

SHAKER HEIGHTS

Lee Road Action Plan

COUNCIL UPDATE #4

FEBRUARY 13, 2023

Lee Road Action Plan

Introduction

Kara Hamley O'Donnell, Project Manager & Principal Planner

- ❖ Shaker Heights Project Team
 - ❖ Joyce Braverman, Planning Director
 - ❖ Kara Hamley O'Donnell, Project Manager & Principal Planner
 - ❖ Laura Englehart, Economic Development Director
 - ❖ Silvia Iorio, Economic Development Specialist

Lee Road Action Plan

Introduction & Presentation

Nancy Lyon Stadler, WSP

- ❖ WSP Project Team
 - ❖ Nancy Lyon Stadler, Project Manager, WSP
 - ❖ Nora Anderson, WSP
 - ❖ Bryan Robinson, WSP
 - ❖ Kip Wahlers, IceMiller
 - ❖ Peter Lawson Jones

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”

June - Sept 2022



Review—Phase 2 “Shape” – Key Takeaways



MODERN MAIN STREET

- ❖ Traditional walkable main street
- ❖ Smaller scale, infill redevelopment
 - 1-2 story commercial uses



NEIGHBORHOOD CENTER

- ❖ Create central core mixed-use area
 - Expanded community services
 - Retail
 - Outdoor dining and/or food trucks
 - Activity center(s)
- ❖ Redevelopment of bus garage site
 - Expand Chelton Park
 - Public parking area
 - Neighborhood connection



DENSITY-DRIVEN TRANSFORMATION

- ❖ High-density mixed-use district
- ❖ Transform Lee over time
- ❖ 5+ story mixed-use development
 - Commercial + Residential + Office + Retail

Review—Phase 2 “Shape” – Key Takeaways

ROADWAY



PARKING (MIX)



PEDESTRIAN



Economic & Market Analysis

SUMMARY – OFFICE

CITY-WIDE OFFICE MARKET

- ❖ **Short-term demand** for Class B and Class C office with market coming out of COVID-19 pandemic
- ❖ **Demand for Class A** office space
- ❖ **City currently has 64,000 SF of Class A Office space at Van Aken District**
 - Represents 5.8% of citywide office space (*total = 1,094,521 SF*)
 - Estimated 100,000 SF could be added in future phases at VAD
 - Need anchor tenant to spur initial construction
- ❖ **Demand for these identified office uses** (business, government, household):
 - Advertising, Public Relations & Related Services, Computer Systems Design, Office Administrative Services, Software Publishers, Funds/Trusts & Other Financial Services, Educational Services

CITY-WIDE OFFICE RECOMMENDATIONS

- ❖ **Leverage short-term demand** for Class B & C office on Lee
- ❖ **Add Class A office space citywide**
- ❖ **Increase distribution of Class A office**
Add 100,000 SF in additional Class A space citywide over the next ten years, increasing Class A to 15% of Shaker Heights office product (from 64,000 SF to 164,000 SF in total)

Economic & Market Analysis

TAKEAWAYS - RESIDENTIAL

CITY-WIDE RESIDENTIAL MARKET – OWN

- ❖ **Sufficient single-family** under \$100,000 and \$200,000-\$400,000
- ❖ **Shortage** of single-family \$100,000-\$200,000 and over \$750,000
- ❖ **Shortage of higher-value homes may mean:**
 - 1) Homeowners accumulated savings/wealth on original home and prefer to remain in place
 - 2) Homeowners looking to upgrade may not have preferred step-up housing options.

CITY-WIDE RESIDENTIAL MARKET – RENT

- ❖ **Decrease in home ownership** for ages 15-24, 25-34 and 45-55
- ❖ **Sufficient rental housing** units within rent ranges of \$729-\$1,562
- ❖ **Shortage of rental housing** units below \$729 and above \$1,562
 - Van Aken District Phase 2 adds 225 units at \$1500+

CITY-WIDE RESIDENTIAL RECOMMENDATIONS

- ❖ **Right-size housing** product offerings
 - 1) Provide step-up housing options
 - 2) Accommodate mixed incomes
 - 3) Cater to desired occupations
- ❖ **Conduct housing study**

Land Use & Redevelopment

COMMUNITY PREFERENCES & MARKET DEMAND

COMMUNITY INPUT

Restaurants & Retail

- Food trucks

Outdoor Recreation, Parks & Public Space

- Expand Chelton Park

Indoor Recreation & Entertainment

- New indoor recreation (indoor basketball)

MARKET DEMAND

Restaurants & Retail

(unmet demand in corridor area)

- Full-service restaurants (\$6.5M)
- Bars/other food & drink (\$9.7M)
- General merchandise & pharmacy (\$16M & \$14M)

Recreational Space

(indoor + outdoor)

- Rec sports (indoor & outdoor)
- Performing Arts
- Bowling
- Arcade / Amusement

COMMUNITY INPUT

Residential

- Multi-Family Housing
- Variety of types

Maker-Space

Office

MARKET DEMAND

Residential

(Shaker lacks bottom & top end options)

- Step-up housing options
- Allow for mixed incomes
- Cater to desired occupations

Incubator Space (Maker-Space)

- Shaker support/home-grow businesses
- Strong consumer market to test ideas
- Incubator uses & growth potential
- Rental office space

Class A Office

- Add 100KSF over 10 years (citywide)

Additional Uses

(driven by govt & business demands)

- IT services
- Advertising & PR
- Office admin help
- Educational training services

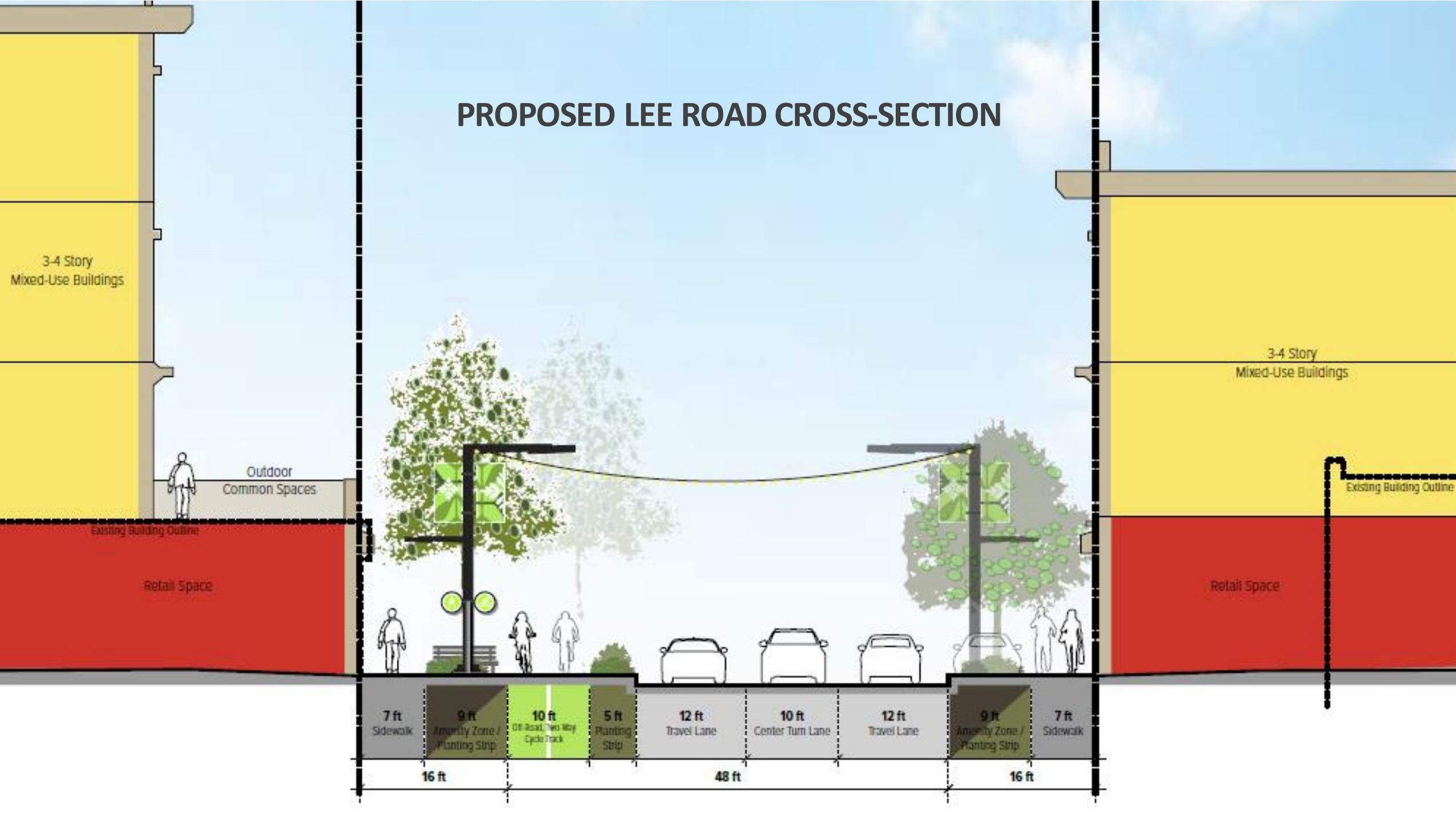
Action Plan

TRANSPORTATION OVERVIEW

- ❖ Reconfigure roadway
 - One travel lane in each direction
 - Center turn lane with raised median sections
- ❖ Streetscape & public realm transformation
 - Minimize impact to trees
 - Amenities—lighting, landscaping
- ❖ Off-road (sidewalk level) bike trail
- ❖ Enhanced mid-block crossing, 1 location
 - New neighborhood center at Chelton Park
- ❖ Reconfigure Kenyon intersection one-way inbound
 - Business operations considerations



PROPOSED LEE ROAD CROSS-SECTION



Action Plan

LAND USE OVERVIEW

- ❖ Incorporate new development nodes
 - 2-4 stories
- ❖ Integrate with existing businesses
- ❖ Shared parking & access opportunities
- ❖ Expand Chelton Park
 - Park & plaza areas
 - Food trucks along Hampstead
 - Outdoor theater
 - Upgrade field
- ❖ Trail connections to Moreland & Lomond



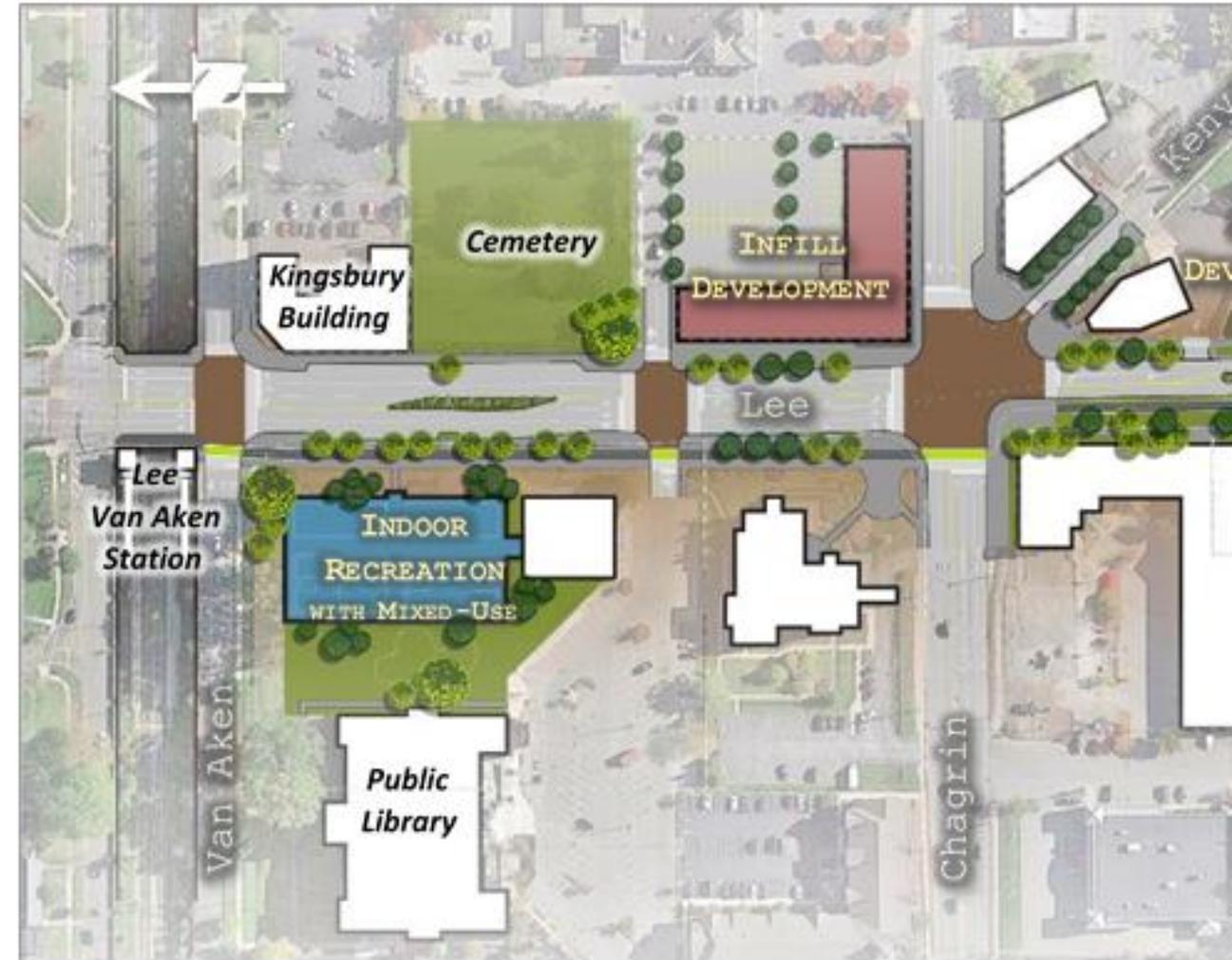
Action Plan

CORRIDOR BY SEGMENTS



VAN AKEN TO CHAGRIN

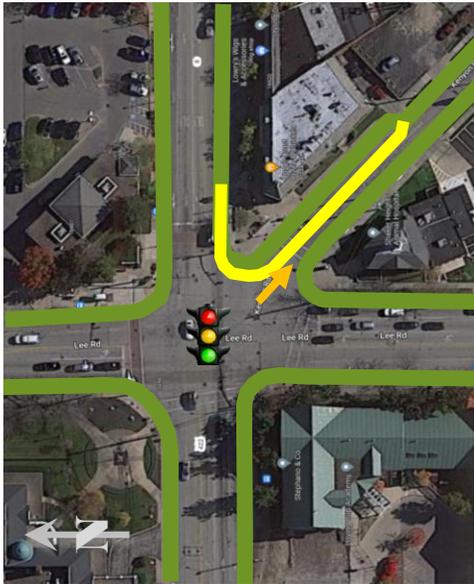
- ❖ New indoor recreation/mixed-use
 - Indoor basketball
 - Outdoor playground
 - Housing or office on upper floors
- ❖ Enhanced pedestrian crossings at signalized intersections
- ❖ Potential redevelopment at Chagrin/Lee
 - Optimize parking layout and capacity



Action Plan

CORRIDOR BY SEGMENTS

KENYON INTERSECTION



Convert to
Open Inbound Only



INTERSECTION

- Convert to one-way inbound
- Reduce pedestrian crossing distance at Kenyon
- Simplify signal operations
- Improved safety

EAST SIDE

- Expand existing plaza
- Add outdoor dining area

WEST SIDE

- Create new public plaza
- Provide on-street parking

Action Plan

CORRIDOR BY SEGMENTS

NEIGHBORHOOD CENTER

- ❖ Core development– Shaker Schools Bus Depot site
- ❖ Variety of mixed-use development
 - 3-4 stories
 - Mixed-use residential
 - Mixed-use office
- ❖ Expansion of Chelton Park
 - Enlarged park (future detailed park plan/design)
 - Plaza area at Lee
 - Food truck area
 - Potential outdoor theater
 - Neighborhood connections
- ❖ Mid-block crossing
- ❖ Median sections
- ❖ Added public parking





NEIGHBORHOOD CENTER – TODAY

NEIGHBORHOOD CENTER



Action Plan

CORRIDOR BY SEGMENTS

SOUTHERN GATEWAY

- ❖ Variety of mixed-use development
 - 3-4 stories
 - Mixed-use residential
 - Mixed-use commercial
- ❖ Integrate new with existing buildings
- ❖ Median sections
- ❖ Shared Parking & Access
- ❖ Enhanced pedestrian crossing treatments
 - Scottsdale/Lee
 - Invermere/Lee
 - Throckley/Lee
- ❖ Integrate corridor enhancements across city line
- ❖ Formalize on-street parking south of Invermere





SOUTHERN GATEWAY – TODAY

SOUTHERN GATEWAY



Shaker Office

SHAKER HEIGHTS

SHAKER HEIGHTS
WELCOME TO
LEE ROAD

SCOTTSDALE

LEE

Action Plan

SHARED PARKING & ACCESS

SHARED PARKING OPPORTUNITY

- ❖ Existing parking on 6 individual parcels
 - 41 spaces
 - Sub-standard parking spaces
- ❖ Shared parking combines individual parking lots
 - 43 spaces
 - Standard dimension parking spaces
- ❖ Shared parking opportunity improves access and circulation
- ❖ Add ADA accessibility
- ❖ Fewer curb cuts improves pedestrian safety & comfort
- ❖ Existing buildings not impacted by shared parking



Implementation

INSTRUMENTAL PROJECTS | KEYS TO SUCCESS

- ❖ Lee Road Reconstruction Project
 - Roadway reconfiguration & enhancements
 - Public realm
 - Utilities
- ❖ Bus garage relocation
- ❖ Economic development strategy
- ❖ Regional collaboration

Implementation

PROPOSED INITIATIVES

1. Lee Road Reconfiguration Project
2. The Neighborhood Center
3. The Southern Gateway
4. Van Aken-Lee & Chagrin-Lee improvements
5. Kenyon intersection improvements
6. Shared parking & access
7. Infill development



Implementation

STRATEGIC FIRST ACTIONS

TRANSPORTATION

- ❖ Chagrin/Lee intersection safety study
- ❖ Lee Road design & engineering
- ❖ Seek additional implementation grants

URBAN DESIGN & LAND USE

- ❖ Bus Depot relocation feasibility study
- ❖ Zoning Code & land use updates
- ❖ Shared parking and access strategy, coordination, and implementation
- ❖ Housing demand study
- ❖ Citywide Recreation Plan

ECONOMIC DEVELOPMENT

- ❖ Business programming
- ❖ Land assembly
- ❖ Establish Business Improvement District (BID)
- ❖ Remove Lee Road from 725
- ❖ Required studies for Tax Increment Financing (TIF) & Community Reinvestment Area (CRA)
- ❖ Establish new TIF & CRA districts
- ❖ Marketing & promotion strategy
- ❖ Historic designation for historic properties

GENERAL

- ❖ Regional collaboration
- ❖ Commercial code enforcement strategy/policy

Implementation

GENERATING EXCITEMENT & COLLABORATION

- ❖ Public art projects
- ❖ Food, retail, and entertainment pop-ups
- ❖ Leveraging existing energy with neighbors; neighborhood-commercial district programming
- ❖ Prioritize storefront renovation on Lee Road



Funding

Estimated Implementation Budget	\$24.07 million
Secured Grants <ul style="list-style-type: none">• NOACA TIP• ODOT HSIP / CMAQ• Cuyahoga County ARPA	\$16.32 million \$12.92 M \$ 2.41 M \$ 1.00 M
Estimated City Match	\$ 7.75 million

POTENTIAL GRANT SOURCES

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

Lee Road Action Plan

NEXT STEPS

- ❖ Plan adoption—March 2023
 - Full document available by March
- ❖ Grant applications
- ❖ Additional studies
- ❖ Continued coordination with partners
 - City of Cleveland
 - Cuyahoga County
 - NOACA
 - ODOT
- ❖ Lee Road Design/Engineering (2024)
- ❖ Construct new Lee Road (2027)



Direct questions / comments to:

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