

City of Cleveland Heights, Ohio
Improvement Target Area Study

2022

CITY OF CLEVELAND HEIGHTS, OHIO IMPROVEMENT TARGET AREA STUDY

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Introduction

The City of Cleveland Heights undertakes various activities through its annual allocation of federal Community Development Block Grant (CDBG) program funds. In order for an activity to be eligible to utilize CDBG funds, it must meet one of the following three national objectives (24 CFR 570.208(a)(b)(c)):

- benefit low- and moderate-income persons;
- aid in the prevention or elimination of slums or blight; or
- meet community development needs having a particular urgency when: existing conditions pose a serious and immediate threat to the health or welfare of the community which are of recent origin or which recently became urgent, that the recipient is unable to finance on its own, and that other sources of funding are not available.

Within the federal regulations, activities addressing slums or blight on an area basis must meet the following four criteria (24 CFR 570.208(b)(1)):

- The area, delineated by the recipient, meets a definition of a slum, blighted, deteriorated or deteriorating area under State or local law;
- Throughout the area at least 25% of the properties are deteriorated, abandoned, or vacant; have experienced a significant decline in property values or have abnormally low property values; are known or suspected of having environmental contamination; or the public improvements throughout the area are in a general state of deterioration;
- Documentation is maintained by the recipient on the boundaries of the area and the conditions and standards used that qualified the area at the time of its designation; and
- The assisted activity addresses one or more of the conditions which contributed to the deterioration of the area. Rehabilitation of residential buildings carried out in an area meeting the above requirements will be considered to address the area's deterioration only where each such building rehabilitated is considered substandard under local definition before rehabilitation, and all deficiencies making a building substandard have been eliminated if less critical work on the building is undertaken. At a minimum, the local definition for this purpose must be such that buildings that it would render substandard would also fail to meet the housing quality standards for the *Section 8 Housing Assistance Payments Program - Existing Housing*.

The Ohio Revised Code (ORC) contains definitions for the terms "slum" or "blight" in various chapters. These definitions have been written to satisfy the requirements of various government programs, such as Urban Renewal Debt Retirement Fund (725.01 et seq.), County Rural Zoning; Renewal of Slums and

Blighted Areas (303.26 et seq.), Community Redevelopment Corporations (1728.01 et seq.), and Housing Projects (3735.40 et seq.). These programs either create definition of “blighted area” or “slum,” or reference the definition at Section 1.08 of the Ohio Revised Code. The definitions which appear to most closely coincide with the intent of the federal CDBG regulations is located in Section 725.01 (revised 2017):

(A) "Slum area" means an area within a municipal corporation, in which area there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property, by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to public health, safety, morals, or welfare.

(B) "Blighted area" means an area within a municipal corporation that substantially impairs or arrests the sound growth of a municipal corporation, retards the provision of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use by reason of the presence of a substantial number of slums, deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, unsanitary or unsafe conditions, contamination by hazardous substances or petroleum, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions to title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors.

In order to assist in the implementation of City of Cleveland Heights revitalization programs, the Cuyahoga County Planning Commission ((CPC), previously known as the Cuyahoga County Regional Planning Commission (RPC)), developed a methodology of comprehensive and standardized field surveys and mathematical standards to identify blighted areas. The methodology was approved by the U.S. Department of Housing and Urban Development (HUD) in 1984, and reaffirmed in 1991. A single source through which to seek approval at the state level does not exist.

In 1985 and 1988 RPC, and in 1994 and 2003 CPC, completed a comprehensive property condition survey as directed by the City of Cleveland Heights Department of Planning and Development of all one- to three-family residential structures, multi-family residential structures, and commercial storefronts/office buildings within the city. In 1997, CPC completed a comprehensive property condition survey in selected areas (a portion of Lee Road and a portion of Mayfield Road), as directed by the City of Cleveland Heights Department of Planning and Development. For all the surveys, areas showing a concentration of substandard properties delineated through the methodology were termed Improvement Target Areas (ITAs).

In 2011, the City of Cleveland Heights contracted with CPC to undertake a condition survey within the commercial areas of the city. The 2011 survey examined all commercial storefronts/ office buildings/industrial buildings. The survey criteria and rating scale were approved by the City of Cleveland Heights Department of Planning and Development.

In 2022, the City of Cleveland Heights contracted with PlaceMark Collaborative, LLC to undertake a condition survey within the commercial areas of the city. The staff Principals of PlaceMark Collaborative, as CPC employees, conducted every property condition survey in Cleveland Heights from 1994 through 2011. The 2022 survey examined all commercial storefronts/ office buildings/industrial buildings. The survey criteria and rating scale were approved by the City of Cleveland Heights Department of Planning and Development.

The entire survey was conducted by the PlaceMark Collaborative Principals. The field work was conducted either from within a vehicle in the public right-of-way or parking areas, or in districts with substantial concentrations of commercial activities, the survey was conducted on foot. The survey was conducted during July, 2022.

The surveys were conducted on a building-by-building and street-by-street basis, working systematically through the community. The survey resulted in the examination of approximately 525 commercial storefronts/office buildings/industrial buildings, based upon the tally taken at the completion of the survey.

It is important to note that the survey work was conducted at a specific point in time. Therefore, any improvements or deterioration that has occurred to a building since the time of the survey is not part of this inventory. Although a slight change in the number of substandard buildings or storefronts within an ITA may occur over time, this variation does not invalidate the basic premise that the ITA continues to identify a concentration of substandard buildings or storefronts within a defined geographic area. It is important to note, however, that surveys should be conducted periodically to maintain a current inventory of existing conditions.

Field Survey Methodology

Commercial Properties

This survey included all first floor retail business establishments, office buildings, and industrial buildings. All properties were recorded by street and specific address of the property, business name/building name, whether the property was vacant, and survey date. Multiple storefronts in the same building were assigned the same letter code for future identification. For example, multiple storefronts in the first building surveyed were all assigned “A;” multiple storefronts in the second building surveyed were all assigned “B,” and so forth.

Each property was also evaluated against nine property elements: facade/exterior walls (condition), facade/exterior walls (design), building signage, windows/doors, accessory building(s), accessory structure(s), site features, driveway/parking lot, and right-of-way (Appendices A and B). If the surveyor

determined that one or more property elements required repair, a determination was made as to whether the necessary repair was major, moderate, or minor in extent. Based upon the definitions in the criteria, a major repair need was rated as a more severe problem than a moderate repair need, and a moderate repair need was rated as a more serious problem than a minor repair need. Each definition was also assigned a corresponding point score, with major repair needs assessed a higher value than moderate repair needs, and moderate repair needs assessed a higher value than minor repair needs. Due to the nature of the property elements, some categories contain only one or two of the three possible levels of repair needs. The respective point values were then assigned to the property element(s) and the score totaled.

If the total score was between 4.5 and 9.0 points, the storefront, office building, or industrial building was considered substandard.

Scoring Methodology Revision

The City of Cleveland Heights Department of Planning and Development requested one methodology change for the 2022 commercial property survey: Right-of-Way condition was added to the list of property elements. Right-of-way conditions affect the appearance of a commercial area, which also influences the economic conditions of the area and decisions by property owners and tenants about investing in real estate and businesses at a location.

Right-of-way condition issues were assessed in the categories of major or minor repair needs. Major repair needs consisted of separately reviewing sidewalk, driveway apron, or curb condition (cracking, damage or shifting over majority of area requiring major or total replacement); or street pavement condition (cracking, alligating, or potholes over majority of area requiring major total repaving). Minor repair needs consisted of separately reviewing the condition of the following items: missing tree (tree pit with no tree); street furniture (wear or damage); sidewalk (minor cracking or damage); driveway apron (minor cracking or damage); curb (minor cracking or damage); and street pavement (minor cracks requiring filler).

This change increased the total number of property elements evaluated from eight to nine, and increased the potential maximum score from 9.0 to 10.0.

The *2022 Improvement Target Area Study - Cleveland Heights, Ohio* point threshold for identifying substandard commercial properties was raised to 4.5 because of this change (2011-12 survey: 4.0 points of 9.0 possible points = 44.4% of all possible points to reach the threshold for substandard condition; 2022 survey: 4.5 points of a possible 10.0 points = 45.0% of all possible points to reach the threshold for substandard condition).

Improvement Target Area (ITA) Identification Methodology

For all commercial storefronts and buildings in the City of Cleveland Heights, two spreadsheets containing the street address, business name, condition score detail, and total condition points were provided to the City of Cleveland Heights Department of Planning and Development. The first spreadsheet provided citywide results by address. The second spreadsheet provided citywide results ranked low to high by point score.

The locations of all substandard storefronts and buildings, along with ITA boundaries created from the survey results, were mapped and provided to the City of Cleveland Heights Department of Planning and Development (Map 1). Each office or industrial property received only one symbol on the map, regardless of the number of units, building square footage, or property acreage involved. Commercial properties received the number of symbols equal to the number of substandard storefronts on the parcel.

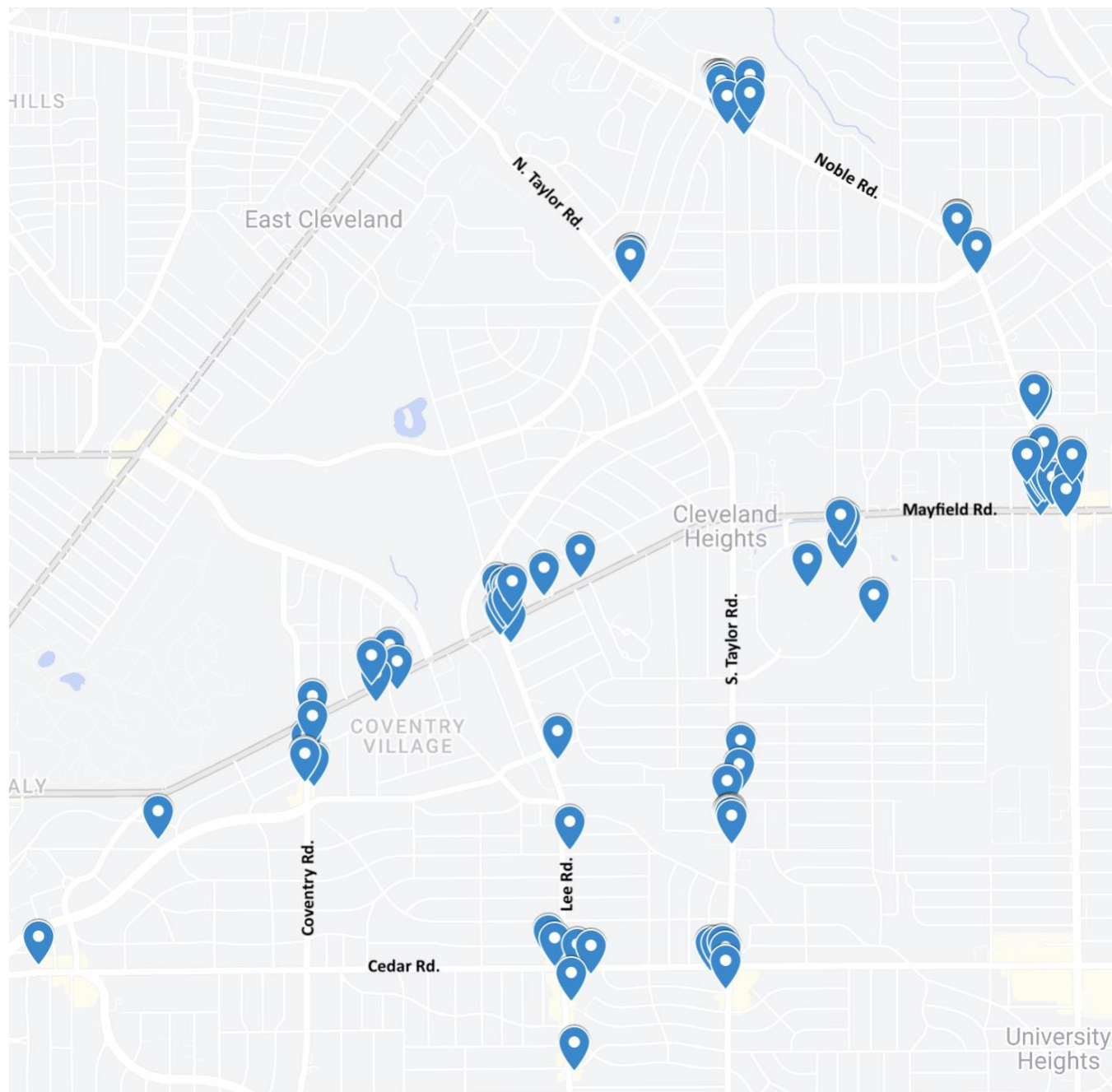
The next step identified areas with significant concentrations of substandard storefronts or buildings for the purpose of designating an ITA. In order to ensure that ITAs are designated in a consistent manner, the same statistical standards from the 1985, 1988, 1994, 1997, 2003, and 2011-12 reports were utilized again to define the term "concentrations," as used to characterize the number of substandard storefronts and/or properties within a specific geographic area.

The primary standard used to qualify an area as an ITA was **15 or more substandard properties or storefronts per ten acre area**. This standard requires an ITA to be a minimum of ten acres in size. No ITAs were identified using this standard.

For commercial areas, another qualifying standard was **25% or more substandard storefronts on a contiguous commercial strip**. No ITAs were identified using this standard.

A secondary qualifying standard for commercial areas was **25% or more of the total storefronts occupying a block face were substandard**. Three ITAs were identified using this standard.

Map 1, Substandard Commercial Storefronts, Office Buildings, Industrial Buildings Identified, Cleveland Heights, 2022



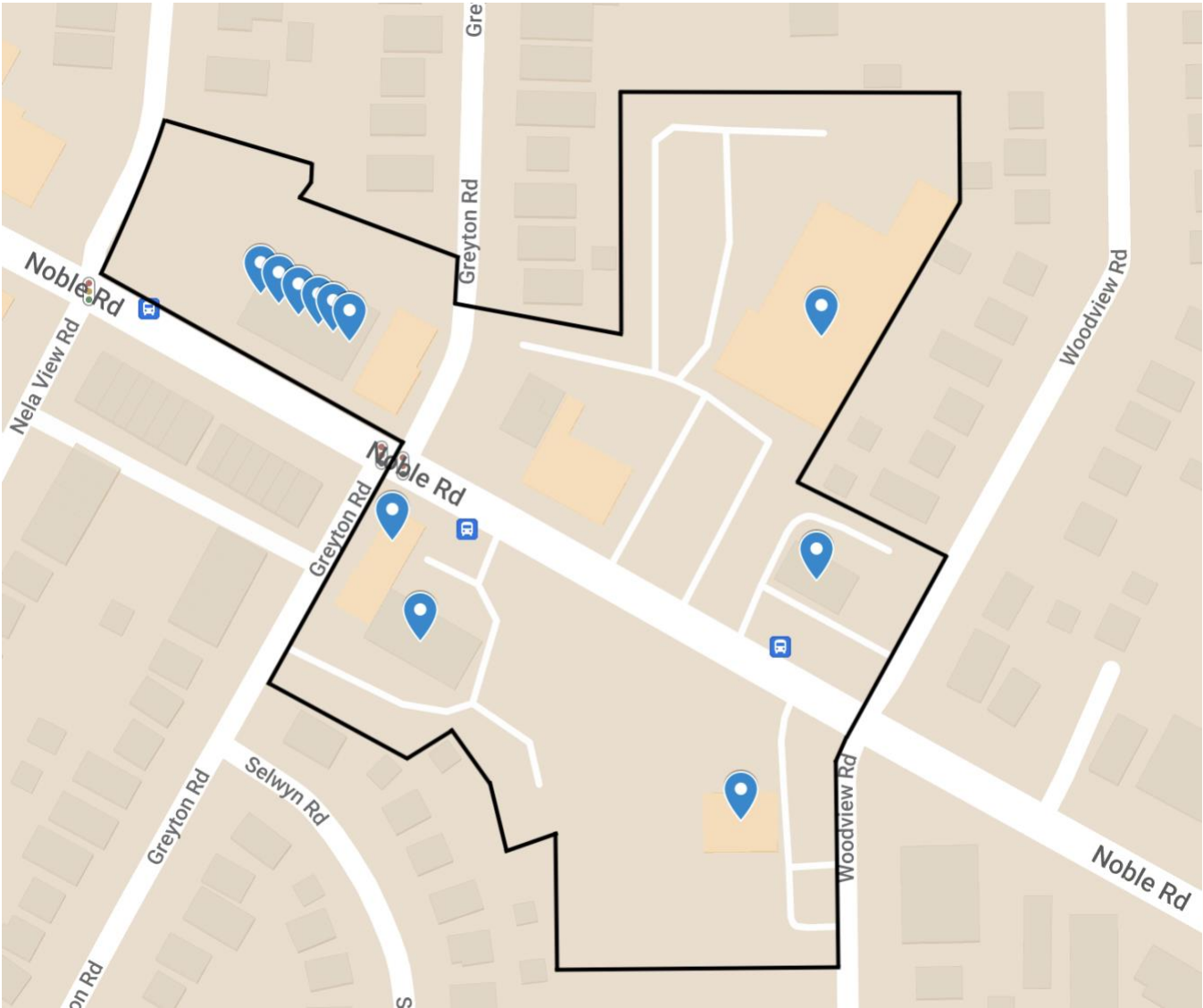
Source: PlaceMark Collaborative LLC.

Map 2, Improvement Target Area, Mayfield and Lee Roads, Cleveland Heights, 2022.



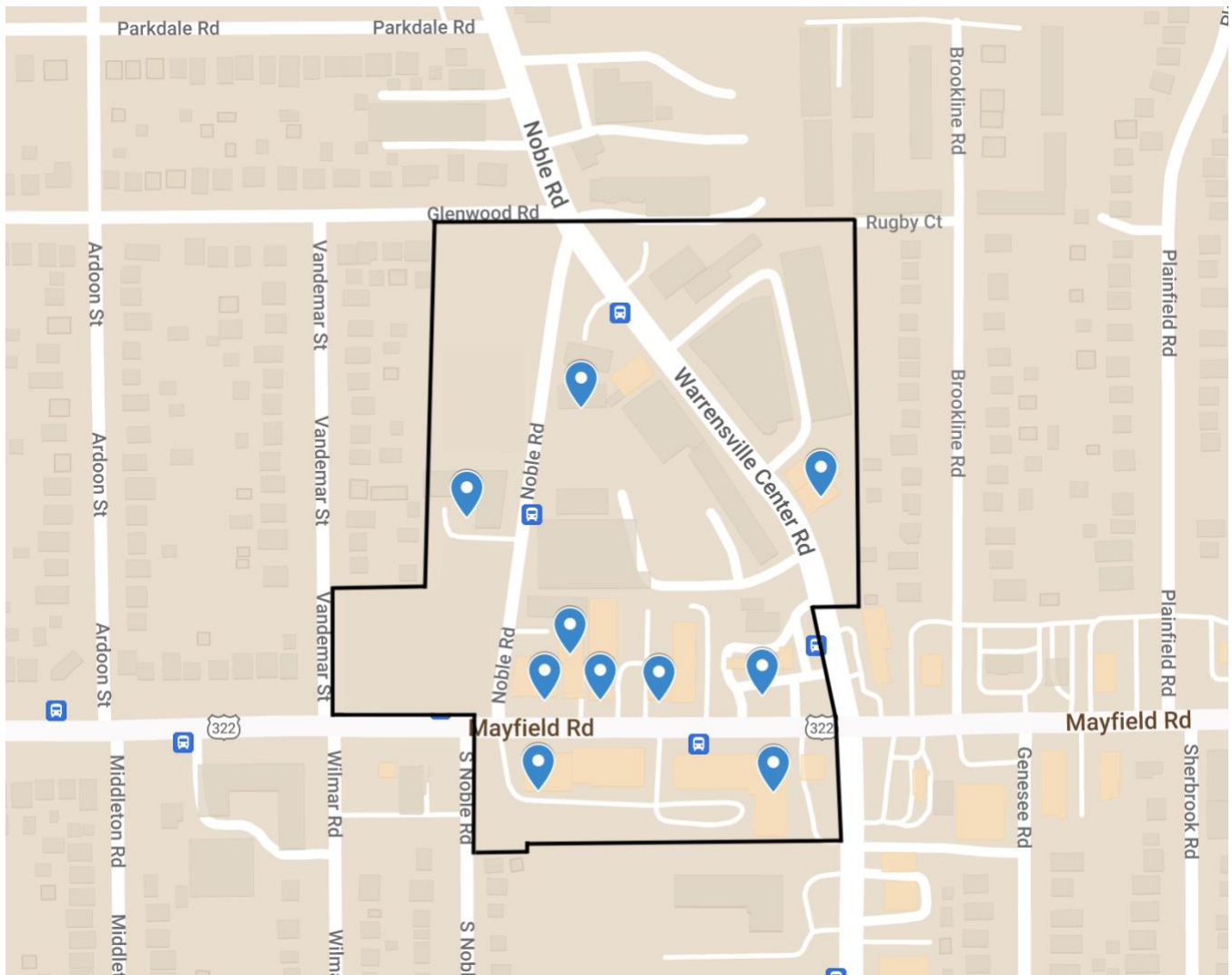
Source: PlaceMark Collaborative LLC.

Map 3, Improvement Target Area, Noble and Greyton Roads, Cleveland Heights, 2022.



Source: PlaceMark Collaborative LLC.

Map 4, Improvement Target Area, Noble and Mayfield Roads, Cleveland Heights, 2022.



Source: PlaceMark Collaborative LLC.

All three standards incorporate a size measure in order to prevent the designation of ITAs characterized by an unreasonably small number of substandard properties. The ITA boundaries represent an area within which properties meet one statistical standard selected to delineate that ITA. Multiple statistical standards are not combined within one ITA.

In addition to repeating the same statistical standards as the earlier studies, the delineation of the ITAs has followed several of the same basic guidelines in terms of boundary placement, such as:

- avoid splitting a block with a boundary line, with flexibility if there is a dramatic mid-block land use change, such as commercial to residential;

- include both sides of a street whenever possible to avoid using the centerline as a boundary line; and
- use rear property lines as a boundary line whenever possible.

The guidelines outlined above encourage continuity for an ITA. The following examples illustrate how this continuity can benefit program development. Due to the fact that the current study was limited to commercial structures, not all examples are relevant:

- Not placing an ITA boundary midway through a block of buildings, but rather examining the entire block to the next intersection, can provide continuity for development of housing rehabilitation and infrastructure improvement programs.
- Including both sides of a commercial thoroughfare within an ITA can assist in the development of storefront rehabilitation, right-of-way enhancements, and infrastructure improvement programs.
- An uncommon land use or a parcel which is out-of-scale with the surrounding area, such as an institutional or governmental use like a community facility, school, or church, can also be addressed. For example, the structure may be in very good condition, and including it within an ITA boundary recognizes its location in proximity to a concentration of substandard properties, thus preventing gaps or holes in the boundaries. The continuity that is created may be useful for implementing areawide infrastructure improvement programs. In contrast, a parcel involved with an ITA could be so large that including the entire area would be infeasible. In this situation, the boundary line would be placed across the parcel adjacent to the street right-of-way, providing continuity along the street frontage for the ITA.

Survey Results

The 2022 survey included 527 storefronts/office buildings/industrial buildings citywide. Of that total, 51 (10%) had no exterior repair needs, while a total of 433 (82%) were categorized as above the substandard threshold. Only 94 (18%) were identified as substandard (Exhibit 1).

To illustrate the concentration of substandard properties within ITAs, 43% of all substandard storefronts/office buildings/industrial buildings identified citywide were located in the three ITAs (40 of 94), even though the ITAs included only 16% of all properties in the survey (83 of 527) (Exhibits 1 and 2).

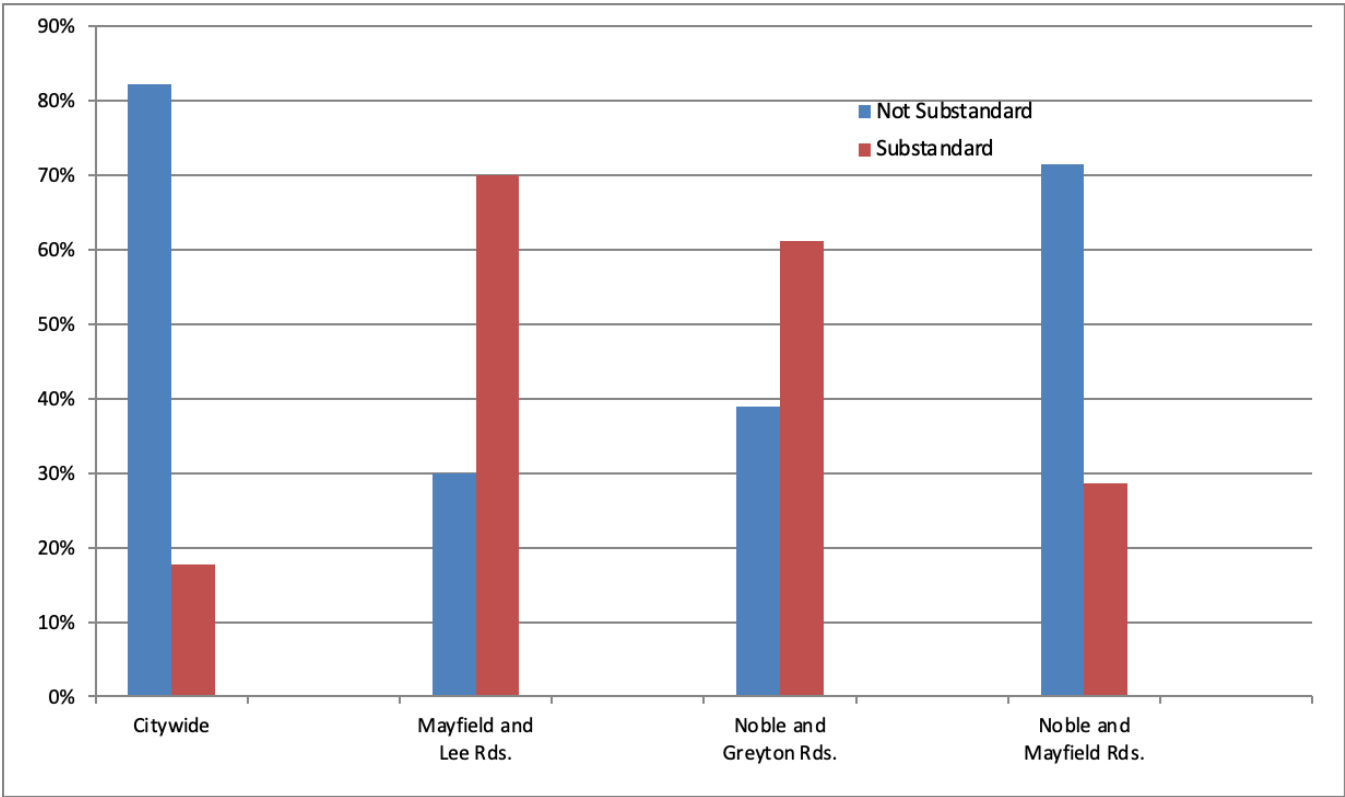
Comparisons to previous exterior condition surveys of properties are not being made due to the minor methodology revisions, such as related to “parking adequacy” in the 2011-12 survey and “right-of-way” in the 2022 survey.

Exhibit 1, Point Scores of Commercial Storefronts, Office Buildings, and Industrial Buildings, Citywide and Identified Improvement Target Areas, Standard and Substandard Scores, Cleveland Heights, 2022.

	Point Score	Citywide		Within ITAs					
				Mayfield and Lee Rds.		Noble and Greyton Rds.		Noble and Mayfield Rds.	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
	0.0	51	9.7%	0	0.0%	0	0.0%	0	0.0%
	0.5	49	9.3%	0	0.0%	0	0.0%	8	22.9%
	1.0	59	11.2%	0	0.0%	0	0.0%	1	2.9%
	1.5	41	7.8%	0	0.0%	0	0.0%	2	5.7%
	2.0	48	9.1%	0	0.0%	0	0.0%	5	14.3%
	2.5	34	6.5%	0	0.0%	2	11.1%	0	0.0%
	3.0	55	10.4%	0	0.0%	0	0.0%	2	5.7%
	3.5	45	8.5%	6	20.0%	3	16.7%	0	0.0%
	4.0	51	9.7%	3	10.0%	2	11.1%	7	20.0%
	Subtotal	433	82.2%	9	30.0%	7	38.9%	25	71.4%
Substandard	4.5	38	7.2%	7	23.3%	2	11.1%	1	2.9%
	5.0	26	4.9%	4	13.3%	3	16.7%	6	17.1%
	5.5	12	2.3%	5	16.7%	1	5.6%	0	0.0%
	6.0	12	2.3%	2	6.7%	5	27.8%	3	8.6%
	6.5	4	0.8%	3	10.0%	0	0.0%	0	0.0%
	7.0	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	7.5	1	0.2%	0	0.0%	0	0.0%	0	0.0%
	8.0	1	0.2%	0	0.0%	0	0.0%	0	0.0%
	Subtotal	94	17.8%	21	70.0%	11	61.1%	10	28.6%
	Total	527	100.0%	30	100.0%	18	100.0%	35	100.0%

Source: PlaceMark Collaborative LLC.

Exhibit 2, Comparison of Percentages of Substandard and Not Substandard Commercial Storefronts, Office Buildings, and Industrial Buildings, Citywide and Identified Improvement Target Areas, Cleveland Heights, 2022.



Source: PlaceMark Collaborative LLC.

Along with the number of substandard properties within a community, another important factor is the severity of the condition of the substandard properties. For all commercial storefronts/office buildings/industrial buildings citywide, the average condition score was 2.53. For the individual ITAs, the average condition score was 4.78 (Mayfield and Lee Roads), 4.61 (Noble and Greyton Roads), and 2.99 (Noble and Mayfield Roads).

To be considered substandard, a property needed to score 4.5 points or more. For all substandard properties citywide, the average score was 5.11. For the individual ITAs, the average condition score of substandard properties was 5.26 (Mayfield and Lee Roads), 5.41 (Noble and Greyton Roads), and 5.25 (Noble and Mayfield Roads).

As part of the survey, the condition of a variety of property elements was assessed. The frequency with which specific property elements have become repair needs of substandard structures can assist in focusing rehabilitation and improvement programs to target the problems having an impact on an area.

For all commercial storefronts/office buildings/industrial buildings citywide, the most common repair needs identified were (Exhibit 3):

- Driveways/Parking Lots (49%);
- Façade/Exterior Wall Condition (45%);
- Right-of-Way (43%); and
- Accessory Structures (free-standing permanent signs, fences, trash facilities, billboards) (40%).

Exhibit 3, Repair Needs: Commercial Storefronts, Office Buildings, Industrial Buildings, Citywide, Cleveland Heights, 2022.

Repair Need	Severity of Repair Need			Total Instances	
	Minor	Moderate	Major	Number	Percent
Façade/Exterior Wall Condition	183	52	1	236	44.8%
Façade/Exterior Wall Design	24	6	1	31	5.9%
Building Signage	142		10	152	28.8%
Windows/Doors			181	181	34.3%
Driveways/Parking Lots			256	256	48.6%
Accessory Buildings			0	0	0.0%
Accessory Structures*			212	212	40.2%
Site Features**			137	137	26.0%
Right-of-Way	126		99	225	42.7%
Survey Universe = 527					

* = Free-standing permanent signs, fences, trash facilities, billboards.

** = Landscaping, private walkways and alleys, liter.

Source: PlaceMark Collaborative LLC.

When only the properties within the three ITAs were considered, the frequency of repair needs increased significantly (Exhibit 4):

- Façade/Exterior Wall Condition (76%);
- Windows/Doors (64%);
- Driveways/Parking Lots (63%);
- Building Signage (58%); and
- Right-of-Way (55%).

Exhibit 4, Repair Needs: Commercial Storefronts, Office Buildings, Industrial Buildings, Improvement Target Areas, Cleveland Heights, 2022.

Repair Need	Severity of Repair Need			Total Instances	
	Minor	Moderate	Major	Number	Percent
Façade/Exterior Wall Condition	42	21	0	63	75.9%
Façade/Exterior Wall Design	7	0	0	7	8.4%
Building Signage	45		3	48	57.8%
Windows/Doors			53	53	63.9%
Driveways/Parking Lots			52	52	62.7%
Accessory Buildings			0	0	0.0%
Accessory Structures*			41	41	49.4%
Site Features**			38	38	45.8%
Right-of-Way	41		5	46	55.4%
Survey Universe = 83					

* = Free-standing permanent signs, fences, trash facilities, billboards.

** = Landscaping, private walkways and alleys, litter.

Source: PlaceMark Collaborative LLC.

When the properties in each of the three ITAs are analyzed, the most common exterior repair needs varied, along with their frequency (Exhibits 5, 6, and 7):

- **Mayfield and Lee Roads ITA:** Property repair needs involving Windows/Doors (100%), Driveways/Parking Lots (86.7%), Site Features (landscaping, private walkways and alleys, litter) 70.0%), and Façade/Exterior Wall Design (23.3%) were well above the rate for the three ITAs combined. Other categories registered in the 35%-75% range.
- **Noble and Greyton Roads ITA:** Property repair needs involving Façade/Exterior Wall Condition (100%), Windows/Doors (83.3%), Accessory Structures (free-standing permanent signs, fences, trash facilities, billboards) (83.3%), Building Signage (78%), and Driveways/Parking Lots were well above the rate for the three ITAs combined. Other categories registered in the 45%-50% range.
- **Noble and Mayfield Roads ITA:** The frequency of repair needs in categories occurred at a lower level than the rate for the three ITAs combined with the exception of Right-of-Way, which was higher (74%).

Exhibit 5, Repair Needs: Commercial Storefronts, Office Buildings, Industrial Buildings, Mayfield and Lee Roads Improvement Target Area, Cleveland Heights, 2022.

Repair Need	Severity of Repair Need			Total Instances	
	Minor	Moderate	Major	Number	Percent
Façade/Exterior Wall Condition	15	8	0	23	76.7%
Façade/Exterior Wall Design	7	0	0	7	23.3%
Building Signage	17		0	17	56.7%
Windows/Doors			30	30	100.0%
Driveways/Parking Lots			26	26	86.7%
Accessory Buildings			0	0	0.0%
Accessory Structures*			11	11	36.7%
Site Features**			21	21	70.0%
Right-of-Way	12		0	12	40.0%
Survey Universe = 30					

* = Free-standing permanent signs, fences, trash facilities, billboards.

** = Landscaping, private walkways and alleys, liter.

Source: PlaceMark Collaborative LLC.

Exhibit 6, Repair Needs: Commercial Storefronts, Office Buildings, Industrial Buildings, Noble and Greyton Roads Improvement Target Area, Cleveland Heights, 2022.

Repair Need	Severity of Repair Need			Total Instances	
	Minor	Moderate	Major	Number	Percent
Façade/Exterior Wall Condition	17	1	0	18	100.0%
Façade/Exterior Wall Design	0	0	0	0	0.0%
Building Signage	13		1	14	77.8%
Windows/Doors			15	15	83.3%
Driveways/Parking Lots			13	13	72.2%
Accessory Buildings			0	0	0.0%
Accessory Structures*			15	15	83.3%
Site Features**			9	9	50.0%
Right-of-Way	7		1	8	44.4%
Survey Universe = 18					

* = Free-standing permanent signs, fences, trash facilities, billboards.

** = Landscaping, private walkways and alleys, liter.

Source: PlaceMark Collaborative LLC.

Exhibit 7, Repair Needs: Commercial Storefronts, Office Buildings, Industrial Buildings, Noble and Mayfield Roads Improvement Target Area, Cleveland Heights, 2022.

Repair Need	Severity of Repair Need			Total Instances	
	Minor	Moderate	Major	Number	Percent
Façade/Exterior Wall Condition	10	12	0	22	62.9%
Façade/Exterior Wall Design	0	0	0	0	0.0%
Building Signage	15		2	17	48.6%
Windows/Doors			8	8	22.9%
Driveways/Parking Lots			13	13	37.1%
Accessory Buildings			0	0	0.0%
Accessory Structures*			15	15	42.9%
Site Features**			8	8	22.9%
Right-of-Way	22		4	26	74.3%
Survey Universe = 35					

* = Free-standing permanent signs, fences, trash facilities, billboards.

** = Landscaping, private walkways and alleys, liter.

Source: PlaceMark Collaborative LLC.

Summary

- 82% of all commercial storefronts/office buildings/industrial buildings in Cleveland Heights scored between 0.0 and 4.0 points on the condition survey, meaning that they are below the threshold for substandard properties.
- The three identified Improvement Target Areas (ITAs) are compact areas: Mayfield and Lee Roads, Noble and Greyton Roads, and Noble and Mayfield Roads.
- About 43% of all substandard storefronts and buildings recorded citywide are located within the three identified Improvement Target Areas (ITAs), even though the ITAs included only 16% of all storefronts and buildings in the survey.
- The condition of the average substandard storefront or building is not severe. The average condition score for all substandard storefronts and buildings citywide was 5.11, compared to the substandard threshold of 4.5 points.
- The most common repair needs identified citywide for storefronts or buildings were Driveways/Parking Lots (49%); Façade/Exterior Wall Condition (45%); Right-of-Way (43%); and Accessory Structures (free-standing permanent signs, fences, trash facilities, billboards) (40%).

- The most common repair needs identified within the three ITAs for storefronts or buildings were Façade/Exterior Wall Condition (76%); Windows/Doors (64%); Driveways/Parking Lots (63%); Building Signage (58%); and Right-of-Way (55%).

Appendix

Appendix 1A, Storefront/Office Building/Industrial Building Criteria Sheet, Improvement Target Area Study, Cleveland Heights, 2022

SUBSTANDARD THRESHOLD 4.5 POINTS OR MORE - Record all storefronts/buildings

ELEMENT	MAJOR REPAIR	MODERATE REPAIR	MINOR REPAIR
Facade/Exterior Walls (Condition) The “major” option will rarely be used.	(3) Substantial damage to facade; structural damage; severe deterioration of brick and mortar; rotted wood; missing siding, bricks or stone.	(2) Severe cracks or spalling of brick and masonry; moderate facade damage or wear; major graffiti; severely damaged gutters or steps; substantial peeling or fading of paint.	(1) Minor cracks in masonry; slightly dented siding; minor graffiti; slightly damaged gutters, steps, or bulkhead; trim paint peeling; minor peeling or fading paint on walls.
Facade/Exterior Walls (Design) The “major” option will rarely be used.	(3) Major incompatibility with design of adjacent storefronts in same building. Example: refacing of masonry building in lava rock, vinyl siding, or vertical wood siding.	(2) Moderate incompatibility with design of adjacent storefronts in same building. Example: Shrinking size of original facade window or door openings with wood siding or mismatched brick.	(1) Minor incompatibility with design of adjacent storefronts in same building. Examples: non-coordinating signs or awnings differing widely in colors and/or design; presence of rolling shutters; closing of small window openings with wood siding, fiberglass, mismatched brick, or glass block.
NOTE: Combined score of above two categories can total a maximum of 3 points. Condition to be scored first. If there are design issues, the design score can only make up the difference to three. Example: A condition score of 2 means that the maximum allowable design score is 1 (total 3).			
Building Signage Buildings at intersections are permitted to have multiple wall signs.	(2) Substantial wear, damage or sign design incompatibility (including projecting sign with substandard wall sign or wall sign exceeding approximately 30 sq. ft. in area); broken supports; abandoned signs.	Not applicable	(1) Minor wear or damage or sign design incompatibility (including projecting sign with standard wall sign or more than one wall sign); excessive window signage (20%+ of window area covered); faded signs or missing letters; daytime illumination of light strings outlining store windows.
Windows/Doors	(1) Substantial wear or damage (affecting at least 2 windows, 1 awning, or 1 door); rotted mullions; rusted or bowed lintels.	Not applicable	Not applicable
Accessory Building(s)	(½) Structurally deficient due to leaning walls, holes in walls and/or roof, extensive repair or replacement needed; missing or deteriorated door(s).	Not applicable	Not applicable
Accessory Structures * * Free-standing permanent signs, fences, trash facilities, billboards.	(½) Pole sign on property other than gas station; significant wear or damage; major incompatibility with design of main building; unenclosed dumpster visible from street or public parking lot; fence or guardrail in need of major repair or replacement; billboards on building; portable free-standing signs.	Not applicable	Not applicable
Site Features ** ** Landscaping, private walkways and alleys, exterior vestibules, litter.	(1) Major landscape maintenance required; major cracking of pavement; vestibule floor in need of replacement; substantial litter; abandoned vehicles; excessive vehicles at repair facility; streamers, banners or pennants on property.	Not applicable	Not applicable
Driveway/Parking Lot	(1) Concrete or asphalt surface substantially potholed, broken, spalled or heaved over majority of area requiring major or total replacement; bricks missing over most of the area or notably heaved, resulting in uneven surface; severe drainage problem; gravel or dirt surface.	Not applicable	Not applicable
Right-of-Way	(1) Sidewalk, driveway apron, or curb (cracking, damage or shifting over majority of area requiring major or total replacement); Street pavement (cracking, alligatoring, or potholes over majority of area requiring major total repaving).	Not applicable	(½) Missing tree (tree pit with no tree); Street furniture (wear or damage); Sidewalk (minor cracking or damage); Driveway apron (minor cracking or damage); Curb (minor cracking or damage); Street pavement (minor cracks requiring filler).

Appendix 1B, Commercial Storefront/Office Building/Industrial Building Scoring Sheet, Improvement Target Area Study, Cleveland Heights, 2022

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