



SHAKER HEIGHTS

Memorandum

To: Safety and Public Works Committee

From: Joyce G. Braverman, Director, Planning
William M. Ondrey Gruber, Director, Law

cc: Laura Englehart, Director, Economic Development
Ramona Lowery-Ferrell, Director, Public Works
Christian Maier, Assistant Director, Public Works
Kara Hamley O'Donnell, Principal Planner

Date: January 26, 2026

Re: Lee Road Complete Streets
Appropriation and Acquisition of Right-of-Way

This memo recommends the acquisition and appropriation of six (6) parcels of land in order to clear the right-of-way (ROW) and proceed with the Lee Road Complete Streets project.

The city of Shaker Heights is partnering with Cuyahoga County to enhance the Lee Road corridor as envisioned in the Lee Road Action Plan, a community-driven plan that creates a vision to comprehensively transform the area south of Van Aken Boulevard into a thriving corridor and commercial district that is attractive, walkable, bikeable, and transit-friendly. Roadway improvements include reducing the roadway from four lanes to three (one lane in each direction with a center turn lane) through most of the City limits, making way for bike infrastructure and pedestrian improvements. North of Van Aken Boulevard, in-road bike lanes will be added. South of Van Aken Boulevard, an off-road, sidewalk-level, two-way cycle track will be added, along with streetscape improvements. This will create a safer roadway for all users.

The City and Cuyahoga County Public Works are working with Chagrin Valley Engineering to design and engineer roadway, streetscape and utility improvements. The final plan package is due to the Ohio Department of Transportation (ODOT) by February 27, 2026 to put us on track for a spring bidding. To date, \$24.5M in grant funds have been secured to construct the improvements. OR Colan has been hired and is responsible for securing appraisals, making offers to property owners, and acquiring parcels needed for the ROW. The land being acquired are small areas along the current ROW which are needed for the project.

To meet ODOT requirements, portions of six properties need to be acquired. OR Colan has made offers to all property owners. However, there is only one (1) signed deal. In order to clear the ROW by the February 27 deadline, Council will need to authorize both acquisition of the property and appropriation of real property for the reconstruction of Lee Road. The appropriation guarantees ROW will be clear by the deadline. OR Colan

will continue to work with the property owners to reach a deal on acquisition. Private property owners will be compensated based on appraisals and offers of fair market value. Appropriation requires funds to be deposited with the Probate Court of Cuyahoga County, which are equal to the fair market value (FMV).

The parcels that require appropriation and the authorization to acquire as necessary ROW, per the ROW plat exhibits, and per fair market value appraisals, include:

PPN 735-25-028—Chagrin Lee LLC (Chagrin Lee Square)

FMV estimate: \$92,500.

PPN 735-16-007—LK Woods, LLC (The Woodlands Assisted Living)

FMV estimate: \$98,900

PPN 735-17-001—MW Centers Shaker, LLC (Shaker Towne Centre shopping center)

FMV estimate: \$31,450

PPN 735-23-023, 026, 027—Nursery Partners LLC (Process Canine)

FMV estimate: \$5,000

PPN 735-28-010—Chagrin Boulevard, LLC (Irie Jamaican Kitchen building)

FMV estimate: \$10,950

The parcel that requires authorization to acquire is:

PPN 735-25-030—Lewis Properties (Lewis Electronics)

FMV estimate: \$2,950

Total estimate fair market value is: \$242, 250.

The process to acquire the ROW is as follows:

1. City receives and signs fair market value appraisals (Complete)
2. Council grants authority to acquire and appropriate parcels
3. City deposits fair market value with the Probate Court of Cuyahoga County
4. OR Colan continues to secure final offers and agreements
5. City subdivides land, dedicates ROW, and sends checks to property owners.
6. ROW plats are filed

This is a request for the Safety and Public Works Committee to recommend to Council to acquire six parcels of land and to appropriate five (5) parcels of land to acquire and clear ROW so that the Lee Road Complete Streets project can proceed on schedule. Right-of-Way cannot be certified to the Ohio Department of Transportation as being ready for construction until all ROW parcels have been acquired either by agreement or by filing a petition for appropriation, along with a check for the fair market value estimate with the Probate Court of Cuyahoga County.

The funding for the ROW purchase includes: 2025 Capital Budget - \$250,000 and 2026 Capital Budget - \$100,000 for a total of \$350,000. The total Fair Market Value estimate for all parcels is \$242,250. This could increase due to counter offers and negotiation.