



SHAKER HEIGHTS

# Lee Road Action Plan

---

COUNCIL UPDATE #3

OCTOBER 4, 2022

# Project Purpose

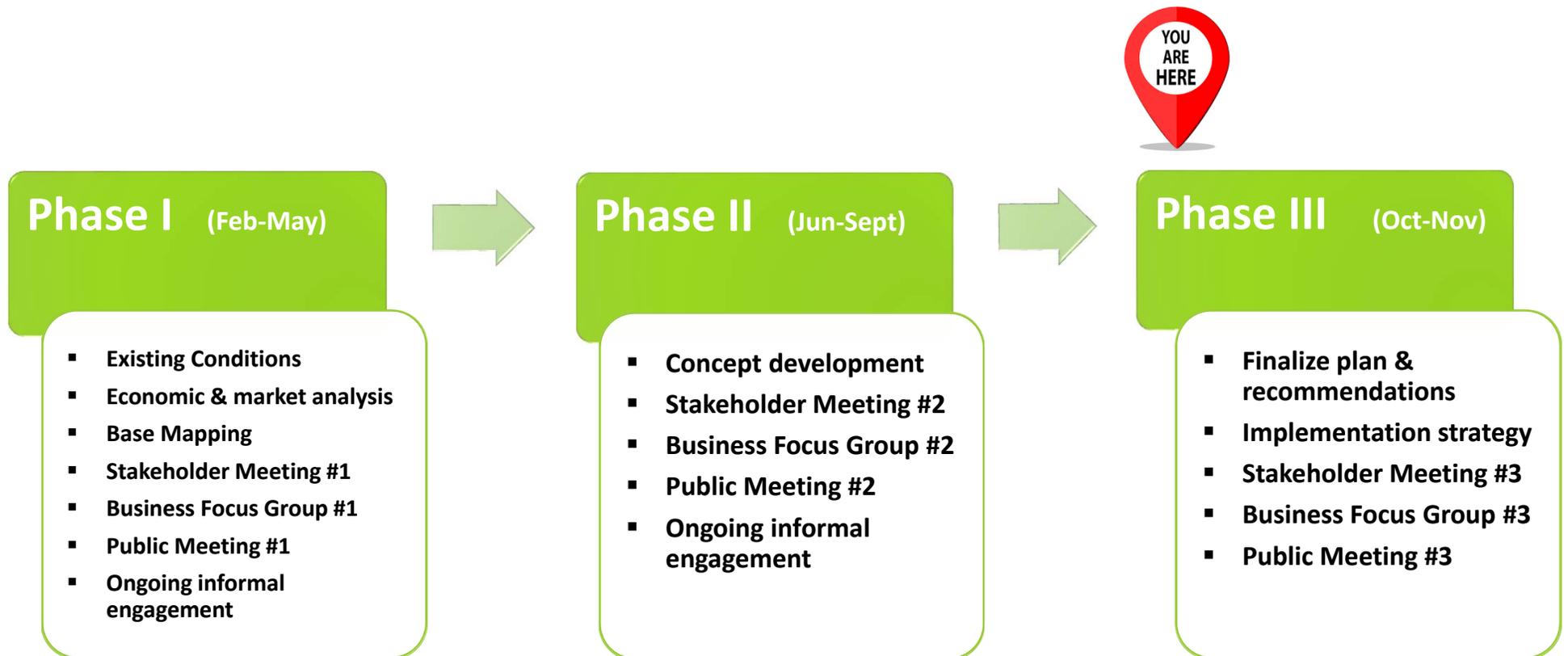
---

## Reimagine Lee Road corridor – Van Aken south into the City of Cleveland

- ❖ Create Lee Road commercial district that is
  - Commercially vibrant
  - Aesthetically attractive
  - Equitable
  - Sustainable
  - Safe, connected, and accessible to all
- ❖ Develop District to successfully integrate
  - Transportation
  - Land use
  - Economic development
  - Engaged community



# Plan Development Process





# Review—Phase 2 “Shape” Concept Development

June- Sept 2022



# Phase 2: Concept Development Community Input - Traditional Meetings

## June – August 2022

- June 14, 2022 Stakeholder meeting (11 attendees)
- June 15, 2022 Business Stakeholder meeting (8 attendees)
- June 15, 2022 Public meeting (85 attendees)
- June 22, 2022 Virtual Public meeting (33 attendees)
- August 9, 2022 Institutional Stakeholder meeting (18 attendees)



## Phase 2: Concept Development

# Community Input - Informal Engagement

---

### June – September 2022

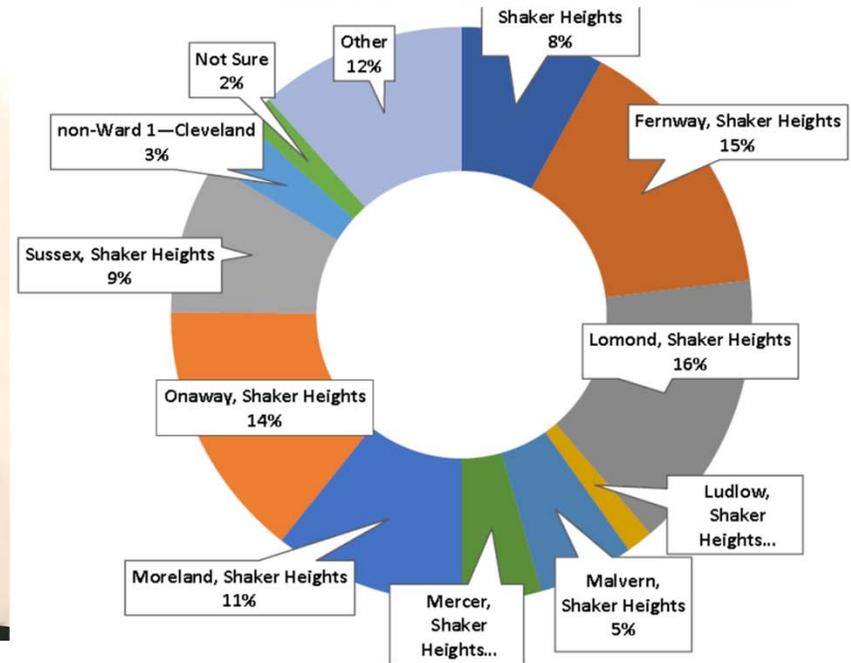
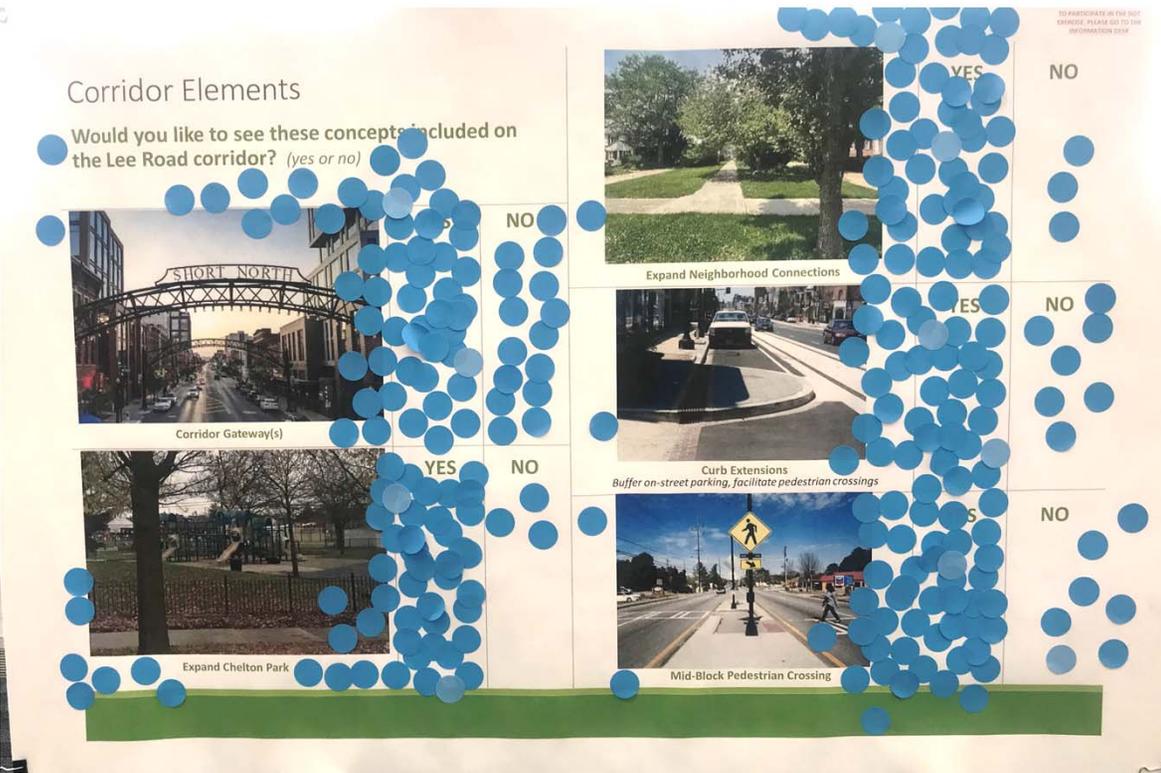
- June 15, 2022 MOOS (12 attendees)
- June 25, 2022 Ciclovía (20 attendees)
- July 13, 2022 FASS business discussion (14 attendees)
- July 13, 2022 Lindholm neighbors (11 attendees)
- July 20, 2022 Bike Cleveland biking tour/walk (27 attendees)
- July 20, 2022 Moreland Neighbor Night (30 attendees)
- July 29, 2022 Library Courts (6 attendees)
- July 11 – 22, 2022 Kenyon Businesses (5 meetings; 10 attendees)





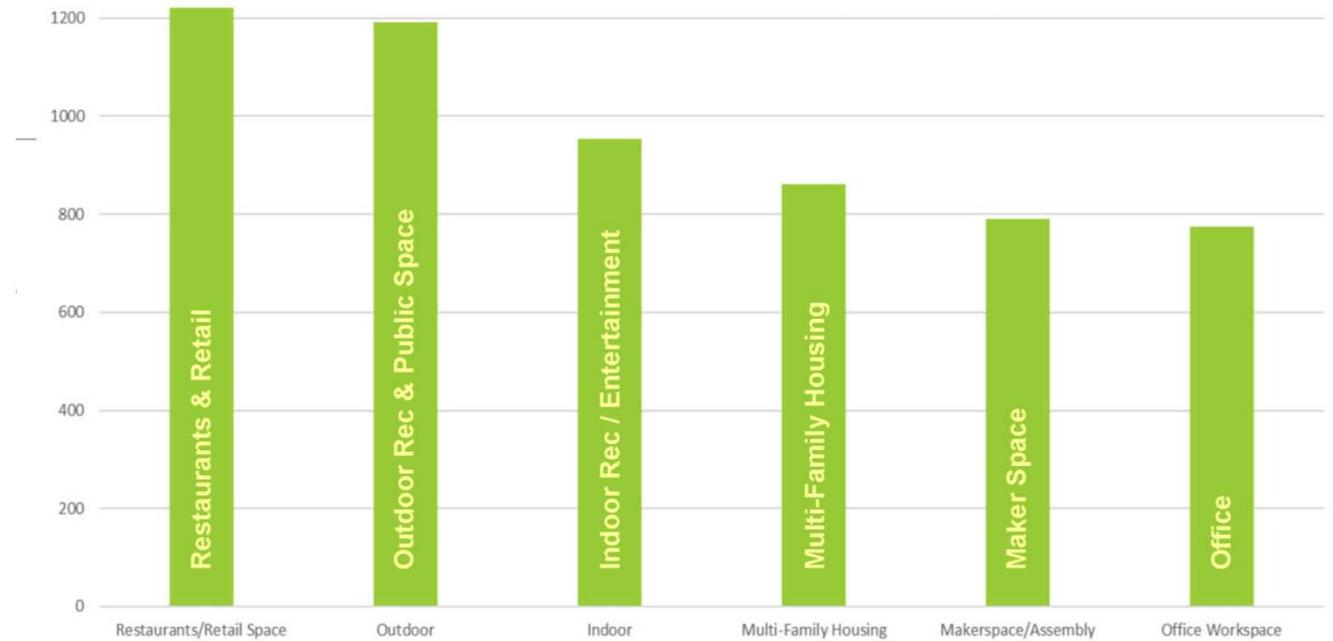
# Phase 2: Concept Development Community Input- Surveys

June – September 2022



# Phase 2: Concept Development

## Land Use



Restaurants / Retail



Outdoor Spaces



Indoor Recreation



Multi-Family Housing



Maker Space



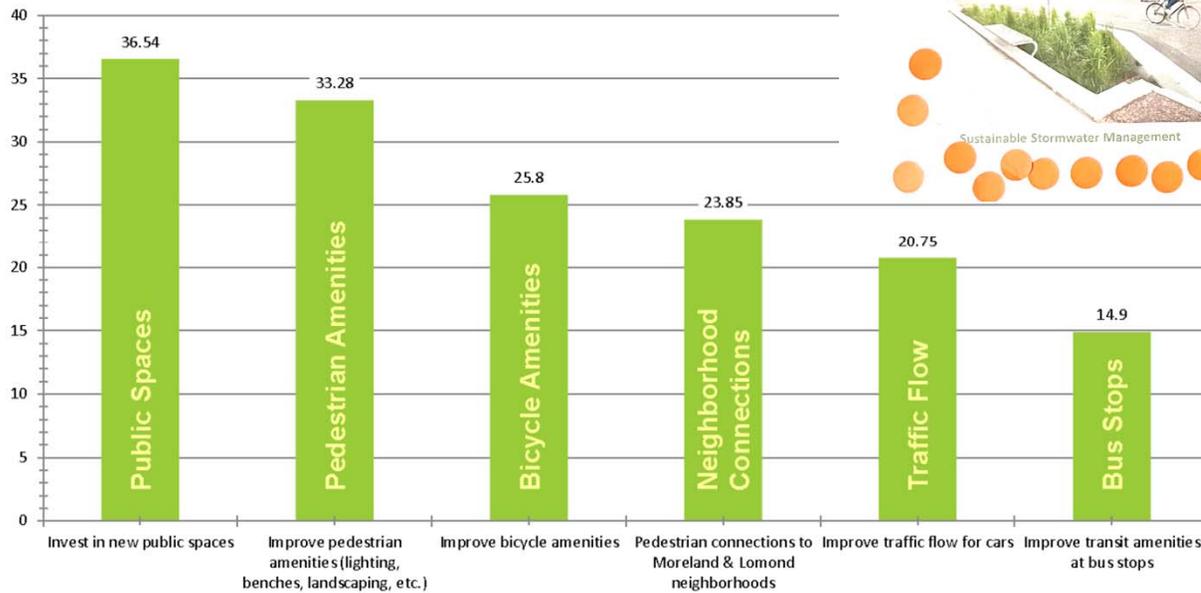
Office

## Phase 2: Concept Development

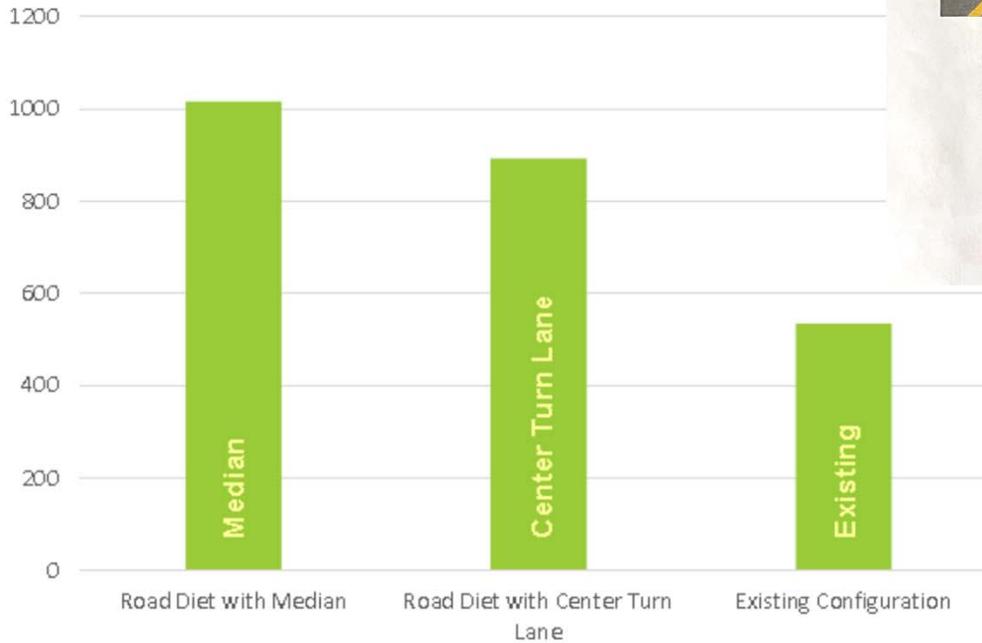
# Public Realm Treatments & Enhancements

### Corridor Elements Public Realm Treatments & Enhancements

What should be enhanced in the Lee Road corridor?  
(select up to 3)



# Phase 2: Concept Development Roadway & Traffic



## Corridor Elements Roadway Reconfiguration – Vehicles

Which treatment do you prefer?



### CENTER TURN LANE

- Calms traffic
- Improves safety
- Retains access to driveways



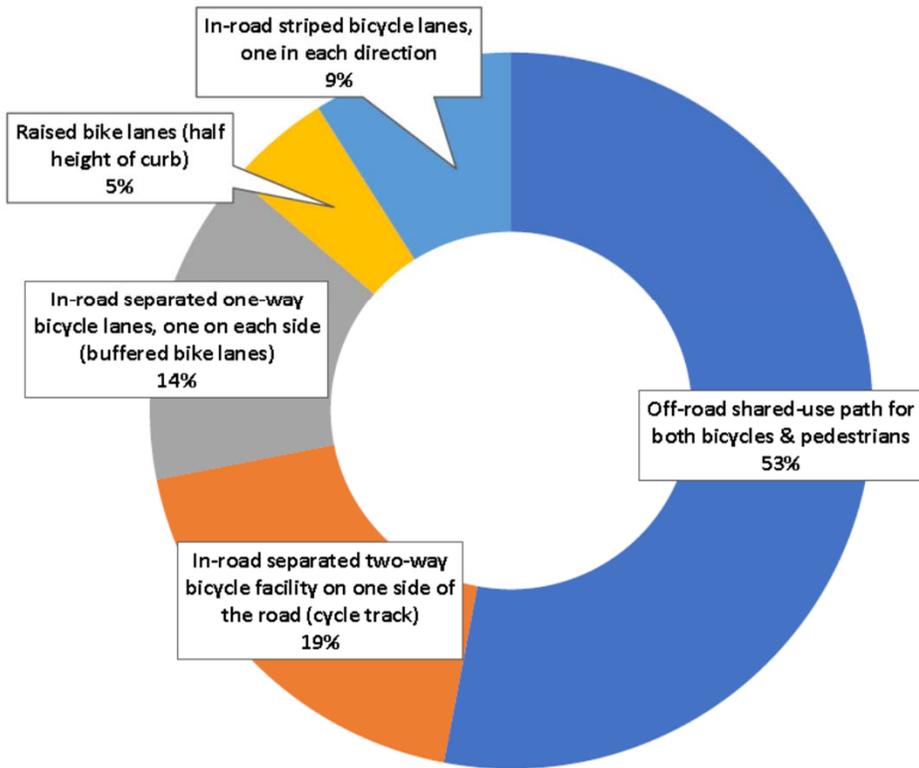
### MEDIAN SECTION

- Calms traffic
- Improves safety
- Provides landscaping opportunities
- Provides opportunity for pedestrian refuge area(s)
- May restrict access to some driveways



# Phase 2: Concept Development

## Bicycle Elements



Corridor Elements  
Bicycle Treatments

Which type of bike facility would you like on the Lee Road corridor? (select 1)

Off-Road Trail

In-Road Separated Two-Way Bikeway

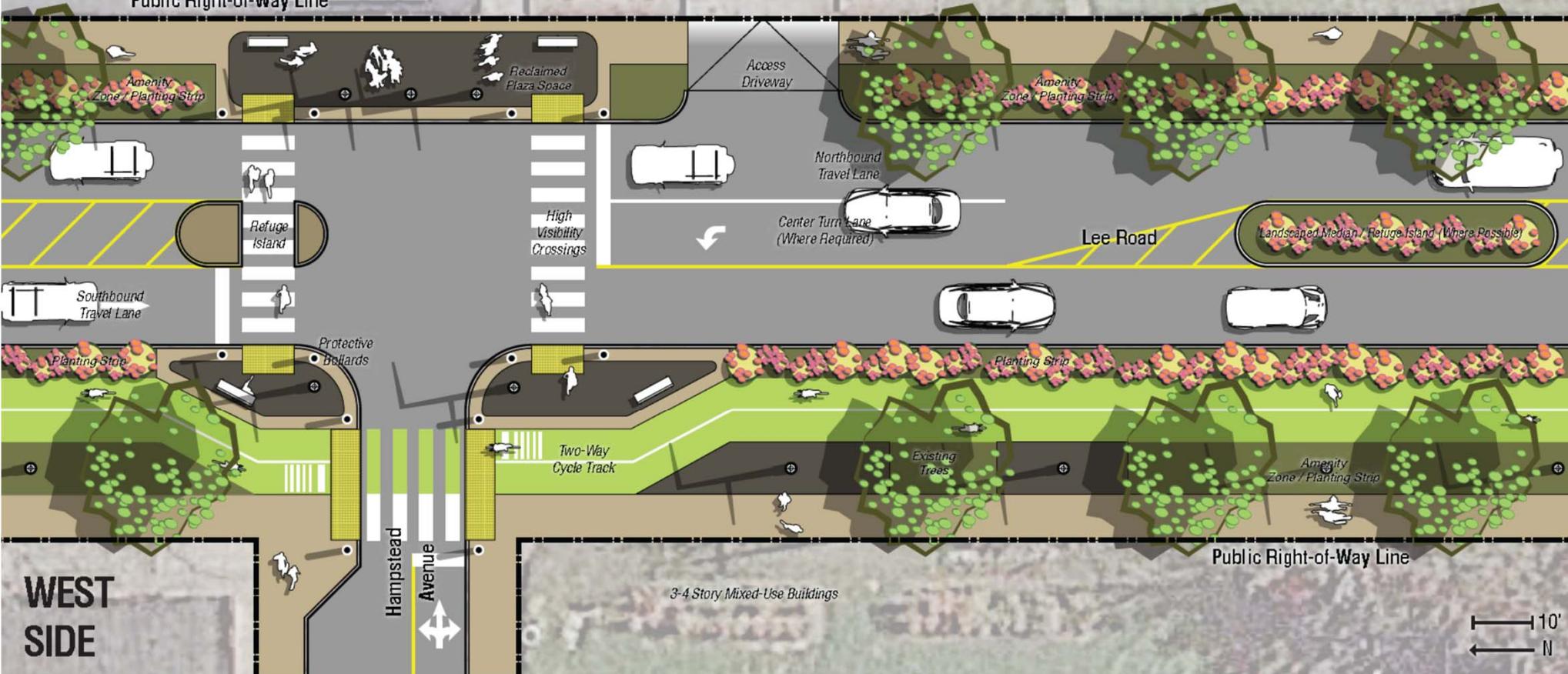
In-Road Separated One-Way Bike Lanes

In-Road Striped Bike Lanes

EAST  
SIDE

Public Right-of-Way Line

3-4 Story Mixed-Use Buildings



Lee Road

Landscaped Median / Refuge Island (Where Possible)

Southbound  
Travel Lane

Refuge  
Island

Northbound  
Travel Lane

Center Turn Lane  
(Where Required)

High  
Visibility  
Crossings

Two-Way  
Cycle Track

Protective  
Bollards

Planting Strip

Planting Strip

Amenity  
Zone / Planting Strip

WEST  
SIDE

Hampstead  
Avenue

3-4 Story Mixed-Use Buildings

Public Right-of-Way Line

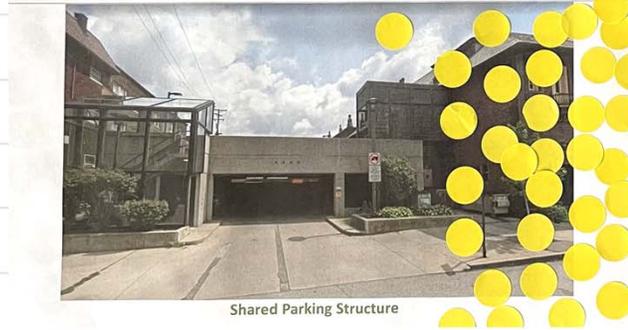
10'  
N

# Phase 2: Concept Development Parking

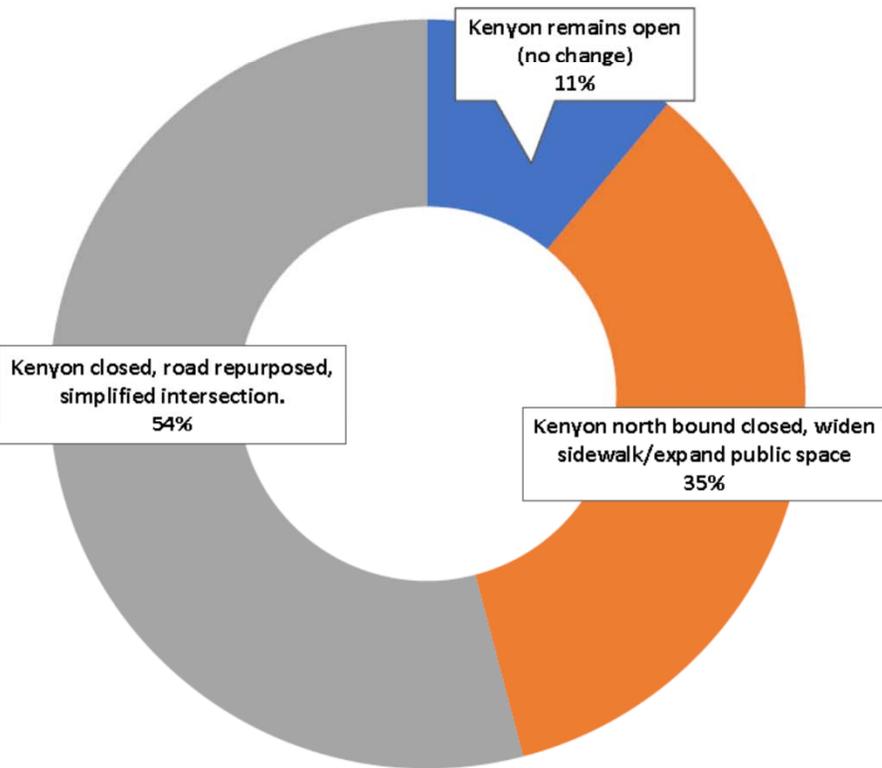


## Corridor Elements Parking

What type of parking would you like on the Lee Road corridor? (select 1 or 2)



# Phase 2: Concept Development Kenyon Reconfiguration

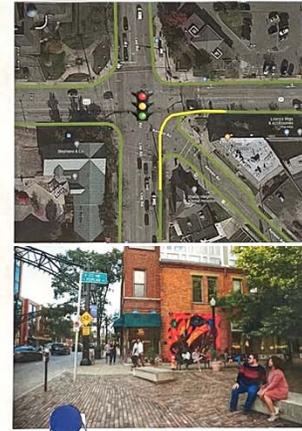


## Corridor Elements Intersection Configuration

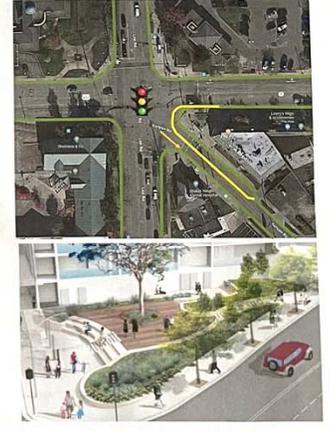
## Which treatment would you prefer for the Kenyon-Chagrin-Lee intersection? (select 1)



No Change  
existing condition

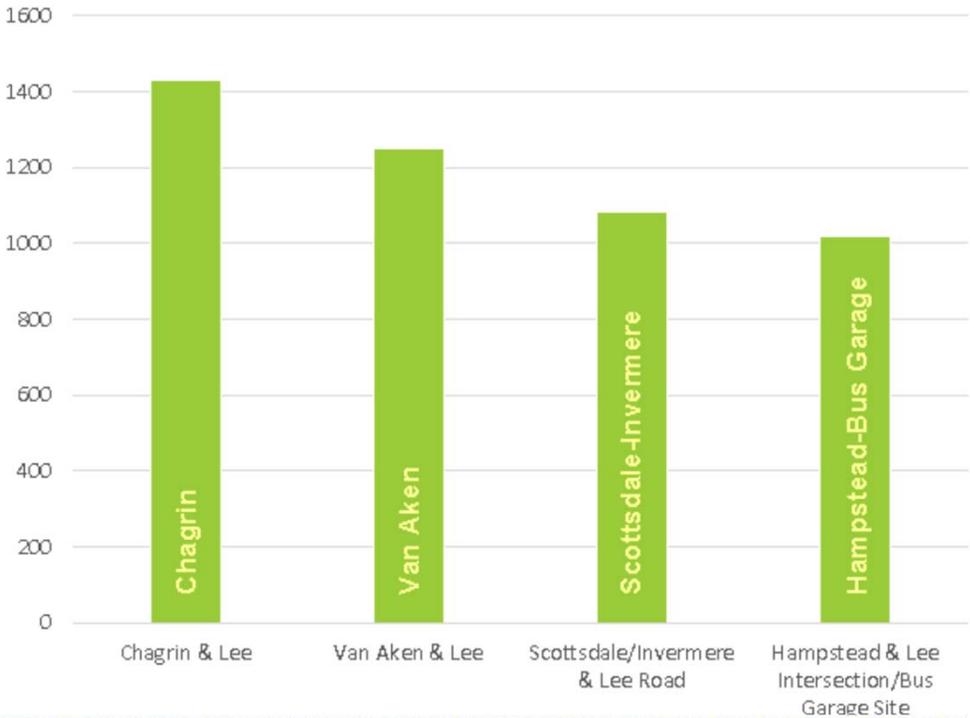


Closed to Vehicles  
repurpose roadway space



Open Inbound Only  
widen sidewalk area

# Phase 2: Concept Development Development Locations





# Phase 2 Concept Development Commercial Redevelopment

---



# Economic Development Analysis Overview

---

- ❖ Excerpted Findings from 2010 Economic Development Plan
  - ❖ Goal: generate more income taxes to maintain economic strength
    - City has increased amount of income taxes
    - City has increased percentage of income tax from commercial sources
  - ❖ Goal: address lack of quality office space; develop office space to attract new jobs
    - Created significant new Class A office space at Van Aken District
    - Market can support additional office
  - ❖ Goal: incentivize commercial property modernization and segment-specific business attraction
    - City created investment programs: Vision Loan, SBA Partnership, Storefront
    - Lee Road Action Plan evaluates those programs

# Economic Development Analysis Overview

---

- ❖ Market Analysis: What is achievable on this corridor?
  - ❖ Significant unmet business demand
  - ❖ Unmet consumer demand for retail/restaurants
  - ❖ Leverage and enhance strong culture for entrepreneurship
  - ❖ Analyze national trends impacting economic conditions and development (PEST: political, economic, sociocultural, technological)
  - ❖ Consider adding residential uses
  - ❖ Final proposed plan will be grounded in economic reality; the market can absorb it

# Economic Development Analysis Overview

---

- ❖ Analysis of Growth and Opportunity
  - ❖ Evaluate occupations, job types, workforce/talent trends
  - ❖ Integrate with land use strategies
- ❖ Review of Incentive Programs
  - ❖ Evaluation of existing programs
  - ❖ Consider how incentives help meet public policy goals

# Funding

---

<b>Estimated Implementation budget</b>	<b>\$25.3 million</b>
<b>Secured Grants:</b> <ul style="list-style-type: none"> <li>• HSIP</li> <li>• Cuyahoga County ARPA</li> <li>• CMAQ</li> </ul>	<b>\$ 3.4 million total</b> <ul style="list-style-type: none"> <li>• \$ 1.8 M</li> <li>• \$ 1.0 M</li> <li>• \$ 0.6 M</li> </ul>
<b>Pending Grants:</b> <ul style="list-style-type: none"> <li>• NOACA TIP</li> </ul>	<b>\$ 10.35 million total</b> <ul style="list-style-type: none"> <li>• \$10.35 M</li> </ul>
<b>Estimated City Match</b>	<b>\$ 7.95 million</b>

## POTENTIAL GRANT SOURCES

County Road 50/50  
 NEORS D Green Infrastructure  
 CDBG/CDSG  
 OPWC State Safety  
 ODNR Clean Ohio Trails  
 TLCI Implementation  
 State Capital  
 ODOT Jobs & Commerce  
 RAISE  
 OPWIC State Infrastructure

# Next Steps

---

- ❖ Stakeholder Meeting, November 7, 6:30 – 7:30 pm (zoom)
- ❖ Business Focus Group, November 10, 10 – 11 a.m. (zoom)
- ❖ Public Open House, November 10, 5:30 – 7:30 pm (Dealership)
- ❖ Plan Adoption, early 2023
- ❖ Grant applications
- ❖ Continued coordination with our partners
  - ❖ (Cleveland, Cuyahoga County, NOACA)
- ❖ Construction 2026