

SHAKER HEIGHTS

Lee Road Action Plan

www.shakeronline.com/LeeActionPlan

CITY PLANNING COMMISSION

MARCH 7, 2023

Project Vision

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



Engagement preferences

ROADWAY



PARKING (MIX)



PEDESTRIAN



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

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



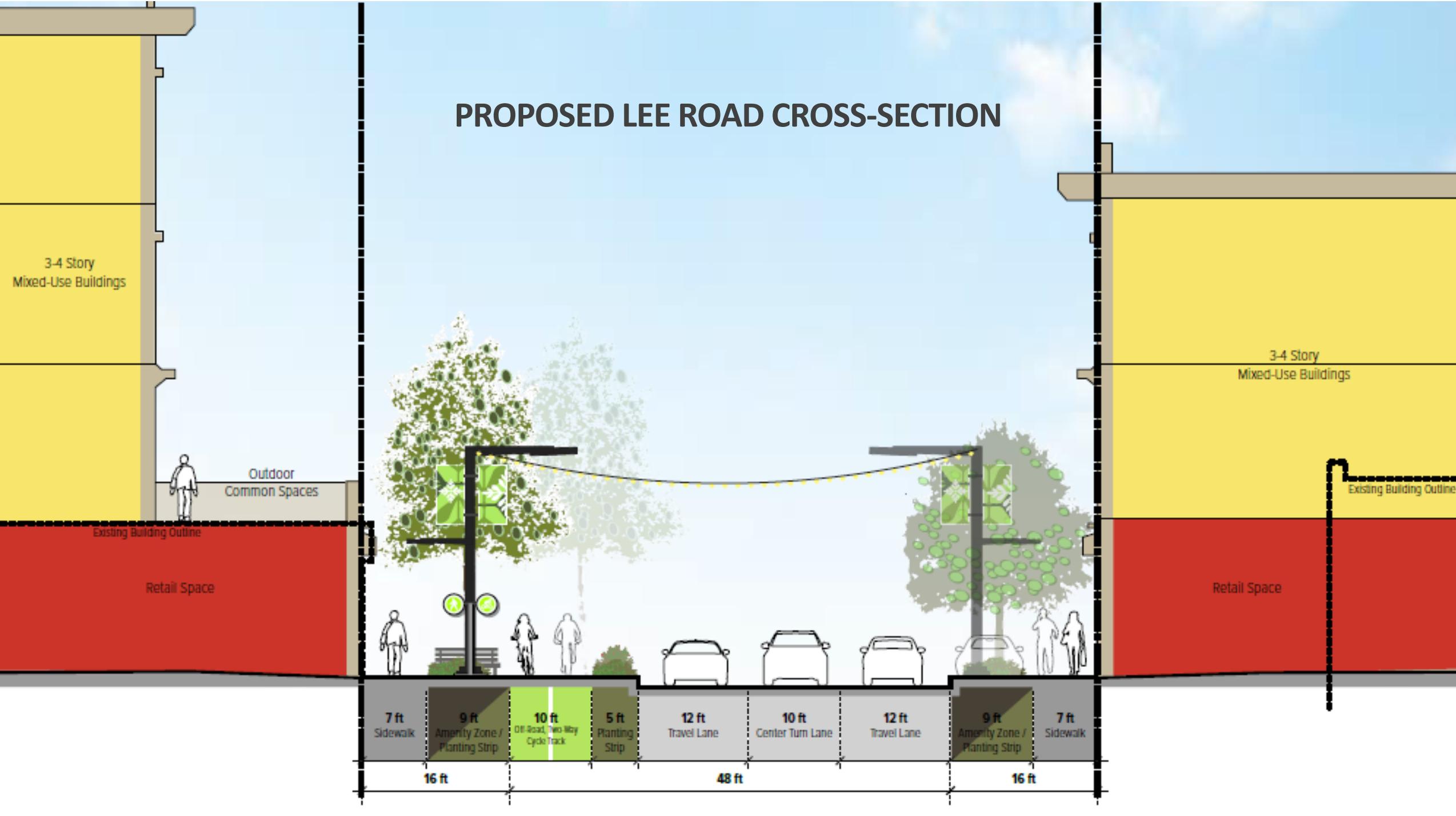
Action Plan

TRANSPORTATION OVERVIEW

- ❖ Reconfigure roadway
 - One travel lane in each direction
 - Center turn lane with raised median sections
- ❖ 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

PUBLIC REALM OVERVIEW

- ❖ Parking
 - Shared surface lot(s) and shared access
 - Parking internal to new developments
- ❖ Preferred treatments
 - Sidewalks & seating
 - Amenity zone
 - Lighting
 - Tree preservation
- ❖ Secondary treatments
 - Sustainable stormwater management
 - Transit Waiting Environment
 - Public art
 - Pedestrian connections to neighborhood



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



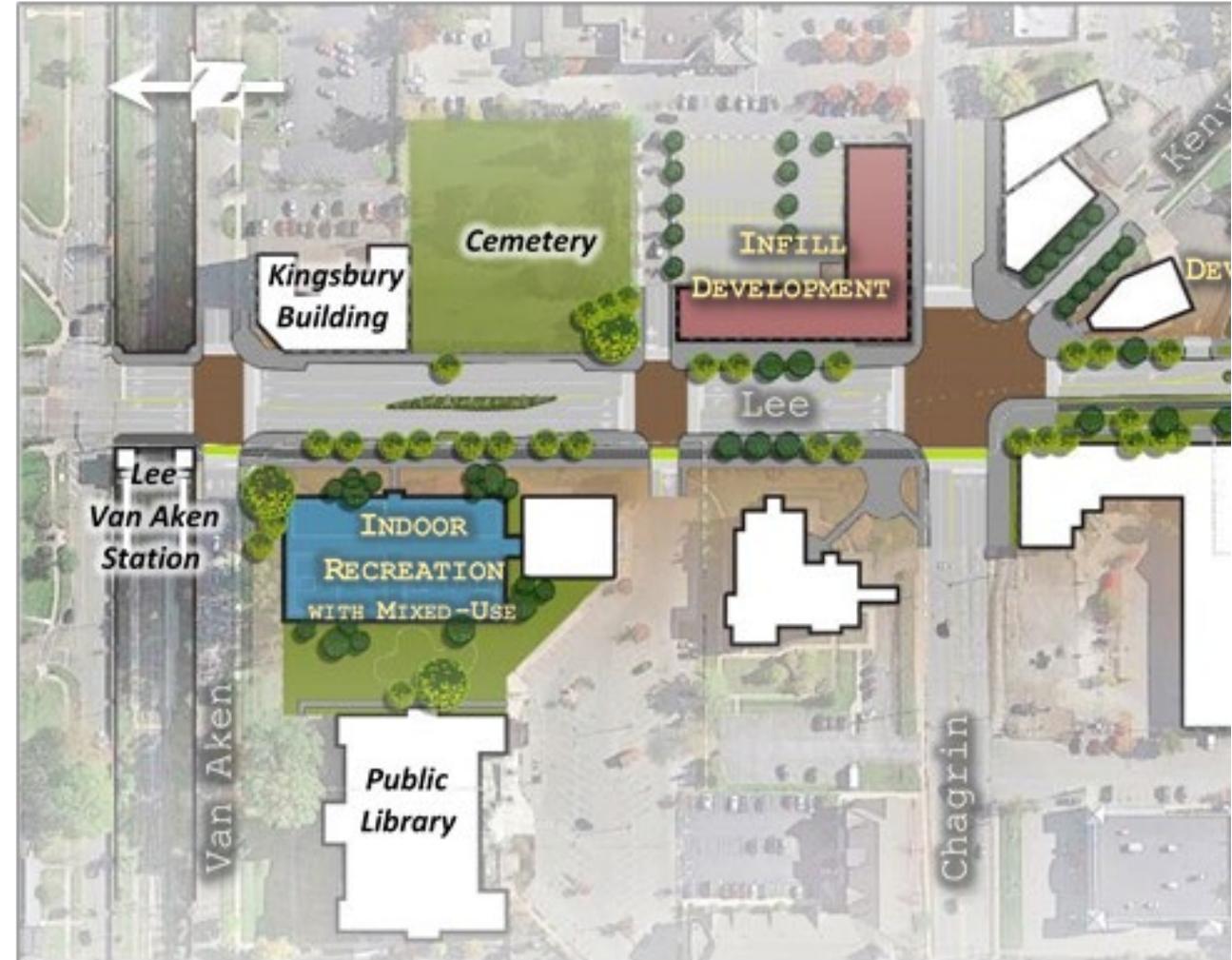
Action Plan

CORRIDOR BY SEGMENTS



VAN AKEN TO CHAGRIN

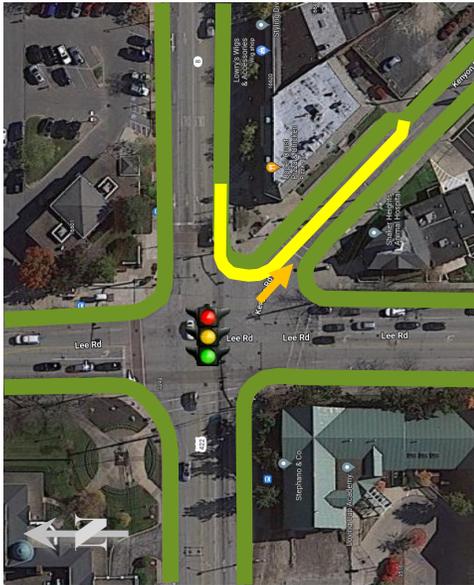
- ❖ New indoor recreation/mixed-use
 - Indoor basketball
 - Outdoor playground
 - Housing or office on upper floors
- ❖ Enhanced pedestrian crossings at signalized intersections
- ❖ Potential redevelopment at Chagrin/Lee
 - Optimize parking layout and capacity



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

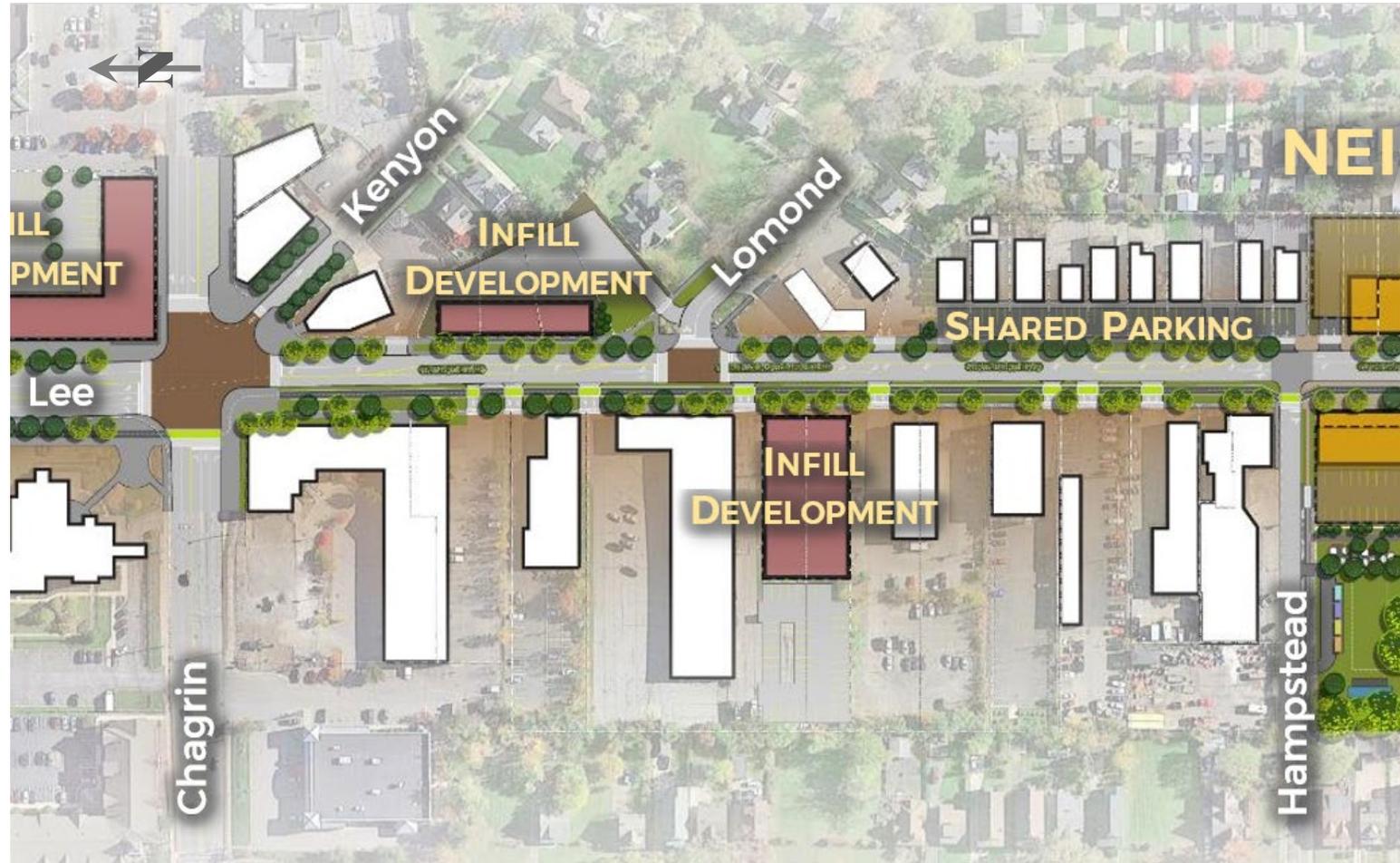
- Create new public plaza
- Provide on-street parking

Action Plan

CORRIDOR BY SEGMENTS

CHAGRIN TO HAMPSTEAD

- ❖ Integrate new buildings with existing buildings
 - New mixed-use commercial opportunities
- ❖ Upgrade pedestrian crossings at signalized intersections
 - Chagrin/Lee
 - Lomond/Lee
- ❖ Install raised medians
- ❖ Shared parking & access opportunity



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



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



Implementation

INSTRUMENTAL PROJECTS | KEYS TO SUCCESS

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

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 |

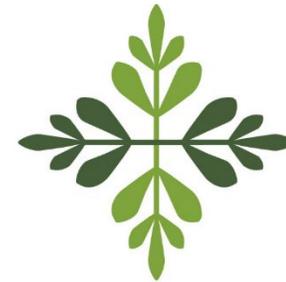
POTENTIAL GRANT SOURCES

- ❖ 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

- City Planning Commission recommendation to Council
- City Council Plan adoption—March 27, 2023
- 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)



SHAKER HEIGHTS

www.shakeronline.com/LeeActionPlan