Saint Luke’s Property Inventory Report

Prepared by Western Reserve Land Conservancy’s Thriving Communities Institute
The Saint Luke’s Foundation

The Saint Luke’s Foundation of Cleveland was established in 1997 with a mission statement asserting that it “seeks to foster and improve the well-being of the people of Northeast Ohio” with an emphasis on the residents who had long been served by the Saint Luke’s Medical Center. When it became part of a for-profit hospital partnership the Medical Center provided seed money to the Foundation.

In 2003, the Saint Luke’s Foundation defined its focus areas to include health and health care, human services and neighborhood empowerment. Their current programs promote “Healthy People”, “Strong Communities” and “Resilient Families”; and are succinctly stated on their website as “Three Programs – One Mission”.

To date, the foundation has provided more than $100 million in grants to help those in need, with a special focus on Mt. Pleasant and Buckeye neighborhoods.

To further its mission, Saint Luke’s Foundation of Cleveland provided Western Reserve Land Conservancy’s Thriving Communities Institute a two-year grant to assist in the revitalization of the neighborhoods in their service area by identifying and leveraging resources to remove blighted structures and repurposing vacant lots.
Thanks to those who made this survey possible

We would like to express our thanks to The St. Luke’s Foundation for making this study and all of our work possible in these communities. We would also like to thank the surveyors who did the work in the field, and they include Tyrone Grayer, who served as project lead, Richard West, Dominic Alexander, Seth Lewis, Avila Derricotte, Vernon Rose and Robbie Rose.

TCI has conducted these surveys in communities all over Northeast Ohio and found this crew of surveyors to be the best of all the teams that we have had the pleasure of working with. They were professional, thorough and committed to their work. We would also like to thank the Buckeye Shaker Square Development Corporation for their assistance. Thanks also go out to TCI staff who worked hard on this project including Paul Boehnlein, Sarah Ryzner, Jay Westbrook, Jacqueline Gillon and Sophie Marks.

Sincerely,
Western Reserve Land Conservancy is a nonprofit conservation organization dedicated to preserving the natural resources of northern Ohio. We work with landowners, communities, government agencies, park systems and other nonprofit organizations to permanently protect natural areas and farmland. In March 2011, Western Reserve Land Conservancy launched Thriving Communities Institute, a region-wide effort to help revitalize our urban centers, and named nationally known expert Jim Rokakis as its director.

Today, Thriving Communities is working with communities and organizations throughout the region to transform vacant and unproductive properties into new opportunities to attract economic growth, add green space to our cities and support safe, beautiful neighborhoods. Our cities have thrived in the past, and we believe they will thrive again in the future.

TCI was established to create an urban presence in the cities of Northeast Ohio. The primary objective was to establish County Land Reutilization Corporations, commonly referred to as county land banks, in these counties to give communities additional blight fighting tools. The mission of TCI expanded to include the raising of additional funds to remove blighted properties from these communities. To date TCI has raised 182 million dollars for blight removal statewide. Most recently, TCI played a critical role in convincing Cuyahoga County government to issue 50 million dollars in demolition bonds. The County has stressed the need to be strategic in the expenditure of these dollars. The detailed survey work provided by the property analysis contained herein will allow for a strategic expenditure of these funds and ensure that the neighborhoods served by the Saint Luke’s Foundation will receive their fair share of these demolition dollars—and other funds—as the community attempts to move forward out of this crisis.
Saint Luke’s Vacant Property Report

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Executive Summary

When Cleveland historians reflect back on the period between 1996 and 2010 they will undoubtedly view this period as one of the most troubled eras in the City’s history. The outmigration of people from Cleveland into the suburbs of Cuyahoga County—and beyond—continued unabated during this period. But this exodus, aided by predatory lending, foreclosures, flipping and abandonment, went from a steady stream to a flood. Between 2000 and 2010 Cleveland lost more population percentage wise (17%) than any other city in the country, with the exception of Detroit, dropping from 478,005 in population to 396,815. The Mount Pleasant neighborhood’s population decreased from 23,197 to 16,737, a 27% loss. This loss ranks as one of the worst in the city. Buckeye-Shaker fared a little better, declining from 16,063 persons in 2000 to 12,470 ten years later—a 22% population loss. Woodland Hills went from 11,574 persons in 2000 to 8,589 in 2010, an almost 26% population loss. This population loss created an oversupply of housing, abandonment and a cycle of decline that seems—at times—irreversible. But we know that removing blighted structures can halt this slide. We know that blight removal makes neighborhoods safer, increases property values and helps to restore neighborhood confidence. A blight removal strategy—coupled with a post demolition greening strategy can make the greatest difference—and the groundwork we are laying with this study will help to accomplish that.

The property inventory presented in this report is the first step in developing a strategic plan to remove blight and repurpose properties within Mt. Pleasant, Buckeye-Shaker and Woodland Hills. It is critical to identify those properties that are vacant and abandoned, have deteriorated beyond repair and present a danger to the community, as well as those that are well maintained by their occupants. By mapping the data collected for each property, it is possible to identify those areas that have the greatest need and those that have the greatest potential for revitalization.
Introduction

This report shares the results of the initial phase of a two-year grant provided by the Saint Luke’s Foundation. Thriving Communities Institute conducted an inventory of properties within the neighborhoods primarily served by the Foundation – Mt. Pleasant, Buckeye-Shaker and Buckeye-Woodhill. These findings provide critical data to those engaged in the revitalization of these neighborhoods.

Neighborhood Demographics

The Saint Luke’s Foundation service area has historically included the Mt. Pleasant and Buckeye neighborhoods. The reconfiguration and renaming of Cleveland’s statistical planning areas has created the Buckeye-Woodhill and Buckeye-Shaker neighborhoods. These areas, like most of Cleveland’s East Side, are overwhelmingly African American, ranging from 98 percent in Mount Pleasant to 81 percent in Buckeye-Shaker.\(^1\) While racial shifts occurred in most Cleveland neighborhoods in the past 50 years, Mt. Pleasant has been significantly African American since the early 20\(^{th}\) century. The number of households headed by females with children under age 18 ranges from 74 percent in Kinsman to 62 percent in Buckeye-Shaker. Nearly 14 percent of the area’s population is 65 years of age or older, while 25.5 percent is under 18.\(^1\)

Cleveland remains one of the poorest cities in the country, with 34.2 percent of its residents living below the poverty line. Census data shows how deeply poverty is entrenched in the Buckeye-Woodhill area, with fifty-two percent of residents living below the poverty line. Mount Pleasant (30 percent) and Buckeye-Shaker (28.6 percent) fare a little better than the city as a whole. The median income in Mt. Pleasant is approximately $23,650, but only $14,490 in Buckeye-Woodhill. Buckeye-Shaker residents have a median income of $25,910.\(^1\)

<table>
<thead>
<tr>
<th>Table 1: Saint Luke’s Neighborhood Demographics</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborhood</td>
</tr>
<tr>
<td>-----------------------------</td>
</tr>
<tr>
<td>Population</td>
</tr>
<tr>
<td>African American</td>
</tr>
<tr>
<td>Age 17 and under</td>
</tr>
<tr>
<td>Age 65 and older</td>
</tr>
<tr>
<td>Single mothers with children under 18</td>
</tr>
<tr>
<td>Median Income</td>
</tr>
<tr>
<td>Living below poverty line</td>
</tr>
</tbody>
</table>

Residential Housing Stock

Approximately 57 percent of the homes in Mt. Pleasant and Buckeye-Woodhill were built prior to 1940, while only 43 percent of homes in Buckeye-Shaker were built prior to 1940.\(^1\) New homes, those built since 2000, make up about 3.5 percent of the area. Examples are the homes at Herron Row in the Kingsbury area and the planned community of Reservoir Place.

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\(^1\) NEO CANDO 2010+ system, Northeast Ohio Data Collaborative (http://neocando.case.edu/neocando/)
Of the approximately 10,200 housing units in Mt. Pleasant, 43 percent are owner occupied. Buckeye-Shaker and Buckeye-Woodhill have a larger instance of rental units, with owner-occupancy closer to 31 per cent.²

The focus of the property inventory conducted by Thriving Communities Institute was to provide more detail concerning the occupancy status and physical condition of the houses in these neighborhoods. Detailed results are provided later in this report.

**Commercial Districts**

Investment and reinvestment in commercial areas is evident in the Buckeye-Shaker, Woodhill and Mt. Pleasant neighborhoods. One of the earliest and most architecturally distinguished planned shopping centers in the nation, Shaker Square, was developed by the Van Sweringen brothers in the late 1920s. Cleveland’s highest concentration of high quality multi-family housing is adjacent to Shaker Square. The Larchmere Boulevard area is Cleveland’s largest art and antiques district, as well as the home of many shops and restaurants. Newly developed retail areas such as Buckeye Plaza, a 120,000-square foot shopping area near Buckeye and East 116th, a shopping plaza at East 143rd and Kinsman brought shopping to the neighborhood.

The Mt. Pleasant Neighborhood Family Service Center, completed in 2002, was the first new office building built in the neighborhood in about 30 years. The center is an economic catalyst, in that jobs are provided in this building and within the businesses which support it.

**The Housing Crisis**

Cleveland was ravaged by the negative effects of high-cost subprime lending and mortgage fraud. City neighborhoods, especially on the East Side, became Ground Zero for a national foreclosure crisis that in Cleveland resulted in blight and abandonment.

The neighborhoods in the Saint Luke’s service area suffered population loss in recent decades, particularly of middle-income families, creating vacancies and property deterioration. These conditions accelerated during the foreclosure crisis in the early 2000s.

Clear evidence of the effects of the foreclosure crisis on these neighborhoods is found in 1) sale prices for homes; 2) the number of sheriff’s sales and 3) how market and assessed values have plummeted.

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² NEO CANDO 2010+ system, Northeast Ohio Data Collaborative (http://neocando.case.edu/neocando/)
The median sale price for residential properties in all three neighborhoods has dropped significantly since 2006. The calculation was based on Cuyahoga County property transfer records and excluded sheriff’s sales, quit claims and other transactions not considered to be “arm’s length” in an attempt to reflect a normal real estate market.

The median price for residential property in Buckeye-Shaker was $90,000 in 2006 but dropped to $22,875 seven years later in 2013. The median price in the Mount Pleasant neighborhood was $80,000 in 2006 but was only $13,000 in 2013. The decline in the Buckeye-Woodhill neighborhood was similar: the median price of $67,000 in 2006 dropped to $12,000 in 2013. Similar price trends can be found throughout the city’s East Side and in some eastern suburbs.

The number of sheriff’s sales for residential properties were also high. Between 2005 and 2013, there were 1,834 sheriff’s sales in Mount Pleasant, 826 in Buckeye-Shaker and 687 in Buckeye-Woodland. It is believed that in addition to a declining economy, a large reason for the increase in sheriff’s sales is a result of sub-prime lending and mortgage fraud that put people into homes they could not afford. Inflated property values, reduced or eliminated down payments, interest only mortgages and little, if any, income verification often set new homeowners on a path of failure. One in four parcels of residential property in these neighborhoods has sold at sheriff’s sale at least once since 2000. Speculators purchased properties at these sales, flipping them with little or no investments in the property, perpetuating the cycle of foreclosures and sheriff’s sales.

From 2006 to 2012, Cuyahoga County reappraisals found a 48 percent reduction in the total assessed value of residential properties in Mount Pleasant and Buckeye-Woodhill. Values dropped 36 percent in the Buckeye-Shaker neighborhood. This decrease, as seen throughout the city, is significant as property tax revenue for schools, cities and social services is based on these values.

Nearly all Cleveland neighborhoods, as well as a number of the inner-ring suburbs have also seen big declines in sales prices and increases in the number of sheriff’s sales.

**Property Inventory**

The initial phase of the grant was conducting an inventory of property in the neighborhoods in the Saint Luke’s Foundation service area to assess the number of vacancies and the condition of the housing stock. The results of the inventory will be used to strategically direct resources for the most impact on the neighborhood.

Thriving Communities Institute compiled data from the Cuyahoga County Planning Commission, Case Western Reserve’s Northeast Ohio Community and Neighborhood Data for Organizing (NEO CANDO) and other public sources into its Geographic Information System (GIS). Neighborhoods were mapped utilizing the most current information available and downloaded onto mobile devices. A neighborhood map of all parcels can be found in the Appendix.

Thriving Communities Institute contracted with the Buckeye Shaker Square Area Development Corporation to conduct the on-the-ground property inventory. Six surveyors and a supervisor, each of whom lived and/or worked in the area, viewed each of the approximately 13,500 parcels. Teams covered each street on foot using mobile devices to gather information and photograph each residential structure, vacant lot and parking lot in the survey area. The data and photos they collected were automatically uploaded to the GIS server. Progress was tracked on a daily basis and property information was spot checked for accuracy.
The surveyors noted whether or not a parcel included a structure and whether the structure was occupied or vacant. If the structure was vacant, the surveyor noted whether it was boarded up and secured, or was open and unsecured. Surveyors also noted the presence of trees on the property and any evidence of trash dumping or debris.

Further, for each structure, the surveyors were asked to give a grade that ranged from an “A” for those that were in very good condition to an “F” for those structures that were uninhabitable and dangerous. Only 2 percent of occupied homes fell into the “D” and “F” categories while 66 percent of vacant structures were included in these categories. Full definitions of each property grade are included in the Appendix.

Findings
The inventory of approximately 13,500 parcels found 10,910 with structures and 2,511 vacant lots or parking lots. Of the properties with structures, 9,355 (86%) appeared to be occupied, with the remaining 1,555 (14%) identified as vacant.
The surveyors classified 75 percent of the occupied structures with a grade of “A” or a “B.” Twenty-three percent of the occupied properties were graded as a “C” and two percent as a “D” or an “F.”

Surveyors identified 1,555 vacant structures, about 76 percent of which were boarded and secured, with the remaining 24 percent open and potentially stripped of plumbing, wiring and other items of value. Of the 1,555 vacant properties, 1,029 were graded as “D” or “F” and are considered demolition candidates.

The Cleveland Restoration Society will add another dimension to the property inventory through their identification of the historic significance and/or architectural merit of those properties rated as “D” or “F”. Consideration should be given to possible alternatives to the demolition of these properties, although alternatives should also take into consideration severely diminished home sale prices and the impact those prices have on the financial feasibility of renovation. At minimum the demolition of 1,000 blighted homes will require approximately $10 Million Dollars in subsidy at $10,000 per home. The cost to renovate a home could easily exceed $100,000, while the resale price, in a neighborhood like Mount Pleasant for example, could be less than $20,000. With limited subsidy, community development practitioners will have to carefully weigh the benefits of saving one house at the expense of leaving 7 or 8 other blighted homes standing.

**Neighborhood Assets**

Despite a high number of vacant properties, there are an abundance of streets and enclaves in two southeast side neighborhoods that remain strong and vibrant. Much of Mount Pleasant and Buckeye remain as solid working-class neighborhoods with neat, well-maintained homes and a legacy of supportive block clubs that help protect and enhance their streets.

A long-standing anchor, Shaker Square, and its popular stores and restaurants, along with busy commercial corridors like Kinsman Avenue and Buckeye Road, have done much to preserve and attract residents of all incomes to the surrounding neighborhoods. The growing adjacent employment centers of University Circle and the Cleveland Clinic provide current and future links to evolving job opportunities for area residents.

A dramatic transformation is taking place in the area of Martin Luther King and Shaker Boulevards and East 116th Street, including the site of the former Saint Luke’s Hospital. This dynamic new development, lead by Cleveland Neighborhood Progress, includes senior housing at Saint Luke’s Manor, new single and multi-unit housing, the Buckeye Metro-Health Clinic, a new Cleveland Public Library and two new schools.
Area churches and religious institutions are foundations of stability within the community, providing a catalyst for citizen involvement in the revitalization of the community. Several faith-based institutions work in collaboration for the sustainability of the neighborhoods. Newly built schools across Buckeye and Mt. Pleasant underscore the large number of young families living in the neighborhoods. These new facilities highlight the public investment for the future of the community.

Community development corporations are well established vehicles for public engagement and community improvement. The Thriving Communities Institute’s focus area includes Mt. Pleasant Now Development, Buckeye-Shaker Square Development, Union-Miles Development Corporation and Harvard Community Services Center. These organizations engage citizens in a wide range of activities including neighborhood safety initiatives, greening strategies, community housing code enforcement and place making efforts. Other groups have come together around these development organizations to design and implement new infrastructure and environmental improvements. The projects include a partnership with Regional Sewer District, Trust for Public Land, and the Cleveland Botanical Gardens to spur environmental improvements including storm water retention sites, community gardens green space for leisure and recreation.

The Regional Transit Authority’s Green Line, which travels from downtown Cleveland to Shaker Square and points east, is a transportation hub that is a significant asset to the surrounding neighborhoods. Good transit links and green infrastructure offer transformation in these communities that enjoy rich histories, dedicated residents and engaged institutions.

**Next Steps**

The property inventory is the initial step in Thriving Communities Institute’s work in the Saint Luke’s neighborhoods. Our findings have been mapped, allowing us to drill down to a street, block or individual parcel and identify levels of distress within each neighborhood. We must now work to identify those areas in which targeted demolition of vacant, abandoned and blighted structures will make an impact, and seek to leverage funds to take down the structure and repurpose the property. While the city of Cleveland has depleted its 2014 demolition budget, funds are available through the Cuyahoga Land Bank under the Neighborhood Initiative Program, the Land Bank’s own revenue stream and the fifty million dollars that will be made available for demolition through the new county demolition bond. This property inventory provides sound data to present to the Land Bank and make the case for additional dollars to be spent in Mt. Pleasant, Buckeye-Woodhill and Buckeye-Shaker. Strong community support garnered by Thriving Communities’ neighborhood presence is anticipated to result in funding for greening and beautification projects on many of these lots.

**Saint Luke’s Survey Project Team**
Appendix

Survey Instructions Document.........................................................15
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A. EXCELLENT
- No visible signs of deterioration
- Well maintained and cared for
- New construction/renovation
- Historic detailing, unique

B. GOOD
- Needs basic improvements
- Minor painting
- Removal of weeds
- Cleaning

C. FAIR
- Some cracking of brick or wood
- Major painting required
- Deteriorated cornice
- Crumbling concrete
- Cracked windows or stairs

D. DETERIORATED
- Major cracking of brick, wood rotting
- Broken or missing windows
- Missing Brick and siding
- Open holes

E. UNSAFE/HAZARD
- House is open and a shell
- Can see through completely
- House ransacked and filled with trash
- In danger of collapse
- Immediate safety hazard to neighborhood

INSTRUCTIONS FOR VACANT PROPERTY SURVEY
Use the ArcGIS iPad app to edit the attributes for the parcel you are surveying. Please read the following instructions carefully.

1. Choose the parcel you are surveying by touching it on the map display.
2. Choose to edit the parcel with the edit button on the top right.
3. Edit the Survey attribute and any of the proceeding attributes that apply.
4. Use the attachment button at the bottom of the attributes list to add a photo of the parcel and any structure(s).

QUESTIONS TO ASK YOURSELF WHEN IDENTIFYING VACANT STRUCTURES
1. Is the building open and unsecured? Are windows and doors missing?
2. Is the building boarded up?
3. Is there an accumulation of trash and debris on the property?
4. Is there an orange violation sticker displayed on the property?
5. Is the house for sale or rent? Many for sale and for rent homes are vacant.
6. Is the grass cut in the front and back?
7. Is the electric meter running and attached to the house?
8. Is the mailbox overflowing with mail?
9. Is the aluminum siding removed from the structure?
10. Are there any highly visible signs that people are living in the house?
Precinct 1G

5.8% Vacant Structures
3.3% Vacant Lots

Survey Results
- Occupied Structures
- Vacant Structures (Secure)
- Vacant Structures (Open)

Precincts
State Highways
Roads - Cuyahoga Co.

Saint Luke's Survey Precinct Results

Occupied Structures
Vacant Structures (Secure)
Vacant Structures (Open)

Western Reserve Land Conservancy
OUR LAND. OUR LEGACY
Map Created 8/27/2014 pb
Precinct 1K
7.3% Vacant Structures
10.7% Vacant Lots

Survey Results
- Park
- Parking Lot
- Vacant Lot
- Occupied Structures
- Vacant Structures (Secure)
- Vacant Structures (Open)

Saint Luke's Survey Precinct Results

Western Reserve Land Conservancy
OUR LAND . OUR LEGACY
Map Created 8/27/2014
Saint Luke's Survey Precinct Results

Survey Results
- Precincts
- State Highways
- Roads - Cuyahoga Co.

Occupied Structures
- A
- F

Vacant Structures (Secure)
- A
- F

Vacant Structures (Open)
- A
- F

Precinct 2K
2.6% Vacant Structures
6.4% Vacant Lots
Precinct 2N
7.2% Vacant Structures
6.5% Vacant Lots

Survey Results
- Precincts
- State Highways
- Roads - Cuyahoga Co.

Occupied Structures
- Park
- Parking Lot
- Vacant Lot

Vacant Structures (Secure)
- F

Vacant Structures (Open)
- F

Map Created 8/27/2014
Saint Luke's Survey Precinct Results

**Survey Results**
- Occupied Structures
- Vacant Structures (Secure)
- Vacant Structures (Open)

**Map Information**
- Precinct 2W
- 17.7% Vacant Structures
- 26.2% Vacant Lots

**Legend**
- Precincts
- State Highways
- Roads - Cuyahoga Co.

**Areas**
- Western Reserve Land Conservancy
- Path: X:\TCI_Projects\Vacant_Property_Inventories\Cleveland_Saint_Lukes\Results\Aggregations\Precincts\Saint_Lukes_Precincts_Map_Book_20140827.mxd
Saint Luke's Survey Precinct Results

Precinct 4A
8.6% Vacant Structures
49.8% Vacant Lots

Survey Results
- Park
- Parking Lot
- Vacant Lot
- Occupied Structures
  - A
  - F
- Vacant Structures (Secure)
  - A
  - F
- Vacant Structures (Open)
  - A
  - F

Occupied Structures
Vacant Structures (Secure)
Vacant Structures (Open)

Western Reserve Land Conservancy
OUR LAND. OUR LEGACY
Map Created 8/27/2014
Precinct 4B
0% Vacant Structures
0% Vacant Lots
Saint Luke's Survey Precinct Results

Precinct 4D
12.7% Vacant Structures
15.1% Vacant Lots

Survey Results
- Occupied Structures
- Vacant Structures (Secure)
- Vacant Structures (Open)

Precincts
State Highways
Rocks - Cuyahoga Co.

Western Reserve Land Conservancy
OUR LAND. OUR LEGACY

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Map Created 8/27/2014 pb
Saint Luke's Survey Precinct Results

Precinct 4E
13.5% Vacant Structures
13.7% Vacant Lots

Survey Results
- Occupied Structures
- Vacant Structures (Secure)
- Vacant Structures (Open)

Legend:
- Park
- Parking Lot
- Vacant Lot
- Precincts
- State Highways
- Roads - Cuyahoga Co.

Map Created 8/27/2014

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Saint Luke's Survey Precinct Results

Survey Results
- Occupied Structures
- Vacant Structures (Secure)
- Vacant Structures (Open)

Precinct 4F
- 16.4% Vacant Structures
- 11.6% Vacant Lots

Western Reserve Land Conservancy
OUR LAND. OUR LEGACY
Map Created 8/27/2014
Precinct 4K
14.3% Vacant Structures
18.9% Vacant Lots

Survey Results
- Park
- Parking Lot
- Vacant Lot
- Occupied Structures
- Vacant Structures (Secure)
- Vacant Structures (Open)

Precincts
State Highways
Roads - Cuyahoga Co.
Survey Results

Occupied Structures
Vacant Structures (Secure)
Vacant Structures (Open)
Vacant Lot
Parking Lot
Park

Precinct 4M.02

15.2% Vacant Structures
16.7% Vacant Lots
Saint Luke's Survey Precinct Results

Precinct 4P
14.1% Vacant Structures
26.3% Vacant Lots
Saint Luke's Survey Precinct Results

Precinct 4Q
1.1% Vacant Structures
2.2% Vacant Lots
Precinct 4S
5.8% Vacant Structures
2% Vacant Lots
Precinct 6C
9.1% Vacant Structures
6.5% Vacant Lots
Precinct 6J
9.4% Vacant Structures
68.8% Vacant Lots

Saint Luke's Survey Precinct Results

Survey Results
- Occupied Structures
- Vacant Structures (Secure)
- Vacant Structures (Open)

Precincts
State Highways
Roads - Cuyahoga Co.

Map Created 8/27/2014
Western Reserve Land Conservancy
O U R  L A N D .  O U R  L E G A C Y

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Saint Luke's Survey Precinct Results

Occupy Structures
Vacant Structures (Secure)
Vacant Structures (Open)

Survey Results
Park
Parking Lot
Vacant Lot

Precinct 6N
9.9% Vacant Structures
62.4% Vacant Lots