3%	-50
65-74	1,187	7.38%	1,415	8.3%	-228
75+	1,132	7.04%	829	4.9%	303
<b>TOTAL</b>	<b>16,087</b>	<b>100.00%</b>	<b>17,000</b>	<b>100.0%</b>	<b>-913</b>

	2000		1990		Change 1990- 2000
	#	%	#	%	
<b>ROCKY RIVER</b>					
Under 5	1,107	5.34%	1,068	5.2%	39
5-10	1,292	6.23%	1,044	5.1%	248
10-14	1,243	5.99%	963	4.7%	280
15-19	1,003	4.84%	987	4.8%	16
20-24	637	3.07%	986	4.8%	-349
25-34	2,275	10.97%	2,751	13.5%	-476
35-44	3,034	14.63%	3,000	14.7%	34
45-54	2,953	14.24%	2,405	11.8%	548
55-64	2,153	10.38%	2,447	12.0%	-294
65-74	2,183	10.53%	2,613	12.8%	-430
75+	2,855	13.77%	2,146	10.5%	709
<b>TOTAL</b>	<b>20,735</b>	<b>100.00%</b>	<b>20,410</b>	<b>100.0%</b>	<b>325</b>
<b>WESTLAKE</b>					
Under 5	1,651	5.18%	1,630	6.0%	21
5-10	2,004	6.29%	1,848	6.8%	156
10-14	2,281	7.16%	1,887	7.0%	394
15-19	1,975	6.20%	1,610	6.0%	365
20-24	1,020	3.20%	1,333	4.9%	-313
25-34	3,628	11.39%	4,064	15.0%	-436
35-44	4,986	15.65%	4,722	17.5%	264
45-54	5,419	17.01%	3,220	11.9%	2,199
55-64	3,152	9.89%	2,482	9.2%	670
65-74	2,382	7.48%	2,211	8.2%	171
75+	3,358	10.54%	2,011	7.4%	1,347
<b>TOTAL</b>	<b>31,856</b>	<b>100.00%</b>	<b>27,018</b>	<b>100.0%</b>	<b>4,838</b>

<b>Table 2.4, Age Composition, Fairview Park and Nearby Communities , continued</b>					
<b>LAKESIDE</b>					
Under 5	3,402	6.01%	3,956	6.6%	-554
5-10	3,246	5.73%	3,939	6.6%	-693
10-14	3,281	5.79%	3,713	6.2%	-432
15-19	3,202	5.65%	3,571	6.0%	-369
20-24	3,999	7.06%	4,348	7.3%	-349
25-34	11,935	21.07%	13,197	22.1%	-1,262
35-44	9,390	16.58%	9,269	15.5%	121
45-54	7,358	12.99%	5,238	8.8%	2,120
55-64	3,931	6.94%	4,414	7.4%	-483
65-74	3,214	5.67%	4,213	7.1%	-999
75+	3,688	6.51%	3,860	6.4%	-172
TOTAL	56,646	100.00%	59,718	100.0%	-3,072
<b>CUYAHOGA COUNTY</b>					
Under 5	90,912	6.52%	100,293	7.1%	-9,381
5-10	101,698	7.30%	95,303	6.7%	6,395
10-14	99,137	7.11%	89,843	6.4%	9,294
15-19	88,810	6.37%	90,162	6.4%	-1,352
20-24	77,273	5.54%	94,697	6.7%	-17,424
25-34	188,833	13.55%	238,040	16.9%	-49,207
35-44	221,842	15.91%	203,606	14.4%	18,236
45-54	186,911	13.41%	140,952	10.0%	45,959
55-64	121,385	8.71%	138,196	9.8%	-16,811
65-74	108,055	7.75%	130,507	9.2%	-22,452
75+	109,122	7.83%	90,559	6.7%	18,563
TOTAL	1,393,978	100.00%	1,412,158	100.0%	-18,180
<b>NORTH OLMSTED</b>					
Under 5	1,926	5.65%	2,116	6.2%	-190
5-10	2,295	6.73%	2,355	6.9%	-60
10-14	2,325	6.82%	2,460	7.2%	-135
15-19	2,335	6.84%	2,398	7.0%	-63
20-24	1,692	4.96%	2,131	6.2%	-439
25-34	3,993	11.71%	5,103	14.9%	-1,110
35-44	5,460	16.01%	5,491	16.1%	-31
45-54	5,329	15.62%	4,271	12.5%	1,058
55-64	3,698	10.84%	3,460	10.1%	238
65-74	2,790	8.18%	2,703	7.9%	87
75+	2,270	6.65%	1,710	95.0%	560
TOTAL	34,113	100.00%	34,198	100.0%	-85

As previously indicated, national trends have shown a continual decline in persons per household since 1960. Fairview Park’s average household size in 2000 was 2.24, down from 3.34 in 1960 (see Figure 2.4 and Table 2.5). Every west shore community and the county as a whole have, on average, smaller households than they did in 1960, mostly due to smaller family size and children moving out substantially sooner than two generations ago.

The total number of households in Fairview Park, however, has increased every decade. Since 1970, the number of households has increased from 7,174 to 7,859 in 2000. Table 2.5 illustrates this trend.



	Households				Percent Change		
	1970	1980	1990	2000	1970-80	1980-90	1990-2000
<b>FAIRVIEW PARK</b>	<b>7,174</b>	<b>7,686</b>	<b>7,769</b>	<b>7,859</b>	<b>7.10%</b>	<b>1.10%</b>	<b>1.16%</b>
Bay Village	5,216	5,931	6,235	6,202	13.70%	5.10%	-0.53%
Lakewood	26,423	27,049	26,999	26,721	2.40%	-0.20%	-1.03%
North Olmsted	9,789	12,222	12,657	13,574	24.90%	3.60%	7.25%
Rocky River	8,119	8,797	9,276	9,684	8.40%	5.40%	4.40%
Westlake	4,472	7,222	10,262	12,845	61.50%	42.10%	25.17%
Cuyahoga County	554,239	563,779	563,243	571,606	1.70%	-0.10%	1.48%

	Persons per Household			
	1970	1980	1990	2000
<b>FAIRVIEW PARK</b>	<b>3.02</b>	<b>2.51</b>	<b>2.32</b>	<b>2.24</b>
Bay Village	3.48	2.99	2.71	2.55
Lakewood	2.64	2.28	2.20	2.09
North Olmsted	3.55	2.96	2.68	2.50
Rocky River	2.82	2.39	2.19	2.11
Westlake	3.43	2.80	2.55	2.38
Cuyahoga County	3.51	3.11	2.92	2.39

**SOURCE:** 1970-2000 Census of Population and Housing, US Bureau of the Census

The 1999 median household income in Fairview Park was greater than the county's as a whole. The city's median household income in 1999 was \$50,487, an increase of 42% since 1989. The county median household income in 1999 was \$39,168, an increase of 36% over the same period (Table 2.6).

**Table 2.6, Income, 1999, Fairview Park and Nearby Communities**

	Household Income	Family Income	Non-Family Income	Per Capita Income
<b>FAIRVIEW PARK</b>	<b>\$50,487</b>	<b>\$62,803</b>	<b>\$28,874</b>	<b>\$27,662</b>
Bay Village	\$70,397	\$81,686	\$35,827	\$35,318
Lakewood	\$40,527	\$53,433	\$30,674	\$23,945
North Olmsted	\$52,542	\$62,422	\$30,731	\$24,329
Rocky River	\$51,636	\$72,361	\$32,884	\$34,663
Westlake	\$64,963	\$81,223	\$40,771	\$37,142
Cuyahoga County	\$39,168	\$49,559	\$25,009	\$22,272

**SOURCE:** 2000 Census of Population and Housing, US Bureau of the Census

Table 2.7 and Figure 2.5 address the racial composition of Fairview Park and the west shore communities. While the area is predominantly white, all of the west shore communities are becoming more diverse between 1990 and 2000. Westlake and Lakewood had the largest percentage of non-white residents at 7.7% and 7.1% respectively. Fairview Park's minority percentage was 4%.

**Table 2.7, Racial Composition, Fairview Park and Nearby Communities**

	Total Population	2000			2000 % Non-White	1990 % Non-White	1980 % Non-White
		White	Black	Other			
<b>FAIRVIEW PARK</b>	<b>17,572</b>	<b>16,863</b>	<b>137</b>	<b>572</b>	<b>4.03</b>	<b>1.7</b>	<b>1.1</b>
Bay Village	16,087	15,757	70	260	2.05	1.2	0.6
Lakewood	56,646	52,536	943	3,167	7.26	2.5	1.3
North Olmsted	34,113	31,901	314	1,898	6.48	2.9	1.4
Rocky River	20,735	20,023	29	683	3.43	1.6	1.2
Westlake	31,856	29,401	363	2,092	7.71	3.7	1.5
Cuyahoga County	1,393,978	939,658	380,189	74,131	32.59	27.4	24.6

**SOURCE:** 2000 Census of Population and Housing, US Bureau of the Census

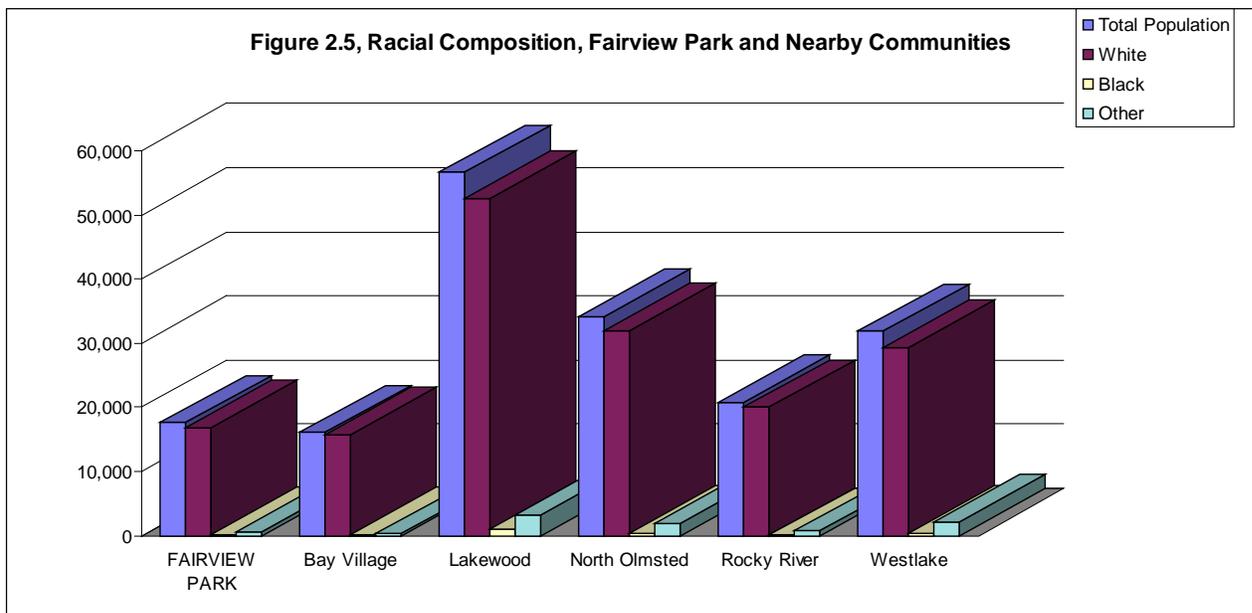


Table 2.8 summarizes occupational data. There were 8,919 residents in Fairview Park 14 and over employed in 2000, down slightly from 1990. The largest percentage was employed in the Management, Professional and Related sector (41.27%), followed by Sales and Office (31.66%) and Service (10.62%). These sectors represented the three largest employment groups in all other west shore communities as well.

**Table 2.8, Occupation, 2000, Fairview Park and Nearby Communities (Employed Persons Age 14 and Older)**

	Employed Persons Over 14	Percentage					
		Management, Professional & Related	Service	Sales & Office	Farming, Fishing & Forestry	Construction, Extraction & Maintenance	Production, Transportation & Material Moving
<b>FAIRVIEW PARK</b>	<b>8,919</b>	<b>41.27%</b>	<b>10.62%</b>	<b>31.66%</b>	<b>0.07%</b>	<b>6.75%</b>	<b>9.63%</b>
Bay Village	8,109	52.18%	7.72%	28.50%	0.07%	4.46%	7.07%
Lakewood	32,020	41.04%	13.82%	28.02%	0.01%	6.71%	10.39%
North Olmsted	17,935	37.70%	12.37%	30.64%	0.20%	7.32%	11.78%
Rocky River	9,815	48.95%	9.59%	32.20%	0.06%	3.80%	5.41%
Westlake	15,727	52.87%	8.78%	27.81%	0.03%	4.71%	5.81%
Cuyahoga County	634,419	34.83%	14.90%	28.67%	0.10%	6.65%	14.85%

**SOURCE:** 2000 Census of Population and Housing, US Bureau of the Census

## Housing Characteristics

The majority of Fairview Park’s housing stock was constructed prior to 1970, which is typical of most inner ring suburban communities. Construction of new single family detached housing since then has been minimal due to a lack of vacant land. However, since 1990, a total of 294 housing units, representing 3.6% of all units built in the city, have been constructed. Most of these have been condominium and townhouse units such as those in the Emerald Necklace and Lenox Square projects, as well as a few infill homes throughout the community.

Table 2.9 and Figure 2.7 illustrate housing units and their age by decade for all west shore communities. Westlake, with the advantage of having large tracts of undeveloped land, has seen over half of its housing stock constructed since 1980. Lakewood, on the other hand, saw most of its housing stock (60.6%) built before 1940. Housing occupancy data is shown in Table 2.10 and Figure 2.8.

**Table 2.9, Year Residential Structures Built; Fairview Park and Nearby Communities**

	Total Housing Units	1999 to March 2000	1995 to 1998	1990 to 1994	1980 to 1989	1970 to 1979	1960 to 1969	1950 to 1959	1940 to 1949	1939 or earlier
<b>FAIRVIEW PARK</b>	<b>8,152</b>	<b>23</b>	<b>150</b>	<b>121</b>	<b>241</b>	<b>752</b>	<b>1,853</b>	<b>2,353</b>	<b>1,594</b>	<b>1,065</b>
		<b>0.3%</b>	<b>1.8%</b>	<b>1.5%</b>	<b>3.0%</b>	<b>9.2%</b>	<b>22.7%</b>	<b>28.9%</b>	<b>19.6%</b>	<b>13.1%</b>
Bay Village	6,401	0.4%	0.8%	0.5%	5.8%	13.0%	16.9%	33.0%	15.1%	14.4%
Lakewood	28,416	0.1%	0.1%	0.1%	1.5%	5.6%	12.9%	9.4%	9.6%	60.6%
North Olmsted	14,059	0.8%	3.2%	3.9%	5.4%	21.8%	33.7%	20.5%	6.1%	4.4%
Rocky River	10,166	0.3%	1.1%	2.1%	6.6%	11.3%	26.3%	23.4%	9.7%	19.2%
Westlake	13,691	3.6%	6.1%	13.9%	26.5%	19.1%	7.1%	15.0%	4.4%	4.3%
Cuyahoga County	616,903	0.7%	2.1%	2.8%	5.4%	10.4%	15.4%	20.8%	13.5%	28.8%

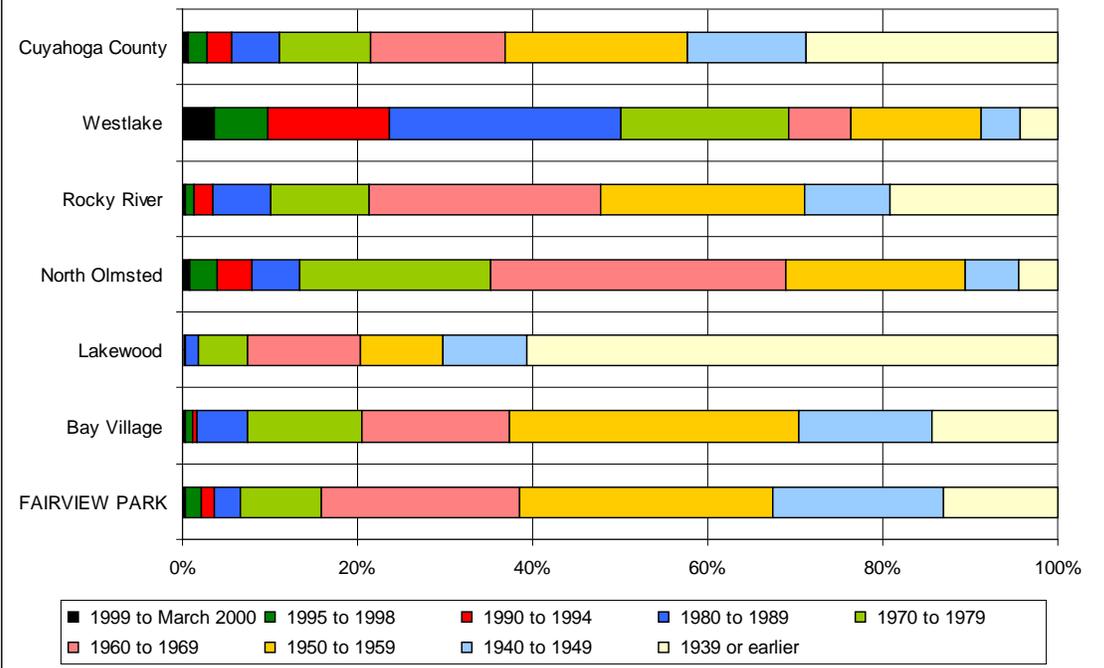
**SOURCE:** 2000 Census of Population and Housing, US Bureau of the Census.

**Table 2.10, Housing Counts, Occupancy and Tenure, 2000, Fairview Park and Nearby Communities**

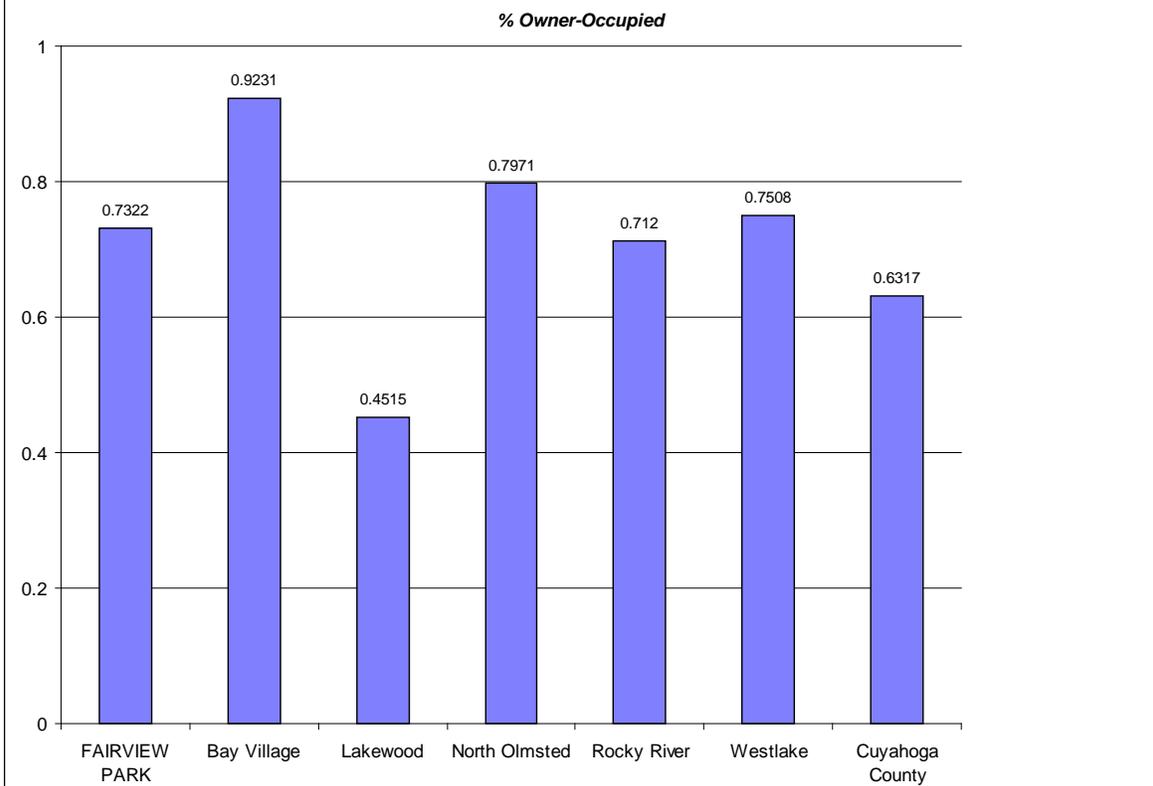
	Total Housing Units	Occupied Units		Owner-Occupied		Renter-Occupied		Vacant Units	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>FAIRVIEW PARK</b>	<b>8,152</b>	<b>7,856</b>	<b>96.37%</b>	<b>5,752</b>	<b>73.22%</b>	<b>2,104</b>	<b>26.78%</b>	<b>296</b>	<b>3.63%</b>
Bay Village	6,401	6,239	97.47%	5,759	92.31%	480	7.69%	162	2.53%
Lakewood	28,416	26,693	93.94%	12,051	45.15%	14,642	54.85%	1,723	6.06%
North Olmsted	14,059	13,517	96.14%	10,774	79.71%	2,743	20.29%	542	3.86%
Rocky River	10,166	9,709	95.50%	6,913	71.20%	2,796	28.80%	457	4.50%
Westlake	13,691	12,867	93.98%	9,660	75.08%	3,207	24.92%	824	6.02%
Cuyahoga County	616,903	571,457	92.63%	360,988	63.17%	210,469	36.83%	45,446	7.37%

**SOURCE:** 2000 Census of Population and Housing, US Bureau of the Census

**Figure 2.7, Year Residential Structure Built, Fairview Park and Nearby Communities**



**Figure 2.8, Percent Owner-Occupied Units, Fairview Park and Nearby Communities**



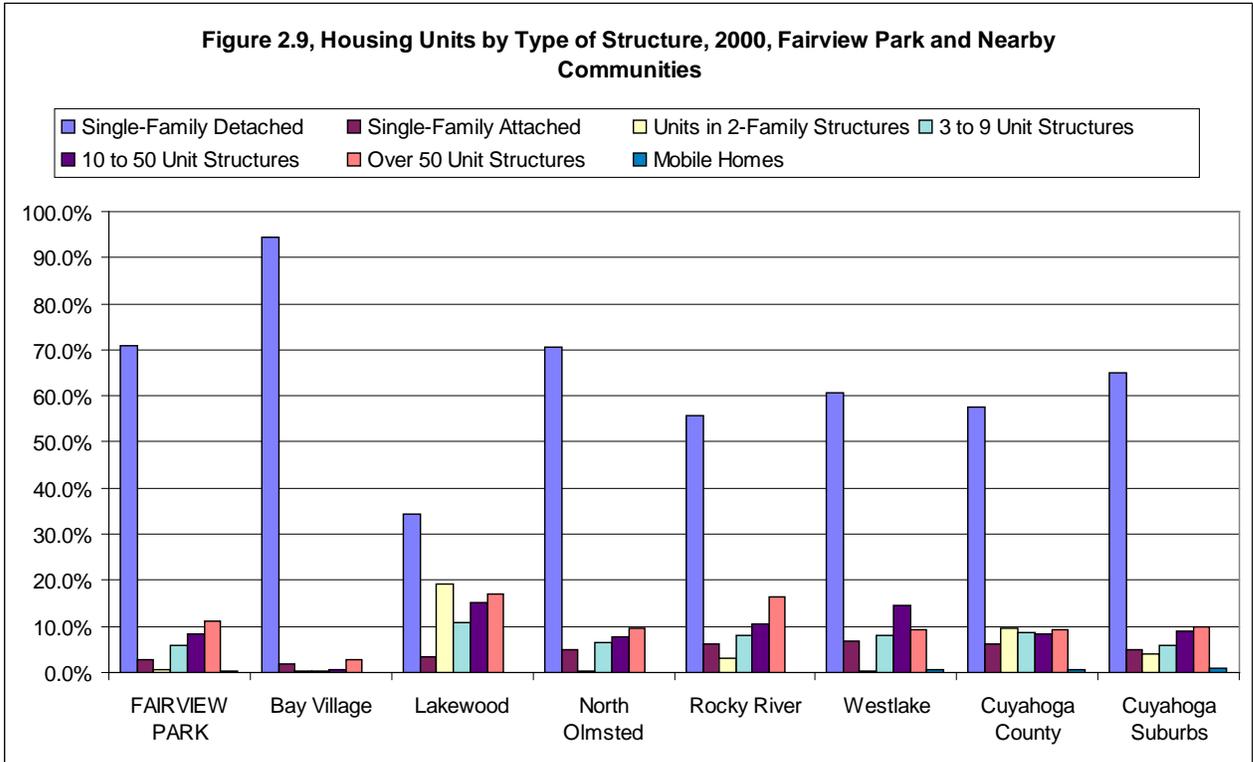
Fairview Park had the second highest percentage of occupied housing units of communities in the west shore area in 2000, with a 96.37% occupancy rate, down slightly from the 97.4% figure in 1990. Bay Village had the highest percentage of owner occupied units in 2000 (92.31%), while Fairview Park had 73.22% of its units occupied by their owners. Lakewood, with its housing stock comprised of numerous apartments and double units, had an owner occupancy rate of 45.15%.

The majority of the housing units in both Cuyahoga County and the west shore area consist of single family detached structures. Figure 2.9 and Table 2.11 illustrate the proportion of housing by categories of housing unit types in 2000.

**Table 2.11, Housing Units by Type Of Structure, 2000, Fairview Park and Nearby Communities**

	2000 Total	Single-Family		Number of Units				
		Detached	Attached	Units in 2- Family Structures	3 to 9 Unit Structures	10 to 50 Unit Structures	Over 50 Unit Structures	Mobile Homes
FAIRVIEW PARK	8,152	5,783	221	47	467	679	921	34
Percentage	100%	70.9%	2.7%	0.6%	5.7%	8.3%	11.3%	0.4%
Bay Village	6,401	6,049	111	11	22	39	169	0
Percentage	100%	94.5%	1.7%	0.2%	0.3%	0.6%	2.6%	0.0%
Lakewood	28,416	9,762	949	5,481	3070	4322	4,811	14
Percentage	100%	34.35%	3.3%	19.3%	10.8%	15.2%	16.9%	0.1%
North Olmsted	14,059	9,910	700	62	914	1103	1,358	12
Percentage	100%	70.5%	5.0%	0.4%	6.5%	7.9%	9.7%	0.1%
Rocky River	10,166	5,674	635	308	832	1055	1,657	5
Percentage	100%	55.8%	6.3%	3.0%	8.2%	10.4%	16.3%	0.1%
Westlake	13,691	8,308	919	60	1092	1994	1,251	67
Percentage	100%	60.7%	6.7%	0.4%	8.0%	14.6%	9.1%	0.5%
Cuyahoga County	616,903	354,973	37,591	59,729	52949	51120	57,272	3,214
Percentage	100%	57.5%	6.1%	9.7%	8.6%	8.3%	9.3%	0.5%
Cuyahoga Suburbs	401,059	259,426	19,180	17,378	25,172	36,430	41,331	2,132
Percentage	100%	65%	5%	4%	6%	9%	10%	1%

**SOURCE:** 2000 Census of Population and Housing, US Census Bureau



Single family detached homes are most common in Bay Village, comprising 94.5% of the total housing units. In Fairview Park, 70.5% of the housing units are single family detached, with 11.3% in structures of 50 units or more and 8.3% in structures of between 10 and 50 units. Most of these apartment units are clustered along Lorain Road. There are minimal two family (.6%) and mobile home units (.4%) within the City. Lakewood has the most diverse housing stock in the west shore area, with only a little more than a third of its units classified as single family detached.

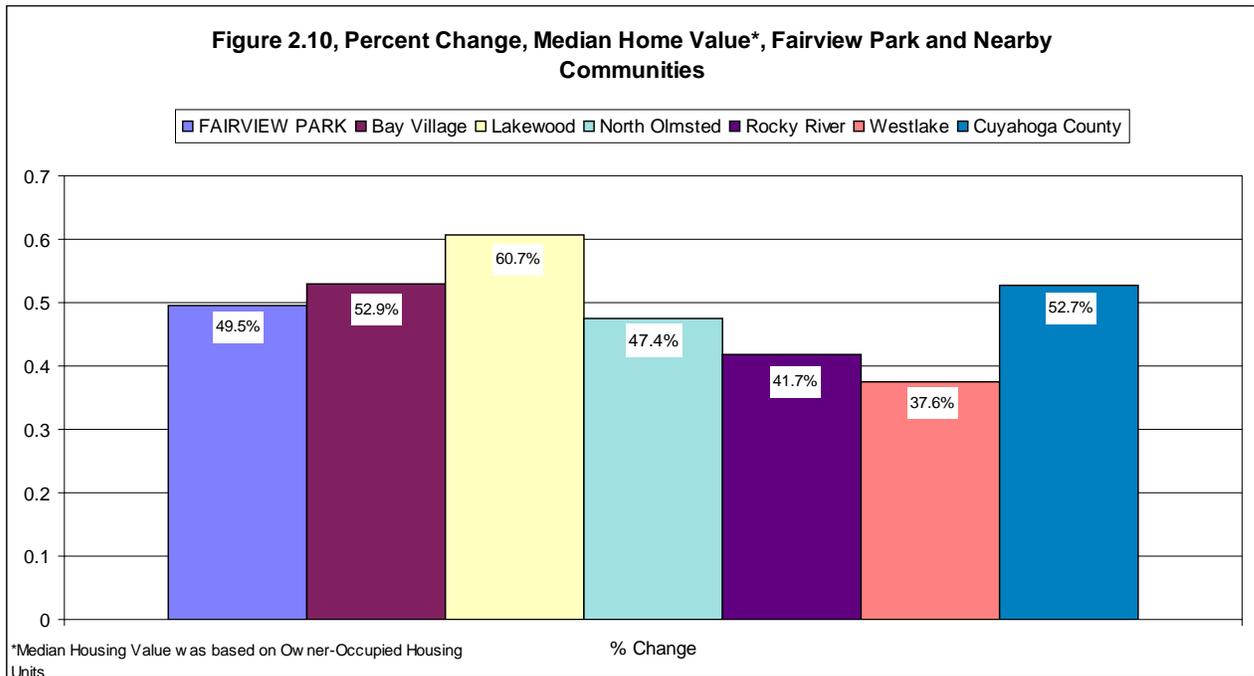
The median home value in Fairview Park rose from \$90,100 in 1990 to \$134,700 in 2000. This represents an increase of 49.5%, the third highest increase in appreciation in the west shore area after Lakewood (60.7%) and Bay Village (52.9%). Table 2.12 and Figure 2.10 illustrate this data. In terms of contract rent, Fairview Park's monthly average was \$527 in 2000, an increase of 25.2%, considerably lower than Westlake's (41.0%) and Lakewood's (39.8%) increase over the same period. Westlake had the highest average monthly contract rent in 2000 (\$781) while Bay Village had the lowest (\$381).

**Table 2.12, Median Housing Value\* and Contract Rent, 1990 & 2000, Fairview Park and Nearby Communities**

	Median Home Value			Median Contract Rent		
	1990	2000	% Change	1990	2000	% Change
<b>FAIRVIEW PARK</b>	<b>\$90,100</b>	<b>\$134,700</b>	<b>49.5%</b>	<b>\$421</b>	<b>\$527</b>	<b>25.2%</b>
Bay Village	\$110,800	\$169,400	52.9%	\$442	\$381	-13.8%
Lakewood	\$73,200	\$117,600	60.7%	\$352	\$492	39.8%
North Olmsted	\$94,700	\$139,600	47.4%	\$446	\$577	29.4%
Rocky River	\$123,700	\$175,300	41.7%	\$460	\$614	33.5%
Westlake	\$133,400	\$183,500	37.6%	\$554	\$781	41.0%
Cuyahoga County	\$72,100	\$110,100	52.7%	\$321	\$463	44.2%

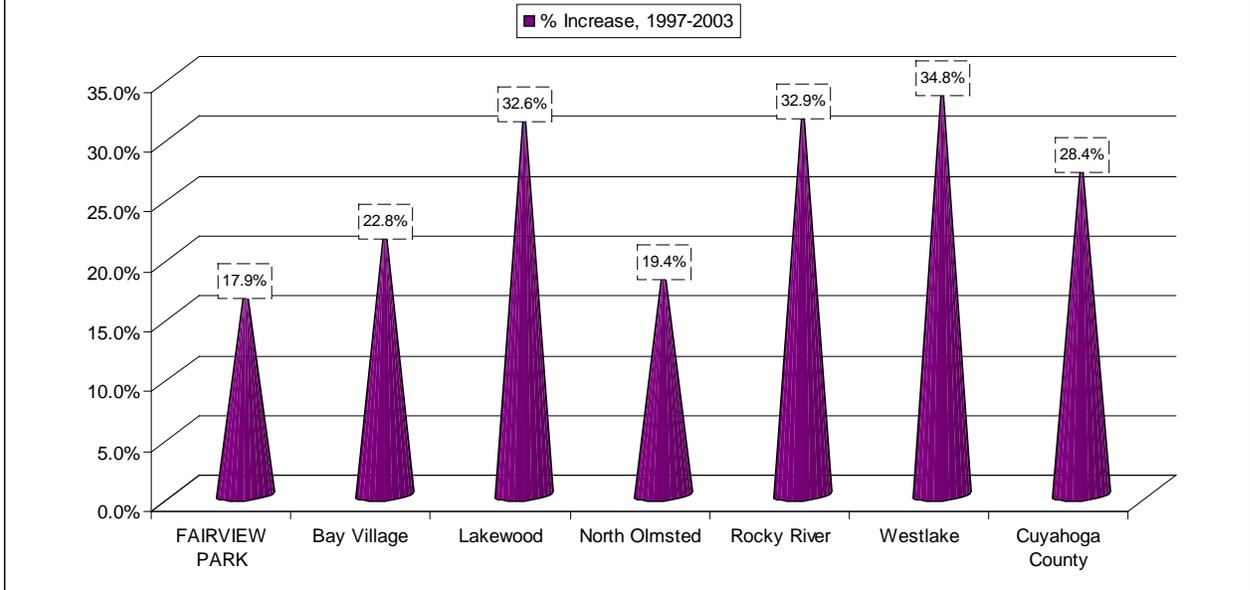
\*Median Housing Value was based on Owner-Occupied Housing Units

**SOURCE:** 1990-2000 Census of Population and Housing, US Census Bureau



The percentage increase from 1997 to 2003 in the cost of single family homes (excluding new construction) in Fairview Park was 17.9%, just below the County average of 21.8% for the same period. The median sales price for a home in Fairview Park went from \$121,250 in 1997 to \$143,000 in 2003, while the average number of sales per year remained fairly consistent, averaging just over 300 transactions per year. Figures 2.12 and 2.13 and Table 2.13 show median price and sales figures for this time period for west shore communities.

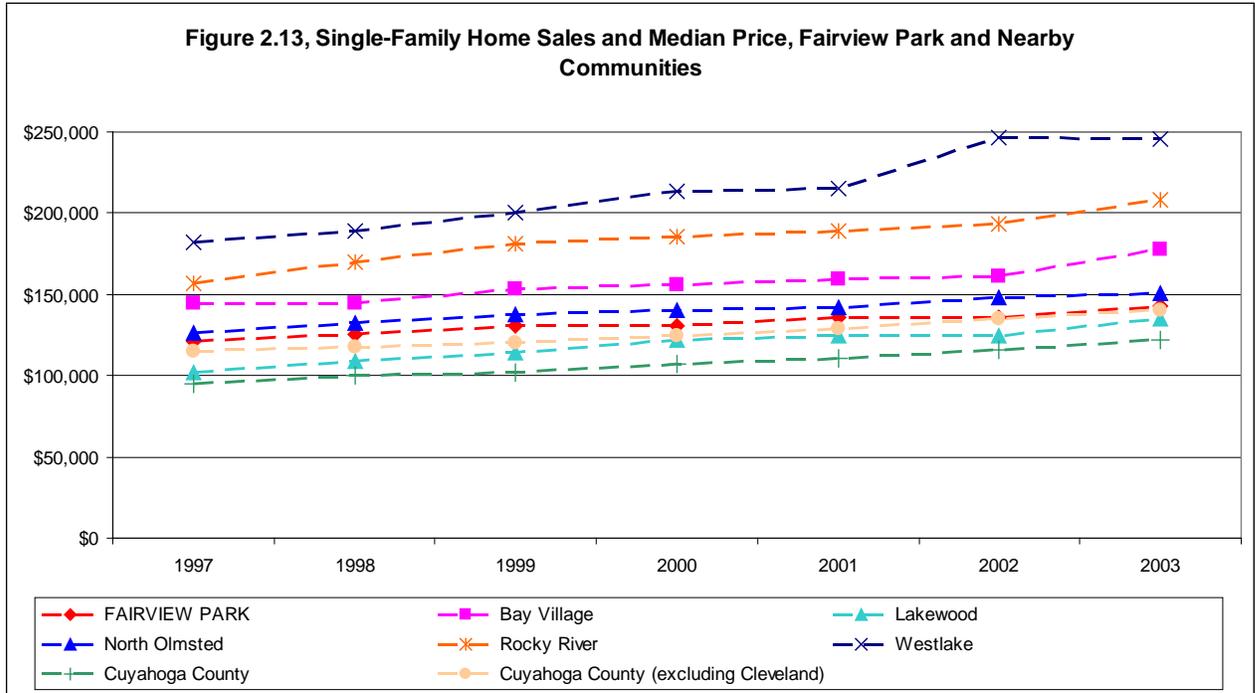
**Figure 2.12, Percent Increase, 1997-2003 Median Single-Family Home Sales, Fairview Park and Nearby Communities**



**Table 2.13, Single-Family Home Median Price and Number of Sales, Fairview Park and Nearby Communities**

	Median Price and Number of Sales							% Increase 1997-2003
	1997	1998	1999	2000	2001	2002	2003	
<b>FAIRVIEW PARK</b>	<b>\$121,250</b> 326	<b>\$125,500</b> 337	<b>\$131,000</b> 303	<b>\$130,500</b> 318	<b>\$135,500</b> 333	<b>\$136,000</b> 335	<b>\$143,000</b> 310	17.9%
Bay Village	\$145,000 337	\$145,000 419	\$153,000 395	\$155,500 384	\$159,400 341	\$161,000 384	\$178,000 376	22.8%
Lakewood	\$101,800 533	\$109,000 616	\$113,800 549	\$122,000 540	\$124,600 584	\$125,000 576	\$135,000 558	32.6%
North Olmsted	\$126,000 481	\$132,000 527	\$137,400 471	\$140,000 403	\$142,000 449	\$148,500 453	\$150,500 441	19.4%
Rocky River	\$156,500 288	\$170,000 379	\$181,500 335	\$185,500 319	\$189,000 304	\$193,000 317	\$208,000 326	32.9%
Westlake	\$182,450 342	\$189,000 374	\$200,500 366	\$213,000 307	\$215,000 312	\$246,750 394	\$246,000 395	34.8%
Cuyahoga County	\$95,000 15,988	\$100,000 18,113	\$102,000 18,113	\$107,500 16,753	\$111,000 16,805	\$116,000 17,755	\$122,000 17,911	28.4%
Cuyahoga County (ex. Cleveland)	\$114,900 11,625	\$118,000 13,347	\$120,000 13,111	\$125,000 12,050	\$129,000 12,116	\$134,900 12,978	\$140,000 13,215	21.8%

Source: "Residential Sales, Price Distribution October-December, 2003". Center for Housing Research and Policy." Cleveland State University



As Table 2.14 and Figure 2.14 illustrate, almost 70% of the homes sold in Fairview Park in 2003 had a sales price between \$125,000 and \$200,000. 8.7% of the homes sold in the city in 2003 had a sales price of over \$200,000.

**Table 2.14, City of Fairview Park Price Distribution by Percent, Single-Family Home Sales, Selected Communities: 2003**

	Bay Village	Lakewood	North Olmsted	FAIRVIEW PARK
Less than \$45,000	0.0%	0.7%	0.0%	<b>0.0%</b>
45,000-65,000	0.3%	2.1%	0.9%	<b>0.0%</b>
65,000-85,000	0.0%	4.7%	2.3%	<b>1.7%</b>
85,000-105,000	1.9%	9.9%	3.5%	<b>6.7%</b>
105,000-125,000	10.5%	22.4%	9.3%	<b>13.8%</b>
125,000-150,000	16.9%	26.1%	33.5%	<b>37.5%</b>
150,000-200,000	28.8%	21.4%	40.8%	<b>31.7%</b>
200,000-250,000	19.2%	4.7%	7.2%	<b>5.4%</b>
Over 250,000	22.4%	8.0%	2.6%	<b>3.3%</b>

**SOURCE:** "Residential Sales, Price Distribution October-December, 2003". Center for Housing Research and Policy. Cleveland State University.

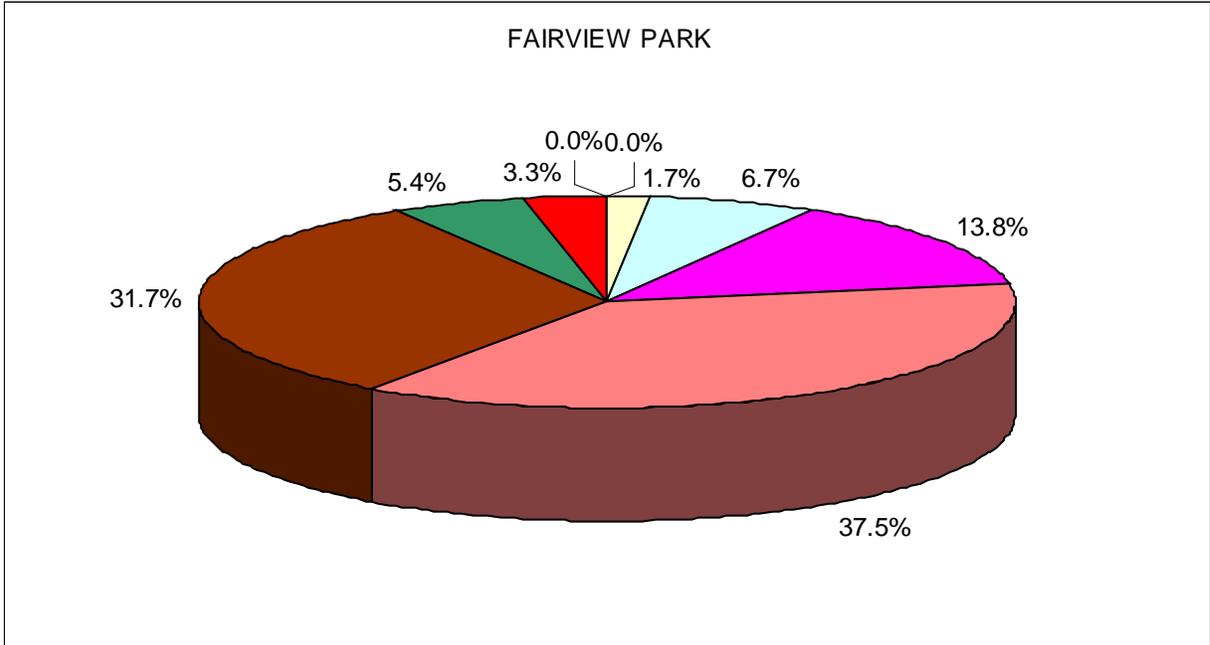


Figure 2.14. Price Distribution by Percent, Single-Family Home Sales, Selected Communities: 2003

Less than \$45,000
45,000 -65,000
65,000 -85,000
85,000 -105,000
105,000 -125,000
125,000 -150,000
150,000 -200,000
200,000 -250,000
Over 250,000

Between 1998 and 2003, almost one fifth of Fairview Park residents who sold their homes purchased another home in the City, at an average increase of almost \$30,000 per home. Other popular moving destinations for Fairview home sellers included Westlake (12%), Rocky River (10%), and North Olmsted (9%) (See Table 2.15A).

<b>Community Bought In</b>	<b>Median Sales Price</b>	<b># of Moves</b>	<b>Median Purchase Price</b>
Fairview Park	\$133,950	72 (19%)	\$163,250
Westlake	\$144,000	46 (12%)	\$272,000
Rocky River	\$149,500	38 (10%)	\$206,250
North Olmsted	\$125,500	34 (9%)	\$167,250
Strongsville	\$126,900	23 (6%)	\$195,000
North Ridgeville	\$162,500	23 (6%)	\$194,645
<b>SOURCE:</b> Center for Housing Research and Policy, Cleveland State University.			
Note: 1-Family Sellers; 1-Family and New Construction Buyers.			

For those who purchased a home in Fairview Park between 1998 and 2003, 28% had previously listed their former residence as Fairview Park, while 23% were from the west side of Cleveland and 15% were from Lakewood. The fairly high percentage of buyers choosing to purchase their next home in the City reflects the economic diversity of Fairview Park’s housing market (See Table 2.15B).

<b>Community Sold In</b>	<b>Median Sales Price</b>	<b># of Moves</b>	<b>Median Purchase Price</b>
Fairview Park	\$133,950	72 (28%)	\$163,250
Cleveland (W)	\$94,000	59 (23%)	\$150,000
Lakewood	\$125,500	39 (15%)	\$145,000
Rocky River	\$202,500	10 (4%)	\$172,250
Parma	\$125,000	9 (3%)	\$180,000
North Olmsted	\$144,500	8 (3%)	\$207,500
<b>SOURCE:</b> Center for Housing Research and Policy, Cleveland State University.			

Note: 1-Family Sellers; 1-Family and New Construction Buyers.			
Note: Cleveland (W) = Cleveland Westside			

Table 2.15C indicates housing starts between 1998 and 2002 in the west shore communities.

**Table 2.15C Housing Starts in West Shore Communities**

	<b>Number of New Residential Units, 1998-2002</b>
<b>FAIRVIEW PARK</b>	<b>41</b>
Bay Village	47
Lakewood	5
North Olmsted	160
Rocky River	63
Westlake	704

**Source:** “Permits for 1991-2002 for Cuyahoga County Permit-Reporting Places.” Center for Housing Policy and Research, Cleveland State University

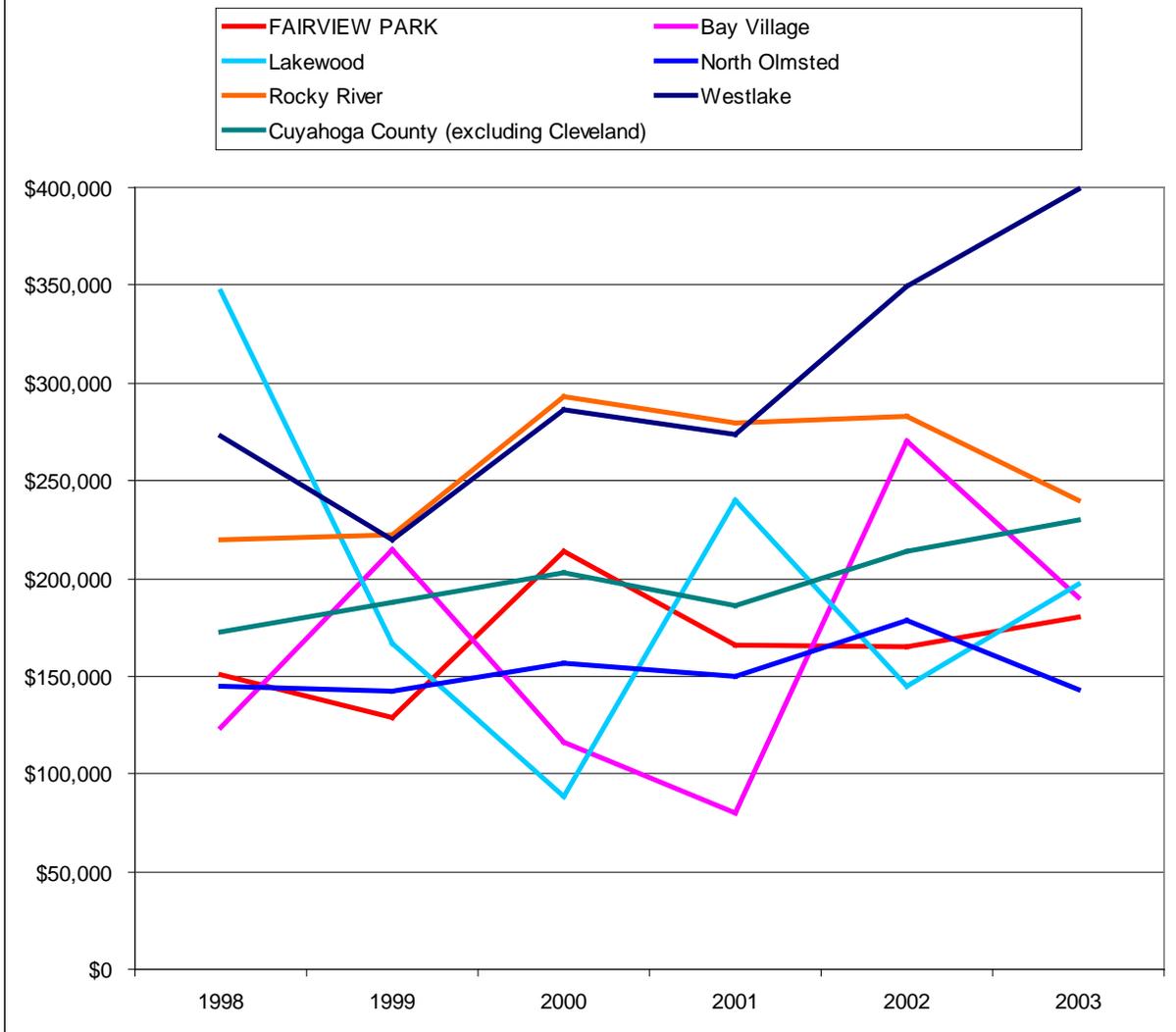
A total of 41 units were built within the City during the five-year period. As could be expected in the mostly built-out communities in the west shore area, very little construction occurred due to the lack of available vacant land. North Olmsted, which still has a number of vacant parcels, saw 160 units built during this five year period, while Westlake, with the largest amount of vacant land, had 704 units constructed. It should be noted that this time period included a downturn in the national economy, which may have impacted new housing construction. Table 2.16 and Figure 2.15 summarize data for the west shore communities.

**Table 2.16 New Construction Sales and Median Price, Fairview Park and Nearby Communities**

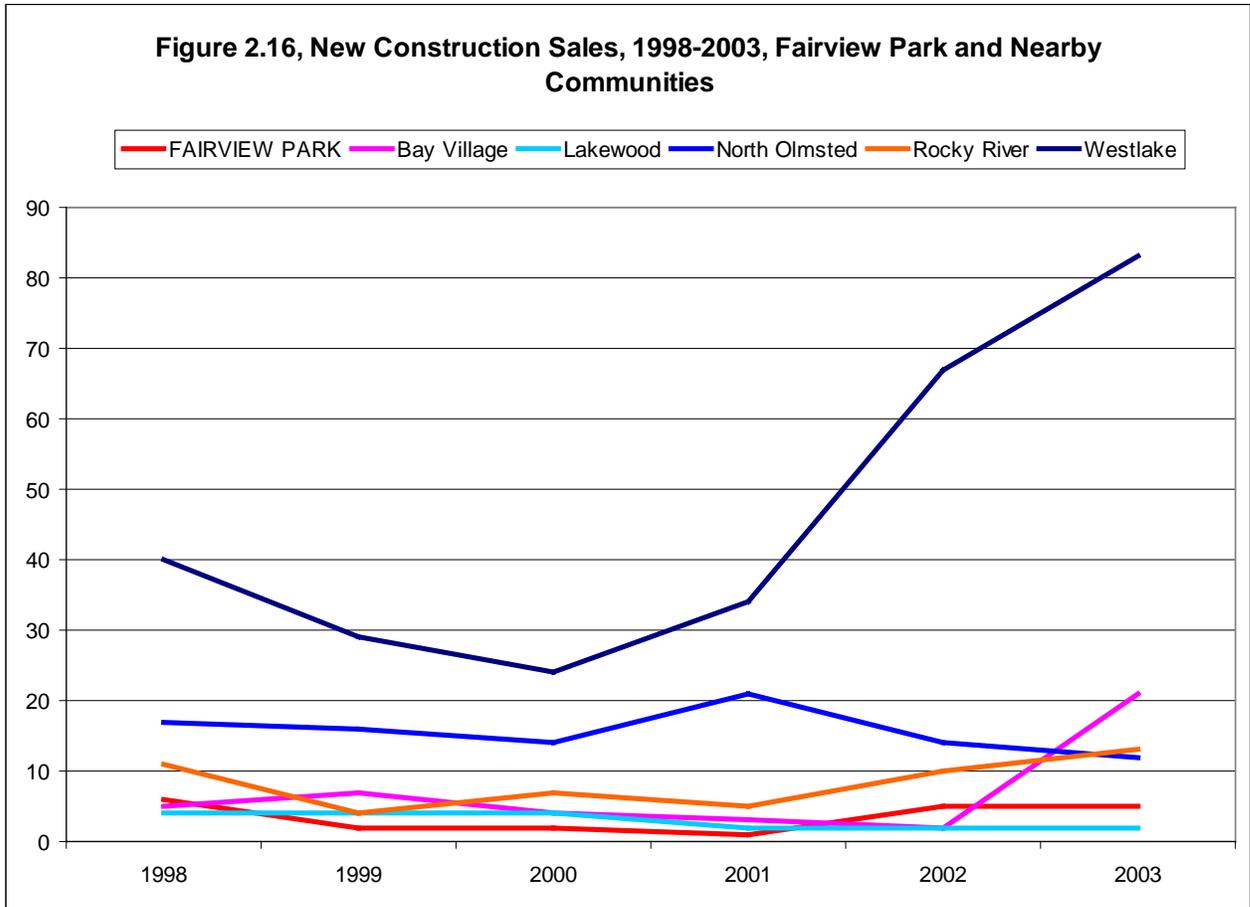
	Median Price and Number of Sales					
	1998	1999	2000	2001	2002	2003
<b>FAIRVIEW PARK</b>	<b>\$151,000</b>	<b>\$128,500</b>	<b>\$213,500</b>	<b>\$166,000</b>	<b>\$165,000</b>	<b>\$180,000</b>
	<b>6</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>5</b>	<b>5</b>
Bay Village	\$124,000	\$215,000	\$116,000	\$80,000	\$270,403	\$190,000
	5	7	4	3	2	21
Lakewood	\$347,000	\$166,600	\$88,500	\$240,000	\$144,750	\$197,150
	4	4	4	2	2	2
North Olmsted	\$144,900	\$141,950	\$156,950	\$150,000	\$178,200	\$142,950
	17	16	14	21	14	12
Rocky River	\$219,800	\$222,500	\$293,000	\$280,000	\$283,000	\$240,000
	11	4	7	5	10	13
Westlake	\$272,500	\$220,000	\$286,500	\$273,300	\$349,500	\$399,000
	40	29	24	34	67	83
Cuyahoga County (excluding Cleveland)	\$172,250	\$188,000	\$203,000	\$186,150	\$214,060	\$230,000
	572	478	391	400	1,044	1,592

**SOURCE:** "Sales Price Summary For Year: 1998-2003 Cuyahoga County".  
Center for Housing Research and Policy,  
Cleveland State University.

**Figure 2.15, New Construction Sales and Median Price, 1998-2003, Fairview Park and Nearby Communities**



Between 1998 and 2003, 21 single-family homes were constructed in the City with median sales prices ranging between \$128,500 and \$213,500. This is the second fewest number of new single family units constructed in the west shore area during this time period next to Lakewood's 18 units. The most homes were constructed in Westlake (277) with median prices ranging from \$220,000 to \$399,000. Figure 2.16 summarizes west shore community construction data.



## TAX BASE CHARACTERISTICS

Table 2.17 shows 1998 income tax rates and tax credit information. The City of Fairview Park has the same tax rate as other communities in the west shore area (1.5%), with the exception of North Olmsted, which has a rate of 2.0%. Fairview Park has a 75% tax credit up to 1.25% for residents who work and pay income taxes in other cities. All of the other west shore communities provide some sort of tax credit as well.

**Table 2.17, Income Tax Rates, 1998, Fairview Park and Nearby Communities**

	Tax Rate	Tax Credit	Credit Limit
<b>FAIRVIEW PARK</b>	<b>1.50%</b>	<b>75.00%</b>	<b>1.25%</b>
Bay Village	1.50%	100.00%	1.00%
Lakewood	1.50%	50.00%	1.00%
North Olmsted	2.00%	100.00%	2.00%
Rocky River	1.50%	100.00%	1.00%
Westlake	1.50%	100.00%	1.50%

**SOURCE:** Tax Data Series - Municipal Income Taxes Table 2.LG-11, Ohio Department of Taxation, 1991-1997.

**Table 2.18, Income Tax Collection, 1997-2001, Fairview Park and Nearby Communities**

	City Income Tax Collection (\$000's)				
	1997	1998	1999	2000	2001
<b>FAIRVIEW PARK</b>	<b>3,884</b>	<b>4,066</b>	<b>4,384</b>	<b>4,350</b>	<b>4,582</b>
Bay Village	3,533	3,716	3,886	4,106	4,192
Lakewood	14,011	14,644	15,230	15,619	16,826
North Olmsted	6,409	9,694	10,413	10,852	10,638
Rocky River	6,075	6,559	7,260	7,501	7,658
Westlake	11,603	12,763	13,388	13,897	14,712

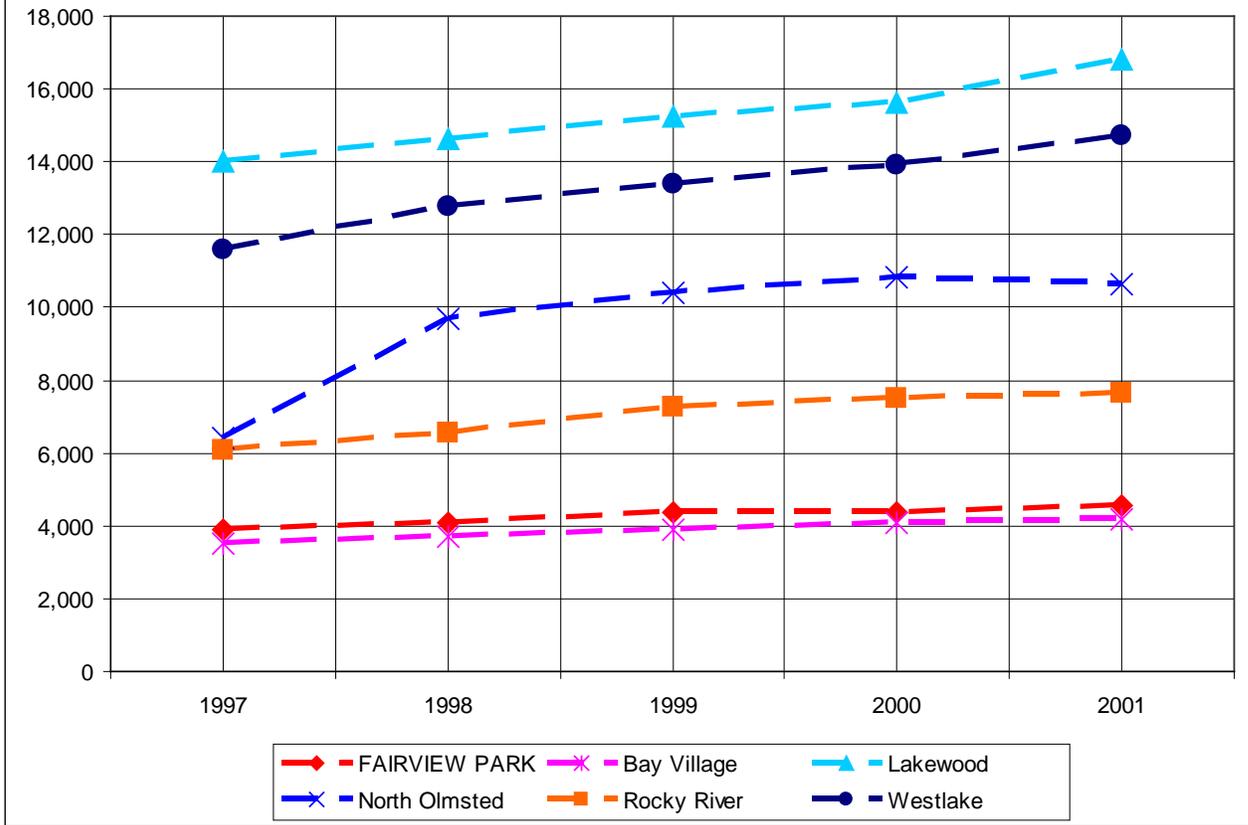
*SOURCE: Ohio Department of Taxation.*

**Table 2.19, Income Tax Collection (% Change), 1997-2001, Fairview Park and Nearby Communities**

	Income Tax Collection - % Change				
	1997-98	1998-99	1999-2000	2000-01	1997-2001
<b>FAIRVIEW PARK</b>	<b>4.7%</b>	<b>7.8%</b>	<b>-0.8%</b>	<b>5.3%</b>	<b>18.0%</b>
Bay Village	5.2%	4.6%	5.7%	2.1%	18.7%
Lakewood	4.5%	4.0%	2.6%	7.7%	20.1%
North Olmsted	51.3%	7.4%	4.2%	-2.0%	66.0%
Rocky River	8.0%	10.7%	3.3%	2.1%	26.1%
Westlake	10.0%	4.9%	3.8%	5.9%	26.8%

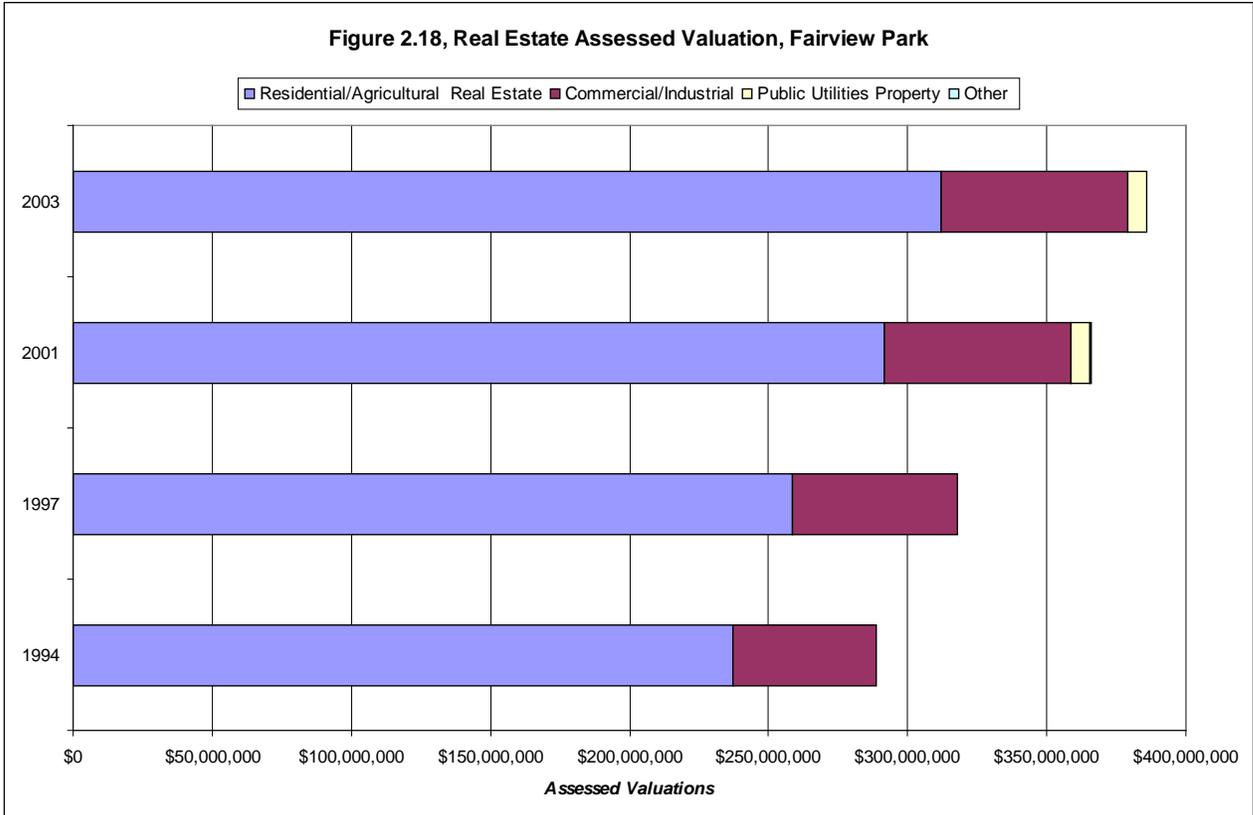
*SOURCE: Ohio Department of Taxation.*

**Figure 2.17, Income Tax Collection, 1997-2001, Fairview Park and Nearby Communities**



The City of Fairview Park collected almost \$3.9 million in taxes in 1997 (Table 2.18 and 2.19 and Figure 2.17) which grew to almost \$4.6 million in 2001, an increase of 18%. This represented the lowest percentage increase of all the west shore communities, slightly lower than Bay Village’s figure of 18.7%. The total income tax collected for each west shore community is closely reflective of the total population since larger communities have more workers. Thus, Fairview Park’s total collection is slightly higher than that of Bay Village, which also has a slightly smaller population.

The estimated market value and the assessed valuation of all of the real estate for Fairview Park between 1994 and 2003 are illustrated in Figure 2.18. The assessed valuation is 35% of the total market value. The overall valuations are broken down into the three types of real estate: residential/agricultural, commercial/industrial and public utilities. In 2003, the total assessed valuation of all real estate in the City was \$386 million, with a total estimated market value of almost \$1.2 billion. Residential uses overwhelmingly made up the bulk of these figures (78.0%).



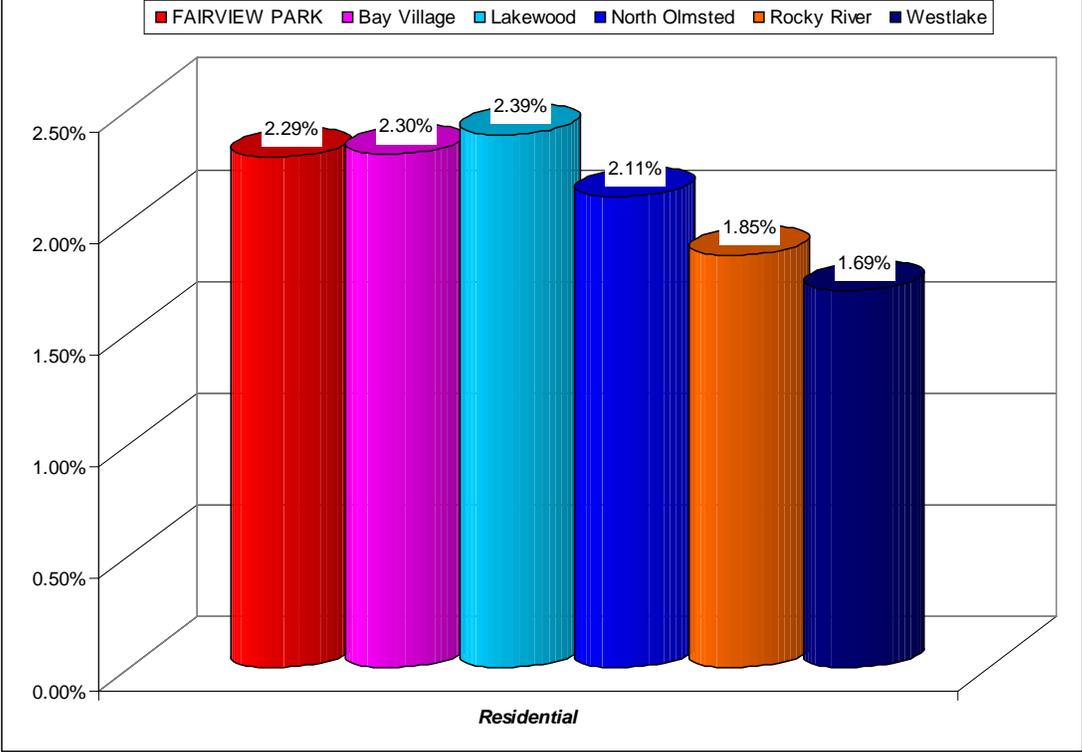
Real estate taxes are applied to the assessed value of a property to determine annual property taxes. Table 2.20 and Figures 2.19 and 2.20 identify these tax rates, converted to the percentage of the market value in order to make comparisons among communities.

As shown in the Table 2.20, Lakewood and Bay Village both have higher residential tax rates than Fairview Park in 2002. Of the west shore communities, only Westlake and Rocky River had rates below 2%. In terms of rates applied to commercial and industrial property, Fairview's is the third highest at 2.61%, below that of Lakewood (3.02%) and Bay Village (2.70%).

	<b>Residential</b>	<b>Commercial/Industrial</b>
<b>FAIRVIEW PARK</b>	<b>2.29%</b>	<b>2.61%</b>
Bay Village	2.30%	2.70%
Lakewood	2.39%	3.02%
North Olmsted	2.11%	2.40%
Rocky River	1.85%	2.35%
Westlake	1.69%	1.89%

**SOURCE:** Ohio Department of Taxation.

**Figure 2.19, Residential Tax Rates, Tax Year 2002 (Collected in 2003),  
Fairview Park and Nearby Communities**



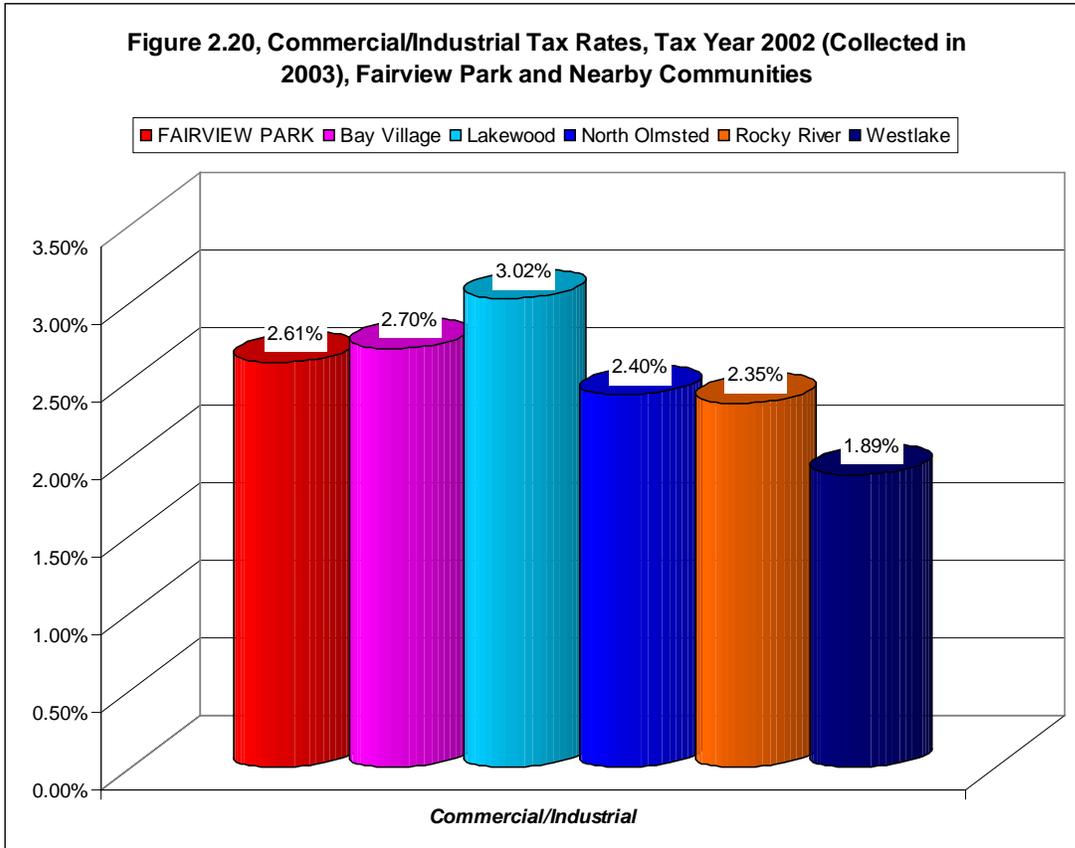


Table 2.21 compares annual property taxes that an owner living in any one of the west shore communities would pay for a home estimated at \$150,000. These property taxes are then compared to those of a Fairview Park homeowner. In most instances, the difference is fairly minimal. A homeowner living in Lakewood would pay \$158 more annually on a similarly valued home in Fairview, while one in Bay Village would pay \$17 more. Residents in Olmsted Township would pay \$74 less on an annual basis, while Olmsted Falls and North Olmsted residents would pay \$219 and \$272 less, respectively. The greatest differences on an annual basis would be for homeowners in Rocky River and Westlake, where the differences range from \$652 to \$897 less, mostly due to higher priced homes an abundance of commercial and industrial real estate.

**Table 2.21, Annual Property Taxes on a \$150,000 Home, 2003, West shore Area**

	<b>Taxes</b>	<b>Difference from Fairview Park</b>
Bay Village	\$3,448	\$17
<b>FAIRVIEW PARK</b>	<b>\$3,431</b>	<b>\$0</b>
Lakewood	\$3,589	\$158
North Olmsted	\$3,159	-\$272
Rocky River	\$2,779	-\$652
Westlake	\$2,534	-\$897
Olmsted Falls	\$3,212	-\$219
Olmsted Township	\$3,357	-\$74

**SOURCE:** Ohio Department of Taxation.

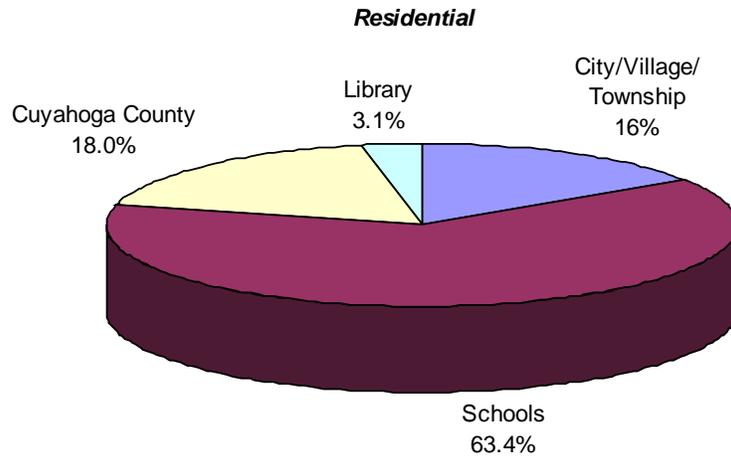
The majority of the property taxes are distributed to the school district, as shown in Table 2.22 and Figures 2.21 and 2.22. As the table shows in the 2002 tax year, almost two-thirds of both the residential and commercial property taxes (63.4% and 65.2%, respectively) are distributed to the schools. Cuyahoga County receives the next greatest amount – 18% from residential and 17.8% from commercial property taxes, while the City receives 15.5% and 14.1%, respectively. These figures for the City are considerably lower than in 1997 (see 1999 Fairview Park Master Plan).

**Table 2.22, Residential and Commercial/Industrial Taxes, Distribution of Tax Dollars, Tax Year 2002 (Collected in 2003), Fairview Park and Nearby Communities**

<b>Residential Property</b>	<b>Distribution as Percent of Tax Dollars Collected</b>			
	<b>City/Village/Township</b>	<b>Schools</b>	<b>Cuyahoga County</b>	<b>Library</b>
<b>FAIRVIEW PARK</b>	<b>15.5%</b>	<b>63.4%</b>	<b>18.0%</b>	<b>3.1%</b>
Bay Village	19.9%	59.1%	17.9%	3.1%
Lakewood	22.3%	55.9%	17.2%	4.6%
North Olmsted	19.5%	57.6%	19.6%	3.4%
Rocky River	16.4%	54.2%	22.2%	7.2%
Westlake	18.3%	51.0%	24.4%	6.3%
<b>Commercial/Industrial Property</b>	<b>City/Village/Township</b>	<b>Schools</b>	<b>Cuyahoga County</b>	<b>Library</b>
<b>FAIRVIEW PARK</b>	<b>14.1%</b>	<b>65.2%</b>	<b>17.8%</b>	<b>3.0%</b>
Bay Village	17.4%	62.5%	17.2%	2.9%
Lakewood	18.1%	62.2%	15.4%	4.3%
North Olmsted	17.6%	59.9%	19.3%	3.3%
Rocky River	13.3%	60.3%	19.7%	6.7%
Westlake	16.8%	52.5%	24.5%	6.2%

**SOURCE:** Cuyahoga County Treasurer's Office.

**Figure 2.21, Residential Taxes, Distribution of Tax Dollars, Tax Year 2002  
(Collected in 2003), Fairview Park**



**Figure 2.22, Commercial/Industrial Taxes, Distribution of Tax Dollars, Tax Year  
2002 (Collected in 2003), Fairview Park**

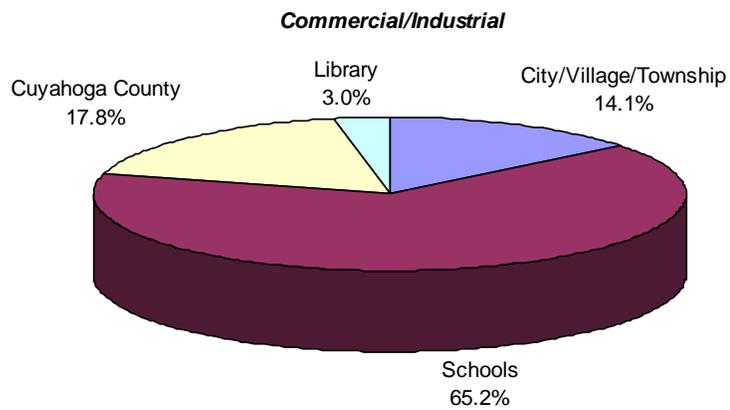
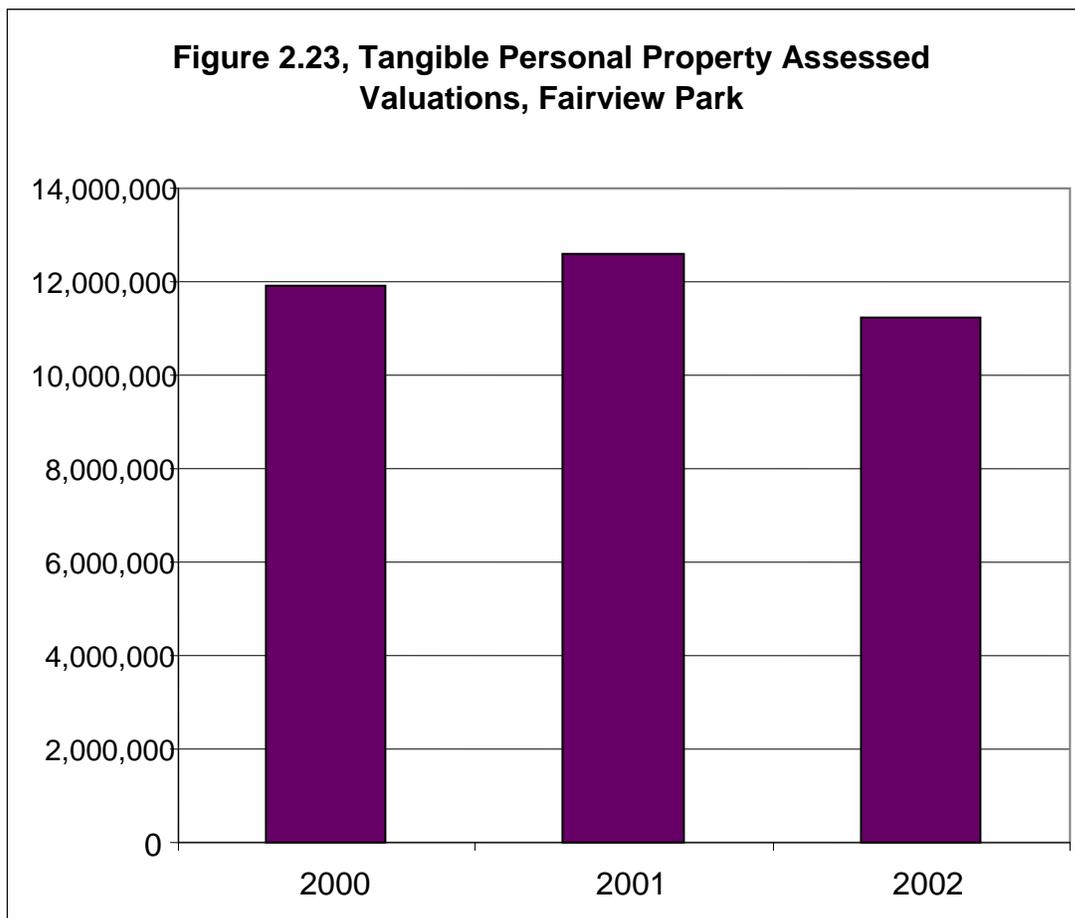


Table 2.23 and Figure 2.23 indicate the total assessed and actual values of tangible personal property in the City for the period from 2000 to 2002. Generally the actual value figure averaged around \$49 million for each of the three years, up considerably from the \$33 million figure in the 1995-1997 time periods.

**Table 2.23, Tangible Personal Property Assessed Valuations, Fairview Park**

Collection Year	Assessed Value	Estimated Actual Value
2000	\$11,895,084	\$47,580,336
2001	\$12,603,703	\$50,414,812
2002	\$11,237,049	\$48,856,734

**SOURCE:** *Comprehensive Annual Financial Report, Fairview Park 2002.*



Tangible personal property taxes collected from 2000 to 2002 for Fairview Park, other west shore communities and Cuyahoga County are shown in Table 2.24 and Figure 2.24. As might be expected due to its largely residential tax base, Bay Village had the lowest

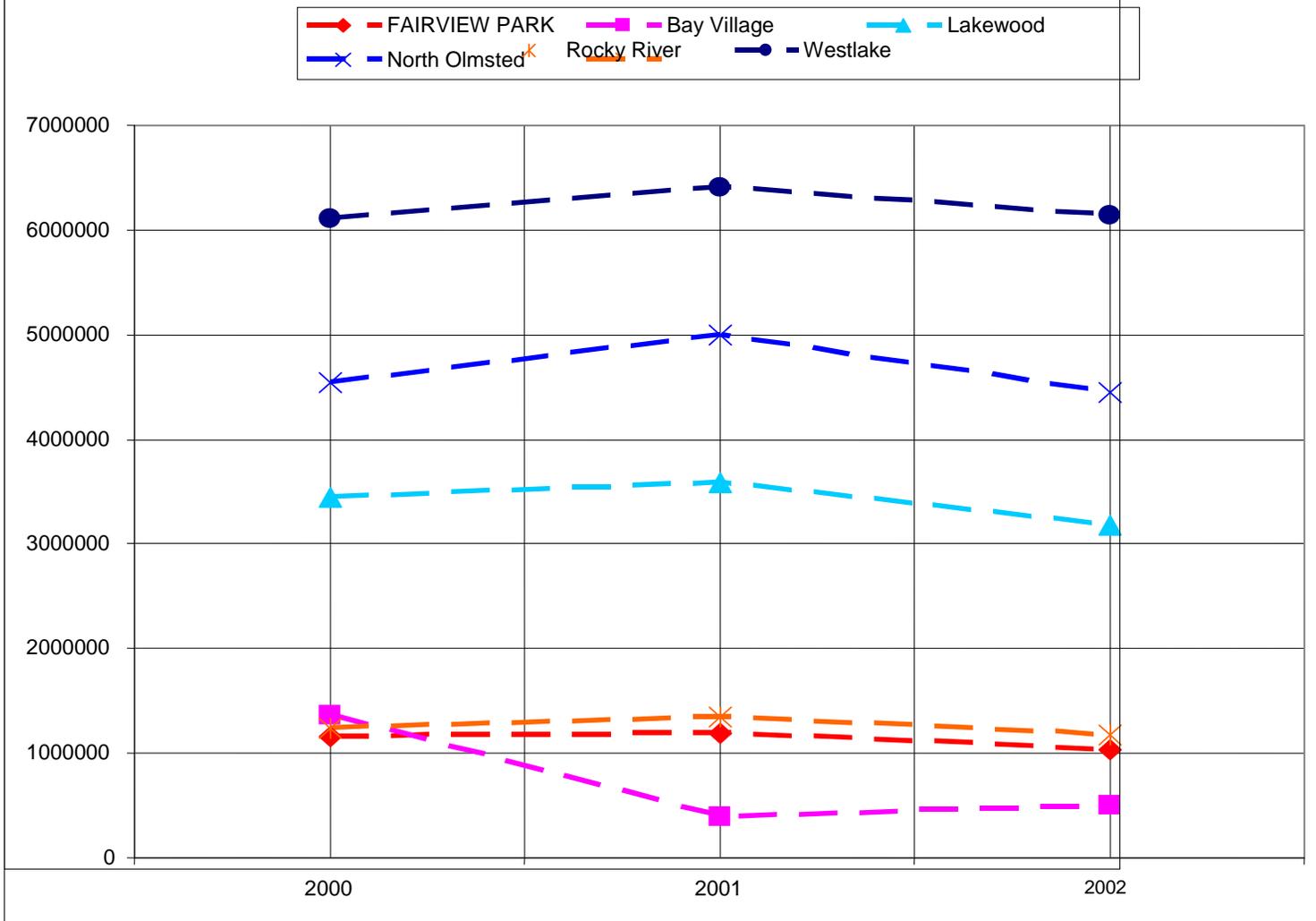
personal property tax collection in 2002 (\$506,625), while Fairview had the second lowest with just over one million dollars collected. In 2002, Rocky River had the lowest municipality share of the distribution (10.1%), while Fairview had the third lowest at 11.3%.

**Table 2.24, Tangible Personal Property Tax Collections and Distributions, Fairview Park and Nearby Communities**

	Distribution	Collection Year			Municipality Share of Distribution, 2002
		2000	2001	2002	
FAIRVIEW PARK	Total	\$1,160,042	\$1,186,437	\$1,031,752	11.3%
	City	\$132,646	\$130,041	\$116,852	
Bay Village	Total	\$1,355,575	\$390,660	\$506,625	11.4%
	City	\$164,882	\$44,400	\$57,580	
Lakewood	Total	\$3,453,013	\$3,580,666	\$3,186,028	13.4%
	City	\$463,798	\$479,084	\$426,612	
North Olmsted	Total	\$4,536,689	\$4,995,652	\$4,449,789	13.2%
	City	\$571,020	\$650,553	\$588,656	
Rocky River	Total	\$1,243,393	\$1,345,019	\$1,169,057	10.1%
	City	\$124,970	\$134,774	\$117,738	
Westlake	Total	\$6,105,124	\$6,405,840	\$6,135,008	11.6%
	City	\$721,078	\$739,688	\$709,210	
Cuyahoga County	Total	\$251,557,415	\$259,758,401	\$244,092,172	10.5%
	City & Village	\$27,690,685	\$28,148,398	\$25,709,204	

**SOURCE:** Ohio Department of Taxation

**Figure 2.24, Tangible Personal Property Tax Collections and Distributions, Fairview Park and Nearby Communities**



## EDUCATIONAL CHARACTERISTICS

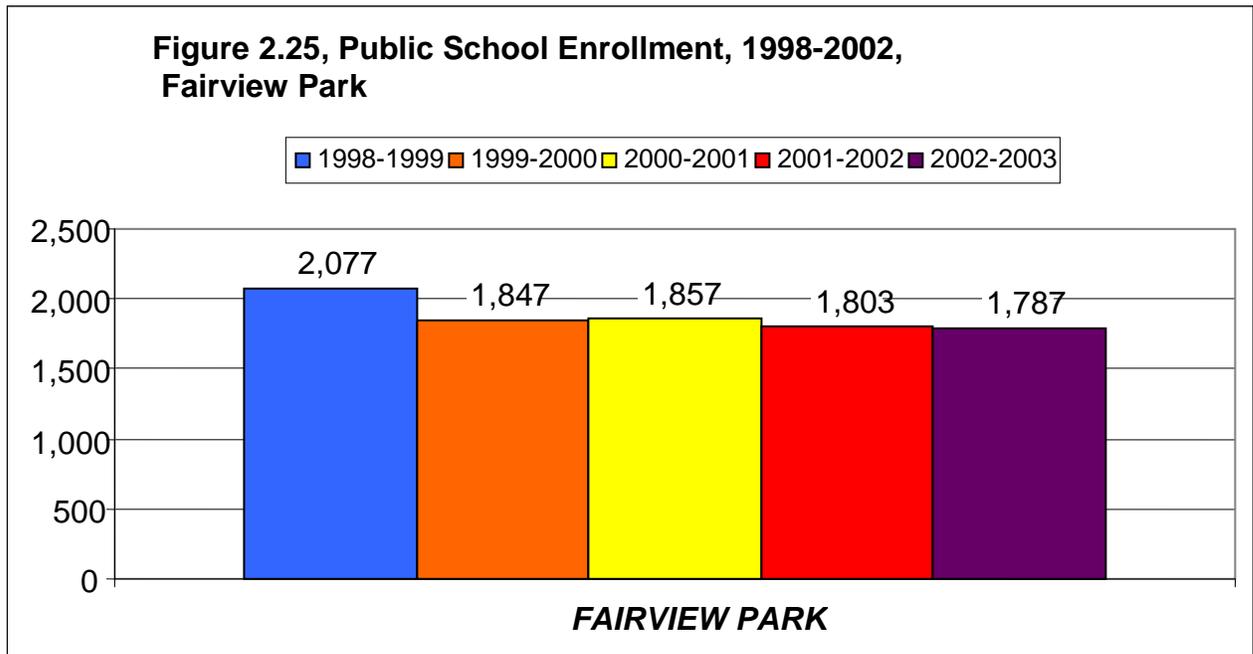
After climbing to a peak of 2,060 students in 1997, enrollment in the Fairview Park School District has seen a steady decline to 1,787 students in 2002, a decrease of 16.2% over the five year period. Table 2.25 and Figures 2.25 and 2.26 illustrate this trend.

**Table 2.25, Public School Enrollment, 1998-2002, Fairview Park and Nearby Communities**

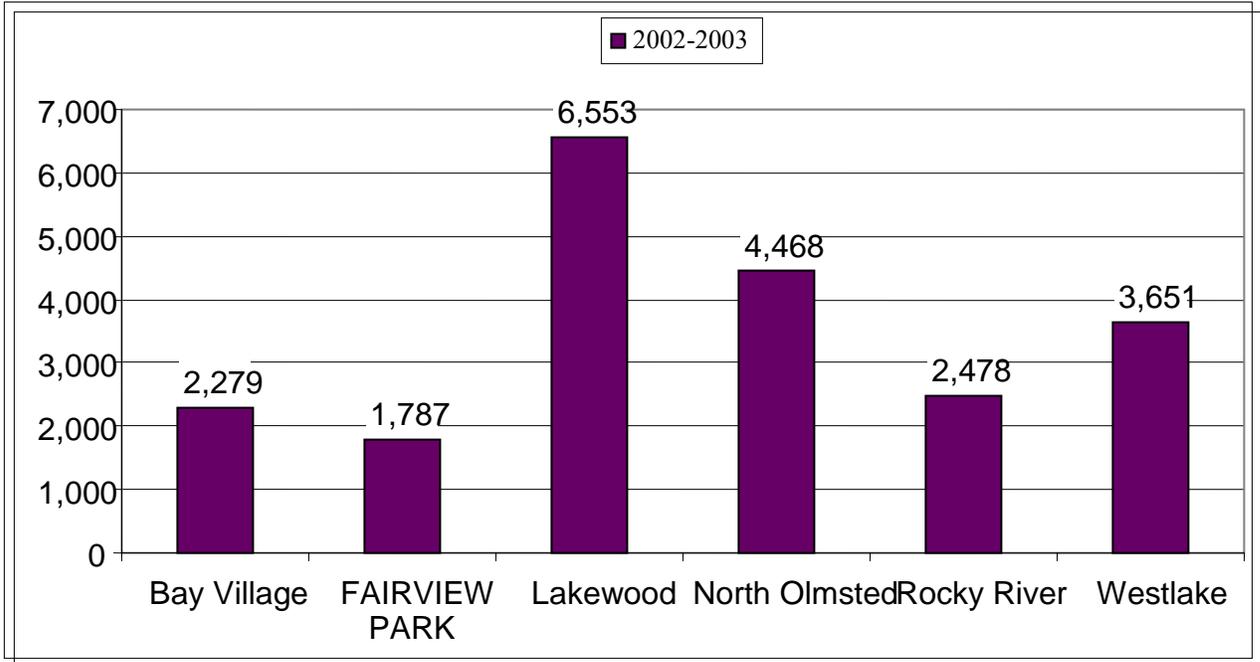
	Enrollment					
	Bay Village	FAIRVIEW PARK	Lakewood	North Olmsted	Rocky River	Westlake
2002-2003	2,279	1,787	6,553	4,468	2,478	3,651
2001-2002	2,229	1,803	6,663	4,573	2,416	3,578
2000-2001	2,229	1,857	7,121	4,592	2,384	3,546
1999-2000	2,224	1,847	7,091	4,768	2,300	3,538
1998-1999	2,417	2,077	7,459	5,009	2,341	3,663

**SOURCE:** Ohio Department of Education. Interactive Local Report Card website.

Fairview Park has the lowest enrollment of the six west shore communities. Like the Fairview District, all of the other districts except Rocky River have experienced declining enrollments, although none at such a rate.



**Figure 2.26 Public Schools School Enrollments in Fairview Park and Other West Shore Communities, 2002-2003**



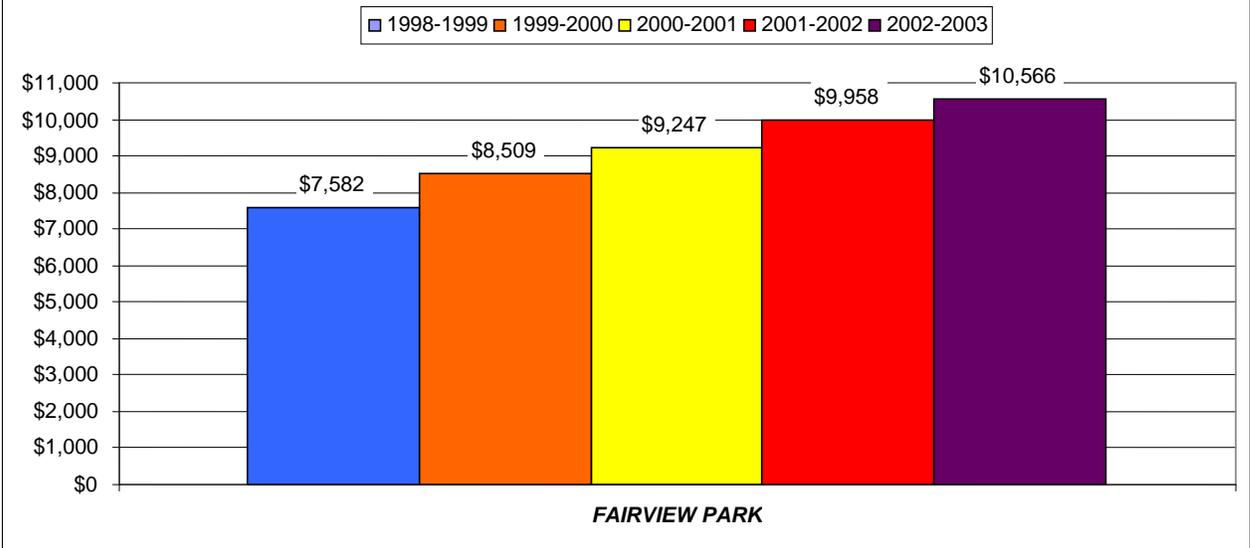
Expenditures per pupil, identified in Table 2.26 and Figure 2.27, increased between 1998 and 2002 for all of the west shore communities, regardless of enrollment changes over the same period. The Fairview District had the highest cost per pupil, at \$10,566 per pupil for the 2002 school year, while Westlake had the second highest at \$10,152 per pupil.

**Table 2.26, Public School Expenditure Per Pupil, 1998-2002, Fairview Park and Nearby School Districts**

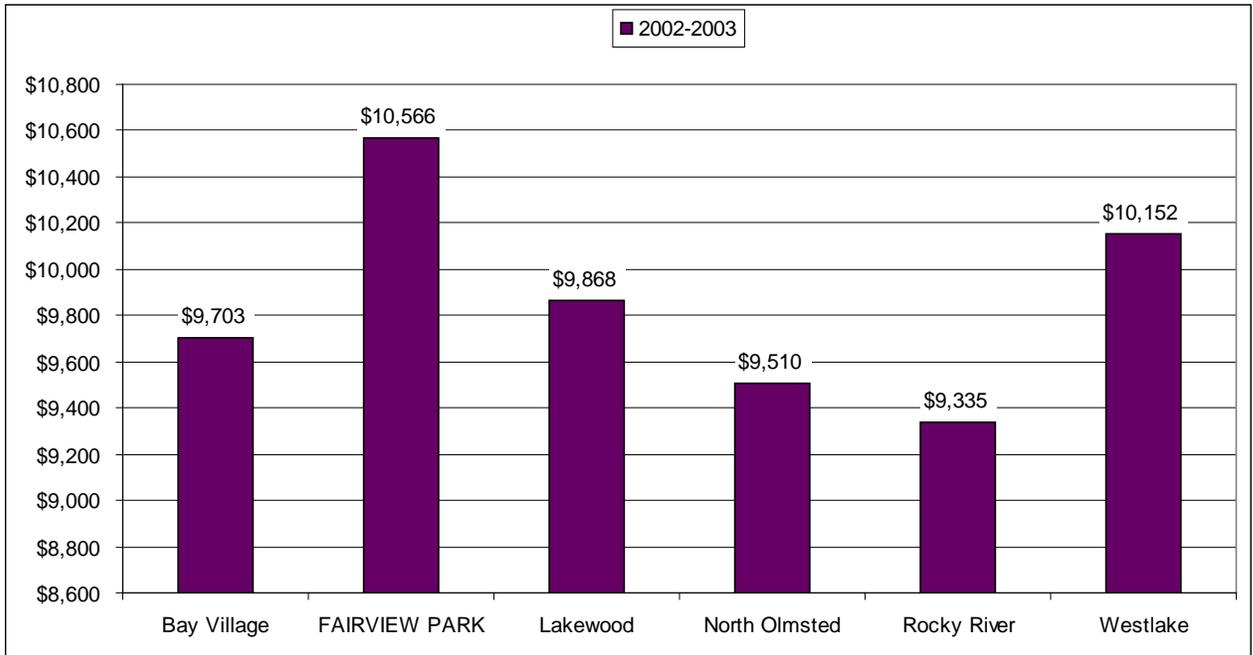
	Expenditure Per Pupil					
	Bay Village	FAIRVIEW PARK	Lakewood	North Olmsted	Rocky River	Westlake
1998-1999	\$7,581	<b>\$7,582</b>	\$7,117	\$7,143	\$8,288	\$8,656
1999-2000	\$8,625	<b>\$8,509</b>	\$8,633	\$7,952	\$8,823	\$9,196
2000-2001	\$9,061	<b>\$9,247</b>	\$8,349	\$8,715	\$9,068	\$9,841
2001-2002	\$9,623	<b>\$9,958</b>	\$9,669	\$9,075	\$9,236	\$10,123
2002-2003	\$9,703	<b>\$10,566</b>	\$9,868	\$9,510	\$9,335	\$10,152

**SOURCE:** Ohio Department of Education. Interactive Local Report Card website.

**Figure 2.27, Public School Expenditure Per Pupil, 1998-2002, Fairview Park and Nearby School Districts**



Near-by School Districts:

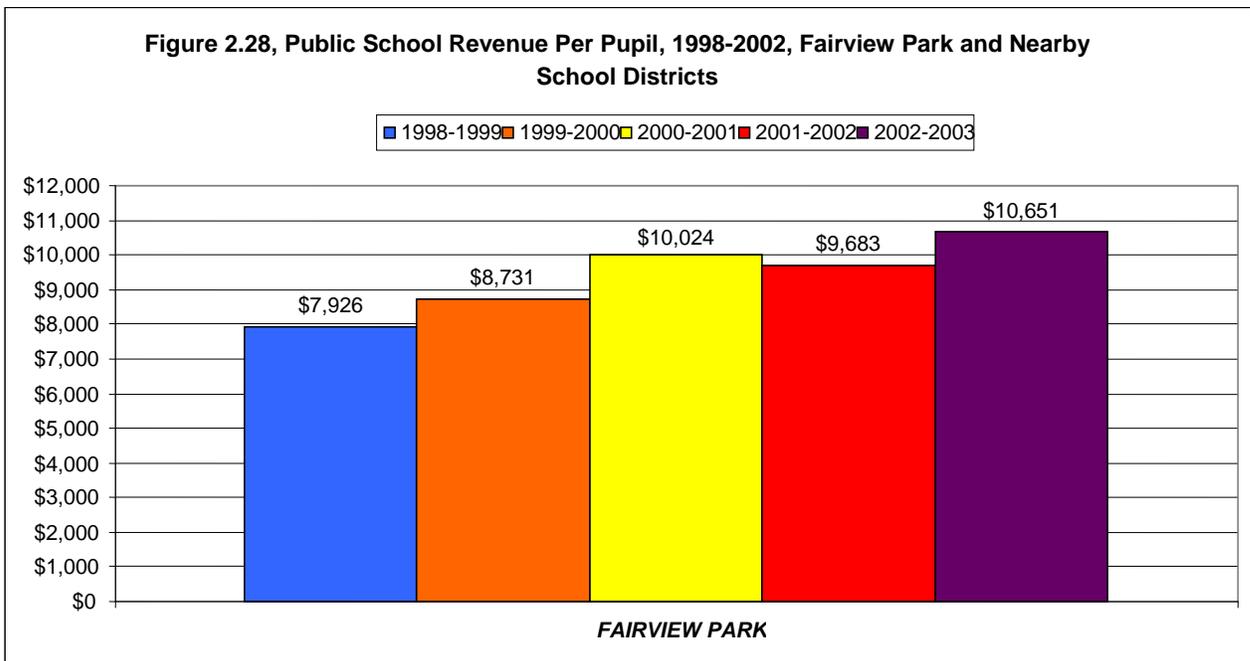


The Fairview Park School District received the highest revenue per pupil of all the west shore school districts, with \$10,651 per pupil received in 2002. Westlake was second with \$10,395 per pupil, while Lakewood received \$10,137. North Olmsted had the lowest per pupil revenue in the west shore, at \$9,137 (Table 2.28 and Figure 2.28)).

**Table 2.28, Public School Revenue Per Pupil, 1998-2002, Fairview Park and Nearby School Districts**

	Revenue Per Pupil					
	Bay Village	FAIRVIEW PARK	Lakewood	North Olmsted	Rocky River	Westlake
1998-1999	\$7,761	<b>\$7,926</b>	\$7,610	\$7,319	\$8,779	\$8,621
1999-2000	\$8,659	<b>\$8,731</b>	\$8,372	\$7,786	\$8,642	\$8,905
2000-2001	\$9,289	<b>\$10,024</b>	\$8,918	\$8,172	\$8,937	\$9,834
2001-2002	\$9,741	<b>\$9,683</b>	\$9,567	\$8,520	\$8,707	\$10,455
2002-2003	\$9,511	<b>\$10,651</b>	\$10,137	\$9,137	\$9,337	\$10,395

**SOURCE:** Ohio Department of Education. Interactive Local Report Card website.



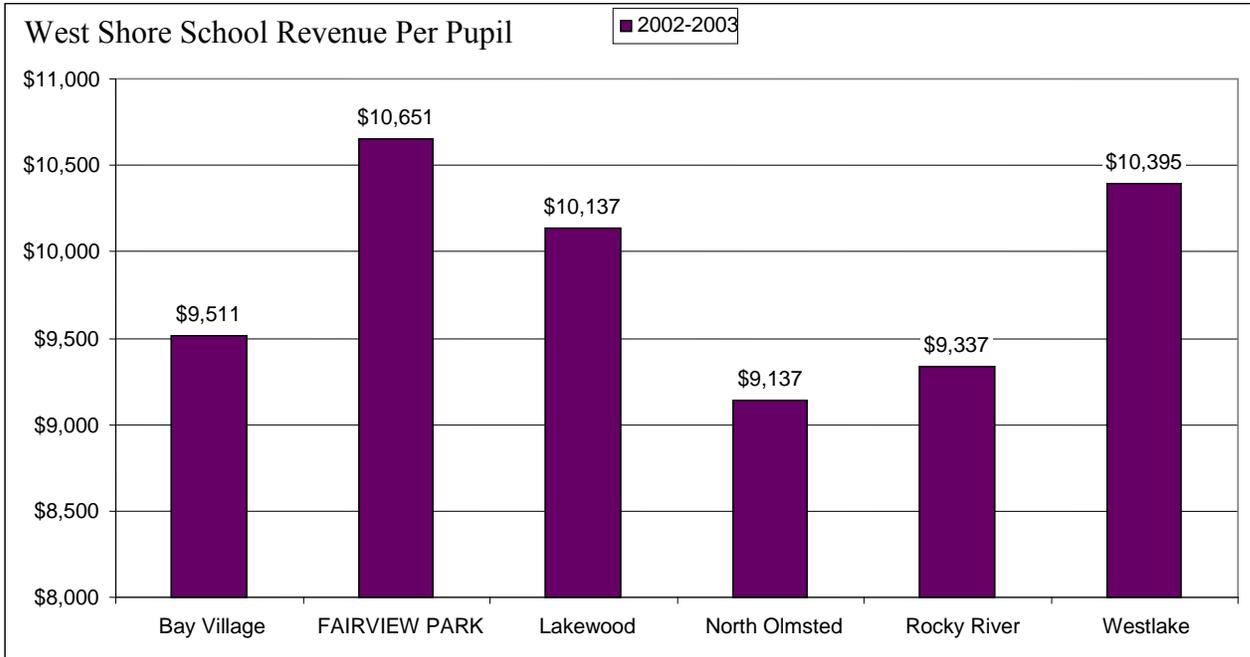


Table 2.29 and Figure 2.29 indicate student per teacher ratios in the west shore school districts. In 2002, the Fairview School District had the second lowest student per teacher ratio, at 16.7 students per teacher. Among the six school districts, there was not a significant variation in the student per teacher ratio in 2002.

**Table 2.29, Public School Students Per Teacher, 1997-2002**

	<b>Bay Village</b>	<b>FAIRVIEW PARK</b>	<b>Lakewood</b>	<b>North Olmsted</b>	<b>Rocky River</b>	<b>Westlake</b>
1997	19.9	<b>19.5</b>	20.8	21.3	18.6	18.8
1998	17.8	<b>17.6</b>	20.4	19.5	18.5	18
1999	17.1	<b>16.2</b>	18.4	18	19	17.6
2000	17.4	<b>16.5</b>	19.8	17.9	18.6	17.6
2002	17	<b>16.7</b>	19.2	16.3	17.9	17.4

**SOURCE:** Ohio Department of Education. Interactive Local Report Card website.

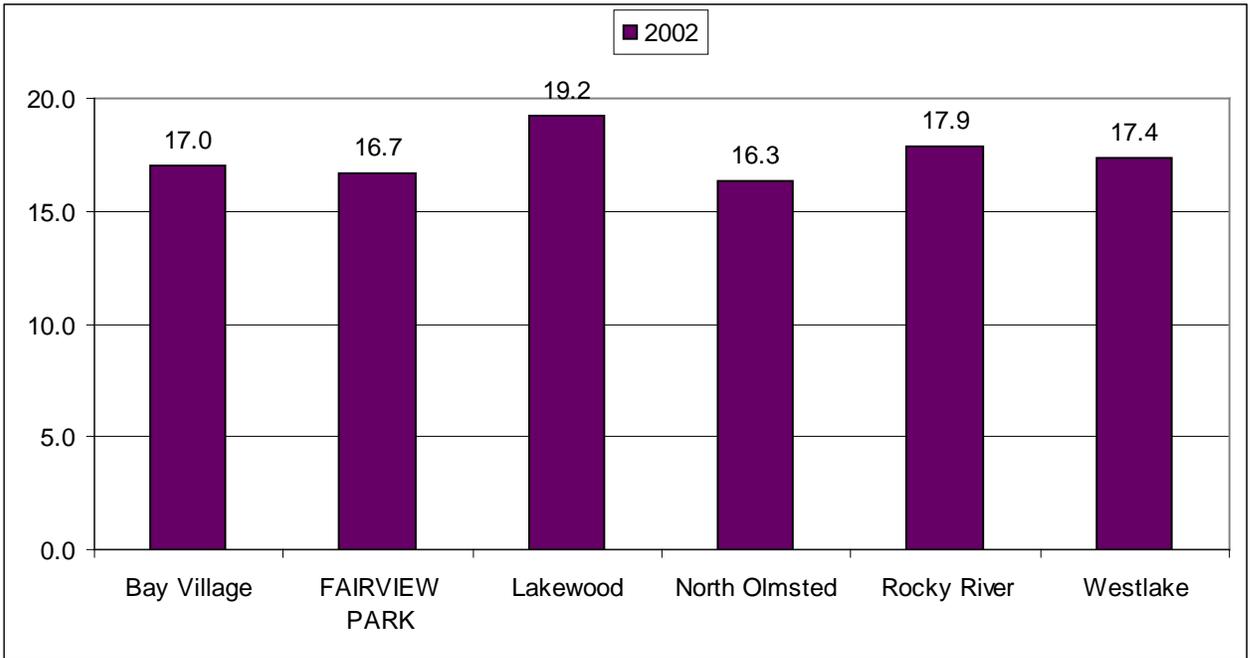
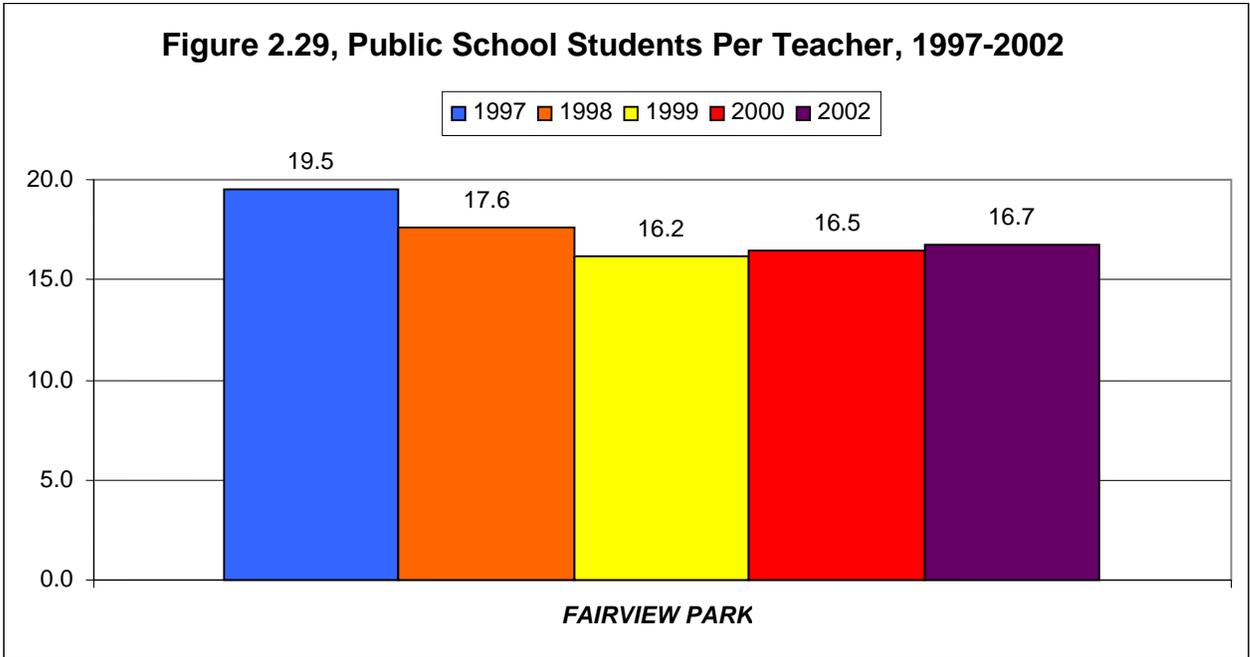


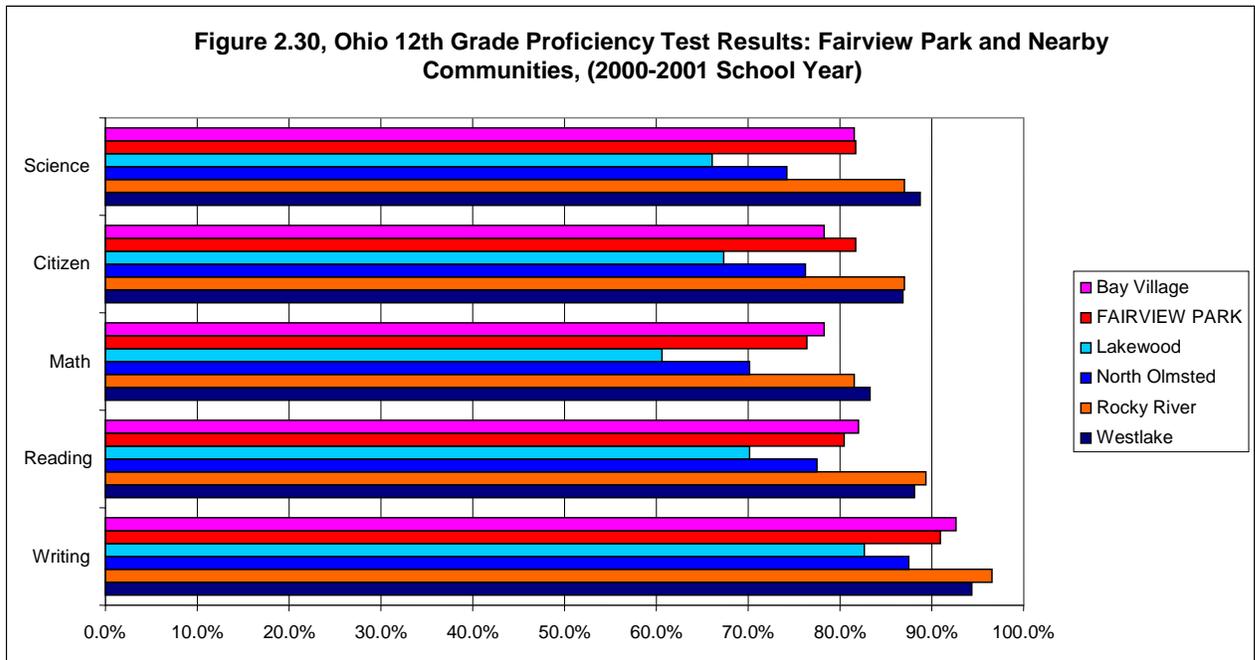
Table 2.30 and Figure 2.30 illustrate the results of the high school proficiency tests for the six school districts of the west shore area.

**Table 2.30, Ohio 12th Grade Proficiency Test Results: Fairview Park and Nearby Communities, (2000-2001 School Year)**

	Percent Passed					
	Bay Village	FAIRVIEW PARK	Lakewood	North Olmsted	Rocky River	Westlake
Writing	92.7%	<b>90.9%</b>	82.6%	87.5%	96.6%	94.3%
Reading	82.1%	<b>80.4%</b>	70.2%	77.5%	89.3%	88.2%
Math	78.3%	<b>76.4%</b>	60.7%	70.1%	81.5%	83.3%
Citizen	78.3%	<b>81.7%</b>	67.3%	76.2%	87.1%	86.8%
Science	81.6%	<b>81.7%</b>	66.1%	74.2%	87.0%	88.7%

**SOURCE:** Ohio Department of Education. Interactive Local Report Card website.

Note: Statistics do not reflect students who did not take one or more proficiency tests.



# **Chapter 3**

## **Land Use**



The land use pattern in a community reflects decades of development that has occurred in response to zoning and other measures taken by the municipality. This chapter briefly updates the changes in land use since the 1999 plan.

## 2003 Fairview Park Land Use Map

Figure 3.1 illustrates generalized land use patterns in the City in 2003. At this time, less than 1% of the City is undeveloped. Virtually all of the remaining vacant land consists of small parcels scattered throughout the City. The largest categories of land use remain single family residential (50%); parks and recreation, including part of Cleveland Metroparks Rocky River Reservation (23.1%); and street rights of way, including I-480 (10.7%). Commercial uses, including the City's two major shopping centers (Westgate Mall and Fairview Center) comprise almost 7% of the City total, while multi-family uses comprise almost 5%.

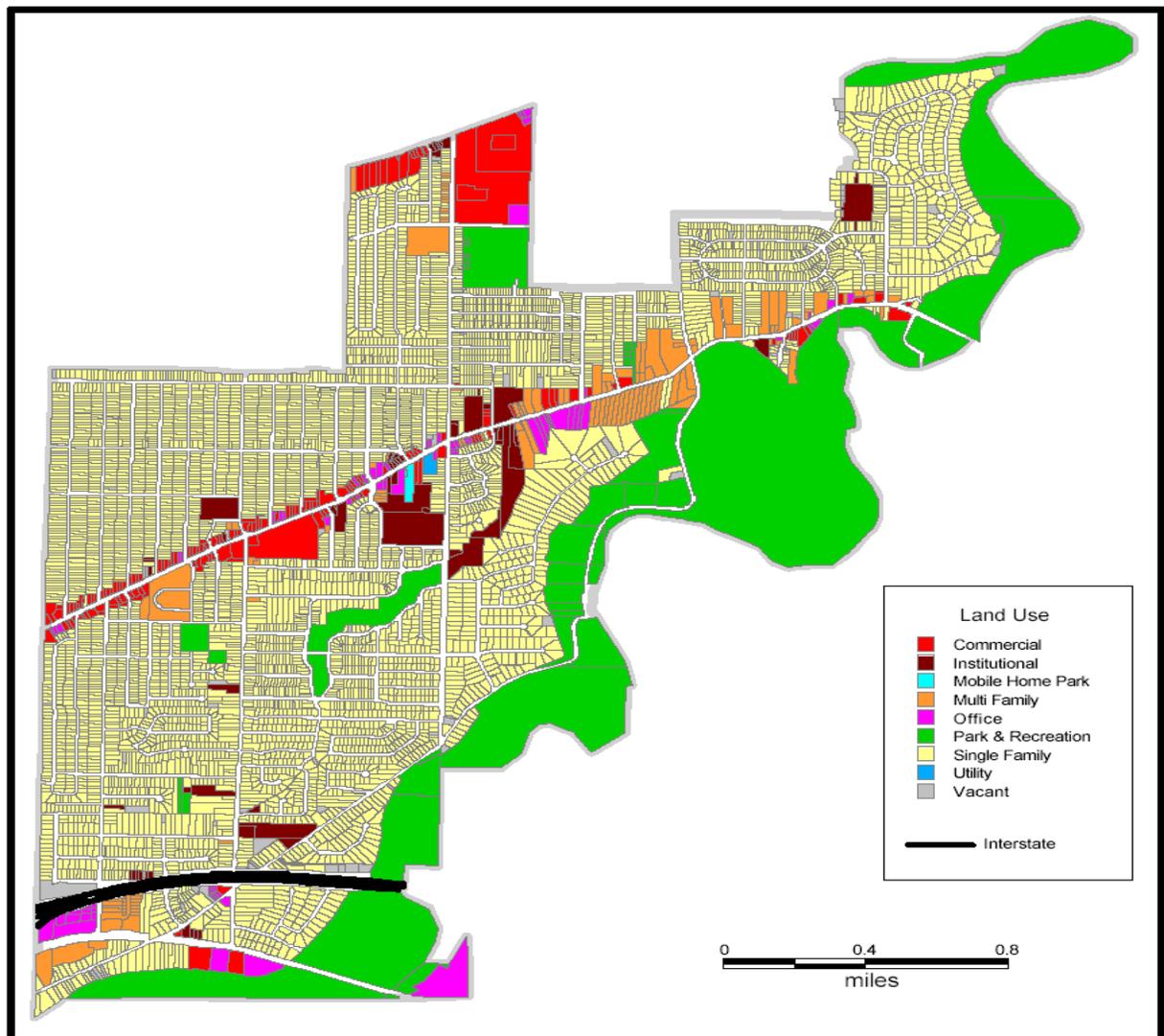


Figure 3.1 2003 Fairview Park Land Use

## Recent Development

The City of Fairview Park is comprised of approximately 3010 total acres. The City saw most of its development occur between 1950 and 1970, by which time over 96% of the City was developed. Like most inner ring suburbs, Fairview Park does not have a significant amount of vacant land that is available for development. As a result, the only way a developed community can grow its tax base outside of property appreciation is through redevelopment of marginal properties. Over the past few years, Fairview Park has been very effective in this regard.

Since 1999, the City has completed three new major office development projects. Generally, office development is regarded as a highly desirable land use in that it usually results in the retention or attraction of high paying jobs, resulting in additional income tax revenue. At the same time, office development produces minimal negative impacts, such as those that require a demand for city services, substantially increase traffic or negatively affect the environment. These office projects included:

- a major redevelopment project which resulted in the elimination of a number of blighted parcels in the heart of the Lorain Road corridor and the development of two office buildings with a combined total of almost 75,000 square feet (see Figures 3.2 and 3.3).
- an office complex on the last remaining major vacant piece of land in the City on Brookpark Road. This complex will be completed as market conditions improve.
- the construction of Cleveland Metroparks Park Operations and Ranger Headquarters, consisting of a 26,000 square foot office building and a 70,000 square foot maintenance building (see Figure 3.4). While these buildings were constructed on tax exempt park land, the City will receive the income tax generated by over 100 park employees.

In addition to the two office projects described above, the City has seen the development of a number of smaller commercial and residential projects as well. Most of the residential development in the past five years consisted of infill projects on small lots which were formerly vacant, while the commercial projects were located on properties which required demolition or rehabilitation of former commercial buildings (Figure 3.5). Improvements to Bain Park were completed as well (Figure 3.6).



Then....



Now...

**Figure 3.2** The 1999 recommendation that the blighted Lorain Road motel district (top photo) be redeveloped as a site for professional offices (bottom photo) came to fruition only after City officials overcame a number of obstacles, including land assembly and acquisition, brownfield remediation and leveraging public funds to attract private investment.



**Figure 3.3.** The Old Forge office building was the first of two office buildings to be constructed as part of the Lorain Road redevelopment project in 2001.



**Figure 3.4.** Cleveland Metroparks Park Operations Headquarters was opened in the summer of 2004.



**Figure 3.5** Several new commercial establishments, such as the two pictured above, have opened in the past five years.



**Figure 3.6** Improvements to Bain Park were completed in 2001 as part of the City's Recreation Master Plan.

## **Future Land Use**

Like most suburban communities that are nearly fully developed, it is not anticipated that the City will see considerable changes in land use patterns over the next several years or even the next few decades. Nevertheless, there are a number of major redevelopment projects under consideration at this time that could have a significant positive impact on the City's future economic health and quality of life. These projects include:

- **The Gemini project, a joint venture between the City and the Fairview School District.** The project would result in the development of a new community recreation center, the demolition of two existing schools and one former school, the construction of a new school and the rehabilitation of three others, as well as refurbished school recreation facilities. The implementation of this project would have a major benefit toward improving property values throughout the community and dramatically increase the ability of the City to compete with other suburbs as an attractive place to live and work.

- **The potential redevelopment of Westgate Mall.** The Mall has served as a retail destination for residents throughout the western half of Cuyahoga County and has been a major employment center in Fairview Park for several decades. The continued out-migration of residents from the city of Cleveland and inner ring communities have resulted in a demographic shift which has stimulated the development of new retail centers such as the Promenade, Avon Commons and Crocker Park several miles to the west. Nevertheless, the Westgate area remains in the center of a densely populated and higher income market area, making it a very competitive retail location. Over the past decade, the Mall has seen an increase in vacancies due to a number of factors, especially increased competition from the aforementioned retail centers, an expanded Great Northern and the new South Park Mall. The current owners of Westgate have made a commitment to the City to redevelop the site as a major retail power center featuring a blend of the retention of certain existing tenants and the attraction of new retail businesses. The project is scheduled to be phased in over a period of years, pending appropriate lease agreements. The redevelopment of the Mall will re-establish Westgate as an important retail anchor in Fairview Park and the surrounding suburban communities (Figure 3.7).



**Figure 3.7** Westgate Mall has been the City’s major employer for several decades.

- **The development of additional public improvements.** In the next few years, it is anticipated that additional investment by the public sector will continue in the form of street improvements, additional landscaping and recreation amenities. As an example, Cleveland Metroparks will construct a new clubhouse for Big Met Golf Course in the Rocky River Reservation (Figure 3.8).



**Figure 3.8** Cleveland Metroparks will construct a new clubhouse at Big Met Golf Course in 2005.

- **The implementation of focus area recommendations proposed in the next two chapters of this Master Plan update.** The redevelopment of the four focus areas, identified by the Master Plan Task Force as key areas for potential changes in land use, could provide the City with a significant boost in income and property tax revenue as well as providing important retail, office and housing opportunities in the years to come.

# **Chapter 4**

## **Focus Area Analysis**

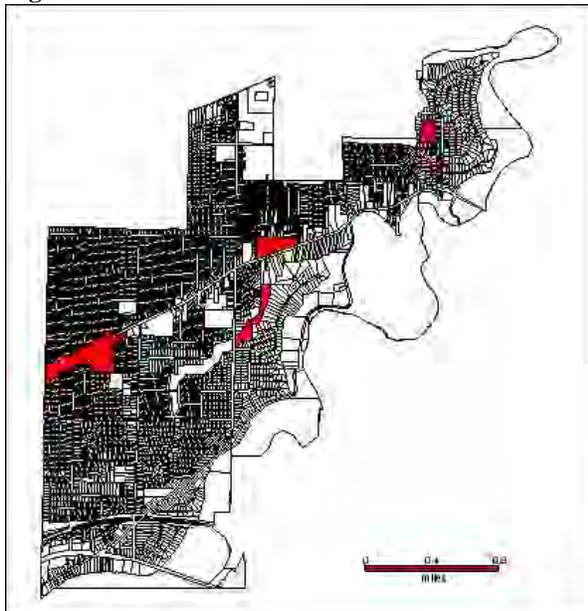


## Introduction

Redevelopment opportunities can be created through new and diversified land uses to strengthen the economic base and quality of life in the community.

These redevelopment areas may be areas that currently have marginal, underutilized uses, or areas that due to facility service changes may have redevelopment potential. The Master Plan Update Task Force has identified five of these areas within Fairview Park. These areas are identified in Figure 4.1.

**Figure 4.1 Focus Area Locations**



This chapter presents analysis of these areas for their redevelopment potential and the expected fiscal impact to the City and its school district. A Development Impact Analysis is conducted for three of the five areas to compare alternative scenarios. This chapter is intended to facilitate informed discussions about the different focus areas and the proposed alternatives. The following chapter, the Final Development Plan will summarize findings of this chapter's analysis. The Strategic Management Plan chapter will outline the steps necessary to implement the recommendations made, including potential zoning changes and financing options.

These focus area alternatives provide development options to consider for the future of Fairview Park. While the fiscal and quantitative elements of the analysis are considered, it also important to determine their impact on quality of life issues to the community. The increased quality of life to residents may outweigh the fiscal benefits and be the more advantageous alternative.

Note that these alternatives provide a baseline of options or configurations for redevelopment scenarios. Detailed assessment and design will be necessary to determine specific layouts and fiscal impacts to the community on these alternatives for implementation.

## **Overview of Methodology**

The Focus Area Analysis for this Master Plan Update created redevelopment scenarios that include one or a combination of the following: commercial retail, residential, townhouses, office and senior living. The location of these focus areas determined the types of proposed uses to consider: 1) compatibility with adjacent land uses; and 2) the overall environment such as the presence of a high-traffic arterial or quiet street. Fiscal and physical impacts were considered for three of the five areas using the Development Impact Analysis steps as established by the Cuyahoga County Planning Commission.

The Fairview Park Zoning and Planning Code was used to determine densities of structures and parking requirements. The potential value of the site is then shown and the property taxes that are potentially generated by the development.

Estimates of new residents and employees are determined through U.S. Census data for Fairview Park and the Ohio Labor statistics. Annual City Revenue is determined by combining municipal property tax estimates with income tax estimates. This figure is then compared to the approximate municipal service costs, resulting in a net gain or loss in the fiscal impact for the City. The general planning standards used in the calculations as determined by the Development Impact Analysis results in predictable impacts for the different land use alternatives.

The following sections identify the individual focus areas and estimate the expected fiscal and physical impacts of the proposed development alternatives.

**Focus Area 1: Lorain Road – West 223<sup>rd</sup> to Western City Boundary**

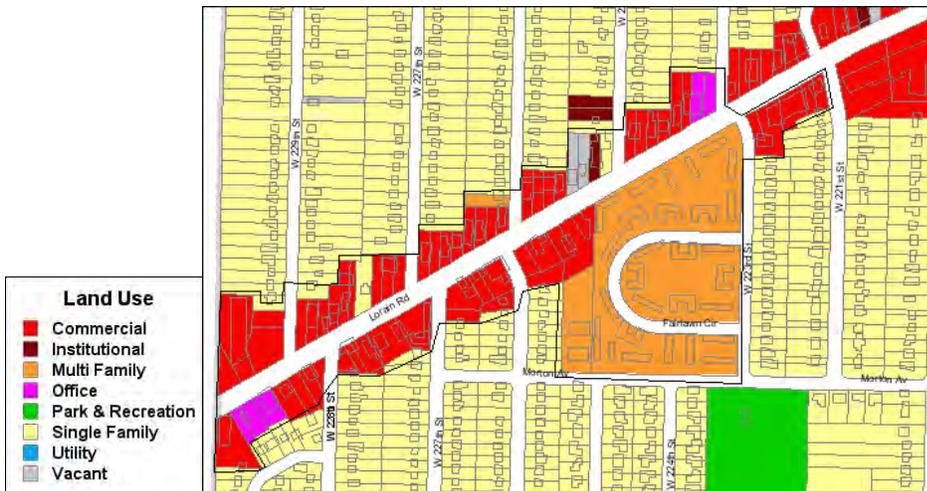
The section of Lorain Road from West 223<sup>rd</sup> Street to the City Boundary on the west provides the City with a variety of services of commercial, retail office, institutional and residential establishments. The current zoning along the corridor is predominantly commercial, with a large multifamily area abutting the focus area (Figure 4.2).

**Figure 4.2 Existing Zoning**



Existing land use in Focus Area 1 is a mix of retail commercial, office, institutional, multifamily and vacant (several small parcels). A public park is located southeast of the multi-family residential area.

**Figure 4.2 Existing Land Use**



**Figure 4.3 Existing Conditions**



The business establishments here contribute to the economic vitality of the Lorain Road Corridor in Fairview Park. However, the overall economic impact of the area is reduced due to a combination of architectural and public space conditions.

Over the years, both commercial and residential buildings along the main arterial have been remodeled and used as retail and office space. Some of the businesses serve the residential areas adjacent to the north and south. Other businesses primarily serve a client-base arriving by automobile from outside the area. As a result of the mix of new and old buildings and their orientation along the street, this section of Lorain Road does not communicate to visitors visually its identity as a business area.

The lack of visual identity is a result of a variety of conditions: an inconsistency of signage; few street amenities such as trees and other landscaping to unify the area visually; and a mix of building types and architectural styles, which although functional, does not communicate well to potential customers the businesses inside.

The absence of a pedestrian street life is in part a result of the absence of amenities which normally support it, including trees and other landscaping, sitting areas, outdoor eating areas, and the presence of parking that faces the street or interrupts pedestrian activity and creates an unsafe feeling.

Overall, the approach for the area is to strengthen the visual “cues” given to both pedestrians and drivers that they are in business district worthy of their attention. For

neighborhood residents, the city can identify an appropriate mix of businesses and focus on bringing those types to the area. For potential customers outside the area and residents alike, additional restaurants and shops would improve shopping opportunities. The objective is to create a recognized destination with unique or special characteristics that will draw customers into Fairview Park from across the western border and from across Fairview itself.

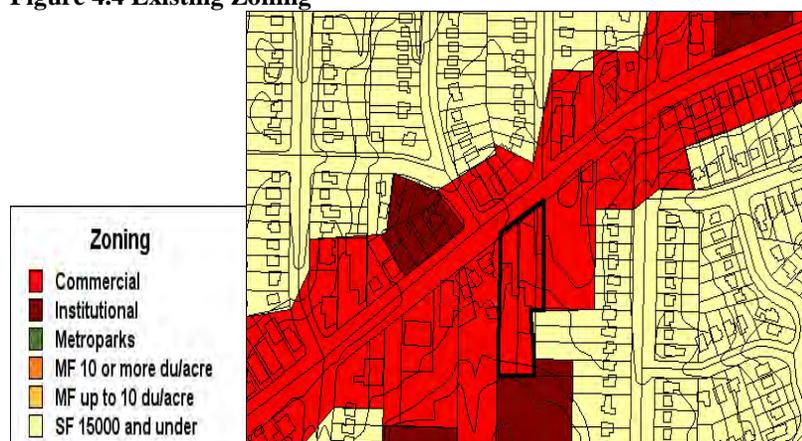
Visual characteristics of the neighborhood and streetscape amenities might include strong “gateway” signage or street qualities at the western border of the city, outdoor seating areas at established or new restaurants, shared parking facilities to improve the pedestrian atmosphere, creation of a design theme for storefronts and signage, distinctive street-lighting, and landscaping along the corridor that fits with the scale and width of the sidewalk areas.

These recommendations can provide a unified visual theme and continuity to the area that will strengthen its identity to Lorain Road Corridor users. As the commercial areas along Lorain Road east of West 220<sup>th</sup> continue to provide activity and attraction, the recommended amenities to this section of the corridor can also revitalize and enhance the mixed use district west of 220<sup>th</sup> Street.

#### Focus Area 2 – Lorain Road Car Wash Site near West 220<sup>th</sup> Street

This 1.5 acre site is currently underutilized for its proximity on Lorain Road. Due to the size and configuration of the site, it is limited for new uses and large densities of buildings. Existing zoning of the site is commercial, as are sites to the east and west (Figure 4.4). Existing land use on the site is commercial, currently a car wash and a small office warehouse building (Figure 4.5).

**Figure 4.4 Existing Zoning**

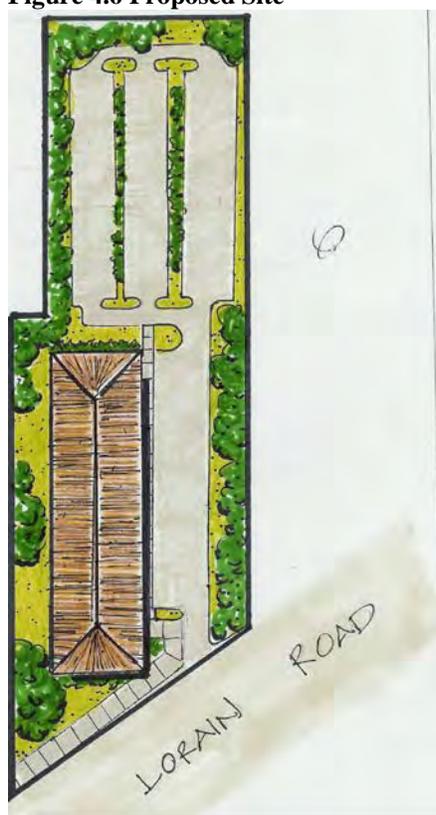


**Figure 4.5 Existing Land Use**



The analysis has studied alternative site development on the site to determine enhanced use options and city revenue impacts to alternative development.

**Figure 4.6 Proposed Site**



Office development was studied as an alternative with 26,400 square feet of building space, 115 parking spaces, and 79 projected employees (Figure 4.6). With this scenario, \$81,621 of property and income revenue would be accrued towards City revenue. Currently, this site holds a site value of \$718,300 according to the Cuyahoga County Auditor and provides approximately \$8,388 of tax revenue to the City excluding income tax (Table 4.1). Due to its proximity to the proposed site of the City’s recreational facility, the proposed office alternative may lend itself to provide additional services to the recreational facility such as sports medicine and health and fitness support services.

**Table 4.1 Focus Area 2 Alternative Analysis**

Focus Area 2 Site – Lorain Road	Alternative A Office
Development Acreage	1.5
Dwelling Units	Na
Estimated Floor Area	\$26,400
Potential Value of Site	\$3,168,000
Assessed Value	\$1,108,800
<i>Annual Property Tax Value</i>	
City	\$12,948
School	\$59,985
County	\$16,335
Library/Metroparks	\$2,760
<i>Annual Income/Tax Generation</i>	
New Residents	
New Employees	79
Total Estimated Annual Household/Employee Income	\$3,433,656
Total City Income Tax for Fairview Park	\$68,673
<i>Revenue</i>	
All Tax Revenue	\$160,701
City Revenue	\$81,621
<i>City Expenditures</i>	
Share of Municipal Service Costs	\$41,496
New Public School Aged Children	Na
Expenditure Per Public School Pupil	Na
Public School District Expenditures	Na
Net Fiscal Impact for City	<b>\$37,932</b>
<i>Physical Impacts</i>	
New Traffic (daily)	290
Sewer System Total Usage (gal/day)	2,111

### Focus Area 3: Garnett School Site

Due to the community's Gemini proposal for the Fairview Park Schools, which calls for abandonment of the Garnett School property, Focus Area 3 may provide a re-development opportunity along the Lorain Road Corridor.



The focus area contains 15 acres with 1,180 feet of frontage onto Lorain Road and consists of 13 parcels. Existing zoning in the site is commercial on the eastern two-thirds, and institutional (the school site) on the western third (Figure 4.6). Currently land use on the site is a mix of commercial, institutional and multi-family. The site contains the Garnett School, Fairview Park School Board offices, apartment buildings and the Country Inn Motel. Single Family residential abuts the north end or rear of the properties that comprise the site (Figure 4.7)

**Figure 4.6 Existing Zoning**



**Figure 4.7 Existing Land Use**



The overall economic benefit to the community could be improved with a change to the existing use of the area. Two alternatives were developed: Mixed Use (Figure 4.8) and an Assisted Senior Living Complex Facility (Figure 4.9). The mixed-use alternative proposed includes commercial retail, small offices and townhouses with parking areas to meet the site's needs. The Senior Facility would provide housing and facilities for seniors through various stages of aging and needs in the later years of life. Both alternatives provide development that is not available within the city in an established district. These scenarios can provide new uses to the City for the future. They can create attractive settings along the Lorain Road Corridor through streetscaping amenities, layout of buildings, minimal access drives and parking areas with landscaping.

The two alternatives provide very different scenarios for development and fiscal impacts to the City. The mixed use alternative can provide a large property value to the site, resulting in property tax revenues. Employees at the site would generate income tax revenues for the city. However due to the number of employees and typical salaries of these type of uses, the expenditures per employee to city services is a substantial expense. The Mixed Use alternative would generate more traffic trips than would the Senior Facility Alternative. The Senior Facility Alternative does not provide the highest land value to the property (measured in terms of tax revenue) but may result in a lower fiscal burden to City services due to fewer employees. It also provides a type of housing that currently lacking in Fairview Park. Task Force members noted that for many long-time Fairview Park residents, finding assisted-living housing means leaving Fairview Park (Table 4.2).

*Proposed Alternatives*

**Figure 4.8 Mixed Use District**



**Figure 4.9 Senior Living and Care Complex**



**Table 4.2 Focus Area 3 Alternative Analysis**

Formatted

<b>Focus Area 3 - Garnett Site</b>	<b>Alternative A: Senior Housing Facility</b>	<b>Alternative B: Mixed Use Office, Retail, Townhouse</b>
Development Acreage	15	15
Dwelling Units	18	22
Estimated Floor Area	40,000	60,500 Retail/Restaurant 20,000 Office
Potential Value of Site	\$8,040,000	\$16,260,000
Assessed Value	\$2,814,000	\$5,691,000
<i>Annual Property Tax Value</i>		
City	\$32,862	\$66,460
School	\$152,235	\$307,879
County	\$41,457	\$83,842
Library/Metroparks	\$7,006	\$14,170
<i>Annual Income/Tax Generation</i>		
New Residents	140	49
New Employees	35	420
Total Estimated Annual Household/Employee Income	\$7,300,440	\$9,791,554
Total City Income Tax for Fairview Park	\$146,008	\$175,837
<i>Revenue</i>		
All Tax Revenue	\$379,568	\$648,188
City Revenue	\$178,870	\$242,297
<i>City Expenditures</i>		
Share of Municipal Service Costs	\$119,246	\$255,839
New Public School Aged Children	0	2
Expenditure Per Public School Pupil	0	\$10,566
Public School District Expenditures	0	\$21,132
Net Fiscal Impact for City	<b>\$59,624</b>	<b>-\$13,542</b>
<i>Physical Impacts</i>		
New Traffic (daily)	480	2829
Sewer System Total Usage (gal/day)	11,375	10,339

#### Focus Area 4: Coffinberry School Site

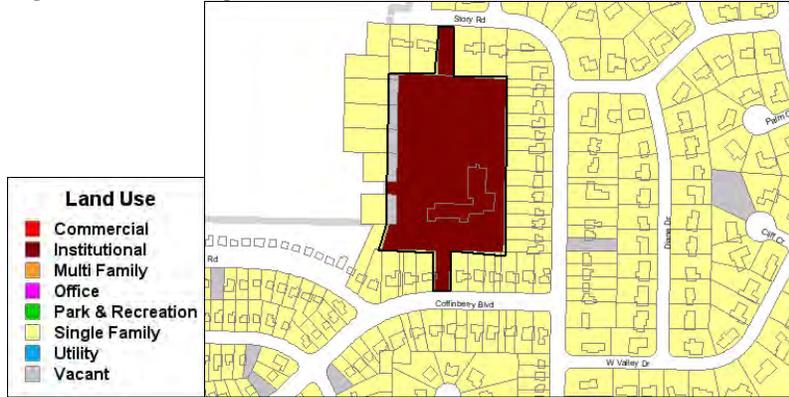
As with the Garnet site, the Coffinberry school site may pose a re-development opportunity as a result of the Gemini Plan for the Fairview Schools. The Coffinberry site contains 6.5 acres. Its current zoning is institutional (Figure 4.10) and its current land use is institutional (Figure 4.11). The site is surrounded by single family residential housing.



Figure 4.10 Existing Zoning



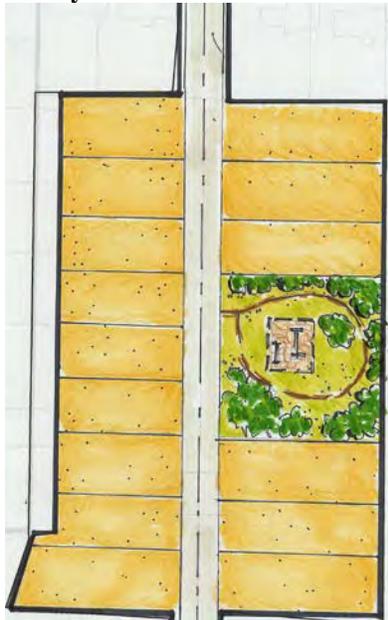
**Figure 4.11 Existing Land Use**



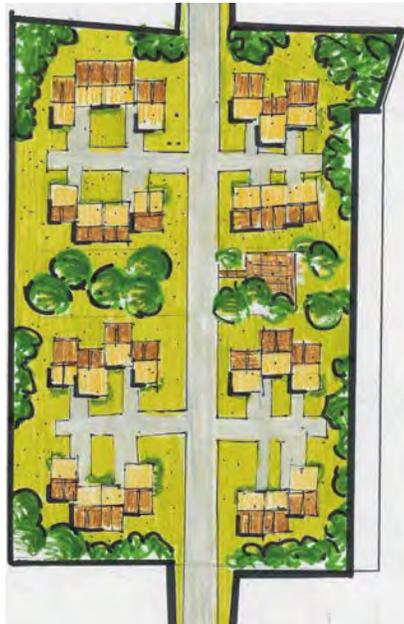
**Proposed Alternatives**

Two alternatives were developed for this site: single family residential (Figure 4.12) and townhouses (Figure 4.13). Both of these alternatives would be compatible with the surrounding residential land uses. Both would also include a small area for open green space for community use as an amenity to the development.

**Figure 4.12 Alternative A: Single Family**



**Figure 4.13 Alternative B: Townhouses**



The single-family alternative would provide 15 new dwelling units and generate \$23,784 towards city revenue funds. The townhouse alternative would provide 28 units and generate \$49,681 to the city revenue funds (See Table 4.3). Additionally the townhouses can provide alternative housing choices to empty nesters or business professional couples that may not have children. Both of these alternatives can provide additional housing stock to the community in an established neighborhood.

**Table 4.3 Focus Area 4 Alternative Analysis**

<b>Coffinberry Site</b>	<b>Alternative A Single Family Residential</b>	<b>Alternative B Multi-family Residential Townhouses</b>
Development Acreage	6.5	6.5
Dwelling Units	15 (@ \$300,000 each)	28 @\$300,000 each)
Estimated Floor Area	n/a	n/a
Potential Value of Site	\$4,500,000	\$8,400,000
Assessed Value	\$1,575,000	\$2,940,000
<i>Annual Property Tax Value</i>		
City	\$18,231	\$34,031
School	\$74,559	\$139,178
County	\$21,171	\$39,520
Library/Metroparks	\$3,658	\$6,828
<i>Annual Income/Tax Generation</i>		
New Residents	44	62
New Employees	n/a	n/a
Total Estimated Annual Household/Employee Income	\$1,110,714	\$3,130,194
Total City Income Tax for Fairview Park	\$5,553	\$15,650
<i>Revenue</i>		
All Tax Revenue	\$123,172	\$235,207
City Revenue	\$23,784	\$49,681
<i>City Expenditures</i>		
Share of Municipal Service Costs	\$31,548	\$44,454
New Public School Aged Children	10	2
Expenditure Per Public School Pupil	\$10,566	\$10,566
Public School District Expenditures	\$105,660	21,132
Net Fiscal Impact for City	<b>-\$7,764</b>	<b>\$5,227</b>
<i>Physical Impacts</i>		
New Traffic (daily)	143	185
Sewer System Total Usage (gal/day)	2210	4030

## Special Area: Coe Creek

**Figure 4.14 Coe Creek Riparian Corridor**



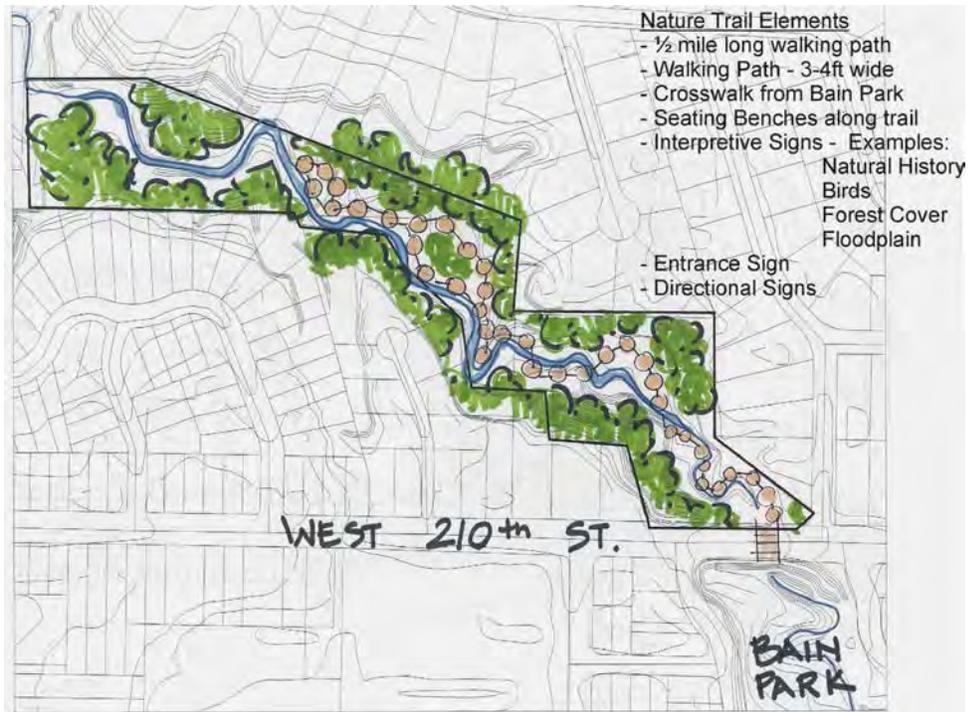
Coe Creek is a small tributary or headwaters to the Rocky River that winds its way through the south end of Fairview Park (Figure 4.14). As one of the few visible natural resources within the City, Coe Creek provides an opportunity to bring nature close to the residents on a daily basis. The site is currently the property of the City of Fairview Park and contains 13 acres of forested land just east of West 210 Street. It is currently zoned institutional. The proposed alternative, shown in Figure 4.15, suggests an opportunity to develop a nature preserve for residents to enjoy and to build upon the adjacent resources of Bain Park as an additional asset to the area.

The nature preserve concept would allow the area to remain natural with no active recreational use or passive recreational facilities. The preserve concept does allow expanded use for passive recreation in the manner of a one half mile nature trail, benches and interpretive signage of the natural history and conditions of Coe Creek and its importance to Fairview Park.

Access would be provided from the parking area at Bain Park and providing an established crosswalk to the area. A second access point could be from the rear of City Hall property through a series of stairs to the valley floor.

Establishing this area of Coe Creek as a nature preserve will extend the green space from Bain Park and provide a local natural resource for residents to enjoy close to home.

Figure 4.15. Coe Creek Preserve



# **Chapter 5**

## **Final Focus Area Development Plan**



## **Introduction**

This chapter presents development recommendations for the focus areas identified in Chapter 4 as developed by the Master Plan Update Task Force. More specific recommendations for zoning, land use and design preferences are presented discussed. The actions necessary to proceed with these recommendations are discussed in Chapter 6, the Strategic Management Plan.

## **Focus Area Recommendations**

### ***Focus Area 1***

The western Lorain Road corridor possesses a number of assets that can be used to strengthen its viability as a mixed-use commercial district for the community.

Assets-- including a mix of land uses, architectural character of existing structures, proximity to adjacent densely residential areas, and presence of high traffic numbers-- lend themselves to the following recommendations (Figure 5.1):

- Introduce and enforce design guidelines for signage and building facades (awnings, materials, etc.) that are complementary to the architecture of existing and future businesses. The unique character of the variety of businesses should be exemplified in the design character of the corridor.
- Introduce entrepreneurial start up business spaces and work/live establishments within the existing small building structures and small lots.
- Identify existing and future establishments to introduce outdoor seating, shared parking facilities, and street-life amenities to generate street activity to the corridor as well as enhance business services.
- Promote introduction of new businesses into the corridor that are complementary to existing businesses to encourage a shopping district. One example may be to build upon the specialty furniture and interior design areas of the corridor to bring additional businesses into the area to create a defined district theme.
- Enhance access to area from adjacent residential areas through identifying defined walkways and signage from the neighborhoods.
- Identify property redevelopment opportunities of underutilized land in assembling land for future development opportunities within the district.
- Establish a mixed use zoning district to support integrated needs and characteristics of a variety of uses that are present and for future businesses that could enhance this area.

**Figure 5.1 Redevelopment Plan for Focus Area 1**



### ***Focus Area 2***

The office building proposal would provide new opportunities for growth on an underutilized site along the high traffic corridor of Lorain Road. The alternative provides new office space to the corridor that complements the existing mixed uses. Additionally, with the Gemini Project proposal of a health and fitness complex adjacent to the site, the office space may provide space for health related services to this facility such as sports therapy or fitness and nutrition. The current zoning would not require a change for this development to occur.

The largest challenge for this site will be the marketing to develop due to its size and shape. Working with the Gemini project in determining support service needs for health and fitness may augment needs for this facility from outside business developers.

### ***Recommendation: Office Building***

### ***Focus Area 3***

The size of this site provides a large site to attract developers and provide a variety of services on a highly visible location along the Lorain Road Corridor. Although both alternatives provide new uses to the community, the Senior Living Complex can fill a much needed gap to the community. The community provides housing for the many stages of life of a resident. Yet, residents have no choice but to move out of the City when their needs in the elderly years are not available within the City. By providing extended senior housing, assisted living, and services to seniors, residents can maintain their lifestyle within their local community. Additionally, the Senior Center across the street can provide additional resources close by to such a facility.

As a secondary alternative, the mixed use district, can take advantage of a high traffic area with close proximity to community services for a district that provides office space, small retail areas and housing to the residents and travelers along the Lorain Road Corridor. This can a diverse and vibrant space for a variety of uses.

*Primary Recommendation:* **Senior and Assisted Living Facility  
Rezone from Institutional and Commercial to Senior  
Citizen Housing District.**

*Secondary Recommendation:* **Mixed Use District  
Develop Mixed Use Zoning District Zoning Category  
into codified ordinances.**

#### *Focus Area 4*

The housing alternatives both provide new housing that will be compatible to the surrounding residential areas. However, Fairview Park currently does not provide many areas of townhouse housing. This type of housing can provide another housing choice for demographic groups that may not need or want a single family home. These groups include empty-nesters, young professionals or middle-aged professionals with no children. These housing units can also be developed with universal design to provide accessibility opportunities to homeowners who have physical limitations. To establish design standards and a cohesive neighborhood, the creation of a planned unit development district within the City's zoning code, can provide greater guidance on the townhouse development, its layout and character to ensure it complements adjacent residential areas.

*Recommendation:* **Townhouse  
Rezone from Institutional to Single Family District or create a new  
Planned Unit Development (PUD) District.**



## **Chapter 6**

# **Strategic Management and Implementation Plan**



This Master Plan Update addresses priority issues that were identified through a survey of residents and by the Task Force at the beginning of the planning process. These issues were formulated into a set of goals and objectives in Chapter 1 of this document. In addition, the Taskforce considered scenarios for redevelopment of four focus areas; these were described in Chapter 4. Recommended redevelopment plans are presented in Chapter 5.

This final chapter responds to the goals and objectives and to the plans for the focus areas. It offers a set of strategies and actions, many of which are intended to address more than one of the specific objectives identified in Chapters 1 and 5. The strategies are presented in seven general categories that correspond to the categories of Goals and Objectives.

## **A. GENERAL**

- Request Fairview Park City Council to formally adopt the Master Plan Update
- Create an implementation committee to:
  - Prioritize implementation strategies into short and long term time frames
  - Determine funding mechanisms for each strategy
- Review and update the Master Plan in three to five years as needed
- Request input and advice from Fairview Park residents with relevant expertise and others as recommended in this document with regard to plan implementation
- Develop a mixed-use zoning ordinance as an overlay district
- Consider modification of current zoning to allow for changes within commercial zoning designation without referendum

Fairview Park, as a suburb with little land for new development, needs strategies for long-term redevelopment of its lands. This development needs to proceed in accordance with the vision and values of the community that were identified as part of this planning process.

In the review of goals, objectives and focus area plans, several themes emerged. The first theme is the theme of “quality.” Discussion during the Task Force meetings focused on quality of life for residents, quality of city services, and on the need to redevelop in a way that preserves the “authentic” qualities of Fairview Park, that “honors who we are, ” to improve Fairview Park as a distinctive and good place to live.

A second theme was “life-stages.” The Taskforce felt strongly about the need to create and sustain a community that supports a good quality of life for residents through all their life stages: childhood, young adulthood, raising families, retirement and elderly years.

A third theme was sustainable development, meaning taking a long-term view of the city and addressing its economic, social and environmental quality. Overall the theme connotes bringing higher value to the community and expanding opportunities for residents to live well.

Together these themes connote Fairview Park as a “healthy, sustainable community.” By this was meant a community that provides high quality neighborhoods, attracts a business community with meaningful, well-paying jobs; supports the long term health and well-being of its residents through healthy environmental conditions; provides opportunities for life-long education and self-improvement; encourages a strong social community with civic participation; creates pedestrian-friendly, safe streets with sidewalks that support active, health lifestyles; and provides public and private facilities that support residents in all stages of their life.

Fairview Park already contains many of the elements that can contribute to a healthy, sustainable community, including:

- stable, attractive neighborhoods;
- a well-educated workforce;
- health care services and products, including medical office facilities and proximity to Fairview Park Hospital;
- life-stages facilities and services, including schools, neighborhood parks, and a senior center; and
- healthy environmental conditions, offering good air quality, a good water supply and an appealing aesthetic in most of the city.

Elements that can be provided or enhanced through implementation of this master plan include:

- neighborhoods that offer walkable access to commercial and recreational amenities;
- places for investment opportunities to expand existing and create new business opportunities for Fairview Park entrepreneurs;
- opportunities and venues for life-long education and work enhancement for Fairview Parks adults;
- community recreational facilities and open space (trails and parks) that meet the needs of all residents to support active, healthy life styles;
- housing that meets the needs of Fairview Park residents through all life stages (single, family, retirement and assisted living); and
- attractive, “destination” commercial and entertainment areas that serve the needs of residents and attract people from outside Fairview Park.

These elements are introduced as a set of strategies that respond to the goals and objectives and focus area plans in six thematic areas: sustainable economic development; city infrastructure, including its built form and open space system; city services; public school facilities; a sense of community; and the city’s housing and residential areas. These are presented in the remainder of the chapter.

## B. SUSTAINABLE ECONOMIC DEVELOPMENT

The Task Force sought to identify long-term strategies that would lessen the tax burden of homeowners by expanding the City's tax base. Sustainable economic development, an overall focus for these strategies, implies:

- retention of a healthy service and retail community to meet needs of Fairview Park residents;
- the addition of high-value jobs to attract residents to the city and increase income tax revenues;
- attention to the location of businesses and land use decisions to ensure development patterns that improve quality of life for residents; and
- efficient use of public monies to promote development and provide infrastructure.

Four overall strategies, each with appropriate actions, are recommended for City of Fairview Park and its relationship to the business community. These include a focus on retail/service business, employment generation centers, the city as a good business location, and land use to support a sustainable business community.

### B. 1. Retail/Service Retention and Expansion

One objective of the plan is to promote new retail development that will serve neighborhood resident needs, including additional retail services requested in the 2004 Quality of Life survey, such as restaurants, another drugstore and other retail establishments which could be supported by the local marketplace and non-residents.

- Three key areas for retail/service retention and expansion were identified through this process.
  - Westgate Mall. The future redevelopment of this area needs to be resolved to ensure a growing stream of revenue for Fairview Park.
    - Actions*
    - ✓ Continue discussions between the city and the current mall owner
    - ✓ Ensure that design guidelines are used to achieve the best aesthetic appearance of the mall property and minimize any negative externalities to the surrounding retail areas
    - ✓ Improve stormwater management through use of Best Management Practices and design
    - ✓ Ensure inclusion of greenspace and pedestrian connections to neighborhoods if the mall property is redesigned

- Western end of Lorain Road. This area was identified and described as Focus Area 1 in Chapter 4. Overall, the approach for the area is to create a memorable destination for resident and non-resident shoppers and diners while enhancing the business opportunities for entrepreneurs and employees in the city. The objective is to create a recognized destination with unique or special characteristics that will draw customers into Fairview Park from across the western border and from across Fairview Park.

*Actions*

- ✓ Create a “destination” shopping district that is distinctive from Great Northern Mall area to west. This can be accomplished by using a theme and clustering uses as properties become available for redevelopment over the longer-term and by promoting business location and generation in the area. Existing businesses are a mix, but the Task Force members noted the presence of several design-oriented businesses. One scenario is to create a design/arts and crafts district. This could include businesses specializing in interior design, furniture and house wares, art galleries, artisan live/work spaces or other similar enterprises. This district would respond to more generic shopping areas to the west that already include some furniture stores. The area would constitute a more authentic district that builds on locally-owned, existing stores and incorporates restaurants and other businesses identified in the resident survey
- ✓ Strengthen the visual “cues” given to both pedestrians and drivers that they are in business district worthy of their attention. This would entail addition of street signs and distinctive street lighting along Lorain Road and creation of a “gateway” effect at the Fairview Park western boundary
- ✓ Stress a pedestrian atmosphere for shopping with restaurants and entertainment, including a program to identify appropriate locations and installation funding for outdoor seating areas and outdoor restaurant opportunities. This atmosphere can also be created through innovative use of alleys, nooks and spaces between existing buildings, and in-fill construction that mirrors the mix of architectural styles in the focus area
- ✓ Improve corridor landscaping. Trees and aesthetic landscaping enhances the experience for both pedestrians and drivers. The existing sidewalks are relatively narrow, but appropriate design techniques can be used to add landscaping that fits with the scale and width of the sidewalk areas
- ✓ Identify areas for shared parking facilities in the Focus Area. This strategy can both encourage drivers to stop in the district and can be used to improve the pedestrian atmosphere by reorienting parking between businesses and away from sidewalks, thereby encouraging drivers to linger in nearby businesses. These facilities should be located in areas with bimodal use

patterns (day v. evening), and at distances convenient for parking and walking to shopping

*Implementation*

- ✓ Commission a design plan for area, perhaps by Urban Design Center, which includes architectural standards and design guidelines
  - ✓ Consider adoption of design guidelines for the area, including use of color, awnings, and other architectural features to unify the area visually
  - ✓ Create a zoning designation for mixed use/special districts
  - ✓ Use public funds to leverage private investment for commercial expansion and redevelopment in the area, offering tax abatements or creation of a tax-increment financing district
  - ✓ Advertise existing financial programs for building repair/renovation for current business owners
  - ✓ Develop special street-scaping guidelines for narrow sidewalks
  - ✓ Assess street narrowing and calming on Lorain Road. in the district (cross walks, islands, etc.)
- Lorain Road shopping district. Create linkages with Fairview Centre and other retail areas along Lorain through physical design improvements
  - Fairview Centre. Continue efforts to enhance the aesthetic and pedestrian atmosphere to develop this area as Fairview Park’s retail “downtown.”
- Encourage Fairview Park residents to shop in Fairview Park to maximize multiplier effect and minimize “leaking” money to other communities

*Actions*

- ✓ Promote a “shop in Fairview Park” program in cooperation with local retail businesses
- ✓ Create a Fairview Park “script” or gift card that can be used only in local participating businesses
- ✓ Create a program of holiday gift certificates to local merchants; work with the Fairview School District to actively promote this type of activity as part of fundraising efforts
- ✓ Assess the market potential of businesses which provide specialty foods or products to ethnically diverse populations



**Figure 6.1** A “Shop in Fairview Park” program could significantly benefit many of the retail businesses along the Lorain Road corridor.



Figure 6.2. Results from the Quality of Life survey indicated that residents would like to see additional restaurants to complement existing eating establishments located within the City.

## **B. 2. Employment Generation and Location Promotion**

New employment opportunities within the city of Fairview Park can be created through expansion of existing employment centers and by attracting new employment centers. Employment centers may include office, back-office, other service-oriented facilities, or distribution centers that generate a significant number of jobs.

- Healthy Fairview Park. Actions to promote Fairview Park as a location for employment centers focus on expansion and attraction of health-related enterprise and entrepreneur development through technical assistance, networking and communication, and creation of incubator sites.

*Actions*

- ✓ Work with existing employment centers to determine whether any of these business can be assisted in expanding their employment numbers
- ✓ Use the theme of “healthy city” to target attraction of new health-related industries such as medical offices, medical support services, and medical-related supplies
- ✓ Develop a local entrepreneurial program for health-related businesses Fairview Park; work with economic development staff and possible consultant for analysis of potential for this field;
- ✓ Start an “Entrepreneurs for Fairview Park” program with Chamber of Commerce and other business organizations; meet once a month at a local venue to brainstorm about business development; event could be hosted by the City and the Chamber of Commerce; report on significant results on line on city web page
- ✓ Develop brochure and website section on “Healthy Fairview Park,” targeting national/international health-oriented companies
- ✓ Focus on city amenities that provide healthy quality of life for workers such as Rocky River Metropark, walkable Fairview Park, a new recreation center, etc.



**Figure 6.3** The West Valley Medical Building is consistent with a “healthy city” theme.

- Strategic location. Promote the strategic business location advantage of Fairview Park with respect to Cleveland Hopkins International Airport, downtown Cleveland business district, NASA-Glenn Research Center, Fairview Hospital, the Great Northern Corporate Center and Rocky River Reservation of Cleveland Metroparks system. The city should also promote the uniquely spectacular vistas of the Rocky River Valley and other natural features as a marketing advantage for attracting high quality development to the City.

*Actions*

- ✓ Focus on programs and incentives offered by city and advertise these to regional and national business associations
- ✓ Identify key commercial and service industry tradeshows at the regional, state and national level at which to advertise Fairview Park as a prime location for employment location
- ✓ Work with human service departments at existing employment centers to advertise Fairview Park as a prime residential location for their in-coming employees



**Figure 6.4** New office developments such as this one on Brookpark Road at West 227 Street serve as important employment centers in Fairview Park.



**Figure 6.5** NASA’s John Glenn Research Center is one of the City’s most important employers and can serve as a catalyst to attract firms engaged in the aerospace industry.



**Figure 6.6** Many areas of the City have spectacular views of the Rocky River Valley, which can be promoted as an important locational amenity for attracting new development.

### B. 3. Land Use to Support Economic Development

One key to economic development success is to establish an effective balance between commercial and residential land uses that supports redevelopment.

- Mixed-use development. Encourage mixed-use development projects through appropriate zoning. Present-day shopping and living preferences include easy access to retail and service amenities from residential areas. Mixed uses can enhance the livability for residents and generate higher property tax values.

#### *Actions*

- ✓ The Law Director and City Architect should identify model mixed-use zoning ordinances, and modify these for appropriate use in Fairview Park, and seek adoption of a mixed-use zoning designation into the city's codes
- ✓ Identify specific redevelopment areas where mixed-use zoning is needed to maximize redevelopment potential, including Focus areas discussed in this master plan update



**Figure 6.7** Many communities, such as Charlotte, North Carolina, have encouraged mixed use developments which blend office, retail and housing into the same project. Fairview Park should consider preparing a mixed-use zoning district to encourage this type of development as the opportunity arises.

- Redevelopment of properties. Facilitate the redevelopment of underutilized or marginal properties to facilitate creation of employment-generation strategies.

*Actions*

- ✓ Identify appropriate existing commercial buildings to retrofit for incubator sites to promote entrepreneurship. Fairview Park residents who have started small businesses, particularly service-oriented businesses, but who now need to grow could expand into these incubator sites. One or more of these incubator sites should be tied to development of medical and health-oriented businesses.
- ✓ Identify zoning or other community policies that could encourage live-work facilities, particularly in Focus Area 1 (the western Lorain Road corridor between West 220 and the Fairview Park/North Olmsted jurisdictional border).
- ✓ Advertise current programs offered by the city for business owners to improve their businesses and facilities, e.g. the storefront renovation program offered by Cuyahoga County.

## **C. CITY INFRASTRUCTURE**

### **C. 1. Quality, cost and efficiency of city facilities, buildings and public infrastructure**

Public infrastructure investments are used to stimulate private sector economic development, ensure the public health, safety and welfare, and provide quality of life amenities for residents. Provision of high-quality infrastructure can be costly; therefore efficiency in operation of city facilities and buildings is critical to saving public monies.

- City infrastructure. The city's public infrastructure, including streets and water and sewer systems, is the foundation of healthy living and sound economic development programs. Fairview Park needs to maintain good quality and condition in these infrastructures.

*Actions*

- ✓ Continue to apply to the Ohio Public Works Commission to upgrade the city's sewer systems
- ✓ Continue the City's Street Improvement Program
- ✓ Bury utility lines in key commercial areas



**Figure 6.8** The Wooster Road Sewer and Street reconstruction project, financed in large part by the Ohio Public Works Program, was completed in Fall of 2004.

- City Hall. An attractive City Hall can play a role in promoting Fairview Park to visitors, and can be used for events and gatherings.

*Actions*

- ✓ Identify upgrade needs for City Hall facilities, including Dunson community room and parking facilities
- ✓ Identify funding source for City Hall improvement, including charge of fees for use of Dunson Community room and expected revenue generated from such use
- ✓ Issue a request for bid for design and construction services

- City service facilities. Efficient operation of city facilities can reduce the need for increased tax revenue or save residents money.

*Actions*

- ✓ Working with service department staff, assess the need, potential relocation and funding sources for upgraded service department facilities, including a new service garage
- ✓ Working with service department staff, identify improvements in efficiency and cost-effectiveness of buildings and other facilities, including
  - Review operation of city maintenance facilities services for cost-saving measures
  - Reach out to other public organizations and neighboring cities to explore opportunities to share facilities

## **C. 2. Energy Efficiency**

- City-owned buildings. The city's buildings should be as energy efficient as possible to save the tax payers money in operating costs.

### *Actions*

- ✓ Contact Cleveland Green Building Coalition (CGBC) for technical assistance on process for energy audit, including a list of licensed consultants to conduct an energy audit
  - ✓ Work with CGBC to identify source of funding to pay for audit and to implement recommended changes
- Privately-owned buildings. Fairview Park, as part of its efforts to become a healthy, sustainable community, can encourage adoption of energy efficient building techniques and building operation through its building permit process.

### *Actions*

- ✓ Work with CGBC to identify model building codes and LEED design certification standards for commercial buildings for possible future implementation in building permit process. (The LEED program- Leadership in Energy Efficient Design-is a voluntary industry standard for improving the energy and materials performance of buildings.)

## **C. 3. Recreation and open space**

Healthy life-styles depend on access to good quality indoor recreational facilities and to outdoor recreation areas. These amenities can also help attract and retain residents.

- Joint school-city recreation and open space

### *Actions*

- ✓ Continue the partnership with Fairview School District on the Gemini Project to finalize the location and then build a new multi-purpose community recreation complex



**Figure 6.9** The redevelopment of the Garnett School property has been proposed as an important part of the Gemini project.

➤ Hiking and bicycle trails

*Actions*

- ✓ Develop bicycle routes to link Cleveland Metroparks and neighboring communities
- ✓ Initiate discussions with Metroparks, Rocky River, Cleveland, and North Olmsted to align bike paths to form a continuous trail system
- ✓ Identify rights-of-way opportunities, costs and safety measures for construction, designation and development of bike routes and designated bike lanes

➤ Public green space and parks. Identify opportunities to establish public open spaces throughout the city

*Actions*

- ✓ Establish Coe Creek Area as a nature preserve and identify a way to link to existing community spaces between City Hall and Bain Park.



**Figure 6.10** With communities becoming more conscious about the importance of bicycle safety, the City should consider potential locations for designated bike lanes.



**Figure 6.11** Small public spaces such as this one at the eastern gateway to the city help create a more livable community by providing pedestrian scale enhancements.

#### C. 4. Design of Civic Spaces

Civic spaces are those areas in the public or commercial areas of the city that are for use by residents. Well-designed civic spaces that are attractive and functional can enhance commercial activities, provide community gathering space, and enhance quality of life among residents.

- City wide streetscape program. Continue to implement a city wide streetscape program to create pedestrian-friendly qualities for shopping, recreation activities and walking. include trees, benches, and signs.
- Commercial corridor streetscape plan. Continue to implement a coordinated streetscape plan for the City's commercial arterials featuring major right-of-way improvements, such as trees, brick pavers and landscaping; identify areas for resolving parking issues with significant parking problems and recommend strategies for potential remediation
- Attractive civic places. Identify and adopt policies, zoning and design guidelines to encourage recognizable civic places, including the “town center” and other neighborhood community-oriented places

##### *Action*

- ✓ Require that all new and redevelopment projects create a civic space for use by residents of Fairview Park; examples included sidewalk benches, courtyards or pocket-parks (See Figure 6. 11)



**Figure 6.12** The City’s four year old Streetscape Program has greatly improved the appearance of Fairview Park’s commercial district and should be extended to other areas.

- Public parking. Identify opportunities for shared parking areas in the commercial corridors of the city, including Lorain Road. and Center Ridge Road.
- Special areas. The following areas deserve special attention to improve the aesthetic quality of Fairview Park:
  - western end of Fairview Park on Lorain Road. through signs and streetscape upgrades to city line (see section B.1);
  - south side of Center Ridge Road between Westgate Shopping Mall and the Rocky River city line; and
  - vistas of Rocky River Reservation along Lorain Road, east of Wooster Road, which can be improved and provide views and walking access to the park below.

## **D. CITY SERVICES**

### **D.1 Life-long Learning**

Promotion of life-long learning, from childhood to adulthood, is key for creating a citizenry that is well-educated, prepared for economic change, and engaged in the community. Residents of Fairview Park need opportunities to learn new skills, expand their horizons and improve their quality of life.

- Continue to work with the Cuyahoga County library system to improve and maximize use of the Fairview Park Regional Library

#### *Actions*

- ✓ Coordinate with the Fairview Park school district and the Cuyahoga County library system to develop programming at the Fairview Park Library to meet the needs of children and adults in Fairview Park
- Expand organized recreation programs for all residents and create special programs for children, teens and senior citizens
- #### *Actions*
- ✓ Establish/expand education programs for adult residents to be held in schools, the new recreation center or senior center;
  - ✓ Identify opportunities for programs in computer literacy training, arts and crafts, small business entrepreneurial skills, etc. for adults to enhance their job skills and quality of life



**Figure 6.12** The Fairview Park Regional Library serves as an important community asset.

#### **D. 2. Materials Management**

Efficient management of material waste is an important responsibility of public jurisdictions. Recycling and reuse of materials saves energy, avoids contamination of land, can save money for local communities and creates a more sustainable future.

- Recycling. Expand recycling program to include paint, office paper and cardboard and oil. Advertise drop off locations for existing PTA paper recycling at Parkview School
- Hazardous waste. Promote the County Solid Waste District's household hazardous waste and computer round-up programs

#### **D. 3. City Service Delivery**

- Public employees. To provide better service for Fairview Park residents from their public employees, the city should continue its policies and programs to recruit and train employees to offer efficient services and courteous interaction with Fairview Park residents.
- Recreation programs. Expand organized recreation programs for all residents; create special programs for children, teens and senior citizens

## E. HIGH QUALITY SCHOOL FACILITIES

Good school facilities provide a safe, healthy environment for children that stimulates creativity and learning. These facilities, constructed of quality materials using techniques that reduce long-term maintenance costs to the city and its residents, efficiently use material and financial resources. School buildings can become multi-purpose buildings that serve the learning and recreational needs of all community residents.

- Multiple-use school facilities. Development of public facilities that are multiple-use can better serve the needs of residents by saving money and land.

### *Actions*

- ✓ Develop new school buildings and reconfigure existing buildings as multi-purpose community facilities for adult-learning services and community recreation locations
- ✓ Work with the Fairview Park School District to facilitate location of a new recreation facility and new school buildings in close proximity to each other to maximize the value of both
- ✓ Identify any changes needed to building codes and zoning for this purpose

## F. SENSE OF COMMUNITY

### F. 1. A Strong Sense of Place

A sense of place is the foundation of a good social community, encouraging residents to look out for each other and for their community's assets.

- Neighborhood Watch. Institute and support a formal neighborhood watch program through the Fairview Police Department working with community civic organizations and schools to encourage "eyes on the street"
- Traffic safety. Work with the Fairview Park Police department and the city engineer to identify accident prone neighborhoods in the City and develop traffic calming measures in these areas
- Celebration events. Work with the Chamber of Commerce, religious institutions, and art-oriented organizations to organize and hold an annual Fairview Park Arts and Cultural Festival, to be held in a centrally-located civic space. Encourage neighborhoods to build and display floats at Summerfest.

## **F. 2. Communication**

Access to information about the community is a critical part to developing a sense of community.

- Communication mechanism. The City needs to encourage good communication with its residents and engage residents and businesses in city and school governance and social events.

### *Actions*

- ✓ Develop a community newsletter from the city to residents and businesses
- ✓ Enhance the City web page to include an on-line version of the newsletter and community-based resources for residents and businesses
- ✓ Continue to use the marquee in front of city hall to highlight achievements and assets of Fairview Park

## **F. 3. Community Leadership and Citizenship**

Effective leadership and citizenship are key elements in creating a strong sense of community. These roles can be enhanced through encouragement by the city and through educational programs.

- Encourage good neighbors. Design and implement a “Good Neighbors in Fairview Park” program in neighborhoods and business areas to encourage good corporate citizenship in the business and commercial areas and encourage people to be “good neighbors” to take care of civic spaces around their homes and businesses

### *Actions*

- ✓ Encourage neighborhood-based activities
  - ✓ Identify existing efforts that encourage good neighbors and communicate these to residents, including services for senior citizens available through the Fairview Park Senior Center
  - ✓ Develop a “home improvement” award for Fairview Park residents
  - ✓ Continue to build good relationships with the business community
  - ✓ Include the program on the City’s web page
  - ✓ Enforce existing ordinances regarding leaf removal, snow removal, etc.
- 
- Leadership. Partner with the Fairview Park Community Council and the Chamber of Commerce to identify opportunities for building more effective partnerships among public, private and non-profit leaders and organizations.

## **G. HOUSING/RESIDENTIAL AREAS**

The quality and value of residential property is the foundation of the City's ability to provide good services, infrastructure and schools, leading to a better quality of life.

### **G. 1. Diversity of Housing to Meet Life-long Needs**

- Identify mechanisms and locations to support housing stock that will meet the needs of community's changing demographic composition

#### *Actions*

- ✓ Establish a Planned Unit Development (PUD) Zoning District into codified ordinance to encourage comprehensive site design for new housing development areas to allow for a mix of housing types (see Focus Area 3)
- ✓ Utilize universal design guidelines in appropriate housing types to facilitate all ages of residents.
- ✓ Encourage/develop a senior housing facility located near the center of town, the senior center and the recreation/community center
- ✓ Assess the marketability of live/work types of housing in Fairview Park on Lorain Road in Focus Area 1

### **G. 2. Condition of Housing Stock**

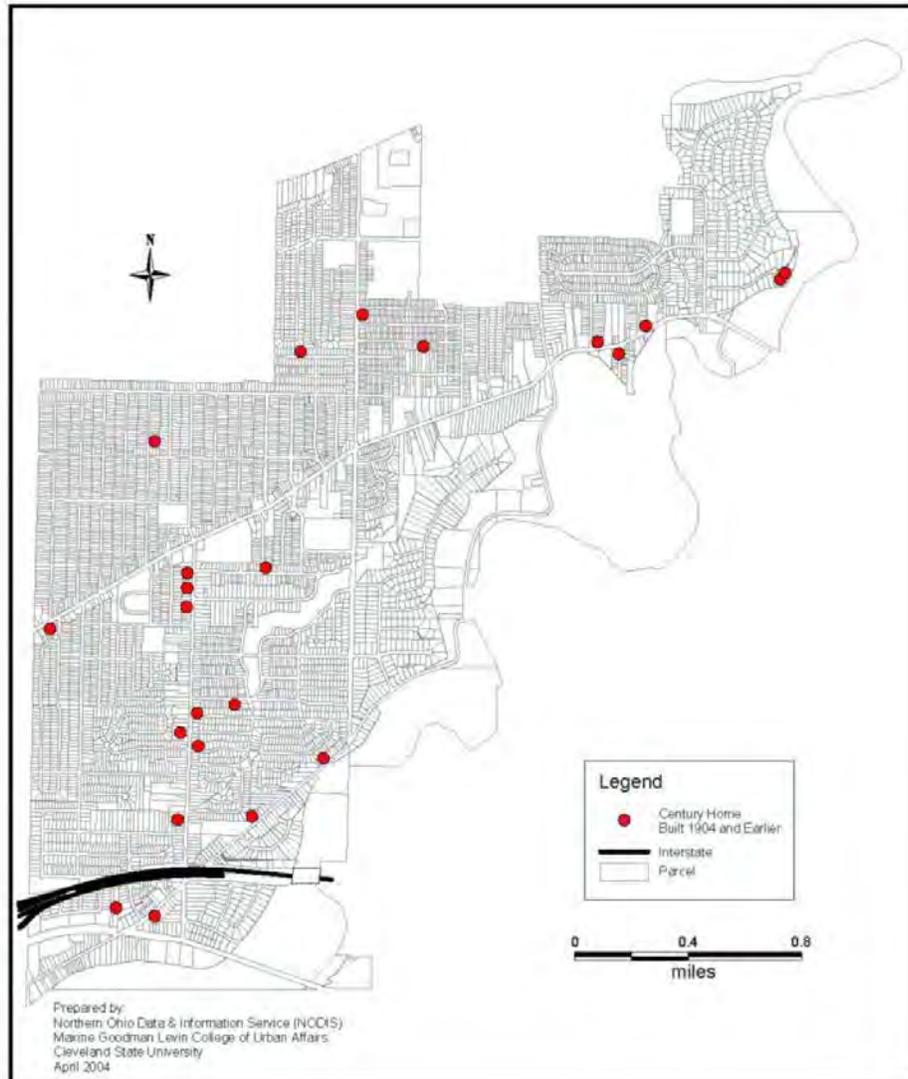
- Code enforcement. Continue to maintain and improve the City's housing stock through the ongoing code enforcement program and participation in the First Suburbs Consortium Housing Initiative.
- Multi-family housing. Identify additional resources for improving the physical condition of apartment buildings along Lorain Road through inspections
- Century Homes. Celebrate century homes existing in Fairview Park and ensure that homes that achieve "century" status are recognized (Figure 6.15).



**Figure 6.13** One of the strengths of the City is the excellent condition of the housing stock, which is checked annually during inspections under the code enforcement program.



**Figure 6.14** The City has a substantial number of apartment buildings which were constructed in the 1950's and 1960's. Continued inspections of multi-family buildings are essential to ensure ongoing maintenance standards are met.



**Figure 6.15 Designated Century Homes in Fairview Park**

# **Appendix A.1**

## **Master Plan Survey Sample**



# City of Fairview Park Quality of Life Survey May 18, 2004

Dear Resident:

Please answer each question as completely as possible. Once you have completed the survey, please drop it in the mail by June 1, 2004; the survey's return is postage paid. If you have any questions, feel free to call *Jim Kennedy*, Director of Public Service and Development for the City of Fairview Park, at 356-4412. **Thank you** for your participation in this survey!

**1. What do you like about being a resident of Fairview Park? Please mark all that apply and add anything else you feel important.**

- |  |   |
|--|---|
| <input type="checkbox"/> Affordable housing stock    | <input type="checkbox"/> Close to Hopkins International Airport |
| <input type="checkbox"/> Small town atmosphere       | <input type="checkbox"/> Parks                                  |
| <input type="checkbox"/> Convenient shopping         | <input type="checkbox"/> Recreation facilities                  |
| <input type="checkbox"/> Senior center               | <input type="checkbox"/> Recreation programs                    |
| <input type="checkbox"/> Public library              | <input type="checkbox"/> Safe neighborhoods                     |
| <input type="checkbox"/> Proximity to the Metroparks | <input type="checkbox"/> Proximity to interstate highways       |
| <input type="checkbox"/> Schools                     | <input type="checkbox"/> Healthcare facilities                  |
| <input type="checkbox"/> Close to downtown Cleveland |   |
| <input type="checkbox"/> Other _____                 |   |
| <input type="checkbox"/> Other _____                 |   |

**2. What do you *not* like about living in Fairview Park? Please mark all that apply and add anything else you feel important.**

- |  |  |
|--|--|
| <input type="checkbox"/> School facilities                           | <input type="checkbox"/> Little open land for new development    |
| <input type="checkbox"/> Age of housing stock                        | <input type="checkbox"/> Limited pedestrian access to Metroparks |
| <input type="checkbox"/> Condition of buildings in business district | <input type="checkbox"/> Lack of senior housing                  |
| <input type="checkbox"/> No true recreation/community center         |  |
| <input type="checkbox"/> Other _____                                 |  |
| <input type="checkbox"/> Other _____                                 |  |

**3. How do you rate the following services?**



	<b>Excellent</b>	<b>Good</b>	<b>Fair</b>	<b>Poor</b>
Police protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Emergency medical service	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience of public transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public school system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Excellent	Good	Fair	Poor
Public library	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garbage removal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recyclables removal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leaf removal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Snow removal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Condition of streets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Condition of sidewalks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of street lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Availability of community cultural activities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Condition of parks and playgrounds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Access to parks and playgrounds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational activities for children	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational activities for teens	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational activities for adults	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational activities for senior citizens	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**4. Of the following choices, what type of improvements or programs would you like to see instituted to make your *neighborhood* more desirable? (Please check up to four boxes).**

- |  |   |
|--|---|
| <input type="checkbox"/> Stricter housing code enforcement   | <input type="checkbox"/> Street light installation        |
| <input type="checkbox"/> Slowing neighborhood traffic  | <input type="checkbox"/> More street trees                |
| <input type="checkbox"/> Sidewalk improvements<br>(repair, leveling, ramps, extension)               | <input type="checkbox"/> More convenient retail shopping  |
| <input type="checkbox"/> Road repair   | <input type="checkbox"/> Additional recreation facilities |
| <input type="checkbox"/> Improvement/additional city services. Please indicate which services below. | <input type="checkbox"/> Additional recreation programs   |

Other \_\_\_\_\_

**5. Of the following choices, which improvements or programs do you feel could make the *City of Fairview Park* more desirable? (Please check up to three boxes)**

- New or upgraded school facilities
- Quality of education
- Aesthetic improvements of commercial areas
- Assisted living housing units for the elderly and/or disabled
- More recreation programs
- Street/sewer improvements
- Other \_\_\_\_\_

**6. Would you support an increase in taxes for any of the improvements you just checked? (Please check up to three boxes).**

- |                              |                             |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |



**7. Please rate the following issues in relation to your home and neighborhood. Please mark all that apply.**

	Excellent	Good	Fair	Poor
Condition of your home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Safety of your neighborhood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Size of house/apartment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Size of yard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Time of commute to work	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Condition of surrounding homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Condition of apartment buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Access to interstate highway system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appearance of neighborhood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Neighborhood residents	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shopping convenience	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Housing costs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments \_\_\_\_\_

Comments \_\_\_\_\_

**8. Where do you usually purchase the following goods and services? Please place the appropriate number on each line.**



**0 = Do Not Purchase/Use**  
**1 = Purchase at Westgate Mall**  
**2 = Purchase at Fairview Centre**

**3 = Purchase at other locations in Fairview Park**  
**4 = Purchase outside of Fairview Park**

- \_\_\_ Supermarket/Groceries
- \_\_\_ Doctor/Dentist (medical)
- \_\_\_ Bank/Credit Union
- \_\_\_ Daycare
- \_\_\_ Pet Care and Supplies
- \_\_\_ Beautician/Barber
- \_\_\_ Gasoline/Auto Repair
- \_\_\_ Dry Cleaners/Laundromat
- \_\_\_ Hardware/Lawn Equipment
- \_\_\_ Other \_\_\_\_\_

- \_\_\_ Prescriptions/Drugstore
- \_\_\_ Automobile Parts
- \_\_\_ Furniture/Housewares
- \_\_\_ Ladies'/Men's/Children's Clothing
- \_\_\_ Ladies'/Men's/Children's Shoes
- \_\_\_ Restaurant (Dine in)
- \_\_\_ Restaurant (Carry-Out/Fastfood)
- \_\_\_ Sporting Goods
- \_\_\_ Professional (Non-medical Services)

**8a. For those items/services you consistently purchase outside of Fairview Park, which ones would you like to be available in Fairview Park?**

\_\_\_\_\_

\_\_\_\_\_

**9. Do you feel the City of Fairview Park should consider improvements to the following commercial corridors:**

- Lorain Rd.  Yes  No  
Center Ridge Rd.  Yes  No  
Brookpark Rd.  Yes  No

**9a. If you answered yes for improvements made to any area in the previous question, what type of improvements do you feel would make these districts more appealing?**

Lorain Rd. \_\_\_\_\_

Center Ridge Rd. \_\_\_\_\_

Brookpark Rd. \_\_\_\_\_

**10. Do you feel the city of Fairview Park needs to develop plans for a community recreation center that will allow for more indoor recreational activities?**

- Yes  No

**10a. If you answered yes to the previous question, would you support an increase in taxes to support a community recreation center?**

- Yes  No

**11. How many people live in your household? Please mark the column that applies to you.**

- 1  2  3  
 4  5 or more



**12. In what type of housing do you currently reside?**

- Single-Family  Three-Four-Family  Two-Family Home  Apartment Complex

**13. Do you own or rent your home?**

- Own  Rent

**14. How long have you lived in Fairview Park?**

- Less than 2 years  2-5 years  6-10 years  11-15 years  Over 15 years

**14a. During this time, have you ever lived in a different residence in Fairview Park?**

- Yes  No

**14b. At this point in time, do you intend to stay in Fairview Park for at least another 5 years?**

- Yes       No

**14c. If no, please indicate your reason for leaving.**

- Would like to build a new home       Seeking lower tax rate  
 Would like a larger home       Would like a smaller home  
 Will need assisted living       Other \_\_\_\_\_

**15. Are you currently:**

- Employed       Not Employed       Retired

**15a. If you are employed, in which city do you work? \_\_\_\_\_**

**16. Which category best describes your age group?**

- Under 21     21 to 24     25 to 34     35 to 44     45 to 54     55 to 64     65 or over

**17. Is any member of your household physically challenged?**

- Yes       No

**17a. If yes, do you feel that the City of Fairview Park has adequate programs and facilities to serve these needs?**

- Yes       No

**18. Please list below any additional comments or concerns you may have about the City of Fairview Park.**

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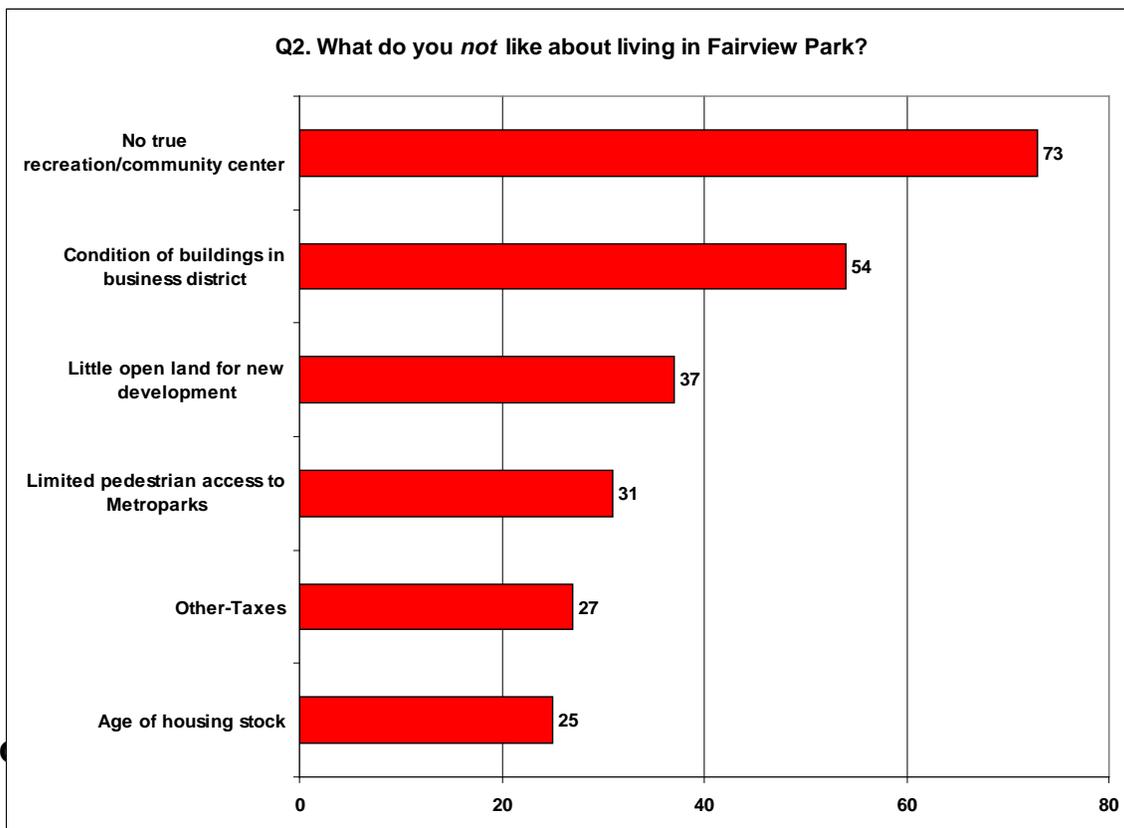
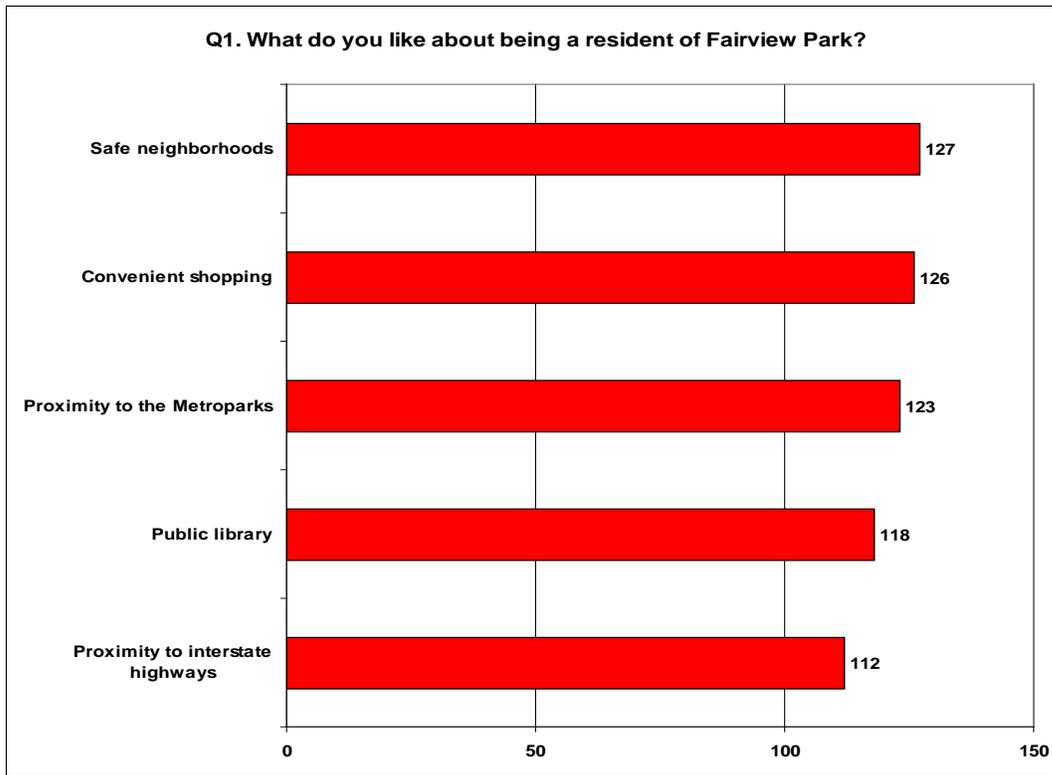
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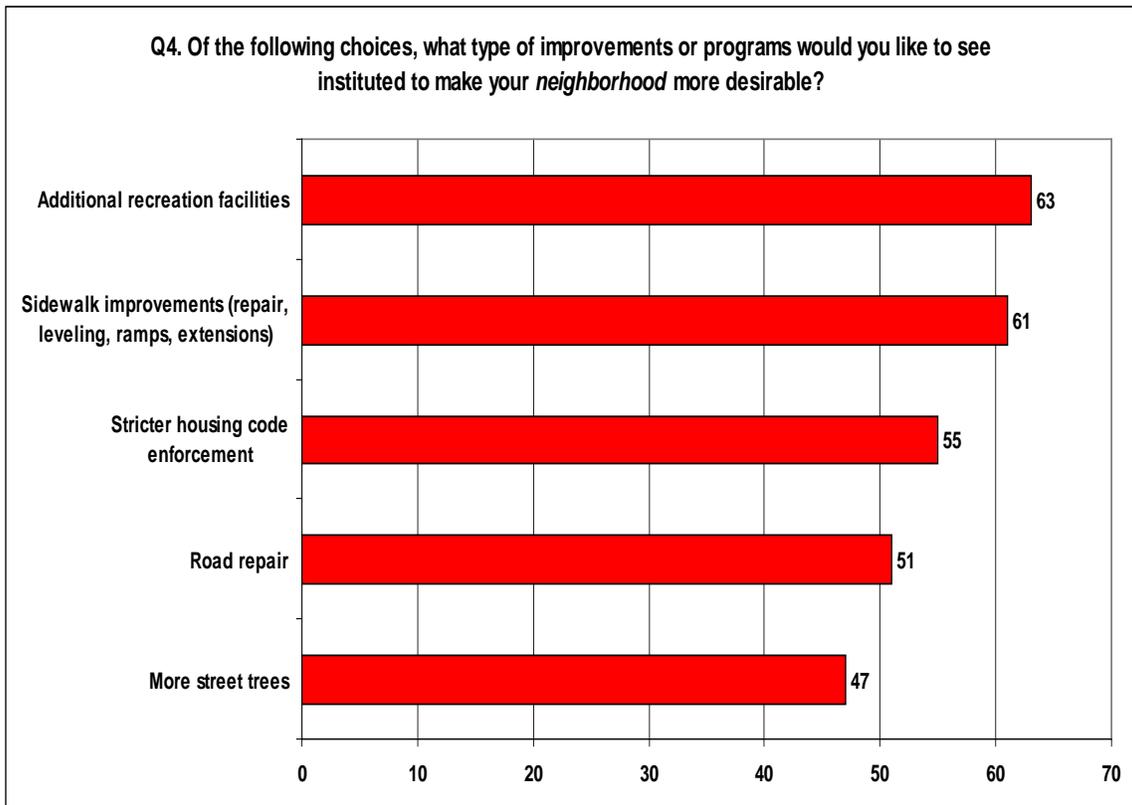
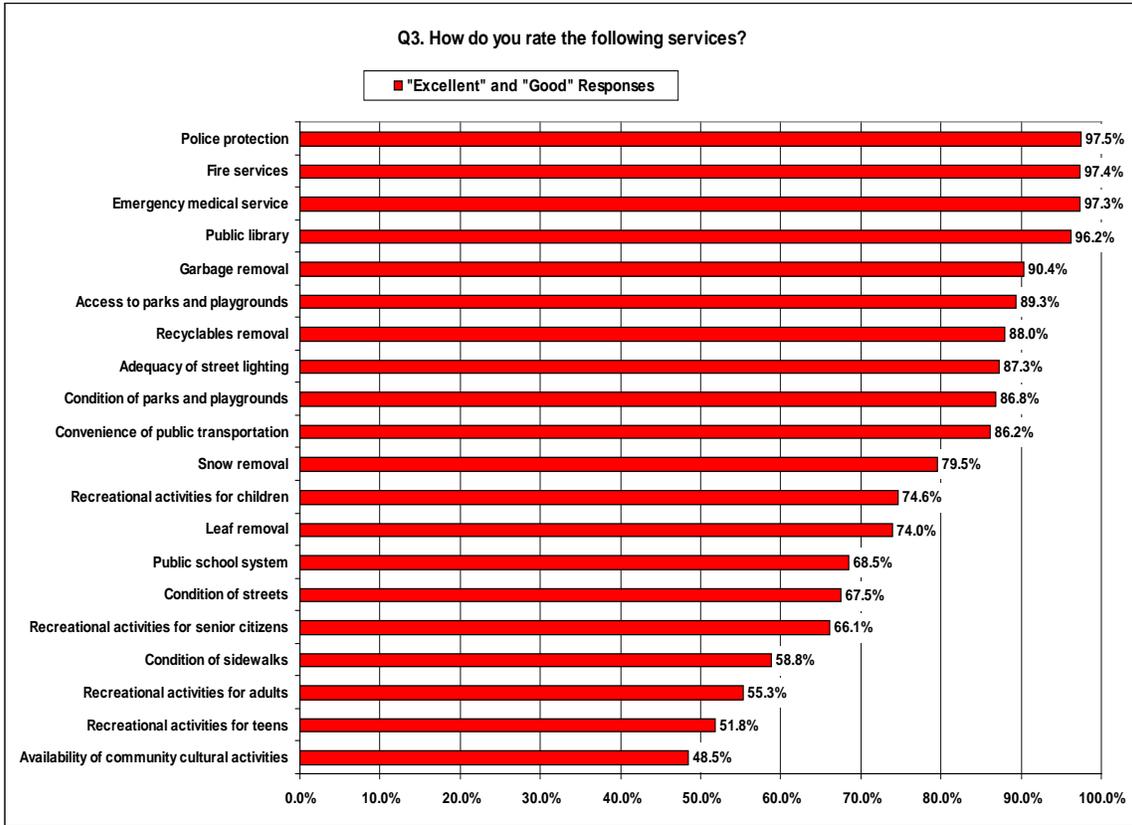


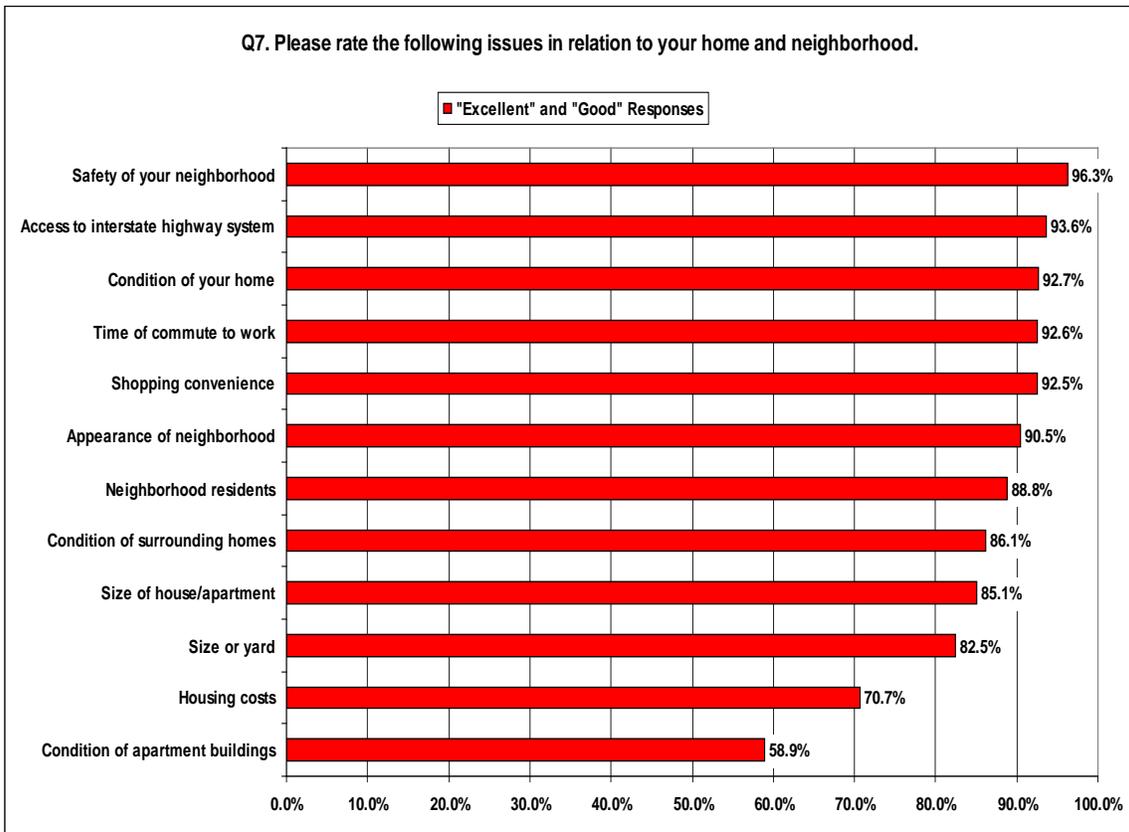
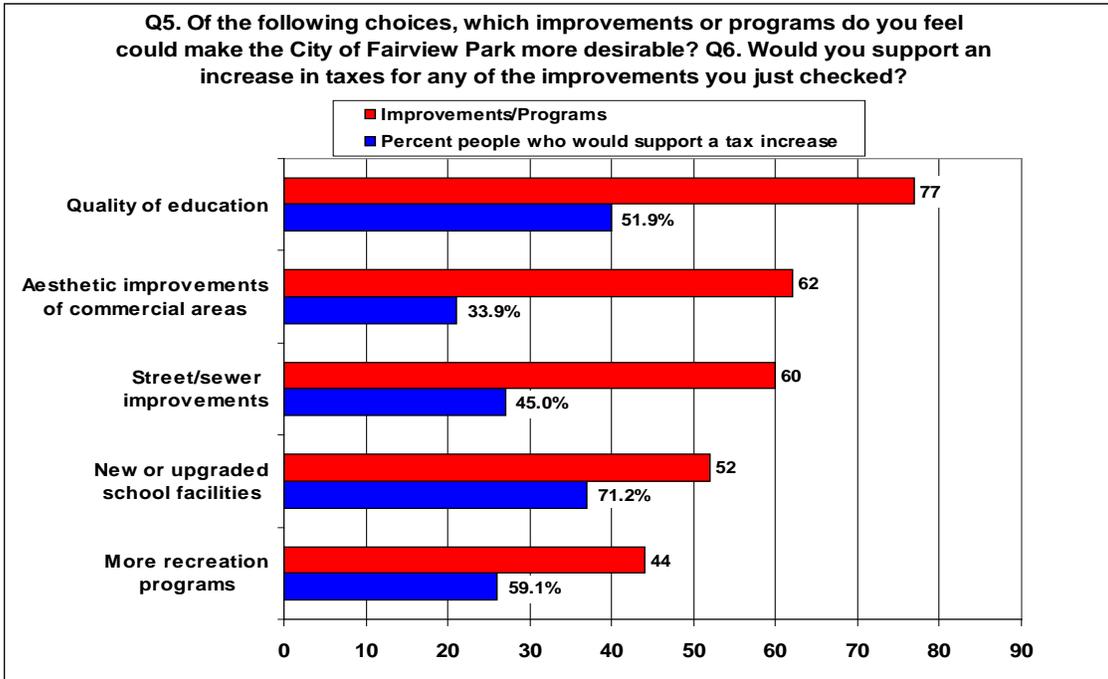
## **Appendix A.2**

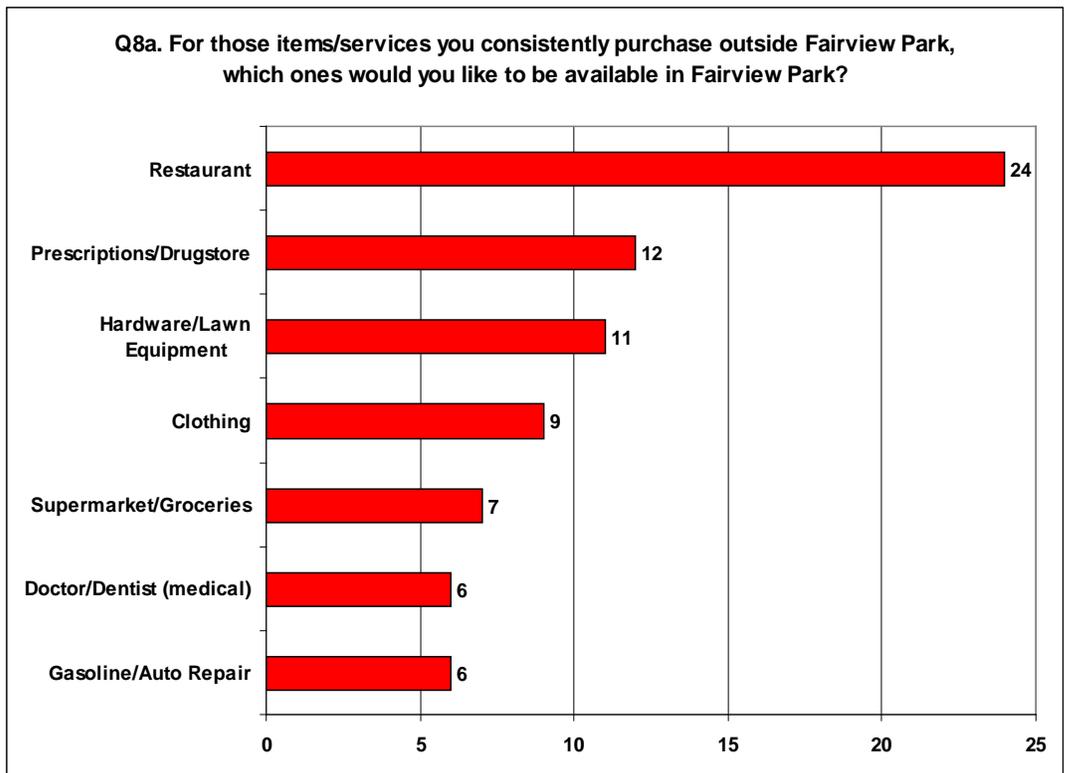
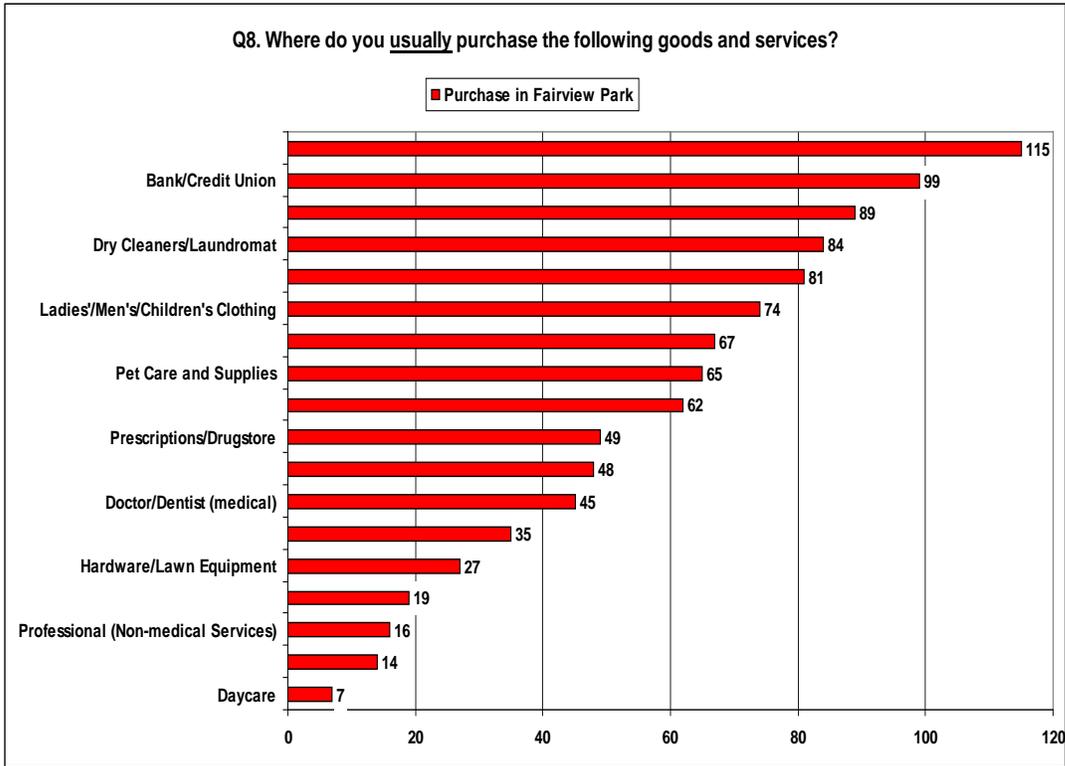
### **Community Survey--Graphic Summary**





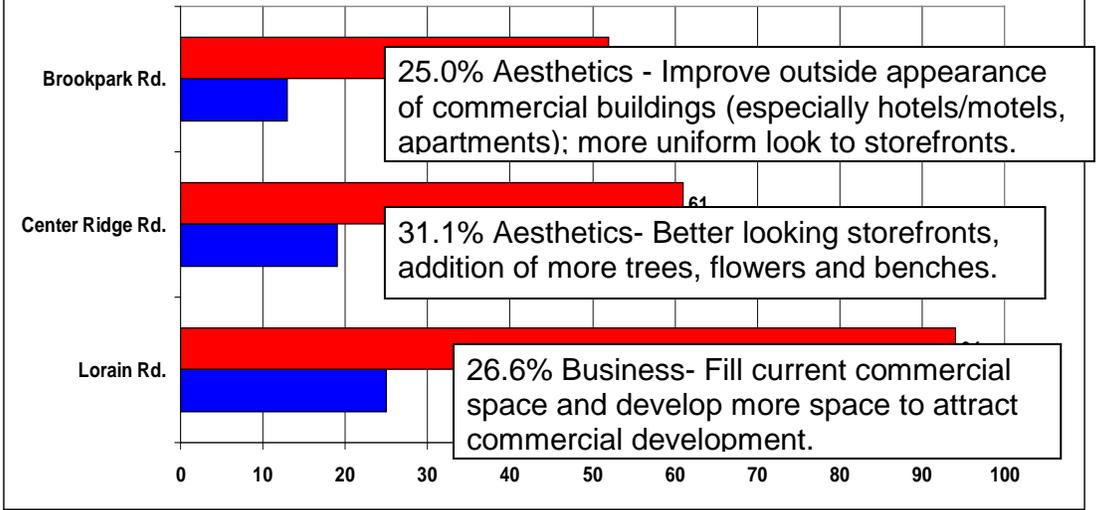






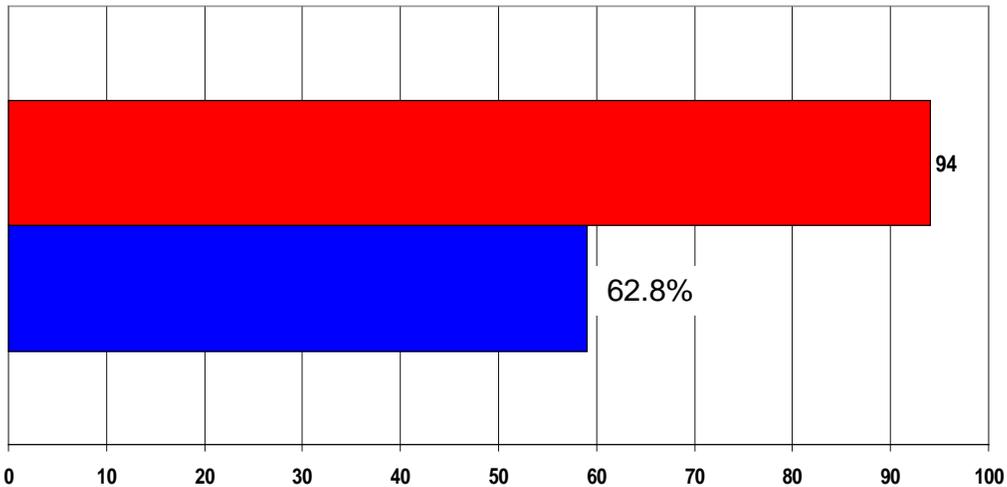
**Q9. Do you feel the City of Fairview Park should consider improvements to the following commercial corridors? Q9a. What type of improvements do you feel would make these districts more appealing?**

■ Respondents who feel that Fairview Park should make improvements to commercial corridors  
 ■ Most frequently requested improvement

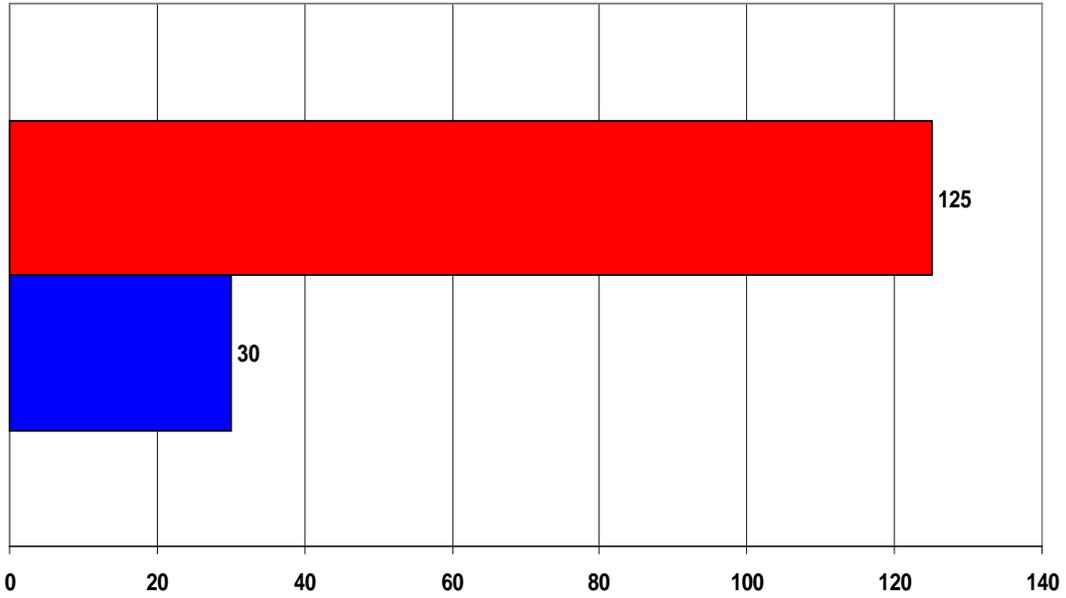


**Q10. Do you feel the city of Fairview Park needs to develop plans for a community recreation center that will allow for more indoor recreational activities? Q10a. Would you support an increase in taxes to support a community recreation center?**

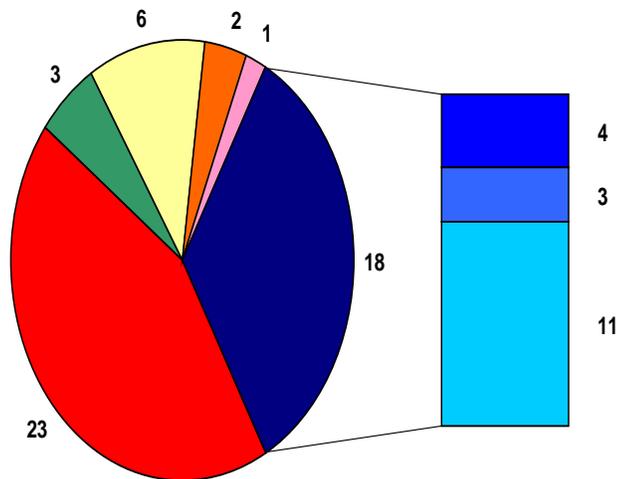
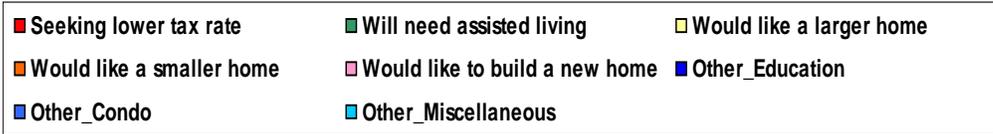
■ Respondents who would like a community recreation center  
 ■ Respondents who would support a tax increase to support a community recreation center



**Q14b. At this point in time, do you intend to stay in Fairview Park for at least another 5 years?**



**Q14c. Reason for leaving Fairview Park**



## **Appendix A.3**

### **Tabulated Responses to Community Survey**



<b>Q1 - What do you like about being a resident of Fairview Park?</b>	<b>Yes</b>	<b>No</b>
Affordable housing stock	58	
Small Town Atmosphere	89	
Convenient shopping	126	
Senior Center	35	
Public Library	118	
Proximity to the Metroparks	123	
Schools	44	
Close to downtown Cleveland	75	
Close to Hopkins International Airport	99	1
Parks	86	
Recreation Facilities	20	
Recreation Programs	21	
Safe Neighborhoods	127	
Proximity to interstate highways	112	
Healthcare facilities	59	
<b>Q_1_OTHER (Written-in Responses)</b>	<b>Count of Q_1_OTHER</b>	
Active league of Women Voters	1	
Close to Police station or Fire	1	
Close to work in West lake	1	
Community spirit	1	
Do not have children in school system but you have good school system	1	
Good/Great Neighbors	2	
Grew up here	1	
I like the type of people living in the public affairs and also the residents	1	
Need indoor recreation facilities	1	
Not much	1	
on Major Bus Route	1	
Our taxes are so high- hard to stag a resident	1	
People, friendliness, small neighborhood	1	
Proximity to NASA GRC	1	
Taxes too high!	1	
We received a good deal on a nice street	1	
Access to stores	1	
All services here have been very good	1	
Excellent condition of streets	1	
No sense of status among residents. We are all friends no matter what we do	1	
Police Service Dept- Pain in the butt	1	

<b>Q2</b>	
<b>What do you not like about living in Fairview Park?</b>	<b>Yes</b>
School facilities	22
Age of housing Stock	25
Condition of buildings in business district	54
No true recreation/community center	73
Little open land for new development	37
Limited pedestrian access to Metroparks	31
Lack of senior housing	17
<b>Q2_OTHER (Written-in responses)</b>	<b>Count of Q2_OTHER</b>
2 many apts , condos and office bldg not filled	1
City Taxes	1
Crossing Lorain road from my apt is hazardous We	1
Elected officials who can't take no far	1
Extremely high taxes- What are we getting?	1
Flooded back yards on Macbeth Avenue	1
High property taxes, schools and poor rec facility	1
High real estate taxes	1
High Taxes	4
High Taxes property	1
High Taxes- Sassy Employees	1
Higher taxes	1
I am satisfied	1
I like it way it is	1
I think house inspection on outside is important *	1
Lack of attractive business district	1
Lack of good business district	1
lack of retail especially drug store	1
Lack of Zoning enforcement. Multi families living*	1
Like a small mall West gate	1
Limited recreation programs (no swim lessons, gymnasium)	1
Limits drug traffic from their (can't read)? So they increase	1
Low budget motels still in the city	1
Many sections on Lorain Rd.	1
No complaints	1
No outdoor pool	1
No park w/swings close to house	1
No public pool	1
No Swimming pool	1
No Swimming program that facilitates good health thru exercise	1
Out door swimming pool	1
Please no more apartments! Dwellers do not support	1
Property taxes	1

Property taxes are killing me	1
Real estate tax -Especially due to schools	1
Real Estate taxes are too high	1
Relatively High Tax Rate	1
Rocky river residents getting our tax money	1
Section 8 housing(get rid all)	1
Small tax base- High Taxes	1
Tax rate, flooding of basements	1
Taxes are too high	1
Taxes becoming outrageous	1
Taxes r too high	1
Taxes should not be so high	1
Taxes too high I have no children school age yet *	1
The Cleveland Motel!	1
We are care givers & we don't have pool for swimming	1
We are loosing value in our homes. Houses are not	1
why the Westgate medical arts building got to be *	1
You need a recreation center like Westlake	1
* every year they want more taxes	1
* in single family areas	1
* so unkempt- when the location is so perfect to residents. It's almost empty	1
* to keep neighbors looking nice & business also	1
Airport Noise	1
An answer when it comes to requesting money	1
City workers living in the city seem to get special treatment	1
Condition of sidewalks poor	1
Condition of some homes	1
High Property taxes	1
High taxes relative to what you get, obesity	1
Insolent public employees. City built hundreds of new home to get more taxes then they raised taxes?	1
Lack of tax paying commercial development	1
Look like lower West side store fronts	1
need a light	1
No Downtown feel	1
Poor school system	1
Recreation Centre	1
Remaining drug housing areas in Lorain	1
Tax abatement on new business	1

<b>Q3 How do you rate the following services?</b>	<b>Excellent</b>	<b>Good</b>	<b>Fair</b>	<b>Poor</b>
Police Protection	94	61	3	1
Fire Services	92	59	3	1
Emergency medical service	93	52	3	1
Convenience of public transportation	67	64	17	4
Public school system	27	71	36	9
Public Library	104	48	4	2
Garbage removal	88	54	13	2
Recyclables removal	82	57	13	6
Leaf removal	48	66	27	13
Snow Removal	43	85	23	10
Condition of streets	21	89	50	3
Condition of sidewalks	16	78	47	19
Adequacy of street lighting	22	116	16	4
Availability of community cultural activities	14	49	52	15
Condition of parks and playgrounds	30	101	17	3
Access to parks and playgrounds	34	100	13	3
Recreational activities for children	17	74	22	9
Recreational activities for teens	9	49	42	12
Recreational activities for adults	13	60	42	17
Recreational activities for senior citizens	19	57	29	10

<b>Q4 What type of improvements or programs would you like to see instituted?</b>	<b>Yes</b>	<b>No</b>
Stricter housing code enforcement	55	1
Slowing neighborhood traffic	44	
Sidewalk improvements (repair, leveling, ramps, extensions)	61	
Road repair	51	
Improvement/additional city services.	14	
Street light installation	16	
More street trees	47	
More convenient retail shopping	34	
Additional recreation facilities	63	
Additional recreation programs	37	

<b>Q_04_OTHER (Written-in Responses)</b>	<b>Count Of Q_04_OTHER</b>
A new recreation center	1
A park for teens to roller-Blade and skate board	1
Additional dumpster for dumping other than your regular pickup & Cut down loud radios in cars	1
Alleviate flooding of backyards on Macbeth Ave	1
An attractive restaurant, Keep Westgate open	1
At stop sign at w 202 : sign needs to go up that one coming traffic does not stop	1
Bike Paths, (Walking paths), benches	1
Bus stop location near Condos	1

Business district embellishment/ Lorain looks fair	1
Clean streets in Spring and Fall (Leaves in Fall)	1
Continue to clean up and commercialize Lorain with higher end Development projects	1
Curb Repairs- Adjacent to drive ways	1
Energize Westgate	1
Enforce rule on refuse placed on lawns. (Time)	1
garbage , trucks and Noise	1
Get rid of all the lane shifts on Lorain road	1
Get rid of the Cleveland Motel!	1
Improvement on outside housing at Lenox Square	1
Larger newer homes developed 3000 sq ft min	1
Leaf & Snow	1
Limitations to street parking. Some residents use the street to store vehicles	1
Lower the property tax	1
Lowering city taxes	1
Make our pool usable for year round	1
My neighborhood is very desirable	1
Need a recreation centre badly	1
None	1
Recreational center plus outdoor pool	1
Reduce Taxes. Tell all white crews manners count. Employ some Hispanics, Blacks, Mexicans, women	1
Remove snow from drive way aprons after plows pile it up- it gets too heavy for many people	1
Replace Street signs, so all are like W220th South of Lorain	1
Snow removal for elderly	1
Swim team (community) at H.S	1
The side walks should be taken care of	1
We need an indoor pool and recreation facilities	1
Would be nice to have a loop bus around w 210 and w 220 street	1
Yard waste( landscaping debris) removal	1

<b>Q5 Which improvements or programs do you feel could make the City of Fairview Park more desirable?</b>	<b>Yes</b>	<b>No</b>
New or upgraded school facilities	50	
Quality of education	76	
Aesthetic improvements of commercial areas	62	
Assisted living housing units for the elderly and/or disabled	36	1
More recreation programs	42	
Street/sewer improvements	58	1

<b>Q_5_OTHER (Written-in Responses )</b>	<b>Count of Q5_OTHER</b>
Aesthetic improvements of residents properties	1
Better use of funds	1

Bring development that will offset our taxes! (business, commercial ..)	1
Cut taxes	1
Development of Town Center	1
Do not touch High school façade. Income tax not Property	1
High taxes	1
Improvement on outside conditions at Lenox Square. *Literally falling apart	1
Indoor / Outdoor Pool plus recreational center or merge with rocky river	1
Lower Taxes	2
more art murals, (statues), sculptures	1
Recreation center, outdoor pool	1
Rec. ctr.	1
Recreation Center	2
recreation centre with ice rink	1
recreational facility with indoor pool like Westlake	1
The green towers are a waste of money, they are not pretty	1

<b>Q6 Would you support and increase in taxes for these?</b>	<b>Yes</b>	<b>No</b>
New or upgraded school facilities	37	19
Quality of education	40	39
Aesthetic improvements of commercial areas	21	48
Assisted living housing units for the elderly and/or disabled	21	22
More recreation programs	26	23
Street/sewer improvements	27	32

<b>Q_06 Other (Written-in Responses)</b>	<b>Yes</b>	<b>No</b>
Aesthetic improvements of residents properties		1
Better use of funds		1
Bring development, that will offset our taxes! (business, commercial ..)		1
Cut taxes		1
Development of Town Center		1
Do not touch High school façade. Income tax not Property		
High taxes		
Improvement on outside conditions at Lenox Square. *Literally falling apart		1
Indoor / Outdoor Pool plus recreational center or merge with rocky river	1	
Lower Taxes		2
more art murals, (statues), sculptures	1	1
rec center, outdoor pool		
rec. ctr.	1	
Recreation Center	2	
recreation centre with ice rink	1	
recreational facility with indoor pool like Westlake	1	
The green towers are a waste of money, they are not pretty		1
	7	10

<b>Q7 Rate the Issues</b>	<b>Excellent</b>	<b>Good</b>	<b>Fair</b>	<b>Poor</b>
Condition of your home	57	95	11	1
Safety of your neighborhood	76	80	5	1
Size of house/apartment	42	89	22	1
Size or yard	58	69	23	4
Time of commute to work	55	71	9	1
Condition of surrounding homes	35	101	20	2
Condition of apartment buildings	12	64	45	8
Access to interstate highway system	75	71	8	2
Appearance of neighborhood	47	96	12	3
Neighborhood residents	51	91	17	1
Shopping convenience	66	81	10	2
Housing costs	21	78	32	9

<b>Q_7_COMMENTS A</b>	<b>Count</b>
Exception # 6 and 9 house empty 5 yrs	1
Field between W229 & Clague needs to be cleaned up!	1
I am on W220(S. Lorain) in a split home, and find a house just like mine on Robinhood St. (side street) has much lower taxes!	1
I rent only because it's simpler right now. I will stay here after the kid's graduate. I plan on buying the house.	1
Lenox Square resident unhappy. No one will help with deteriorating conditions!	1
like being able to live on the valley but be close to town	1
Living in Fairview park for 16 years	1
Parks – poor	1
Property Taxes are extremely High	1
Reduce taxes- Employ some minorities	1
Taxes are higher than Westlake & Rocky river Why?	1
Taxes too high	2
Too many houses are for sale- not selling! I am worried about my investment	1
We love our house and neighborhood	1
But taxes make our house unaffordable	1
I would love to	1
Politicians skimming money- kick backs	1

<b>Q8 Where do you usually purchase the following goods and services?</b>	<b>0-Do not Purchase/Use</b>	<b>1-Purchase at Westgate Mall</b>	<b>2-Purchase in Fairview Centre</b>	<b>3-Purchase at other locations in Fairview Park</b>	<b>4-Purchase outside of Fairview Park</b>
Supermarket/Groceries	1	1	97	17	38
Doctor/Dentist (medical)	5	4	1	40	102
Bank/Credit Union	2	5	28	66	59
Daycare	107	0	1	6	5
Pet Care and Supplies	54	0	12	53	12
Beautician/Barber	8	3	20	39	82
Gasoline/Auto Repair	5	0	9	80	59
Dry Cleaners/Laundromat	34	0	5	79	28
Hardware/Lawn Equipment	20	0	3	24	96
Prescriptions/Drugstore	9	0	11	38	100
Automobile Parts	25	0	2	33	86
Furniture/House wares	10	7	1	11	120

<b>Q8P1_OTHER_TEXT</b>	<b>Q8P1_OTHER_RATE</b>	<b>Count of Q8 P1_OTHER_TEXT</b>
Book Stores, Manicures	1=Purchase at Westgate Mall	1
Grocery Store more choices	4=Purchase outside of Fairview Park	1
Lawn and Yard Maintenance	4=Purchase outside of Fairview Park	1
Movies and fun	4=Purchase outside of Fairview Park	1
Never realized how little we shop in Fairview		1
Nice Restaurants and new stores to Westgate mall		1
Pool Supplies	4=Purchase outside of Fairview Park	1

<b>Q8P2 For all good and services you consistently purchase outside of Fairview Park, which ones would you like to be available in Fairview Park?</b>	<b>Count of Q8P2</b>
All	2
all marked 4	1
all of the above	2
Are you kidding? What percent of gas tax does Ohio get back for road repairs	1
Auto Parts	1
Bank (First Merit)	1
Better Restaurants	1
cheaper gas , doc and dentist	1
Cheaper Super Markets	1
Clothing	2
Clothing, Shoes Restaurants	1
convert Westgate mall into Wal-Mart and more restaurants, which will contribute and Fairview Park homeowners wont be forced to move away to Avon Lake or other lower taxed city	1
Decent grocery store	1
Dine in restaurants	1
Dine in restaurants & More selections at Giant Eagle- I drive all the way to Crocker Giant	1

Eagle for Organic, sushi etc.	
Discount Stores	1
Do most shopping in N.Olmsted	1
Doctor, prescriptions, Dry Cleaners , Restaurants	1
Doctor, Hardware . Sporting goods	1
Doctor/ Dentist, ladies/men's/children clothing	1
Drive through pharmacy 24 hrs	1
Drug Mart , Marcs, Lowes, Value City	1
Drug Store Restaurants Clothing Shoes	1
Drug Store, Dentist, Pet store, Beautician, Furniture store	1
Drug Store, Restaurant	1
Drug store/ prescriptions- Miss the medic at Fairview Center	1
Drugstore	1
Drugstore, Clothing , Westgate mall is a joke	1
Dry Cleaning	1
Every one- only if courteous and helpful- lower prices	1
Everything is close enough there are already too many small unkempt business along Lorain road	1
Few new restaurants moved be nice	1
Gasoline is more expensive near my home	1
Gasoline/auto repair, restaurants	1
good restaurant	1
Grocery stores- More choices	1
Hardware	3
Hardware & Carry out fast food	1
Hardware & Shell gas station	1
Hardware , Lawn equipment	1
Hardware , lawn equipment , drugstore	1
Hardware , Shoe Stores	1
Hardware store	1
Hardware store , Restaurant (Dine in and out )	1
Hardware/ lawn equipment	1
Heinen's or similar upgrade grocery store/ an attractive restaurant, cozy coffee shop	1
Home improvement	1
indifferent	1
KFC Kenny Kings	1
ladies clothing/shoes & Furniture/ house wares	1
Lawn maintenance (soil mulch, Etc)	1
Marc's - Famous hair	1
Marc's & home depot	1
More and better Restaurants	1
More options for clothes, shoes & gasoline	1
More restaurant (Drive in)	1
More restaurants needed	1
Most are in Rocky River so its only 5 minutes away	1

Most are very close to home but outside of city limits	1
None	7
None use in rocky river and North Olmsted	1
Not Critical	1
Prescription Drugstore purchased outside CVS	1
Quality Dine in Restaurant	1
Quality market needed. Our average is below in quality	1
Restaurant	2
Restaurant Dine in	1
Restaurant- non fast food	1
Restaurant(Dine in)	1
Restaurants	2
Sporting goods	1
Target world market clothing Stores	1
They are available but the chain's & quality are not what I'm looking for	1
Travel agency- although the Fairview Travel did move to the edge of N.Olmsted	1
Upgrade Westgate -Clothing Sporting Goods	1
Walgreens Drug store , Home Depot	1
Wal-Mart/ Walgreens or Drugmart. Giant eagle/ old navy	1
Wal-Mart	1
We are on the border of rocky river so its just a matter of convenience	1
West gate mall is going down the toilet! I now shop at Great Northern	1
yes	1

<b>Q9 Do you feel the City of Fairview Park should consider improvements to the following commercial corridors?</b>		
	<b>yes</b>	<b>No</b>
Lorain Rd.	94	51
Center Ridge Rd.	61	80
Brookpark Rd.	52	81

<b>Q_09 part 2a If you answered yes for improvements made to any area in the previous question, What type of improvements do you feel would make these districts more appealing?</b>		<b>Count of Q_09p2a</b>
<b>Lorain Road</b>		
A better business district		1
Aesthetic		1
Aesthetic-More attractive appearance		1
Aesthetics More variety, more choices		1
Attract Upscale business		1
Better Quality Stores		1
Better retail instead of 2nd hand stores. Check. Cashing stores- need to attract quality customers		1
Better side walks, signs, trees lightning, It looks so poor average now		1
Better timing on lights		1

Bike routes-more pathways- Too many cars! - Very unhealthy life style	1
business food improvement, reconfigure street lanes fro traffic	1
Business Fronts & lamp posts	1
Capitalize on the south side of Lorain	1
Clean up the old buildings , not with modern details but with traditional styles	1
Close the hotels/ motels	1
Close the motel	1
Commercial owners should upgrade their buildings less brown brighten up the commercial area between 210 and 220	1
Continue improvements	1
Continued streetscaping, refurbishment of existing storefronts	1
Continuity in the appearance	1
Development of Town center	1
Eliminate Parking/ improve traffic flow	1
Eliminate the Housing ECT behind the business	1
Fill commercial vacancies	1
Finish streets , Update areas	1
Front of store, signs, local shopping	1
Get rid of Country inn Motel & substandard Apt's	1
Get rid of old dilapidated buildings & hotels	1
Get rid of remaining motels , rec store and hardware store	1
Get rid of the Cleveland Motel! Face lift to the buildings	1
Get rid of the dumpy apartments	1
Get rid of the Motels, empty gas stations	1
Get rid of the old motels & bars	1
I like Lorain roads small town atmosphere	1
Image of Commercial Buildings	1
Improving, but lets get rid of the rest of these motels	1
Large flower planters at intersections. A uniform appearance to storefronts. Correct the spelling of Fairview Centre to Fairview Center	1
less cheap garments and bars	1
Less Police presence. Fewer Police cruisers hiding in shadow	1
Looking good	1
Lots of work completed ,looking good	1
Make the commercial buildings look better	1
Many store fronts look dated and dirty	1
More Aesthetic looks	1
More cohesive appearance	1
More downtown feel, not so spread out/	1
More trees	1
Most of Lorain should be raised and lights need to be timed	1
NA	1
Nice restaurants, attractive coffee shops	1
Operations of business hours made later for 2nd shift workers	1
Reline the streets so that the lanes don weave back & forth	1

Remodel or replace old small buildings on Lorain road	1
Remodel outside of building	1
Remove remaining motels, improve facades	1
Repair	1
Repairs have not been well done	1
road conditions	1
Roads	1
Shopping Center	1
sign control retail store Façade improvement program	1
Some minorities employed	1
Some older buildings- improved	1
Speed Limit 35-25-35-25 Curvature of lanes	1
store fronts	1
Street lights, repairs, trees & benches	1
Tear down motels & add high end Development	1
Tear down remaining Motels	1
This should be determined by a committee made up of representatives from home owners, business & government	1
Too many Apartments , hotels & Motels	1
too many unsightly businesses appearances look old dated and uninviting	1
Trees/Park benches	1
Update buildings -tear down old apt buildings	1
Update old house/buildings	1
Updating of Building appearances	1

<b>Q_09p2b</b>	<b>Center Ridge Rd.</b>	<b>Count</b>
Aesthetic		1
Better and prettier brick building		1
Business Fronts & lamp posts		1
Clague Road- terrible		1
Commerce streets		1
Eliminate Parking/ improve traffic flow		1
Front of store, signs, local shopping		1
Image of Commercial Buildings		1
Improve manners of employees -City		1
Landscaping and trees		1
Looking old		1
Make the commercial buildings look better		1
More downtown feel, not so spread out/		1
NA		1
Needs to be widened towards rocky River		1
Nice restaurants, attractive coffee shops		1
On dark rainy nights cannot see road stripes		1
Planters flowers		1
Put something in the old office Depot Store		1

Redo Westgate area	1
Reduce traffic congestion	1
Remove remaining motels, improve facades	1
Restaurants , resale shops	1
Resurface	1
Resurfacing	1
Resurfacing ,Upgrade Westgate /more shops	1
Road is too cluttered and signs	1
Roads	1
store fronts	1
Street lights, repairs, trees & benches	1
Tear down motels & add high end Development	1
This should be determined by a committee made up of representatives from home owners, business & government	1
Trees/Park benches	1
Update buildings , landscaping	1
Update buildings-add new restaurants	1
Updating of Building appearances	1
Wall of river cut down the traffic lights	1

<b>Q_09p2c</b>	<b>Brookpark Rd.</b>	<b>Count</b>
Additional office buildings		1
Airport related hotels & restaurants		1
Bike routes-more pathways- Too many cars! - Very unhealthy life style		1
Business Fronts & lamp posts		1
Close down the business that are there		1
Close the motel		1
Commercial Development		1
Develop more business		1
Expand business		1
Flowers/ plants in median strip between Mastick & Clague roads- regular mowing of public grass		1
Front of store, signs,		1
Get rid of the rest of the porno places & stripper/ dance places & bars		1
Hotels / Restaurants /service the airport		1
Industrial Park- more business		1
keep green space in better condition & street surface		1
Landscaping and trees		1
Less Development		1
More commercial retail		1
More retail , Medical Buildings etc		1
NA		1
new restaurants		1
Ok		1
Prefer the trees and no buildings		1

Promote new Zaremba complex fill it up w/com uses -Get tenants for Zaremba	1
Recreation Center	1
Restaurants	1
Resurface	1
Road/ Especially Clague down to 480 entrance	1
Roads	1
Sassy-dumb human- white employees	1
Some posts just are not that nice- Unsure of examples	1
Some sort of industrial park to attract larger business	1
Tear down motels & add high end Development	1
The Med Buildings in the area	1
This should be determined by a committee made up of representatives from home owners, business & government	1
Trees/ Neighborhood atmosphere needed	1
Trees/Park benches	1
Wider road by Mastick	1

<b>Q_10p1</b>		
<b>Do you feel the city of Fairview Park needs to develop plans for a community recreation center that will allow for more indoor recreational activities?</b>	<b>Yes</b>	<b>No</b>
	94	58

<b>Q_10p2</b>		
<b>If you answered yes to the previous question, would you support an increase in taxes to support a community recreation center?</b>	<b>yes</b>	<b>no</b>
	59	51

<b>Q_11</b>	<b>How many people live in your household?</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5 or more</b>
		51	56	26	15	11

<b>Q_12</b>	<b>In what type of housing do you currently reside?</b>	<b>Single Family</b>	<b>Three-Four-Family</b>	<b>Two-Family</b>	<b>Apartment Complex</b>	<b>Condo</b>
		138	1	1	20	2

<b>Q_13</b>	<b>Do you rent or own your home?</b>	<b>own</b>	<b>rent</b>
		138	23

<b>Q_14p1</b>	<b>How long have you lived in Fairview Park?</b>	<b>&lt;2</b>	<b>2-5</b>	<b>6-10</b>	<b>11-15</b>	<b>&gt;15</b>
		17	29	18	16	82

<b>Q_14p2</b>	<b>During this time, have you ever lived in a different residence in Fairview Park?</b>	<b>yes</b>	<b>no</b>
		32	130

<b>Q1_14p3</b>	<b>At this point in time, do you intend to stay in Fairview Park for at least another 5 year?</b>	<b>yes</b>	<b>no</b>
		125	30

<b>Q_14p4 If no, please indicate your reason for leaving:</b>	<b>CountOfQ14P4</b>
better schools	1
Might move to warmer climate	1
Schools	1
seeking lower tax rate	23
will need assisted living	3
would like a larger home	6
would like a smaller home	2
would like to build a new home	1

<b>Q_14p4_other (Written-in Responses)</b>	<b>Count of Q14P4 OTHER</b>
area with courteous Employees	1
Close to water	1
just don't know yet	1
More equality for all students learning	1
More to California	1
Moving closer to work	1
Neighborhood Deteriorating	1
or reasonably priced Condo in F.P	1
Retiring and want to be nearer to family	1
Rocky river has more amenities, business & support	1
Seeking lower tax rate & in rocky river where appreciation is better and houses look better	1
seeking upscale communities	1
Too many water problems, flooding yard & basement	1
Unhappy with condo committee on improvement	1
want a condo	1
would like to build a new home in F.P because children's schooling is expensive	1
Would like to buy a condo or a house	1
would like to leave Cleveland area all together	1

<b>Q_15p1 Are you Currently :</b>	<b>Employed</b>	<b>Not Employed</b>	<b>Retired</b>
	117	4	39

<b>Q_15p2 If you are employed, in which city do you work?</b>	<b>CountOfQ15P2</b>
All suburbs	1
Bay Village	1
Brecksville/ Elyria	1
Brooklyn	1
Brookpark	1
CLE	3
Cleveland	45
Cleveland & West lake	1

Cleveland + Independence	1
Cleveland+ Bay Village	1
East Cleveland	1
Elyria	1
Fairview	3
Fairview , Cleveland	1
Fairview Park	4
Fairview Park & Brook park	1
Fairview/ may field village	1
Highland Heights	1
Hinckley , Cleveland	1
I may return to full time	1
Independence, Ohio	1
K.Park	1
Lakewood	2
Lakewood, West lake	1
May field village	1
Mayfield Hts.	1
Middleburgh heights	5
Middlefield	1
N.Olmstead, Westlake, North Royalton	1
N. Olmsted, Cleveland, Rocky River	1
North Olmsted	1
North Olmsted	1
Oakwood	1
Olmstead Falls	1
Out of state	1
Parma	2
Parma + county wide affairs	1
Rocky River	7
Solon/ Beachwood	1
Strongsville	2
varies	1
Various cities sales rep	1
Various municipalities	1
Westlake	9
Westlake, Oakwood Village	1
Wooster-Akron	1

<b>Q_16 What Category best describes your age group?</b>	<b>&lt;21</b>	<b>21-24</b>	<b>25-34</b>	<b>35-44</b>	<b>45-54</b>	<b>55-64</b>	<b>65 or over</b>
	0	1	19	31	38	31	41

Q_17p1 Is any member of your household physically challenged?	yes	no
	15	146

Q_17p2 If yes, do you feel that the City of Fairview programs and facilities to serve these needs?	yes	no
	15	8

Q_18 Please list below any additional comments or concerns you may have about the City of Fairview Park:	Count Of Q18
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"veers" to the RTA- lack of security-not providing restrooms, atm or change vending machines for commuters. Being an employee on Center Ridge and knowing other business owners in the area there are far too many "unwelcome" non-patrons entering our *	1
Are we using our tax dollars wisely?	1
As a single person residing in a small ranch style home, I am happy overall with living in F.P. The taxes are on the high side but that is understandable considering there are no substantial businesses to share the tax burden. As of this time & for the foreseeable future Ban parked cars on the side of the streets 24 hrs. daily; driving on these streets is very hazardous. Enforce your ordinances, leaves on the side of the streets make drivers drive in middle of the street. Homes without sidewalks are guilty ones	1
Bring discipline back to public schools and improve the basics in education. Parents to pay for their children's participation in sports.	1
City inspector to inspect condo housing. Housing falling apart inside and out. No one returns calls and no one inspects property.	1
City is worried to impress someone who flooded basements. Stupid service department-sassy? City thinks they are Hitler. No help for Lower income, elderly (Why?) Raise taxes to line their own pockets. Racist-(Do not employ minorities). Harass minorities	1
City needs better updated schools .Parks have been improved .Taxes are too high	1
City needs to attract more young people with upscale housing and retail. City should have done this along Lorain road instead of recently built office buildings (old forge ctr) .Why is office space a priority when the area is full of empty office buildings	1
Could use cross walk at New Marathon Station/ store since a lots people access from across street from Lg. Apartment Buildings to go to marathon and Bus line stop. Other cross walks are out of reach for all including elderly and disabled.	1
Currently looking for a house; would love to stay in Fairview Park .City taxes most likely will force me to look elsewhere .What about a break in city taxes for first time home buyers in Fairview.	1
Disappointed in Fairview Center, I have heard that you have problems with the owner. Too bad. Kamm's Corners far better. Survey is great idea! Conduct them often. Tree planting on Lorain excellent 1st Step. Cooperation between city and schools productive.	1
Eileen is doing a great job. The schools are not appealing. The taxes are too high. Houses are not selling so why would any one invest in one!	1
Enjoy the small town feel our community. If we had open land it would be great to see new homes being built. Schools need to continue on building students prepared for future and college life. Advertise various ways to become involved in community service	1
F.P was a great city to live in	1
Fairview Park was a nice place to live. We felt lucky to live here. We moved from Maine and we do not know the area well when we chose F.P. The city is safe and clean. I would recommend this area to any one who asks.	1
Focus on improving existing services and amenities and keeping safety forces strong	1
I am an African American senior and do not see any other Africans Americans participating in any events at the senior Activity center nor have I seen any at the parade held last summer . I do not see any in the churches . I have always believed in participation	1
I am concerned about a drive to build a recreation center. These centers are very costly to build and run. We would be much better off to improve our school buildings and try to	1

increase and encourage commercial development where possible. We have nice \*

I am glad that there is a master plan for the city, and that you are querying the people for their thoughts. Also many of my neighbors go to the other cities to use the recreation centers. I can see a day when they move to the other cities

I am pleased with the city of Fairview .Its convenient and serves me well

I am tired of having 69% of my property taxes going to schools & still be asked to vote on school levies to increase our taxes. When new businesses get a tax abatement and pay no taxes for 5 to 7 yrs there is a lot of vacant of space. Leveling of trees.

I am very happy here. I am able to walk to the library and Westgate mall so appreciate the convenience. I like that no big box stores are here. I want pedestrian access to the metro parks via Wooster road as its dangerous

I am very pleased with the services of this city. The main reason I am not happy is the Cleveland motel on 227th & Lorain. It's not really a motel. The same people have come & gone in & out of the rooms for the last half year. This motel is an Eye sore. It\*

I believe that F.P has the 3rd highest tax rate in Cuyahoga County- yet we don't have a public swimming pool or recreation center. We are living in difficult times and we are way too dependent on foreign oil and automobiles. It is beautiful here! We \*

I believe the city has made one major advance and that is Lorain. However they stopped short of finishing the job. There are still homes that need upgrading, lack of high end development to help lower taxes & no luxury services( rec. center, programs or

I do not support any tax increases because I feel our tax base is already high. I am single with no children but I have no choice but to pay increase in tax for levy just passed. I would like to see more recreational facilities for the money I spend here

I feel very fortunate to live in such a beautiful city that is well protected and maintained. The only thing not keeping me here would be the lack of a recreation center. We have considered moving our family of 6 to Westlake. Please try and convince the

I had paid \$800(in 1990's) for new side walks on W 220(S. Lorain) then when W.220 was repaired all new side walks on w.220. While on Mastik and MacBeth a lot of side walks are in very bad condition. What I'd like to know, is W.220 the only street that was\*

I hate repeating my self

I hope there is a plan to bring in tax dollars other than our income/ real estate taxes. If these rates continue to increase I may be forced to sell my house as it is becoming harder to swallow increased mortgage payments

I like the improvements made along Lorain Rd.; trees, benches, etc. The city is quite and still has access to shopping. I walk a lot through the city and area.

I love living in F.P. It is quite compared to it's suburbs. I like small town setting. Would like smaller shops around Lorain rd.

I think city is beautiful place to live. Certainly could use better shops our tops location Fairview Center. I would like more info on our schools. I would like swimming or tennis offered. Recreation Center for kids. I would like to participate in contest

I think mayor Patton has done an outstanding job on improvements to our city. Previous mayor had shown nothing. Our school system & buildings & grounds need much improvement not at all happy with present system. All my children have attended private school

I was shocked at how much my house payment went p because of taxes. I think \$75 is a little too much for my budget

I would like to see an improvement in Westgate mall .Its nice to shop there but they will need some stores to draw people (such as another depot store) I would like t see these motels improved upon. If they are going to rent out for more than a few days t

I would love to take some classes (master) program @ Fairview Park- class offered by CSU, but can take @ Fairview park to make life easier- convenient drive. Just an idea- others may like too.

In response to Q#1, I would like to see my taxes remain about the same- they have more than doubled since we moved here. The small town atmosphere and appreciate the fact that I have excellent loving neighbors & friends in Fairview Park

It has been a great place to live

It would be nice if Mastik road was resurfaced with curbs etc installed

It would be unique for the city to clean the driveway aprons of snow piled heavy & deep from

the street plows in winter - think about it! What a wonderful, helpful, ground breaking service this would be.

- It's the best location in the nation 1
- Live at Aberdeen Commons. Have noticed during power outages, Fairlawn circle blds. always experience some outage. Apartments on Lorain rd. & Lorain rd. itself on both sides does not. Suggests there is a problem with the service to Fairlawn Circle Bldgs. 1
- Lorain rd. needs much improvement. I feel the merchants in Fairview Center have been done injustice. They had every reason to believe the center would be at full capacity years ago. I am not faulting the City. Certainly the own of the center has much responsibility 1
- Main concern is education and taxes. A recreation center will be a great asset 1
- Mayor Ellen Patton is the best thing to happen to this city in years. Have school superintendents form groups to assault state legislators regarding school funding through real estate taxes declared unconstitutional Before next levy is needed. 1
- More frequent curb brushing and leaf pick up 1
- My Big concern is a light across Lorain road -200 west apts to marathon gas station. Someone is going to get hurt or worse crossing the street .Fairview cannot do anything its up to our gr8 state officials 1
- My only concern is with the high taxes 1
- Need better Music programs in schools. Lorain rd was beautiful when there were homes than Apts or motels. We need our own theater, outdoor pool, ice rink. Children's Spray center is good need more arts & craft summer session 3-6 yrs age 1
- Need to attract more business to lower the tax rate. Fairview centre needs to attract better quality stores. Strip plaza at 220 Lorain needs better quality stores 1
- No center turning lane -Why Not?? Traffic pattern is confusing by shopping center entrance .Why should merchants on north side of Lorain have street parking and south merchants do not. Parking is available behind north side merchants bldg. Create a 1
- NO Tax increase, especially with old people. It is a good community and safe. 1
- Our family enjoys F.P. The only attraction we few would benefit would be a recreation center with swimming pool, fitness activities etc... The pool at the school is not desirable, the recreation programs is lacking in energetic staff. I grew up with all 1
- Our taxes are high, our schools are poor & we continue to loose tax generating business & replace them with low end business that attract low end customers. I love my neighbors but if I can't see some progress for all the taxes I pay I will move to \* 1
- Our taxes are out of control- Our Main Sts don't reflect the high taxes I am paying- inspect conditions at W228th South side of Lorain store fronts and the Motel. That old unkempt house all this makes this place Ghetto! 1
- Over Taxed , School board is not responsive to residents questions and does not show need for requested moneys 1
- Park for teens to do there skate boarding & roller blading to keep them out of the plotting lots and sidewalks with curbs .A safe place for kids instead of out where people drive 1
- Parkview-School worst in district no playground, too many burned out teachers .I would support contributing to an actual play ground and some updates facilities ,but resent playing for salaries of teachers who should not be there . Anonymous polling of pa 1
- Plant American Elms 1
- Please change the timing of the traffic signal at west 204 and Lorain .The red is way too long for W.204 traffic 1
- Please stop using the city hall Marquee to promote religious institutions. This is unconstitutional let St Angles put up there own sign .No more tax levees school funding is a mess and needs to be restructured even if it means more federal funding , cont 1
- Property tax!( It is the reason we leave Cuyahoga county normally) 1
- Residents who live in houses with attached garages and use the garages for junk & etc. The driveways are full of cars and some are rusty. Garages should be for cars 1
- School board especially and city officials must recognize and acknowledge that there is a large portion of this community with school age children and soon to have children who (rightly or wrongly) will not support taxes ,programs or other community development 1
- Schools -need better basic education reading writing and math. They have children read and write for the kids who cannot -Why not just teach them? The focus seems to be the correct 1

answers on the state tests not education

Senior water aerobics at the pool 1

Some homes are poorly maintained, high grass. We have 1 home on street that houses 1 family plus many transient men- concerned Re: possible criminal elements- This is a cul-de-sac with many families with children. Quality of school system is deteriorating. 1

Taxes are too high 1

Taxes are very high .This is not going to draw new business or home owners 1

Taxes too high. Poor rental housing follow up. Poor noise control neighbors. F.P is a bedroom community and needs a stronger tax base. Lorain road, both sides could be developed as a "Legacy village" and draw people from all around. Fairview is behind in \* 1

Thank you for doing this survey. F.P is great little city, but I wished we can get a donation or grant to make more improvements. 1

The city had potential one time. That ship has sailed. I will not support the Gemini project 1

The city needs a safe place for teens to hang out. We need a coffee house and possibly a 60's style burger place at Fairview center with music and booths. Our teens go to Caribou and Arabica in river. If you have any Ignatius grads from the 60's and 70\* 1

The garbage collection is superb! My family in Hudson does not have the same quality of service as Fairview park and they pay high premium for very picky low quality service .I also wish we did not have the deal with the RTA 1

The school buildings need replacement or repair2. Morton parks water arks concert base should be of softer , safer material for any children who play there .3.Empty homes with uncut grass yards are a concern 1

The school system needs to be improved. Some teachers need to be replaced by better teachers. Raising the taxes won't solve the problems of the schools. 1

The schools & the recreation centre are the biggest problems. The schools are old & outdated. We don't even have a recreation centre. The improvements to Bohlken park are awesome, now we need to work on indoor recreation. 1

The taxes here are horrible and we just can't see what we are getting from them. The schools are going down hill & keep saying they need more money, but where is the money going? 1

The wooded property behind the homes on W229th St. has become a junk yard of rotten and cut down trees. The owner (Kimmich Nursery) has allowed trees that he had cut down or fallen, to remain piled up and some leaning against healthy trees. This is not \* 1

There must be a continued working relationship with the city administration and Fairview park board of education. There appears to be a good relationship now -continue to improve on it .Keep lines of communication open .Without good schools you have no city 1

This is a great place to live as I have most of my adult like. Very affordable and well kept. The one negative is the constant requests for increases in property taxes and the city not quitting if it doesn't get what it wants for whatever issue that may be 1

This is a nice city. The schools need to improve first then until you get a recreation center and outdoor pool .Nothing will bring families here. 1

This was given to me by the person you sent it to as I was a resident here for long. I have long wanted to vent at the poor stewardship of the schools and city administration 1

Timing of traffic lights on 210 and 220 is terrible .We pay more taxes. Why is Brookpark Road 40mph in Fairview and 50mph in N.Olmstead same with Lorain .What happened to the tennis courts that were going to be replaced when the library was built? 1

Very nice community to reside in 1

Waste of money on unnecessary streets, downsize council employees. Eliminate all extra school activities that all students cannot participate in and boy text books needed by all students .All other employees to have more money for text books for student 1

We are happy here but would like to see some of our tax money used on things that all residents can benefit from. 1

We are very satisfied with our community and plan to stay 1

We feel a Recreational Facility is not important to F.P at this time. F.P should use it's time and resources to build a public pool. This would cost far less. 1

We had planned to live her about 5 years but water issues in the neighborhood and with in the house have promoted looking else where. F.P is a great place but the 20 houses we looked at before buying came with their own major problems. F.P is not on the \* 1

We have no quality small market or super market- we need. Our markets are average, some selling near expiration date for bigger profits). Elder's have difficulty walking to shop (if too large they will not support) Keep them small and efficient.	1
We need a recreation center to stay competitive with other cities. We have a beautiful city especially for some one like me who loves old homes, but we need to have the modern amenities to attract and keep families here.	1
We need to slow down the traffic that cuts through the neighborhoods, all way speeding driving crazy and with totally disregarding the safety of our children and seniors and the homeowners in general. I have complained about my street 100 times and only o	1
We paid \$ 5904 in property tax on a spilt level (1961) last year. An identical house (same square footage & similar lot) in west lake pays \$3800 in property taxes. We love our house & are working hard to fix it up. We love the Metroparks and the neighbor	1
When you read about the "cuts" in education in Fairview it is depressing! I know taxes are high here but- education is important. More positive comments about the schools would be great. It seems most of the children in my neighborhood attend parochial *	1
Would like more programs for elderly	1
Would like the city to stop using numbers for street names, feels like we live in Cleveland, name all streets proper names. Housing stock is older. Taxes too high	1