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SECTION 1
CITY OWNED LAND AND FACILITIES--ACREAGE AND USE

Solon’s residents enjoy a wide array of public amenities including, but not limited to a new community center, community parks, modern police and fire departments, an active service department, and various other departments and services that are united in a common goal to fully serve those residents.

However, the quality of service Solon officials and administration provide to residents can be improved upon by the constant assessment of the effectiveness of existing services. Are the services available, adequate, and financially reasonable? An inventory of city owned properties and facilities is a crucial step toward analyzing how the services, land, and buildings can be improved upon in the future. This section will inventory and assess city owned facilities while other sections of this Master Plan will examine recommendations for future improvements.

The City owns 1,016 acres of land, of which 950 acres are located in Solon, 44 acres in Bainbridge Township, 16 acres in Glenwillow, and 6 acres in Bentleyville. This land is devoted to public purposes including city administration, recreation, storm water management, safety, and many others. “Chart 13-1-A” and “Table 13-1-A” illustrate how much land the city owns and how it is used. All city owned properties are depicted on “Map 13-1-A” and each city property by acreage, location, land use, and purpose is listed in the Appendix.

“Chart 13-1-A”, City Owned Land and Facilities, 2010

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Acres</th>
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<tbody>
<tr>
<td>Misc. Right of Ways</td>
<td>6.3</td>
</tr>
<tr>
<td>Sanitary Pump Stations</td>
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<tr>
<td>Storm Water Management</td>
<td>64.0</td>
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<tr>
<td>Vacant Industrial</td>
<td>15.1</td>
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<tr>
<td>Residential Single Family</td>
<td>2.0</td>
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<tr>
<td>Green Space</td>
<td></td>
</tr>
<tr>
<td>Vacant Residential</td>
<td>48.7</td>
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<tr>
<td>Parkland</td>
<td>78.6</td>
</tr>
<tr>
<td>Public Facilities</td>
<td>524.7</td>
</tr>
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Source: City of Solon Department of Planning and Community Development
Chapter 13: City Owned Land and Facilities

"Table 13-1-A", City Owned Land and Facilities, 2010

<table>
<thead>
<tr>
<th>Use</th>
<th>Acreage</th>
<th>Percentage</th>
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</thead>
<tbody>
<tr>
<td>Public Facilities</td>
<td>524.7</td>
<td>51.7%</td>
</tr>
<tr>
<td>Park Land</td>
<td>78.6</td>
<td>7.7%</td>
</tr>
<tr>
<td>Green Space</td>
<td>271.7</td>
<td>26.7%</td>
</tr>
<tr>
<td>Vacant Residential</td>
<td>48.7</td>
<td>4.8%</td>
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<tr>
<td>Residential Single Family</td>
<td>2.0</td>
<td>0.2%</td>
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<tr>
<td>Misc. Right of Ways</td>
<td>6.3</td>
<td>0.6%</td>
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<tr>
<td>Storm Water Management</td>
<td>64</td>
<td>6.3%</td>
</tr>
<tr>
<td>Sanitary Pump Stations</td>
<td>5.3</td>
<td>0.5%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>1,016.4</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

Source: City of Solon Department of Planning and Community Development

"Map 13-1-A" City Owned Properties

Source: City of Solon Department of Planning and Community Development
Solon City Hall, 34200 Bainbridge Road (part of 5.36 acres)

Solon City Hall, built in 1994 and shown in “Figure 13-2-A”, houses the majority of the city administrative offices including the Mayor, City Council, Planning Commission, Planning and Community Development, Building, Engineering, Public Works, Clerk of Council, Finance, and Accounting. City Hall boasts a technologically advanced community room that uses state of the art audio and video equipment to broadcast public meetings live over Channel 20, the City’s local government access channel.

City Hall typically employs approximately sixty people including seasonal help. The 55,000 square feet building and grounds are kept in excellent condition due to daily efforts of the maintenance office.

Solon Center for the Arts, 6315 SOM Center (part of 5.36 acres)

The former Solon City Hall building, located at the southeast corner of SOM Center Road and Bainbridge Road, was originally constructed in 1900 and was then renovated and rededicated in 2002 as “The Solon Center for the Arts”. Located on the same property as Solon City Hall, the Center provides space for year round art, dance, theater, music lessons, workshops for all ages, as well as other special community events such as art exhibits, plays, musicals, and outdoor concerts that highlight local talented artists. The Center typically employs approximately three full time and twenty-six part time employees.
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The building remains in excellent condition due to routine maintenance. Any changes to the façade are carefully reviewed to respect the building’s historic architectural design which is a key feature of the Center of Town Plan that focuses specifically on the SOM Center Road and Bainbridge Road intersection. This 13,200 square feet building is shown in “Figure 13-2-B”.

Solon Historical Society, 33975 Bainbridge Road (1.47 acres)

“Figure 13-2-C”
Solon Historical Society

The objective of the Solon Historical Society is “…the discovery, preservation, and dissemination of knowledge about Solon and its vicinity.” The building, located at the northeast corner of SOM Center and Bainbridge Roads, was originally a place of worship, and both the Disciples Church and Pioneer Memorial Presbyterian Church called it home.

Source: City of Solon Department of Planning and Community Development

The 4,500 square feet Solon Historical Society shown in “Figure 13-2-C” was first dedicated in 1968 and it showcases memorabilia items dating back to Solon’s first settlement in the early 1800’s. Period clothing, a piano, newspapers, magazines, tools, housewares, and hundreds of other pieces crowd the small space. Each year the Society also holds dinners and other social events where local historians provide valuable history lessons on a variety of topics.

34025 Bainbridge Road (0.36 acres)

This 2,800 square feet historic home, purchased in August 2005, was used to temporarily provide accommodations for the Solon Fire Department while Fire Station No. 2 was under construction. This home will be relocated offsite if the Outdoor Government/Cultural Area of the Center of Town project described in The Central Retail District Plan, Section 3 moves forward.

34045 Bainbridge Road (0.49 acres)

This 2,700 square feet dwelling, known as the Solon Bull Home, is of significant historic importance as Lorenzo Solon Bull, the City’s namesake, resided here in the 1800’s. The City acquired ownership of it in June 2005 with the specific intent of preserving the structure. This dwelling will likely be converted to a museum as part of the development of the Center of Town project more fully described within this Master Plan.
Solon Police Department, 33000 Solon Road (6.42 acres)
The Solon Police Department consists of several bureaus, divisions, units, and departments committed to the Department’s mission “to achieve excellence in service, protection, and enforcement, and to preserve the peace of the community through dedication to professionalism, integrity, proficiency, and education.”

The Detective Bureau, Violations Bureau, Uniform Division, and Jail Division are the four main division of the department and there are separate divisions for community relations, auxiliary police, animal control, records, police/fire communications, bicycle patrol, D.A.R.E., victim assistance, and the K-9 unit.

Approximately one hundred and five people are employed with the Police Department, seventy-five of which are typically full-time and thirty part-time.

There are approximately forty-seven police officers and six detectives and the Department houses approximately twenty-three enforcement and patrol vehicles. The most common offenses for which the Department issues citations are speeding, improper turning, no license plates, assured clear distance, and failure to yield.

Superior security is provided through the use of a technologically advanced system of receiving, recording, and sharing important offense related information with local officers and other enforcement officials at the local, state, and federal level. The 32,000 square feet facility was constructed in 1995, with an 800 square feet evidence storage addition being built in 2008.

Fire Station No. 1, (5.68 acres) No.2, (1.71 acres) and No. 3 (2.63 acres)
Expertly trained personnel assist and protect the City in the event of fire, medical, or environmental emergencies. Collectively known as Solon Fire and Rescue, three separate base stations deploy personnel to extinguish fires, provide emergency medical services, hazardous materials response, technical rescue, fire prevention, and public education services. Approximately 61 people are employed throughout the three fire station buildings.

Each station is responsible for servicing a specific Fire Response District as shown on “Map 13-2-A”. Fire Station No. 1 located at 5595 Harper Road was constructed in 1990-1991 and is the location of the Fire Chief’s main headquarters. Fire Station No.1 is responsible for the north and west section of the city.
Fire Station No.2, newly rebuilt in 2008 on the site of the old fire station located at 6320 SOM Center Road, is responsible for the central and east section of the city. Fire Station No. 3, built in 2002-2003, located at 7401 SOM Center Road is responsible for the south and east section of the City and also provides backup when needed to other areas of the city. Each station is pictured in “Figure 13-2-E”.

“The Figure 13-2-E” Solon Fire and Rescue

<table>
<thead>
<tr>
<th>Fire Station No. 1 (16,865 sq.ft.)</th>
<th>Fire Station No. 2 (16,049 sq.ft.)</th>
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</thead>
<tbody>
<tr>
<td><img src="image1" alt="Fire Station No. 1" /></td>
<td><img src="image2" alt="Fire Station No. 2" /></td>
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</table>

<table>
<thead>
<tr>
<th>Fire Station No. 3 (9,600 sq.ft.)</th>
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<tbody>
<tr>
<td><img src="image3" alt="Fire Station No. 3" /></td>
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</tbody>
</table>

Source: City of Solon website and Solon Department of Planning and Community Dev.

The stations collectively house four paramedic rescue squads, four fire engines, one 100’ tower ladder truck, one light rescue vehicle, one command vehicle, two Chief vehicles, one Regional Hazmat Response Unit, and three utility truck vehicles.

Solon Fire and Rescue responds to approximately 2,500 calls each year. In 2008, a total of 2,584 calls were responded to including 1,831 EMS and 753 fires while in 2009, 2,510 calls were responded to including 1,725 EMS and 785 fires with the majority of injuries being transported to Solon Medical, Hillcrest, and Bedford Hospital. Solon Fire and Rescue receives and also provides mutual aid to the immediate adjoining communities and outlying areas when necessary. The Department is also responsible for upgrading and maintenance of the outdoor warning sirens.
Solon Service Department, 6600 Cochran Road (21.6 acres)
The Solon Service Department is comprised of six divisions (Administrative, Drainage, Fleet Maintenance, Night Shift, Solid Waste, and Streets), that together provide an extensive array of services including but not limited to street plowing, street repairs and repaving, rubbish and brush pickup, recycling, composting, requests for service such as sanitary and storm sewer maintenance, traffic signal maintenance and timing, paint and oil collection, tree pruning, cemetery maintenance, and the beautification of city streets through the planting of trees and flowers. The Department employs approximately sixty-eight full-time, five part-time employees, and twenty seasonal employees.
Fabrication of traffic control signs, such as street name, yield, and stop signs also takes place at this facility.

Since the 1980’s, Service Department employees performed curb side pick up and hand-sorting of recyclables revenue of which was generated when the recyclables were sold back to local glass, plastic, aluminum, and steel companies. However, in February 2007 the recycling program was changed so that the City performs curb side pick up but then delivers the recyclables to a private company for sorting. The City saves time and money by focusing manpower on other essential duties.

The 88,888 square feet building located at the front of the Service Department property is in good condition and houses the administrative offices, storm and sanitary maintenance offices, vehicle maintenance area, sign fabrication, recycling, and vehicle storage area. Two other buildings are located behind the main building; a 9,122 square feet storage building (poor condition) and an 11,790 square feet barn (fair condition) for road salt storage used during the winter months. Composting of yard waste takes place directly behind these buildings while finished composted materials and wood chips are stored on a 4.5 acre parcel located to the south west of the Service Department. A 5.5 acre parcel located directly south of the main building remains vacant.

**Solon Community Center & Senior Center, 35000 Portz Parkway (83.7 contiguous acres)**

Dedicated in 2003, the 93,100 square feet Solon Community Center boasts extensive recreational opportunities for all age groups including an indoor and outdoor pool, basketball court, cardiovascular and weight training equipment, rock climbing wall, and a large conference room. During 2003-2005 years of operations, the average enrollment at the Community Center was 11,500. The Community Center, shown in “Figure 13-2-G” and “Figure 13-2-H”, employs approximately thirteen full time, fifteen permanent part-time, and 75-350 seasonal employees.
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“Figure 13-2-G and “Figure 13-2-H” Solon Community Center

The Senior Center, located within the Community Center building, makes available numerous services for Solon seniors including home visits, information on assisted living and nursing homes, home healthcare, answering questions regarding financial and medical issues, as well as the provision of transportation services available Monday-Friday during daytime hours. Seniors also benefit from a variety of health screenings including blood pressure, vision, hearing, and cholesterol. Many organized activities are available including yoga, ballroom dancing, knitting, trips to local and non-local destinations, computer training, tax preparation, luncheons and dinners, bingo, art classes, and the Senior Olympics.

Solon Community Park, 6679 SOM Center Road (83.7 contiguous acres)

“Figure 13-2-I” Solon Community Park

Solon Community Park shown in “Figure 13-2-I” was established in 1981 and remains an integral part of the recreation program. The park is busy with activity on its many recreational facilities that include baseball/softball diamonds, basketball court, tennis courts, three playgrounds, a skate park, batting cage, sand volleyball courts, club building and restrooms, and a park pavilions. The Community Center, Senior Center, and Community Park facilities are sure to meet the residents’ recreational needs and will continue to be a tremendous amenity.

Water Reclamation Department, 6951 Cochran Road (35.6 acres)

Located at the terminus of Beaver Meadow Parkway, the Water Reclamation Department is responsible for the operation of the City’s wastewater treatment facility. The facility, shown
in “Figure 13-2-J”, is comprised of fourteen (14) buildings and fifteen (15) other structures, and is located on twenty (20) acres within Solon and 15.6 acres in Glenwillow Village. The buildings and structures occupy approximately 1.5 acres.

The department’s approximately twenty-four (24) employees address various questions or problems that residents or businesses may have, such as flooded basements, odors, and water usage. The majority of the staff members are licensed in wastewater analysis and hold a Class I, II, or III rating. At least one staff member is onsite twenty-four hours a day, seven days a week.

Solon first began the construction of sanitary sewers in 1929 but the water reclamation facility was not completed until 1962 and it has undergone three expansions occurring in 1970, 1980, and 1997.

Each of these expansions has increased the plant’s capacity to treat wastewater. Wastewater includes water used for cooking, bathing, laundry, processing, etc, from residential, commercial, and industrial uses. This water drains into the private sanitary sewer lateral that is connected to the dwelling or business, which then flows to the main line, and then to a force main directly to the plant at no less than two (2) feet per second.

The facility is designed to treat up to 5.8 million gallons of wastewater each day and is capable of serving a population of up to 26,400. The facility currently operates at 80-85% capacity, which is approximately 4.0 million gallons per day. The wastewater is treated through a biological process where an environment is created to cultivate microorganisms that consume the pollutants as a food source. Treatment is completed through the separation of solids from the clean water.

The Department has at its disposal several high tech vehicles to maintain the sewer lines and lift stations including a lift station truck, sewer jet-vac truck for sewer maintenance, and three tractor trailers to haul the solid waste to the landfill located in Waynesburg, OH, Tuscarawas County. The Water Reclamation Department also oversees the Summer Sprinkling Program in conjunction with Cleveland Public Water, and also created the Mercury Reclamtion Partnership, which is designed to increase mercury awareness, investigate sources of mercury contamination, and assist with mercury reclamation in Solon.

**Mount Hope (4.5 acres) and Roselawn Cemeteries (4.8 acres)**
The City owns two cemeteries, Mount Hope Cemetery located at the southwest corner of Miles and Harper Roads, and Roselawn Cemetery located at the northeast corner of Solon.
and Aurora Roads, both are shown in “Figure 13-2-K” Both cemeteries were established during the 1800’s and many of Solon’s pioneer residents are buried in each cemetery. Roselawn was Solon’s first cemetery, and is the site where Former President James A. Garfield’s parents were laid to rest.

“Figure 13-2-K”, Mt. Hope and Roselawn Cemeteries

Source: City of Solon Department of Planning and Community Development

Grantwood Golf Course (376 acres)
Grantwood Golf Course shown in “Figure 13-2-L” was re-zoned to G-2 Parks and Recreation by voter approval in November 2006 and the land is now exclusively devoted to passive and/or recreational uses.

“Figure 13-2-L”, Grantwood Golf Course

Source: City of Solon website

Woods, eighteen fairways, clubhouse, driving range, picnic pavilion, and two utility buildings currently occupy the 376 acre site located at the eastern border of the City including 3 acres located in Bainbridge Township.

The clubhouse is 10,000 square feet, driving range building is 3,330 square feet including the ball wash building, the picnic pavilion is 2,380 square feet, and the two utility buildings total 7,400 square feet for a grand total of 23,110 square feet of building area.
Cuyahoga County Public Library, Solon Branch, 34125 Portz Parkway (6.64 acres)
Conveniently located near the center of Solon, residents have easy access to the Solon Branch of the Cuyahoga County Public Library system. This facility is located on city owned property but is managed by the Cuyahoga County Public Library System and is funded primarily through State income tax and general property tax. Dedicated in September 1998, the 20,000 square feet library employs approximately six full-time and eleven part-time staff as well as thirteen pages.

An extensive variety of reference materials including books, magazines, newspapers, CD’s, DVD’s, E-books, electronic databases (full text magazines, newspapers, etc available online), and access to university and other public library materials are available.

The library offers many services as well including but not limited to copying, faxing, meeting rooms, and internet access. Numerous activities also take place at the Solon Branch that include free citizenship classes, online book club, puppet shows, musical programs, and book sales.
City residents can certainly be proud of the numerous city owned facilities available to serve their needs. Local city officials will continue to research and acquire properties that will further serve the needs of the public.

As mentioned in Section 1, a complete listing of all city owned land and facilities can be found in the Appendix that includes description of its location, acreage, land use, and purpose.
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